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September 1, 2023

Billy Maphies, Mayor
City of Hays
520 Country Lane
Hays, Texas 78610

Via Hand Delivery

RE: Request and Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Hays

Dear Mayor Maphies,

On behalf of Hays Commons Land Investments, LP ("Petitioner"), the owner of property located within the extraterritorial jurisdiction of the City of Hays, enclosed please find a Request and Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Hays (the "Petition"). In accordance with Sections 42.101-105 of the Texas Local Government Code, the Petitioner requests the release of lands owned by the Petitioner from the City's extraterritorial jurisdiction, as more particularly described in the Petition.

Please file stamp and return the enclosed extra copy of the Petition. We appreciate the City's actions regarding this Petition.

Sincerely,

Jeffrey S. Howard

**REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF HAYS
(290.388 ACRES)**

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF HAYS, TEXAS:

The undersigned ("Petitioner"), acting pursuant to the provisions Sections 42.101-105 of the Texas Local Government Code, respectfully petitions the City of Hays (the "City") to release the land described by metes and bounds on Exhibit "A" and depicted on Exhibit "A-1" (the "Land"), from the extraterritorial jurisdiction ("ETJ") of the City. In support of this petition, Petitioner would show the following:

I.

Petitioner is the owner of all of the Land, comprised of 290.388 acres currently situated within the extraterritorial boundaries of the City in Hays County, Texas, and is fully described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference. Petitioner certifies that the description of the Land attached as Exhibit "A" is true and correct. A map of the Land to be released is attached hereto as Exhibit "B".

II.

Pursuant to section 43.102(b) of the Texas Local Government Code, Petitioner certifies that it is the owner of one hundred percent (100%) in value of the holders of title of the Land pursuant to the tax rolls of the Hays County Appraisal District as evidenced by Exhibit "C" and is, therefore, authorized to file this Petition.

III.

To the extent required by applicable law, this Petition has satisfied the signature requirements described in Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277 of the Texas Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The individual who executed this Petition on behalf of the Petitioner is fully authorized to sign this Petition as evidenced by Exhibit "D". The signature is hereby sufficient to effectuate the immediate release of the Land from the City's ETJ. If the City fails to take action to release the Land by the later of the 45th day after the date the City receives this Petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this Petition, the Land is released by operation of law.

V.

Petitioner prays that (i) this Petition be verified by the City Secretary or other person at the City responsible for verifying signatures, (ii) the Petitioner be notified of the results, and (iii) this Petition be granted, immediately releasing the Land from the City's ETJ. This petition for release from the City's ETJ is not, nor should it be constructed as, a voluntary request or consent for the Land to be included in or added to the ETJ or corporate boundaries of any other municipality.

Executed to be effective as of the 7th day of September, 2023.

SIGNATURE PAGE TO

**REQUEST AND PETITION FOR RELEASE OF PROPERTY FROM THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF HAYS
(290.388 ACRES)**

PETITIONER:

HAYS COMMONS LAND INVESTMENTS, LP,
a Texas limited partnership

By: Hays Commons GP, LLC,
a Texas limited liability company,
its General Partner

By: 
Terry LaGrone, Authorized Signatory

Date: 8/30/2023

DOB or VRN of Signer: 7/19/1969

Residence Address of Signer:
21315 Blison Tr
Lago Vista TX 78645

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 30th day of August, 2023 by Terry LaGrone, Authorized Signatory of Hays Commons GP, LLC, a Texas limited liability company, General Partner of Hays Commons Land Investments, LP, a Texas limited partnership, on behalf of said limited partnership and limited liability company.


Notary Public, State of Texas

(SEAL)

