

**MULLER**  
  
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Nancy K. Carter  
Member

October 5, 2020

Via Federal Express

Ms. Diana Stapp  
City Secretary  
City of League City  
300 W. Walker  
League City, TX 77573

Re: City Consent to the Proposed Galveston County Municipal Utility District No. 82

Dear Ms. Stapp:

Enclosed please find one original Petition for Consent to the Creation of a Municipal Utility District ("Petition") for the proposed Galveston County Municipal Utility District No. 82, located within the city limits of the City of League City.

Please add consideration of the Petition to the agenda for the next City Council meeting. If approved, please send me five (5) certified copies of the signed City Resolution/Ordinance.

If you have any questions, please contact me at the information listed above. Thank you for your attention to this matter.

Sincerely,

Nancy K. Carter

Enclosures

**PETITION FOR CONSENT TO THE CREATION  
OF A MUNICIPAL UTILITY DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LEAGUE CITY,  
TEXAS:

The undersigned ("Petitioners"), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of League City, Texas ("City"), for its written consent to the creation of a municipal utility district and would show the following:

I.

The name of the proposed District shall be Galveston County Municipal Utility District No. 82 ("District").

II.

The District shall be created and organized under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Constitution of Texas and Chapters 49 and 54, Texas Water Code.

III.

The District shall contain an area of 621.89 acres of land, more or less, situated in Galveston County, Texas. All of the land to be included in the District is within the corporate limits of the City. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District consists of one tract described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes ("Land").

IV.

Petitioners hold fee simple title to the Land. Petitioners hereby represent that they own a majority in value of the Land, as indicated by the appraisal rolls of Galveston County, Texas.

V.

Petitioners represent that there are no lienholder on the Land and that there are no residents on the Land.

VI.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system for domestic and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and

enterprises, parks and recreational facilities, and road facilities as shall be consistent with all of the purposes for which the District is created.

VII.

There is, for the following reasons, a necessity for the above-described work. The area proposed to be within the District is urban in nature, is within the growing environs of the City, and is in close proximity to populous and developed sections of Galveston County, Texas. There is not now available within the area, which will be developed for single family residential and commercial uses, an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system, parks and recreational facilities, or road facilities. The health and welfare of the present and future inhabitants of the area and of the territories adjacent thereto require the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, parks and recreational facilities, and road facilities. A public necessity, therefore, exists for the creation of the District, to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement and extension of such waterworks system, sanitary sewer system, and drainage and storm sewer system, parks and recreational facilities, and road facilities to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioners, from such information as it has at this time, that such cost will be approximately \$73,950,000.

Petitioners pray that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

[Execution page follows.]

RESPECTFULLY SUBMITTED on September 30, 2020.

WESLEY WEST CATTLE L.P.,  
a Texas limited partnership

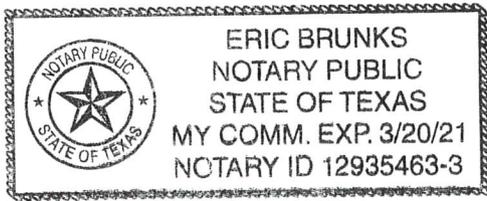
By: Stedman West Land and Cattle Company  
L.L.C.,  
a Texas limited liability company,  
its General Partner

By: [Signature]  
Stuart W. Stedman  
Sole Manager

STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on September 30, 2020 by Stuart W. Stedman, as sole manager of Stedman West Land and Cattle Company L.L.C., a Texas limited liability company, as general partner of WESLEY WEST CATTLE L.P., a Texas limited partnership, on behalf of said limited partnership.

(NOTARY SEAL)



[Signature]  
Notary Public in and for the State of Texas

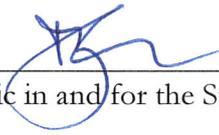
WESLEY WEST DESCENDANTS TRUST

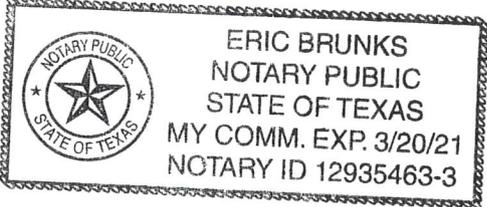
By:   
Stuart W. Stedman  
Co-Trustee

STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on September 30 2020 by Stuart W. Stedman, as Co-Trustee of WESLEY WEST DESCENDANTS TRUST, on behalf of said trust.

(NOTARY SEAL)

  
Notary Public in and for the State of Texas



**Attachment:**  
Exhibit A – Legal Description of the Land

County: Galveston  
Project: GCMUD 82  
Job No. 207402  
MBS No. 20-241

**GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 82**  
**621.89 ACRES**

Being a tract containing 621.89 acres of land located in the I.&G.N.R.R. Co. Survey, Section 3, Abstract No. 614; I.&G.N.R.R. Co. Survey, Section 4, Abstract No. 608; I.&G.N.R.R. Co. Survey, Section 5, Abstract No. 622; I.&G.N.R.R. Co. Survey, Section 7, Abstract No. 596; I.&G.N.R.R. Co. Survey, Section 8, Abstract No. 609; and the Mary Fabreau Survey, Abstract No. 69, all in Galveston County, Texas. Said 621.89 acres being a portion of a call 941.89 acre tract of land (styled "First Tract") and all of a call 50.7003 acre tract of land (styled "Third Tract") recorded in the name of Wesley West Cattle Company under Galveston County Clerk's File (G.C.C.F.) No. 9222784. Said 621.89 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

**COMMENCING** at the southwest corner of said 941.89 acres, the northwest corner of a call 482.1542 acre tract of land (styled "Tract VI") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636 and being on the east line of a call 561.0438 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8612043;

**THENCE**, with the common line between said 941.89 acres and 561.0438 acres, the following two (2) courses:

- 1.) North 04 degrees 20 minutes 23 seconds West, a distance of 2,047.57 feet to the **POINT OF BEGINNING** of the herein described tract;
- 2.) North 04 degrees 20 minutes 23 seconds West, a distance of 560.45 feet to the northwest corner of said 941.89 acres, the northeast corner of said 561.0438 acres and being on the south line of a call 253.896 acre tract of land recorded in the name of George A. Bofysil, Jr. under G.C.C.F. No. 8537569 and the common Survey line between aforesaid Section 5 and Section 8;

**THENCE**, with said south line, said common Survey line and a lower north line of said 941.89 acres, North 86 degrees 38 minutes 45 seconds East, a distance of 1,325.72 feet to the southeast corner of said 253.896 acres and said Section 5, the southwest corner of aforesaid Section 4, and being an interior corner of said 941.89 acres;

**THENCE**, with the upper west line of said 941.89 acres, the east line of said 253.896 acres, and the common Survey line between said Section 4 and Section 5, North 02 degrees 16 minutes 28 seconds West, a distance of 4,597.77 feet to the southeast corner of a call 26.921 acre tract of land (styled "Tract 2") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400;

**THENCE**, continuing with said common Survey line and with the common line between said 26.921 acres and 941.89 acres, North 02 degrees 24 minutes 44 seconds West, a distance of 740.89 feet to the northeast corner of said 26.921 acres, the northwest corner of said 941.89 acres, and being on the southwest line of aforesaid Fabreau Survey and a call 59.521 acre tract of land (styled "Tract 1") recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019061400, same being the common north Survey corner between said Section 4 and Section 5;

**THENCE**, with the common lines between said 59.521 acres and 941.89 acres, same being common Survey lines between said Fabreau Survey and Section 4, the following two (2) courses:

- 1.) South 48 degrees 15 minutes 17 seconds East, a distance of 194.38 feet;
- 2.) North 41 degrees 51 minutes 22 seconds East, a distance of 1,220.64 feet to the common southerly corner between said 59.521 acres and a call 96.944 acre tract of land recorded in the name of Taylor Morrison of Texas, Inc. under G.C.C.F. No. 2019064239;

**THENCE**, with the common line between said 96.944 acres and 941.89 acres, same being a common Survey line between said Fabreau Survey and Section 4, North 41 degrees 52 minutes 31 seconds East, a distance of 848.76 feet to the south corner of a call 4.994 acre tract of land recorded in the name of City of Friendswood, Texas under G.C.C.F. No. 2019027686;

**THENCE**, through and across said 941.89 acres, South 63 degrees 16 minutes 14 seconds East, a distance of 64.97 feet to the southwest corner of Friendswood Lakes Boulevard, a subdivision recorded in Map No. 2017033870 of the Galveston County Map Records (G.C.M.R.), same being the northwest corner of Sierra at West Ranch Section Two, a subdivision recorded in Map No. 2015077523 of the G.C.M.R., and being on the east line of said 941.89 acres and a common Survey line between said Section 4 and the John Dickinson League, Abstract No. 9, Galveston County, Texas;

**THENCE**, with the upper east line of said 941.89 acres, said common Survey line, the west line of said Sierra at West Ranch Section Two and the west line of Sierra at West Ranch Section Three, a subdivision recorded in Map No. 2016018384 of the G.C.M.R., South 03 degrees 05 minutes 54 seconds East, a distance of 1,233.87 feet to the southwest corner of said Sierra at West Ranch Section Three and said John Dickinson League;

**THENCE**, with the north line of said 941.89 acres and said Section 4, the south line of said John Dickinson League and said Sierra at West Ranch Section Three, and the south line of West Blvd. Ph 4 and Friendswood Lakes Boulevard, a subdivision recorded in Map No. 2015077512 of the G.C.M.R., North 86 degrees 55 minutes 52 seconds East, a distance of 1,938.77 feet to the northeast corner of said 941.89 acres and northwest corner of a residue of land recorded in the name of Wesley West Descendants Trust under G.C.C.F. No. 8900646;

**THENCE**, with the east line of said 941.89 acres and the west line of said residue and a call 160.3463 acre tract of land recorded in the name of Kazem Khonsari & Mohamad J. Javadi under G.C.C.F. No. 9432458 and Baham Interests Limited Partnership under G.C.C.F. No. 2012065409, South 02 degrees 20 minutes 31 seconds East, a distance of 2,950.81 feet;

**THENCE**, continuing with said east line and said west line of 160.3463 acres, South 02 degrees 21 minutes 31 seconds East, a distance of 1,257.26 feet to the southwest corner of said 160.3463 acres and northwest corner of aforesaid 50.7003 acres;

**THENCE**, with the common lines between said 160.3463 acres and 50.7003 acres, the following three (3) courses:

- 1.) North 89 degrees 45 minutes 39 seconds East, a distance of 484.46 feet;
- 2.) North 89 degrees 37 minutes 02 seconds East, a distance of 1,433.33 feet;
- 3.) North 80 degrees 21 minutes 55 seconds East, a distance of 26.66 feet to the southeast corner of said 160.3463 acres, the northeast corner of said 50.7003 acres and being on the west line of a call 60 foot County Road (McFarland Road, a.k.a. Algoa Friendswood Road);

**THENCE**, with the common line between said 50.7003 acres and McFarland Road, South 05 degrees 01 minutes 14 seconds East, a distance of 1,077.02 feet to the southeast corner of said 50.7003 acres and being on the lower north line of aforesaid 941.89 acres and the common Survey line between aforesaid Section 3 and aforesaid Section 7;

**THENCE**, with said lower north line and said common Survey line, North 86 degrees 38 minutes 45 seconds East, a distance of 208.93 feet to the common south corner between a call 5.171 acre tract of land recorded in the name of General Crude Oil Company in Volume 2529, Page 433 of the G.C.D.R. and a call 1,777.3392 acre tract of land (styled "Tract III") recorded in the name of Martron LLC under G.C.C.F. No. 2013000636;

**THENCE**, continuing with said north line, said common Survey line and the south line of said 1,777.392 acres, North 85 degrees 41 minutes 12 seconds East, a distance of 848.96 feet to the southwest corner of a call 3.16 acre tract of land recorded in the name of City of League City under G.C.C.F. No. 2010059592 and the northwest corner of a call 1.45 acre tract of land recorded in the name of City of League City under G.C.C.F. No. 2011048064;

**THENCE**, with the west line of said 1.45 acres, South 03 degrees 38 minutes 25 seconds East, a distance of 591.23 feet to a point from which the southwest corner of said 1.45 acres bears South 03 degrees 38 minutes 25 seconds East, a distance of 40 feet;

**THENCE**, through and across aforesaid 941.89 acres, South 87 degrees 03 minutes 11 seconds West, a distance of 983.63 feet to the east line of aforesaid McFarland Road;

**THENCE**, with said east line of McFarland Road, South 05 degrees 04 minutes 15 seconds East, a distance of 40.03 feet;

**THENCE**, through and across said 941.89 acres, South 87 degrees 03 minutes 11 seconds West, a distance of 6,987.90 feet to the **POINT OF BEGINNING** and containing 621.89 acres of land, more or less.

**THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.**

**GBI Partners, L.P.**  
TBPELS Firm #10130300  
Ph: 281.499.4539  
May 14, 2020

