

MULLER
LAW GROUP

A PROFESSIONAL LIMITED LIABILITY COMPANY

202 Century Square Blvd. | Sugar Land, TX 77478 | 281.500.6050

Direct Line: (281) 500-4686
Direct Fax: (281) 277-8207

Nancy@MullerLawGroup.com

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. 81

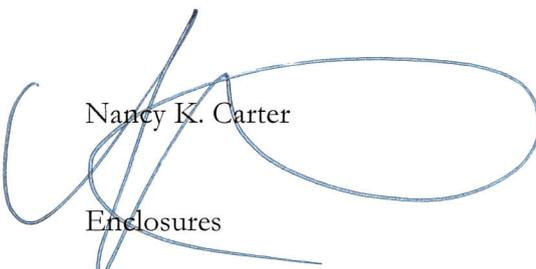
Dear Ms. Stapp:

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. 81, 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 ("Petitioner"), 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. 81 ("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 260.58 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.

Petitioner holds fee simple title to the Land. Petitioner hereby represents that it owns a majority in value of the Land, as indicated by the appraisal rolls of Galveston County, Texas.

V.

Petitioner represents that there is 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 Petitioner, from such information as it has at this time, that such cost will be approximately \$30,400,000.

Petitioner prays 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 MINERALS, LTD.,
a Texas limited partnership

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

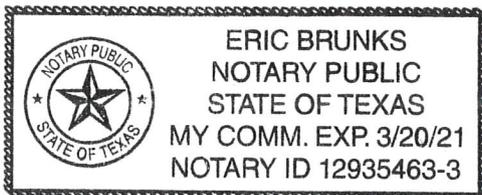
By: 
Stuart W. Stedman
Sole Manager

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 MINERALS, LTD., a Texas limited partnership, on behalf of said limited partnership.

(NOTARY SEAL)




Notary Public in and for the State of Texas

Attachment:

Exhibit A – Legal Description of the Land

County: Galveston
Project: GCMUD 81
Job No. 207302
MBS No. 20-237

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 81
260.58 ACRES

Being a tract containing 260.58 acres of land located in the Perry and Austin Survey, Abstract No. 19, and Ira R. Lewis Survey, Abstract No. 15, both in Galveston County, Texas. Said 260.58 acres being a portion of a call 325.96 acre tract of land recorded in the name of Wesley West Minerals, Ltd. under Galveston County Clerk's File (G.C.C.F.) Nos. 9600157, 9600927 and 2001020512, and being described in Volume 2227, Page 315 of the Galveston County Deed Records (G.C.D.R.). Said 260.58 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):

BEGINNING at the northeast corner of said 325.96 acres, the northwest corner of a call 7.60 acre tract of land recorded in the name of Larry O. Nolen under G.C.C.F. No. 8909164 and being on the south Right-of-Way (R.O.W.) line of F.M. 517 (100 feet wide) as shown on current TXDOT R.O.W. map prepared by others;

THENCE, with the upper east line of said 325.96 acres and the west line of said 7.60 acres and a call 19 acre tract of land recorded in the name of Linda Sue Nolen Pierson in Volume 2435, Page 668 of the G.C.D.R., South 02 degrees 59 minutes 41 seconds East, a distance of 1,971.40 feet to the upper southeast corner of said 325.96 acres and northeast corner of a call 8.27 acre tract of land recorded in the name of Larry O. Nolen in Volume 2361, Page 703 of the G.C.D.R.;

THENCE, with the north line of said 8.27 acres, North 79 degrees 07 minutes 53 seconds West, a distance of 296.12 feet to the northwest corner of said 8.27 acres;

THENCE, with the lower east line of said 325.96 acres and west line of said 8.27 acres, South 02 degrees 25 minutes 19 seconds East, a distance of 1,304.25 feet to the lower southeast corner of said 325.96 acres and being at the centerline of Dickinson Bayou;

THENCE, with said centerline and all of its meanders, the following thirty five (35) courses:

- 1.) North 83 degrees 20 minutes 30 seconds West, a distance of 59.12 feet;
- 2.) South 66 degrees 55 minutes 57 seconds West, a distance of 134.61 feet;
- 3.) South 32 degrees 33 minutes 13 seconds West, a distance of 93.97 feet;
- 4.) South 12 degrees 43 minutes 04 seconds West, a distance of 149.67 feet;
- 5.) South 43 degrees 03 minutes 18 seconds West, a distance of 95.95 feet;

- 6.) South 66 degrees 08 minutes 54 seconds West, a distance of 45.14 feet;
 - 7.) South 86 degrees 20 minutes 42 seconds West, a distance of 147.39 feet;
 - 8.) South 77 degrees 13 minutes 43 seconds West, a distance of 83.19 feet;
 - 9.) North 76 degrees 56 minutes 56 seconds West, a distance of 87.38 feet;
 - 10.) North 15 degrees 27 minutes 00 seconds West, a distance of 69.17 feet;
 - 11.) North 03 degrees 44 minutes 18 seconds West, a distance of 85.93 feet;
 - 12.) North 44 degrees 18 minutes 39 seconds West, a distance of 54.33 feet;
 - 13.) North 67 degrees 06 minutes 25 seconds West, a distance of 47.02 feet;
 - 14.) South 88 degrees 36 minutes 11 seconds West, a distance of 69.02 feet;
 - 15.) South 77 degrees 56 minutes 12 seconds West, a distance of 263.33 feet;
 - 16.) North 28 degrees 21 minutes 06 seconds West, a distance of 150.57 feet;
 - 17.) North 48 degrees 49 minutes 03 seconds West, a distance of 60.12 feet;
 - 18.) South 83 degrees 59 minutes 25 seconds West, a distance of 43.23 feet;
 - 19.) South 58 degrees 57 minutes 31 seconds West, a distance of 115.91 feet;
 - 20.) South 77 degrees 23 minutes 33 seconds West, a distance of 63.59 feet;
 - 21.) North 68 degrees 52 minutes 29 seconds West, a distance of 81.37 feet;
 - 22.) North 08 degrees 03 minutes 40 seconds West, a distance of 75.53 feet;
 - 23.) North 17 degrees 17 minutes 34 seconds East, a distance of 124.33 feet;
 - 24.) North 07 degrees 42 minutes 22 seconds West, a distance of 38.75 feet;
 - 25.) North 46 degrees 35 minutes 13 seconds West, a distance of 68.13 feet;
 - 26.) North 60 degrees 53 minutes 04 seconds West, a distance of 184.10 feet;
 - 27.) North 37 degrees 41 minutes 10 seconds West, a distance of 101.69 feet;
 - 28.) North 75 degrees 26 minutes 33 seconds West, a distance of 93.48 feet;
-

- 29.) South 72 degrees 42 minutes 08 seconds West, a distance of 161.95 feet;
- 30.) North 52 degrees 07 minutes 06 seconds West, a distance of 123.42 feet;
- 31.) South 69 degrees 29 minutes 26 seconds West, a distance of 56.91 feet;
- 32.) South 58 degrees 14 minutes 16 seconds West, a distance of 118.72 feet;
- 33.) North 89 degrees 32 minutes 32 seconds West, a distance of 83.40 feet;
- 34.) South 80 degrees 32 minutes 11 seconds West, a distance of 65.63 feet;
- 35.) South 63 degrees 55 minutes 24 seconds West, a distance of 83.08 feet to the intersection of said centerline of Dickinson Bayou and the centerline of Cedar Creek;

THENCE, through and across said 325.96 acres and with said centerline of Cedar Creek and all of its meanders, the following thirty nine (39) courses:

- 1.) North 56 degrees 06 minutes 03 seconds West, a distance of 131.35 feet;
 - 2.) North 24 degrees 34 minutes 51 seconds West, a distance of 77.30 feet;
 - 3.) North 22 degrees 32 minutes 34 seconds West, a distance of 141.88 feet;
 - 4.) North 18 degrees 14 minutes 16 seconds West, a distance of 184.24 feet;
 - 5.) North 41 degrees 36 minutes 14 seconds West, a distance of 94.86 feet;
 - 6.) North 53 degrees 34 minutes 01 seconds West, a distance of 73.83 feet;
 - 7.) North 82 degrees 05 minutes 14 seconds West, a distance of 76.51 feet;
 - 8.) North 59 degrees 04 minutes 54 seconds West, a distance of 71.20 feet;
 - 9.) North 48 degrees 21 minutes 39 seconds West, a distance of 124.30 feet;
 - 10.) North 37 degrees 13 minutes 47 seconds West, a distance of 106.11 feet;
 - 11.) North 31 degrees 49 minutes 59 seconds West, a distance of 77.12 feet;
 - 12.) North 04 degrees 52 minutes 13 seconds West, a distance of 17.41 feet;
 - 13.) North 28 degrees 37 minutes 32 seconds East, a distance of 21.75 feet;
 - 14.) North 00 degrees 50 minutes 19 seconds West, a distance of 18.63 feet;
-

- 15.) North 40 degrees 02 minutes 22 seconds West, a distance of 29.38 feet;
 - 16.) North 45 degrees 55 minutes 57 seconds West, a distance of 109.61 feet;
 - 17.) North 62 degrees 13 minutes 41 seconds West, a distance of 57.04 feet;
 - 18.) North 83 degrees 42 minutes 39 seconds West, a distance of 43.72 feet;
 - 19.) South 81 degrees 51 minutes 15 seconds West, a distance of 82.75 feet;
 - 20.) North 66 degrees 53 minutes 36 seconds West, a distance of 71.39 feet;
 - 21.) North 50 degrees 32 minutes 55 seconds West, a distance of 113.48 feet;
 - 22.) North 63 degrees 41 minutes 39 seconds West, a distance of 70.15 feet;
 - 23.) North 74 degrees 08 minutes 32 seconds West, a distance of 62.48 feet;
 - 24.) North 88 degrees 10 minutes 40 seconds West, a distance of 68.07 feet;
 - 25.) South 83 degrees 37 minutes 24 seconds West, a distance of 58.91 feet;
 - 26.) North 41 degrees 55 minutes 31 seconds West, a distance of 24.47 feet;
 - 27.) North 89 degrees 18 minutes 57 seconds West, a distance of 64.92 feet;
 - 28.) South 57 degrees 02 minutes 38 seconds West, a distance of 106.39 feet;
 - 29.) South 81 degrees 24 minutes 57 seconds West, a distance of 49.67 feet;
 - 30.) North 83 degrees 19 minutes 18 seconds West, a distance of 59.73 feet;
 - 31.) South 72 degrees 43 minutes 39 seconds West, a distance of 86.89 feet;
 - 32.) North 87 degrees 45 minutes 15 seconds West, a distance of 50.00 feet;
 - 33.) South 83 degrees 35 minutes 01 seconds West, a distance of 72.41 feet;
 - 34.) North 61 degrees 19 minutes 34 seconds West, a distance of 34.35 feet;
 - 35.) North 24 degrees 45 minutes 52 seconds West, a distance of 30.90 feet;
 - 36.) South 80 degrees 39 minutes 46 seconds West, a distance of 36.49 feet;
 - 37.) North 66 degrees 19 minutes 41 seconds West, a distance of 42.65 feet;
-

38.) North 39 degrees 54 minutes 53 seconds West, a distance of 53.71 feet;

39.) North 05 degrees 30 minutes 23 seconds West, a distance of 55.14 feet to a point on the lower north line of said 325.96 acres and the south line of Cedar Creek Subdivision as recorded in Plat Record 18, Map No. 487 of the Galveston County Map Records (G.C.M.R.), from which point the lower northwest corner of said 325.96 acres bears South 86 degrees 57 minutes 10 seconds West, a distance of 207.85 feet;

THENCE, with said lower north line and said south line of Cedar Creek Subdivision, North 86 degrees 57 minutes 10 seconds East, a distance of 733.04 feet to the southeast corner of said Cedar Creek Subdivision;

THENCE, with the upper west line of said 325.96 acres and east line of said Cedar Creek Subdivision, North 03 degrees 17 minutes 03 seconds West, a distance of 1,815.23 feet to the upper northwest corner of said 325.96 acres, the northeast corner of said Cedar Creek Subdivision and being on the aforesaid south R.O.W. line of F.M. 517;

THENCE, with said south R.O.W. line, the following three (3) courses:

- 1.) South 84 degrees 49 minutes 43 seconds East, a distance of 2,392.69 feet to a point of curvature to the left;
- 2.) 423.96 feet, along the arc of said curve having a radius of 2,915.11 feet, a central angle of 08 degrees 19 minutes 58 seconds and a chord which bears South 88 degrees 59 minutes 42 seconds East, a distance of 423.58 feet to a point of tangency;
- 3.) North 86 degrees 50 minutes 19 seconds East, a distance of 1,205.63 feet to the **POINT OF BEGINNING** and containing 260.58 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 11, 2020

