

MULLER LAW GROUP

A PROFESSIONAL LIMITED LIABILITY COMPANY

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Nancy K. Carter
Member

June 30, 2025

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. 69

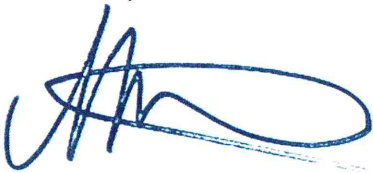
Dear Ms. Stapp:

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. 69, 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 return five (5) certified copies of the signed City Resolution/Ordinance in the enclosed Federal Express envelope.

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

Cc: Via Email

Christopher Sims – City of League City (christopher.sims@leaguecitytx.gov)
Michelle Villarreal – City of League City (michelle.villarreal@leaguecitytx.gov)

**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. 69 ("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 1,777 acres of land, more or less, situated in the corporate limits of the City, in Galveston County, Texas. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is 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.

The Petitioner represent that there are no holders of liens on the Land and that there are no residents on the Land.

VI.

The District currently proposes to connect with the City's water or sewer system and would meet the criteria for a city service district, as described in Section 54.016 of the Texas Water Code.

VII.

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 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 shall be consistent with all of the purposes for which the District is created.

VIII.

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.

IX.

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 \$224,130,144.

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.]

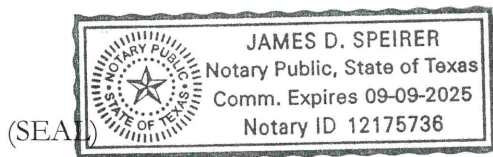
RESPECTFULLY SUBMITTED on June 30, 2025

MARTRON LLC, a Texas limited liability company

By: Jack Fields
Jack Fields, Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 24, 2025 by Jack Fields, as Manager of MARTRON LLC, a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public in and for the STATE OF TEXAS

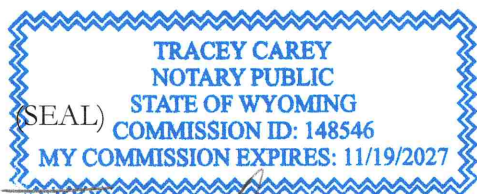
James D. Speirer
Name Printed or Typed
My commission expires: 09-09-2025

ELLEN LLOYD CUMMINS

Ellen Lloyd Cummins

STATE OF ~~TEXAS~~ Wyoming §
COUNTY OF ~~HARRIS~~ Teton §

This instrument was acknowledged before me on 26th June, 2025 by Ellen Lloyd Cummins.



Tracey Carey
Notary Public in and for the STATE OF ~~TEXAS~~ Wyoming

Tracey Carey
Name Printed or Typed
My commission expires: 11/19/2027

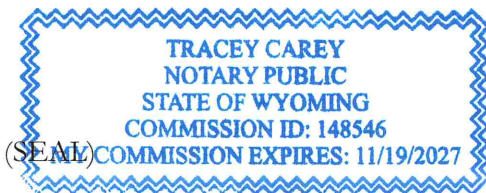
J.A.C. INTERESTS, LTD, a Texas limited partnership

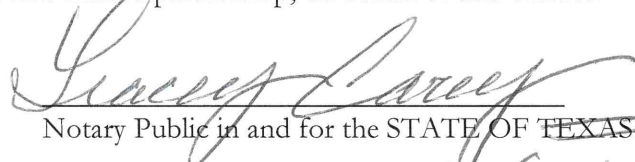
By: J.A.C. Interests Management, LLC, a Texas limited liability company
It's general partner

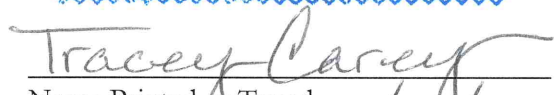
By: 
James A. Cummins, Jr., Manager

STATE OF ~~TEXAS~~ Wyoming §
COUNTY OF ~~HARRIS~~ Teton §

This instrument was acknowledged before me on 26th June, 2025 by James A. Cummins, Jr., as Manager of J.A.C. Interests Management, LLC, a Texas limited liability company, as general partner of J.A.C. Interests, Ltd., a Texas limited partnership, on behalf of said entities.




Notary Public in and for the STATE OF ~~TEXAS~~ Wyoming


Name Printed or Typed
My commission expires: 11/19/2027

Attachment: Exhibit A – Legal Description of the Land

Exhibit A

(Metes and Bounds Description of the Land)

Survey of that certain 1776.668 acres tract of land being out of and a part of the I&GN RAILROAD COMPANY SURVEY, SECTION ONE (1), Abstract 607; I&GN RAILROAD COMPANY SURVEY, SECTION TWO (2), Abstract 606; I&GN RAILROAD COMPANY SURVEY, SECTION THREE (3), Abstract 614; I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615; and the IRA R. LEWIS LEAGUE, Abstract 15, all in Galveston County, Texas, being that same tract, called Tract III, conveyed to Martron LLC by instrument recorded in Galveston County Clerk's File Number 2013000636, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Martron Tract III, said corner also being the Southwest corner of that certain tract conveyed to West FM 517, Ltd. by instrument recorded in Galveston County Clerk's File Number 2015050121; being on the North line of F.M. 517, a 100 feet wide public road right-of-way; and being marked by a found 5/8 inch rod;

THENCE South 89°11'24" West, along the North line of said F.M. 517, a distance of 859.74 feet to the point of curvature of a curve to the left;

THENCE Southwesterly, along the North line of said F.M. 517 and the arc of said curve to the left, said curve having a radius of 2865.12 feet, an arc distance of 344.19 feet, the chord of which bears South 85°44'55" West, 343.99 feet, to a point of tangency, from which point a found 5/8 inch rod bears North 82° East, 2.4 feet;

THENCE South 82°18'25" West, along the North line of said F.M. 517, a distance of 3464.56 feet to an angle point to the left being marked by a found 5/8 inch rod;

THENCE South 82°14'58" West, along the North line of said F.M. 517, a distance of 1511.95 feet to the Southwest corner of said Martron Tract III, said corner being the Southeast corner of that certain 42.131 acres tract conveyed to JJDJ Properties, LLC by instrument recorded in Galveston County Clerk's File Number 2018028149, said corner being on the West line of said IRA R. LEWIS LEAGUE; being on the East line of the J. LAFLORE LEAGUE, Abstract 14, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°20'14" West, along the common line between said IRA R. LEWIS LEAGUE and said J. LAFLORE LEAGUE and the East line of said JJDJ Properties tract, a distance of 1364.31 feet to the Northeast corner of both said JJDJ Properties tract and of said J. LAFLORE LEAGUE, said corner also being the Southeast corner of the I&GN RAILROAD COMPANY SURVEY, SECTION NINE (9), Abstract 597; being the most Easterly Southeast corner of that certain tract conveyed to Land Funds Two & Three Joint Venture by instrument recorded in Galveston County Clerk's File Number 2005035005 and further clarified by that certain Boundary Line Agreement between Martron LLC, et al, and Land Funds Land Funds Two & Three Joint Venture set forth in Galveston County Clerk's File Number 2007064817; and being marked by a found 2 inch pipe;

THENCE North 03°23'59" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN RAILROAD COMPANY SURVEY, SECTION 9; along the common line between said Martron Tract III and said Land Funds Two & Three Joint Venture tract as described in said Boundary Line Agreement; and along the East line of that certain called 17.3353 acres, tract, called Tract 9 (Bypass Channel), conveyed

to Galveston County Consolidated Drainage District by instrument recorded in Galveston County Clerk's File Number 2021010694, a distance of 3468.98 feet to the Southeast corner of that of a called 427.00 tract conveyed to Forestar (USA) Real Estate Group, Inc. by instrument recorded in Galveston County Clerk's File Number 2018024976, said corner also being the common corner of said I&GN RAILROAD COMPANY SURVEY, SECTION 9 and the I&GN RAILROAD COMPANY SURVEY, SECTION SIX (6), Abstract 615, Galveston County, Texas; and being marked by a found 2 inch pipe;

THENCE North 02°44'48" West, along the common line between said IRA R. LEWIS LEAGUE and said I&GN RAILROAD COMPANY SURVEY, SECTION 6; along the common line between said Martron Tract III and said Land Funds Two & Three Joint Venture tract as described in said Boundary Line Agreement; and along the East line of said Forestar (USA) tract, a distance of 3475.00 feet to the Northeast corner of said Land Funds Two & Three Joint Venture tract and being marked by a set 1/2 inch rod;

THENCE South 86°42'40" West, along a North line of said Land Funds Two & Three Joint Venture tract, a distance of 5276.86 feet to a reentrant corner of said Land Funds Two & Three Joint Venture tract, said corner also being the Southeast corner of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2008006479, being on the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION SEVEN (7), Abstract 596, and being marked by a 1 inch pipe;

THENCE North 03°19'40" West, along the East line of said City of League City Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, a distance of 1804.32 feet to the Northeast corner of said City of League City tract, said corner also being the Northern common corner of said I&GN RAILROAD COMPANY SURVEY, SECTION 6 and I&GN RAILROAD COMPANY SURVEY, SECTION 7, being on the Southern line of said I&GN RAILROAD COMPANY SURVEY, SECTION 3, and being marked by a set 1/2 inch rod;

THENCE South 86°42'17" West, along the North line of said City of League City tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 913.36 feet to the Northeast corner of said City of League City tract, said corner also being the most Easterly Northeast corner of that certain 941.89 acres tract, called First Tract therein, conveyed to Wesley West Cattle Company by instrument recorded in Galveston County Clerk's File Number 9205621 and corrected by instrument recorded in Galveston County Clerk's File Number 922278;

THENCE South 85°40'31" West, along the most Easterly North line of said Wesley West Cattle Company First Tract and the common line between said I&GN RAILROAD COMPANY SURVEY, SECTION 7 and said I&GN RAILROAD COMPANY SURVEY, SECTION 3, a distance of 949.56 feet to a corner, said corner being an angle point in the most Easterly North line of said Wesley West Cattle Company First Tract, being the Southeast corner of a called 5.36 acres tract conveyed to General Crude Oil Company by instrument recorded in Volume 2529, Pag 433 of the Deed Records of Galveston County, Texas, and being marked by a found 2 inch pipe;

THENCE North 02°14'12" West, along the Eastern line of said General Crude Oil Company tract, a distance of 1249.59 feet to the Northeast corner of said General Crude Oil Company tract, said corner also being the Northwest corner of said Martron Tract III, being on the South line of that certain 95.773 acres tract, called therein Tract IX, conveyed to Mag Creek, LP by instrument recorded in Galveston County Clerk's File Number 9912478 and being marked by a found 2 inch pipe (bent);

THENCE North 87°30'45" East, along the South line of said Mag Creek, LP Tract IX; the South line of that certain tract conveyed to the City of League City by instrument recorded in Galveston County Clerk's File Number 2011051205; and the South line of MAGNOLIA CREEK, SECTION 7, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 28; of MAGNOLIA CREEK SECTION 1, PHASE 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 32; of MAGNOLIA CREEK, SECTION 1, PHASE 1, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 961; and of MAGNOLIA CREEK, SECTION 2, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map Number 963, a distance of 11656.24 feet to the Northeast corner of said Martron Tract III, said corner also being the Northwest corner of that certain 516.9 gross acres tract conveyed to Lennar Homes of Texas Land and Construction, Ltd. by instrument recorded in Galveston County Clerk's File Number 2021021992 and being marked by a found 5/8 inch rod;

THENCE South 03°03'22" East, along the East line of said Martron Tract III, the West line of said Lennar Homes of Texas Land and Construction, Ltd. tract, and along the West line of that certain called 1324.530 acres tract conveyed to Richard K. Duncan, Trustee by instrument recorded in Galveston County Clerk's File Number 2004015469, a distance of 2314.97 feet to a reentrant corner of said Martron Tract III, said corner also being a Western corner of said Duncan tract and being marked by a found 2 inch pipe;

THENCE North 87°04'17" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 399.95 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 03°01'40" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.74 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 87°01'32" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 432.20 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 03°01'02" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 2176.56 feet to a corner and being marked by a found 2 inch pipe;

THENCE North 86°59'49" East, along the common line between said Martron Tract III and said Duncan tract, a distance of 799.55 feet to a corner and being marked by a found 2 inch pipe;

THENCE South 02°57'53" East, along the common line between said Martron Tract III and said Duncan tract and of the aforementioned West FM 517, Ltd. tract, a distance of 4152.06 feet to the POINT OF BEGINNING and containing within said boundaries a calculated gross area of 1776.668 acres (77,391,643 square feet) of land, more or less, SAVE AND EXCEPT that certain tract conveyed to the City of League City, for an extension of Maple Leaf Drive, by instrument recorded in Galveston County Clerk's File Number 2010059592.