

**PETITION FOR CONSENT TO ANNEX LAND INTO
SOUTH SHORE HARBOUR MUNICIPAL UTILITY DISTRICT NO. 7**

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

The undersigned, hereinafter called "Petitioner," being the sole owner of the land and the holder of title to a majority in value of the lands hereinafter described, as such values are indicated by the tax rolls of Galveston County, Texas, acting pursuant to the provisions of Section 54.016, Texas Water Code, as amended, and Section 42.042, Local Government Code, respectfully petition for the consent to annex land into South Shore Harbour Municipal Utility District No. 7, hereinafter called "District", within the terms and provisions of Section 59, Article 16, Constitution of Texas. In support of this petition for consent to include said lands within the District, Petitioner shows as follows:

I.

The name of the District which will annex the land is South Shore Harbour Municipal Utility District No. 7 (hereinafter called "District").

II.

The land to be annexed contains 37 acres, more or less, and is described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. All of said land is currently within the corporate limits of the City of League City and is not within any other City nor within any other Municipal Utility District.

III.

The Petitioner and the District are seeking the City's consent to annex the 37 acres of land. The District concurs in this Petition and believes that this tract of land can best be developed as part of the District.

IV.

The District is organized for the purposes of and the general nature of the work proposed to be done shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide a water supply for municipal uses, domestic uses, and commercial purposes;
- (2) collect, transport, process, dispose of, and control all domestic, industrial or communal wastes whether in fluid, solid, or composite state;
- (3) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction, and interest during construction; and
- (4) exercise the powers set forth in Section 54.201 of the Texas Water Code, as amended.

V.

Petitioner would respectfully show that the inclusion of these lands into the District will result in a more economical and efficient development of these lands. As part of South Shore Harbour Municipal Utility District No. 7, these lands can be developed more economically than if they were developed outside the District.

VI.

Petitioner would also respectfully show that Section 49.301 of the Texas Water Code, as amended, allows the owner of the land, whether or not contiguous to the District to file a Petition to add the land into a District and the District may consider the Petition and determine to add the land.

VII.

The area to be annexed into the District is urban in nature, is within the growing environs of the City of League City and is in close proximity to populous and developed sections of Galveston County. That area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services, nor with adequate drainage facilities. The health and welfare of the future inhabitants of the area and of the territories adjacent thereto require installation and acquisition of an adequate water supply and sewage disposal system and an adequate drainage system for and within the area of the District.

A public necessity exists for the annexation of said lands into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage facilities, so as to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Petitioner request consent for the annexation of the aforesaid lands into South Shore Harbour Municipal Utility District No. 7 as set forth herein.

IX.

It is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of the development contemplated will be approximately One Million Six Hundred Thousand Dollars (\$1,600,000).

WHEREFORE, Petitioner respectfully pray that this petition be granted in all respects and that the City of League City give its written consent to the annexation of the aforesaid land in said District.

(Execution Pages to Follow)

Dated at Harris County, Texas this 9th day of May, 2016.

PETITIONER

TOWNHARBOUR ESTATES, LLC

BY:


Joseph L. Watson, President

ACKNOWLEDGMENT

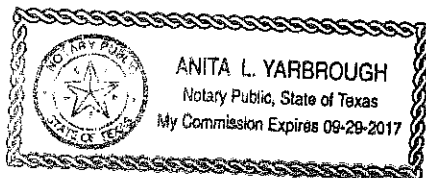
STATE OF TEXAS

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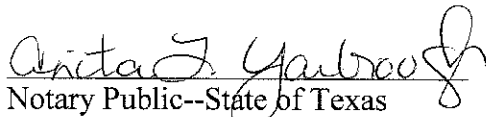
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH L. WATSON, President of TOWNHARBOUR ESTATES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

GIVEN under my hand and seal of office this the 9th day of May, 2016.



(SEAL)


Notary Public--State of Texas
My Commission Expires: 9-29-17

DISTRICT APPROVAL

South Shore Harbour Municipal Utility District No. 7 hereby evidences its approval and joinder in said Petition and agrees to comply with all valid City of League City requirements.

DATED: May 10th, 2016

SOUTH SHORE HARBOUR
MUNICIPAL UTILITY DISTRICT NO. 7

BY: Paul Hopkins, Jr.

Paul Hopkins, Jr., President,
Board of Directors

ATTEST:

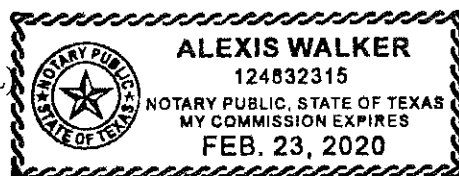
R. Chris Chuoke
R. Chris Chuoke, Secretary,
Board of Directors

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this the 10th day of May, 2016, by PAUL HOPKINS, JR. and R. CHRIS CHUOKE, President and Secretary of the Board of Directors of SOUTH SHORE HARBOUR MUNICIPAL UTILITY DISTRICT NO. 7, a political subdivision of the State of Texas, on behalf of said political subdivision.

(SEAL)



Alexis Walker
Notary Public--State of Texas
My Commission Expires: 2-23-20

EXHIBIT "A"

TRACT 1

All of that certain 33.30 acres (1,450,333 square feet) tract or parcel of land situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract Number 18**, City of League City, Galveston County, Texas, being that same called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas; said 33.30 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwesterly corner of the herein described tract, said point being the Southeasterly corner of Unrestricted Reserve "D" of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, said point also being found in the Northwesterly line of Unrestricted Reserve "E-4-A" of SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, according to the map or plat thereof recorded in Plat Record 18, Map Number 758, Galveston County Map Records;

THENCE, N 11°47'20" W, along the Northeasterly line of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 2291.25 feet marking a point for reference near the high bank of Clear Lake, and continuing a total distance of 2,305.61 feet (called 2350.00 feet) to a point in the meander line of Mean Higher High Water of Clear Lake and for the Northwesterly corner of the herein described tract, said meander line of Mean Higher High Water is defined as having an elevation of 1.19 feet on that certain survey dated April 20, 2005, by William E. Merten, Licensed State Land Surveyor; said point having Texas State Plane Coordinate values of Y=13,769,624.76 FT and X=3,219,969.43 FT;

THENCE, in an Easterly direction along said meander line of Mean Higher High Water of Clear Lake the following courses and distances:

N 28°19'20" E, a distance of 6.69 feet to an angle point;
N 72°45'51" E, a distance of 80.63 feet to an angle point;
N 89°43'10" E, a distance of 89.67 feet to an angle point;
S 74°55'12" E, a distance of 66.63 feet to an angle point;
N 89°51'57" E, a distance of 48.84 feet to an angle point;
N 84°34'06" E, a distance of 52.79 feet to an angle point;
S 82°23'55" E, a distance of 31.49 feet to an angle point;
N 58°39'10" E, a distance of 50.06 feet to an angle point;
S 68°13'48" E, a distance of 19.73 feet to an angle point;
S 88°50'20" E, a distance of 22.86 feet to an angle point;
N 80°31'32" E, a distance of 26.44 feet to an angle point;
N 71°28'59" E, a distance of 29.61 feet to an angle point;
N 76°33'50" E (called N 76°49'12" E), a distance of 51.26 (called 51.29) feet to an angle point;
N 87°53'16" E (called N 86°01'03" E), a distance of 44.71 feet to an angle point;
N 39°17'23" E (called N 37°25'10" E), a distance of 33.31 feet to an angle point;
N 02°36'29" W (called N 04°28'42" W), a distance of 5.58 feet to an angle point;
N 05°32'53" E (called N 03°40'40" E), a distance of 11.40 feet to an angle point;
N 01°57'59" E (called N 00°05'46" E), a distance of 6.13 feet to an angle point at the corner of a wood bulkhead;
and N 73°30'44" E (called N 71°38'31" E), along the North edge of a wood bulkhead, a distance of 2.02 feet to a point for the Northeast corner of the herein described tract, said point also being at the West line of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or

plat thereof recorded in Volume 12, Page 79, Galveston County Map Records; said point having Texas State Plane Coordinate values of Y=13,769,753.83 FT and X=3,220,588.97 FT;

THENCE, S 12°03'35" E, departing said meander line of Mean Higher High Water and along the Westerly line of said LAKESIDE ADDITION, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 34.26 feet marking a point for reference, and continuing a total distance of 2,287.87 feet (called 2,250.00 feet) to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeasterly corner of the herein described tract, said point being at the Northwesternly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said point also being the Southwesterly corner of Lot 35, Block 5, of said Lakeside Addition;

THENCE, S 78°29'18" W, passing a 5/8 inch iron rod found at 43.04 feet marking the most Northwesternly corner of said Startzman tract and the most Northerly corner of Unrestricted Reserve "E-4-B" of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, and continuing along the Northwest line of said SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, a distance of 643.40 feet (called 644.20 feet) to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 33.30 acres (1,450,333 square feet) of land.

TRACT 2

Being a tract or parcel of land containing 1.92 acres (83,590 square feet) situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract Number 18**, City of League City, Galveston County, Texas, being that same called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said 1.92 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwest corner of the herein described tract of land, said point being at the Northerly line of Farm to Market Road 2094 (F.M. 2094), based on a width of 80 feet, said point also being the Southeasterly corner of Unrestricted Reserve "E-1" (for widening of F.M. 2094), **REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E"**, SOUTH SHORE HARBOUR, SECTION TWO, according to the map or plat thereof recorded at Plat Record 18, Map Number 187, Galveston County Map Records;

THENCE, N 01°17'12" W, along the Easterly line of said **REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E"**, a distance of 487.54 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the left;

THENCE, N 12°08'00" W, a distance of 1130.88 feet to a 5/8 inch iron rod with cap found for corner, said point being the Northeast corner of Unrestricted Reserve "E-4-B", SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, according to the map or plat thereof recorded at Plat Record 18, Map Number 758, Galveston County Map Records;

THENCE, S 78°29'18" W, along the Northwesternly line of said Unrestricted Reserve "E-4-B", a distance of 183.00 feet to a 5/8 inch iron rod with cap found for corner;

THENCE, N 12°08'00" W, a distance of 45.00 feet to a 5/8 inch iron rod with cap found marking the Northwesternly corner of the herein described tract, said point being the most Northerly corner of said Unrestricted Reserve "E-4-B", said point also being at the Southeasterly line of a called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 78°29'18" E, along the Southeasterly line of said called 33.34 acre tract, a distance of 43.04 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking a point for angle to the left, said point being the Southeasterly corner of the said called 33.34 acre tract, same being the Southwesterly corner of Lot Thirty-five (35), Block Five (5), LAKESIDE ADDITION, according the map or plat thereof recorded in Volume 12, Page 79, Galveston County Map Records;

THENCE, N 77°56'25" E, passing the Southeasterly corner of said Lot 35, Block 5, at 100.00 feet, and continuing along the Southeasterly line of West Drive, a 50 feet public roadway right-of-way, a total distance of 185.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the Northeasterly corner of the herein described tract, said point being the Northwesterly corner of Lot One (1), Block Nine (9), of said LAKESIDE ADDITION;

THENCE, S 12°08'00" E, along the Southwesterly line of said LAKESIDE ADDITION, passing the most Southerly corner of said Block 9 at 1097.26 feet, and continuing a total distance of 1181.19 feet to a PK Nail set in asphalt pavement marking a point for angle to the right, said point being at the West right-of-way line of said Lakeside Drive as shown on plat of said LAKESIDE ADDITION;

THENCE, S 01°17'12" E, a distance of 496.62 feet to a PK Nail set in asphalt pavement marking the Southeasterly corner of the herein described tract, said point being at the Northerly right-of-way line of said F.M. 2094, based on a width of 80 feet;

THENCE, N 85°29'07" W, along the Northerly right-of-way line of said F.M. 2094, a distance of 45.23 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.92 acres (83,590 square feet) of land.

TRACT 3

All of Lot Thirty-five (35) and the South 10 feet of Lot Thirty-four (34), Block Five (5) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

TRACT 4

All of Lot Thirty-four (34), Block Six (6) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

TRACT 5

All of that certain 0.69 acre (30,006 square feet) tract or parcel of land, being all of Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas, said 0.69 acre tract being more fully described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeasterly corner of said Lot 1, same being the point of intersection for the South line of West Drive, a 50 feet public roadway right-of-way, and the Westerly line of Lakeside Drive, a 50 feet public roadway right-of-way;

THENCE, S 12°08'00" E, along the Westerly line of said Lakeside Drive, a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southeasterly corner of the herein described tract, same being the Southeasterly corner of said Lot 6 and the Northeasterly corner of Lot Seven (7), Block Nine (9), of said **LAKESIDE ADDITION**;

THENCE, S 77°52'00" W, along the common line of said Lots 6 and 7, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Southwesterly corner of said Lot 6 and the Northwesterly corner of said Lot 7, said point being at the Easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 12°08'00" W, along the Westerly line of said Block 9 and the Easterly line of the said called 1.93 acre tract, a distance of 300.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the Northwest corner of the herein described tract, same being the Northwest corner of said Lot 1, said point also being at the Southerly line of said West Drive;

THENCE, N 77°56'25" E, along the Southerly line of said West Drive, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 0.69 acre of land (30,006 square feet) of land.

TRACT 6

All of Lots Seven (7) and Eight (8), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

TRACT 7

All of that certain 1.01 acres (44,060 square feet) tract or parcel of land, being all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas, said 1.01 acres tract being more fully described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of **SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO**, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northeasterly corner of said Lot 9, same being the Southeasterly corner of Lot Eight (8), Block 9 of said **LAKESIDE ADDITION**, said point being at the Westerly line of Lakeside Drive, a 50 feet public roadway right-of-way;

THENCE, S 12°08'00" E, along the Westerly line of said Lakeside Drive, a distance of 184.07 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the right at the Easterly line of said Lot 12;

THENCE, S 01°06'15" E, a distance of 522.72 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the most Southerly corner of both said Block 9 and of said Lot 16, said point being at the Easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 12°08'00" W, along the Easterly line of said called 1.93 acre tract and the Westerly line of said Block 9, a distance of 697.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the Northwestern corner of both the herein described tract and of said Lot 9, same being the Southwesterly corner of said Lot 8;

THENCE, N 77°52'00" E, along the common line of said Lots 8 and 9, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.01 acres of land (44,060 square feet) of land.