

PETITION FOR CONSENT TO ANNEX LAND INTO
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

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

The undersigned, GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31 (the "District"), and SSLT, LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the CITY OF TEXAS CITY, TEXAS (the "City"), for its written consent to the annexation by the District of the 3.312-acre tract of land described by metes and bounds in Exhibit A (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on October 4, 2001. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Galveston Central Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Galveston County, Texas. All of the Land is within the limits of the City. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system and parks and recreational facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Galveston County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, and such drainage and storm sewer system and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$145,000.

VIII.

The Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner and the District will adopt and abide by the conditions set forth in Exhibit B, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on January 24, 2022.

GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 31

By: [Signature]

Name: Daniel Reyna

Title: President

ATTEST:

By: Linda Redden

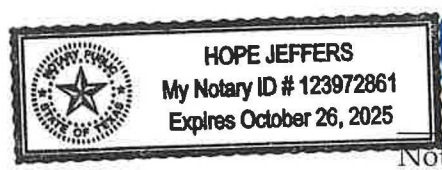
Name: Linda Redden

Title: Secretary



THE STATE OF TEXAS §
COUNTY OF Galveston §

This instrument was acknowledged before me on January 24, 2022, by Daniel Reyna as President and Linda Redden as Secretary, of the Board of Directors of GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 31, a political subdivision of the State of Texas, on behalf of said political subdivision.



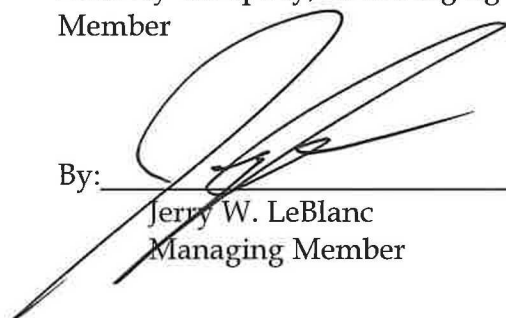
[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

SSLT, LLC, a Texas limited liability company

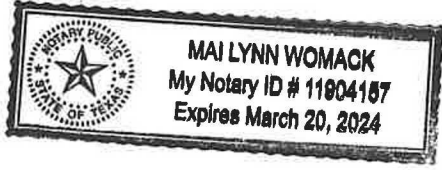
By: Lone Trail Village Development LLC, a Texas limited liability company, its Manager

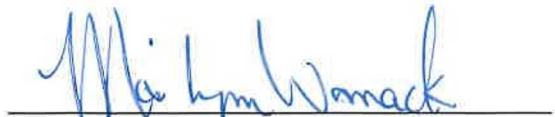
By: Binnacle Development, LLC, a Texas limited liability company, formerly Binnacle Development and Construction Limited Liability Company, its Managing Member

By: 
Jerry W. LeBlanc
Managing Member

THE STATE OF TEXAS §
COUNTY OF HARRIS §
§

This instrument was acknowledged before me on January 24, 2022, by Jerry W. LeBlanc, Managing Member of Binnacle Development, LLC, a Texas limited liability company, Managing Member of Lone Trail Village Development LLC, a Texas limited liability company, Manager of SSLT, LLC, a Texas limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas

(NOTARY SEAL)

Attachments:
Exhibit A: Description of the Land
Exhibit B: Conditions of the City



LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

EXHIBIT "A"

Survey of a 3.312 acre tract of land out of the W. K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract being a part of that certain 71.660 acre tract of land conveyed to SSLT, LLC. in deed recorded under Instrument No. 2019049455 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said 71.660 acre tract, said point lying in the Northeasterly line of a 100 foot right-of-way granted to Galveston - Houston Electric Railway Company in deed recorded in Volume 241, Page 76 in the Office of the County Clerk of Galveston County, Texas;

Thence North 42°30'05" West along the Northeasterly line of said 100 foot right-of-way, same being the Southwesterly line of said 71.660 acre tract, a distance of 630.67 feet to a point for corner;

Thence over and across said 71.660 acre tract the following courses and distances:

North 47°29'55" East, a distance of 38.82 feet to a point for corner;

North 56°55'41" East, a distance of 111.52 feet to a point for corner;

North 61°15'56" East, a distance of 48.76 feet to a point for corner;

North 64°08'35" East, a distance of 149.57 feet to a point for corner;

South 48°02'47" East, a distance of 40.78 feet to a point for corner;

North 41°57'13" East, a distance of 109.44 feet to a point for corner, said point lying in the Easterly line of said 71.660 acre tract, same being the Westerly line of a 63.7443 acre tract of land conveyed to SSLT, LLC. in deed recorded under Instrument No. 2017011172 in the Office of the County Clerk of Galveston County, Texas;

Thence South 01°54'36" East along the Westerly line of said 63.7443 acre tract, same being the Easterly line of said 71.660 acre tract, a distance of 695.24 feet to the Point of Beginning of the herein described tract, and containing a calculated area of 3.312 acres (144,253 square feet) of land, more or less.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE:	JULY 31, 2020
FILE No.:	0180-0049-0002-000
DRAFTING:	JTK
JOB No.:	20-0381

NOTE:
The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument "Moses" (AW1623). All units are expressed in U.S. Survey Feet.

Exhibit B

(a) Bonds will be issued by the District only for the purpose of purchasing and constructing, or purchasing or constructing under contract with The City of Texas City, Texas, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, fire-fighting facilities, parks and recreational facilities, and street, road and bridge facilities or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given. The resolution authorizing the issuance of the District's bonds will contain a provision that any pledge of the revenues from the operation of the District's water and sewer and/or drainage system to the payment of the District's bonds will terminate when and if the City of Texas City, Texas, dissolves the District, takes over the assets of the District and assumes all of the obligations of the District. No land will be added or annexed to the District until The City of Texas City, Texas, has given its written consent by resolution of the City Commission to such addition or annexation.

(b) Any refunding bonds of the District must provide for a minimum of three percent present value savings and no maturity of the refunding bonds may extend beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, the District, its directors, officers, or the developers and landowners will submit to the Director of Public Works and the City Engineer of The City of Texas City, Texas, or to his/her designated representative, all plans and specifications for the construction of water, sanitary sewer, and drainage facilities and street, road and bridge facilities to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform exactly to the specifications of The City of Texas City, Texas. All water service lines and sewer service lines, lift stations, sewage treatment facilities, and appurtenances thereto, installed or used within the District will

comply with The City of Texas City, Texas' standard plans and specifications. Prior to the construction of such facilities within the District, the District or its engineer will give written notice by registered or certified mail to the Director of Public Works and the City Engineer, stating the date that such construction will be commenced. The construction of the District's water, sanitary sewer, and drainage facilities and street, road, and bridge facilities will be in accordance with the approved plans and specifications, and with applicable standards and specifications of The City of Texas City, Texas; and during the progress of the construction and installation of such facilities, the District Engineer of record shall periodically monitor and observe the construction of facilities and submit to the City a certification that all facilities have been installed to City and State plans and specifications. Additionally, the District shall provide funds to pay the City's cost of contracting with an inspector to provide full time monitoring and inspection of the construction of facilities. The Director of Public Works and the City Engineer of the City of Texas City, Texas, or his/her designated representative, may make periodic on-the-ground inspections.

CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

I, the undersigned Secretary of the Board of Directors of Galveston County Municipal Utility District No. 31, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land Into Galveston County Municipal Utility District No. 31 that was filed with the Board of Directors of the District on January 24, 2022.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on January 24, 2022.

**GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 31**

By: Linda Redden
Secretary, Board of Directors

(SEAL)

