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March 11, 2022

VIA EMAIL: rleigh@texascitytx.gov
AND FEDEX

Ms. Rhomari Leigh
City Secretary, City of Texas City
1801 9th Avenue North
Texas City, Texas 77592

Re: Galveston County Municipal Utility District No. 66 (the "District") – Request for Consent to the Annexation of 55.58 Acres owned by Gillbros, L.L.C. (the "Property")

Dear Ms. Leigh:

In connection with the proposed annexation of the captioned Property, enclosed please find the following documents for consideration and approval by the City of Texas City, Texas, at its next City Council meeting:

1. An original and ten (10) copies of the Petition for Consent to Include Additional Land in the captioned District; and
2. Ten copies of an engineering map of the area to be annexed.

Should you have any questions or you need additional information for the City Council to consent to the requested annexation., please do not hesitate to contact the undersigned at (713) 395-4204.

Very truly yours,

Terrie L. Sechrist

Ms. Rhomari Leigh
City Secretary, City of Texas City
March 11, 2022
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Enclosures

cc: **VIA EMAIL: mike@whitebolin.com**
Mr. Mike Bolin (w/out encl.)
White & Bolin Construction, Inc.

VIA EMAIL: sean@sh-engineers.com
Mr. Sean A. Humble, P.E.
Sherrington-Humble, LLC

PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON§

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

GILLBROS, L.L.C., being the holder of title to the land hereinafter described ("Landowner"), and GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66 (the "District") (Landowner and the District are hereinafter collectively referred to at times as "Petitioner"), acting pursuant to the provisions of Section 54.016, Texas Water Code, respectfully petition the City of Texas City, Texas (the "City"), for consent to include additional land in a municipal utility district. In support of this petition, Petitioner shows as follows:

I.

The District, to which the land hereinafter described is sought to be annexed, exists under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended and was created by order of the Texas Commission on Environmental Quality dated September 6, 2006. Landowner is the sole owner and holder of fee simple title to the land sought to be annexed to the District, as indicated by the tax rolls of the central appraisal district of Galveston County, Texas. Landowner represents and warrants that there is no holder of liens against the land sought to be annexed other than those listed on Exhibit "B" attached hereto and incorporated herein for all purposes.

II.

The land sought to be added to the District contains approximately 55.58 acres of land, more or less, and lies wholly within Galveston County, Texas (the "County"). Under the provisions of Vernon's Texas Civil Statutes, Local Government Code, Section 42.001 et seq., as amended, said area is within the corporate limits of the City and is not within such jurisdiction of any other city. All of the territory to be annexed may properly be annexed to the District.

III.

The land sought to be added to the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be annexed 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, domestic and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state; and
- (3) gather, conduct, divert and control local storm water or other harmful excesses of water in the area.

V.

There is a necessity for the improvements above described for the following reasons. The area of 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 the County. The land sought to be added to the District is not supplied with adequate water, sanitary sewer and drainage facilities and services, nor is it presently economically feasible for such facilities to be provided to said land. The health and welfare of the present and future inhabitants of the District, the land sought to be added to the District and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system and an adequate drainage system for and within the land sought to be added to the District. A public necessity exists for the addition of the aforesaid lands to the District in order 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.

VI.

Petitioner agrees and covenants to abide by the conditions set forth in Exhibit "C", attached hereto and made a part hereof for all purposes, until such time as said conditions may be changed by City ordinance or resolution, either specific or general.

VII.

It is estimated by the Petitioner, from such information as is available at this time, that the assessed valuation of the proposed area to be annexed will be approximately \$38,650,000 at full development.

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

Dated this the 22nd day of February, 2022.

GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 66

By: [Signature]
Name: Jeffrey M. Cravey
Title: President, Board of Directors

“Petitioner”

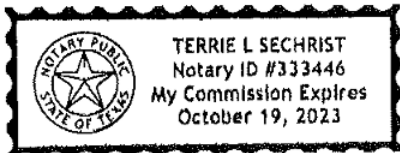
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 18th day of February, 2022, by Jeffrey M. Cravey, President of the Board of Directors of Galveston County Municipal Utility District No. 66, a political subdivision of the State of Texas, on behalf of said entity.

[Signature]

Notary Public in and for the
the State of TEXAS

(NOTARY SEAL)



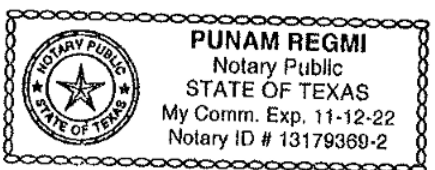
GILLBROS, L.L.C., a Texas limited liability company

By *Stephen A. Gill*
Name: Stephen A. Gill
Title: Member

“Petitioner”

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on this th 24 day of February, 2022, by Stephen A. Gill, a Member of Gillbros, L.L.C., a Texas limited liability company, on behalf of said entity.



Punam Regmi
Notary Public in and for the
the State of TEXAS

(NOTARY SEAL)

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF THE ANNEXATION TRACT



TBPE No. F-726
TBPLS No. 10092300

TRACT 'A' ***52.84 ACRES***

FIELD NOTES of a 52.84 acre tract of land situated in Daniel L. Richardson Survey, Abstract No. 167, Galveston County, Texas; said 52.84 acre tract being out of and a part of a called 56 acre tract described in deed to Gillbros, LLC and recorded in Galveston County Clerk's File Number (G.C.C.F.) 2007053902; said 52.84 acre tract being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99986818846. Reference is made to a land title survey drawing of even date accompanying this description.

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of the herein described tract, the Northwest corner of said called 56 acre tract, the Southwest corner of Lakeview Subdivision as recorded in Volume 254-A, Page 56 of the Galveston County Map Records, also being the East right-of-way line of 23rd Street North (60 feet wide).

THENCE N 87°58'44" E, with the North line of said called 56 acre tract and the South line of said Lakeview Subdivision a distance of 2238.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for the Northeast corner of the herein described tract and the Northwest corner of a called 2.926 acre drill site as recorded at G.C.C.F. No. 2007053902;

THENCE S 02°01'16" E with the East line of this tract of land and the West line of said 2.926 acre drill site a distance of 40.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for an angle point of this tract of land;

THENCE N 87°58'44" E with the East line of this tract of land and the West line of said 2.926 acre drill site a distance of 244.57 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for an angle point of this tract of land;

THENCE S 02°01'16" E with the East line of this tract of land and the West line of said 2.926 acre drill site a distance of 300.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for an angle point of this tract of land;

THENCE N 87°58'44" E with the East line of this tract of land and the South line of said 2.926 acre drill site a distance of 300.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for the most Easterly Northeast corner of this tract of land; said point being in the East line of said 56 acre tract of land and the West line of a tract of land described in deed to BHD Land, Inc. and recorded in G.C.C.F. No. 2005053771;



TBPE No. F-726
TBPLS No. 10092300

THENCE S 02°01'16" E with the East line of this tract of land and the West line of said BHD Land tract a distance of 527.30 feet to a 1/2 inch iron rod with cap stamped "Coastal Surveying" found for the Southeast corner of the herein described tract and said called 56 acre tract and the Southwest corner of said BHD Land tract, also being in the North line of a called 19.7945 acre tract as described in deed to LSR Equities, LLC and recorded in G.C.C.F. No. 2018001123;

THENCE S 87°58'44" W with the South line of this tract of land and said called 56 acre tract, at a distance of 257.17 feet passing the Northeast corner of Godard Park Addition, a subdivision of record in Volume 15, Page 20 of the Galveston County Map Records, at a distance of 1607.59 feet pass the Northwest corner of said Godard Park Addition, continuing a total distance of 2782.57 feet to a 3/8 inch iron rod found for the Southwest corner of the herein described tract and said called 56 acre tract and being in the East right-of-way line of the aforementioned 23rd Street N;

THENCE N 02°01'15" W, with the West line of this tract of land, the West line of said 56 acre tract of land and the East right-of-way line of said 23rd Street N a distance of 867.30 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 52.84 acres (2,301,539 square feet) of land.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA

A. Munroe Kelsay
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: 02/22/2022
Job No: 171-048-02
File No: R:\2017\171-048-02\Docs\Description\Boundary\17104800-MB Tract A (52.84 acres).docx



TBPE No. F-726
TBPLS No. 10092300

TRACT 'B' **2.74 ACRES**

FIELD NOTES of a 2.74 acre tract of land situated in Daniel L. Richardson Survey, Abstract No. 167, Galveston County, Texas; said 2.74 acre tract being out of and a part of a called 56 acre tract described in deed to Gillbros, LLC and recorded in Galveston County Clerk's File Number (G.C.C.F. No.) 2007053902 and also being out of a called 2.926 acre drill site also recorded at G.C.C.F. No. 2007053902; said 2.74 acre tract being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99986818846. Reference is made to a land title survey drawing of even date accompanying this description.

COMMENCING at a 5/8 inch iron rod found for the Northwest corner of said called 56 acre tract, the Southwest corner of Lakeview Subdivision as recorded in Volume 254-A, Page 56 of the Galveston County Map Records, also being the East right-of-way line of 23rd Street North (60 feet wide).

THENCE N 87°58'44" E with the North line of said called 56 acre tract and the South line of said Lakeview Subdivision a distance of 2238.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for the Northwest corner of this tract of land and the Northwest corner of said called 2.926 acre drill site and also being the **PLACE OF BEGINNING**;

THENCE N 87°58'44" E with the North line of this tract of land, the North line of said 2.926 acre drill site and the North line of said called 56 acre tract a distance of 712.87 feet to a 5/8 inch iron rod with cap stamped "R.O. Ellis RPLS 4006" found for the Northeast corner of this tract of land, the Northeast corner of said 2.926 acre drill site, the Northeast corner of said called 56 acre tract, also being the Northwest corner of a tract of land described in deed to BHD Land, Inc. and recorded in G.C.C.F. No. 2005053771;

THENCE S 59°04'51" W with the East line of this tract of land, the East line of said 2.926 acre drill site, the East line of said called 56 acre tract and the West line of said BHD Land tract, a distance of 192.24 feet to a 1/2 inch iron rod with cap stamped "High Tide Surveying" found for an angle point in the East line of this tract of land;

THENCE S 02°01'16" E with the East line of this tract of land, the East line of said 2.926 acre drill site, the East line of said called 56 acre tract and the West line of said BHD Land tract, a distance of 247.10 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for the Southeast corner of this tract of land;



TBPE No. F-726
TBPLS No. 10092300

THENCE S 87°58'44 W with the South line of this tract of land and the South line of said 2.926 acre drill site a distance of 300.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for the Southwest corner of this tract of land and the Southwest corner of said 2.926 acre drill site;

THENCE N 02°01'16 W with the West line of this tract of land and the West line of said 2.926 acre drill site a distance of 300.00 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for an angle point of this tract of land;

THENCE S 87°58'44 W with the West line of this tract of land and the West line of said 2.926 acre drill site a distance of 244.57 feet to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" for an angle point of this tract of land;

THENCE N 02°01'16 W with the West line of this tract of land and the West line of said 2.926 acre drill site a distance of 40.00 feet to **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 2.74 acres (119,601 square feet) of land.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA

A. Munroe Kelsay
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: 02/22/2022
Job No: 171-048-02
File No: R:\2017\171-048-02\Docs\Description\Boundary\17104800-MB Tract B (2.74 acres).docx

EXHIBIT "B"

LIENHOLDERS

None.

EXHIBIT "C"

CITY CONSENT CONDITIONS

(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 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 public facilities including, but not limited to, water, sanitary sewer, and drainage facilities to serve the District and obtain the approval of such plans and specifications. All such facilities installed or used within the District or offsite, will conform exactly to the standards and specifications of the City of Texas City, Texas. The construction of the District's water, sanitary sewer, and drainage facilities shall be in accordance with

the approved plans and specifications, and with applicable standards and specifications of the City of Texas City, Texas. 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. 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. The City of Texas City shall provide full time construction observation and the cost of such construction observation shall be paid by the developer.

(d) The District will not exercise its power of eminent domain until the City of Texas City, Texas, has given its written consent by resolution of the City Commission.