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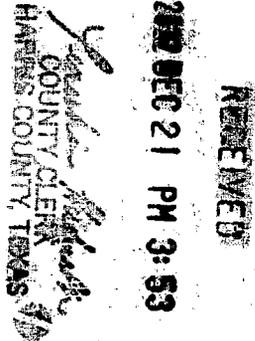
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December 19, 2022

VIA FEDEX

Ms. Teneshia Hudspeth
Harris County Clerk
Harris County Civil Courthouse
201 Caroline, Suite 310
Houston, Texas 77002



RE: Harris County Municipal Utility District No. 582 (the "District")

Dear Ms. Hudspeth,

Enclosed for your files is a copy of the Petition to the Texas Commission on Environmental Quality for the Creation of Harris County Municipal Utility District No. 582. The Texas Commission on Environmental Quality (the "TCEQ") rules require that we file a copy of the Petition with the Harris County Clerk. The Petition will be filed in Austin with the TCEQ, and this copy is being provided to you for your information.

Additionally, enclosed are five (5) County Clerk Certificates of Filing (the "Certificates"). Upon receipt of the Petition, please execute the Certificates and return to the undersigned.

Thank you for your attention to this matter, and please do not hesitate to contact the undersigned or Julianne B. Kugle if you have any questions.

Respectfully,


Ava Leigh Bryan
Legal Assistant

Enclosure

PETITION FOR CREATION OF A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned (the "Petitioner"), being the holder of title to all of the land within the territory described in Exhibit "A" attached hereto, as shown by the tax rolls of Harris County, Texas, and the conveyances subsequent, respectfully petitions for the creation of a municipal utility district (the "District") in Harris County, Texas, pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed District shall be Harris County Municipal Utility District No. 582. There is no other conservation or reclamation district in Harris County, Texas, with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto.

III.

The District shall have all the rights, powers, privileges, authority and functions conferred by and shall be subject to all duties imposed by the Texas Water Code and the general laws relating to municipal utility districts. The District shall contain an area of approximately 195.749 acres of land situated wholly within Harris County, Texas. All of the land proposed to be included within the District is within the extraterritorial jurisdiction (as such term is defined by Chapter 42 of the Texas Local Government Code) of the City of Houston, Texas. No part of the area within the District is within the corporate boundaries of any incorporated city, town, or village, nor the extraterritorial jurisdiction of any other city, town, or village. All of the territory proposed to be included may properly be included in the District. The area proposed to be included in the District consists of that certain land described in Exhibit "A," attached hereto and incorporated herein for all purposes.

IV.

The Petitioner is the owner of and holds title to all of the land within the proposed District, as indicated by the tax rolls of Harris County, Texas, and the conveyances subsequent. There are no liens against, and there is no one residing on, all or any part of the land within the proposed District.

V.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend, inside or outside of its boundaries, any and all works, improvements, facilities, systems, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, industrial, and commercial purposes; to collect, transport, process, dispose of, and control domestic, industrial, and commercial wastes; to gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water or provide adequate drainage in the District; and to purchase, construct, acquire, provide, operate, maintain, repair, improve, or extend, inside or outside of its boundaries, such additional facilities, systems, plants, equipment, appliances, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to

which reference is hereby made for a more detailed description. Additional work and services which may be performed by the District include the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of a roadway system and park and recreational facilities for the inhabitants of the District.

VI.

There is, for the following reasons, a necessity for the above described work, services, and improvements: The area proposed to be within the District will, within the immediate future, experience a substantial and sustained residential and commercial growth. There is not now available within the area, which will be developed as residential subdivisions and commercial development, an adequate water supply and distribution system, sanitary sewer system, drainage and storm water system, roadway system, nor parks and recreational facilities. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension and development of an adequate water supply and distribution system, sanitary sewer system, drainage and storm water system, roadway system, park and recreational facilities, and such other systems as the needs of the inhabitants of the District may require. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, provision, operation, maintenance, repair, improvement, extension, and development of a water supply and distribution system, sanitary sewer system, drainage and storm water system, roadway system, and park and recreational facilities.

VII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, sanitary sewer system, drainage and storm sewer system, roadway system, and park and recreational facilities can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate cost of the development contemplated will be approximately \$31,039,129.

WHEREFORE, the Petitioner respectfully prays that this petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held if necessary and that this Petition be in all things granted, that the proposed municipal utility district be organized and five temporary directors thereof be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedures, and relief as are proper, necessary, and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[SIGNATURE PAGES FOLLOW]

RESPECTFULLY SUBMITTED, this 11 day of October 2021.

PETITIONER:

LGI HOMES-TEXAS, LLC,
a Texas limited liability company

By: [Signature]
Name: Kennon Masters
Title: Officer

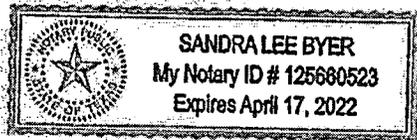
THE STATE OF TEXAS

COUNTY OF Montgomery

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This instrument was acknowledged before me on the 11 day of October 2021,
by Kennon Masters, as Officer of LGI Homes-Texas, LLC, a Texas
limited liability company, on behalf of said limited liability company.

(SEAL)



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

The Land

[attached]



**METES AND BOUNDS DESCRIPTION
FOR**

A 195.749 acre, (8,526,822 square feet more or less) tract of land, being all of Tract 1, a called 97.850 acre tract conveyed to Joe D. Wood and Tract 2, a called 97.850 acre tract of conveyed to Zola Wood Cater as described in a deed recorded in Clerk's File No. 20140535364 in the Official Public Records of Harris County, Texas, situated in the I. & G.N. Railroad Company Survey, Abstract No. 966, Harris County, Texas. Said 195.749 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a railroad spike found for the northwest corner of a said Tract 1, 97.850 acre tract, the northeast corner of a called 5.0001 acre tract conveyed to Eduardo Loya as described in a deed recorded in Clerk's File No. T085516 of the Official Public Records of Real Property of Harris County, Texas, in the Centerline of Mayer Road (called 60' wide right-of-way, per WPA Official Project No. 65-1-66-2749), and in the apparent survey line of I. & G.M. Railroad Survey Company, Abstract No. 966 and Samuel Kelly Survey, Abstract No. 501;

THENCE: N 87°29'16" E, along and with the north line of said Tract 1, 97.850 acre tract, the north line of said Tract 2, 97.850 acre tract, the center line of said Mayer Road, the north line of Abstract No. 966 and the south line of Abstract No. 501, a distance of 3,143.68 feet to a mag nail with shiner stamped "Pape-Dawson" set for the northeast corner of said Tract 2, 97.850 acre tract, the northeast corner of Abstract No. 966, the southeast corner of Abstract No. 501, The southwest corner of the B.B.B.&C. Company Survey, Abstract No. 171, the northwest corner of B.B.B.&C. Railroad Company Survey, Abstract No. 170, and in the center line of said Mayer Road, from which a 1 inch iron pipe bears N 17°34'00" W, a distance of 9.84 feet;

THENCE: S 02°16'53" E, departing the center line of said Mayer Road, along and with the east line of said Tract 2, 97.850 acre tract, the west line of a called 617.91 acre tract conveyed to Henry Schmidt, Jr. as described in a deed recorded in Clerk's File No. G359500 of the Official Public Records of Real Property of Harris County, Texas, the apparent east line of said Abstract No. 966 and the west line of said Abstract No. 170, passing at a distance of 30.00 feet a 5/8 inch iron rod with cap stamped "Pape-Dawson" set in the south right-of-way line of Mayer road, in the east line of said Tract 2, and the northwest corner of said 617.91 acre tract, continuing for a total distance of 3,296.84 feet (called 3296.36 feet) to a 1/2 inch iron rod with cap found for the southeast corner of said Tract 2, 97.850 acre tract, the northeast corner of a called 22.029 acre tract conveyed to Lawrence Frattalone, Jr. as described in a deed recorded in Clerk's File No. X5447505 of the Official Public Records of Real Property of Harris County,

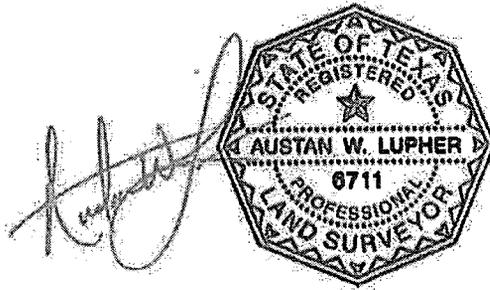
Texas, in the west line of said 617.91 acre tract, the apparent east line of said Abstract No. 966 and the apparent west line of said Abstract No. 170;

THENCE: S 88°14'50" W, along and with the south line of said Tract 2, 97.850 acre tract and the north line of said 22.029 acre tract, a distance of 796.15 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for a southwest corner of said Tract 2, 97.850 acre tract, the northwest corner of said 22.029 acre tract, and in the east line of a called 13.265 acre tract conveyed to Larry Frattalone as described in a deed recorded in Clerk's File No. Z406306 of the Official Public Records of Real Property of Harris County, Texas;

THENCE: N 02°32'31" W, along and with a west line of said Tract 2, 97.850 acre tract, the east line of said 13.265 acre tract and the east line of a called 11.765 acre tract conveyed to Larry Frattalone as described in a deed recorded in Clerk's File No. Z406306 of the Official Public Records of Real Property of Harris County, Texas, a distance of 770.69 feet (called 770.62 feet) to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for an interior corner of said Tract 2, 97.850 acre tract and the northeast corner of said 11.765 acre tract;

THENCE: S 87°24'01" W, along and with a south line of said Tract 1 and Tract 2, the north line of said 11.765 acre tract, the north line of a called 51.125 acre tract conveyed to Edwin Lee Kohutek, Jr. as described in a deed recorded in Clerk's File No. U725401 of the Official Public Records of Real Property of Harris County, Texas, and the north line of a called 159.96 acre tract conveyed to Texas FLG, LLC as described in a deed recorded in Clerk's File No. RP-2018-421130 of the Official Public Records of Real Property of Harris County, Texas, passing a distance of 1,787.90 feet a 1 inch bar found for the northwest corner of said 51.125 acre tract and a northeast corner of said 159.96 acre tract, a total distance of 2,340.39 feet to a 1/2 inch iron rod found for a southwest corner of said Tract 1, interior corner of said 159.96 acre tract;

THENCE: N 02°21'55" W, along and with the west line of Tract 1, passing at a distance of 591.43 feet to a 1/2 inch iron rod, 1.82' left, passing at a distance of 2,489.15 feet a 5/8 inch iron rod with cap stamped "Pape Dawson" set in the south right-of-way line of Mayer Road, and continuing for a total distance of 2,519.15 feet (called 2518.74 feet) to the POINT OF BEGINNING, and containing 195.749 total acres, having 2.165 acres within the right-of-way of Mayer Road, leaving 193.584 net acres in Harris County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 49181-20 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 15, 2020
Job No.: 49181-20
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