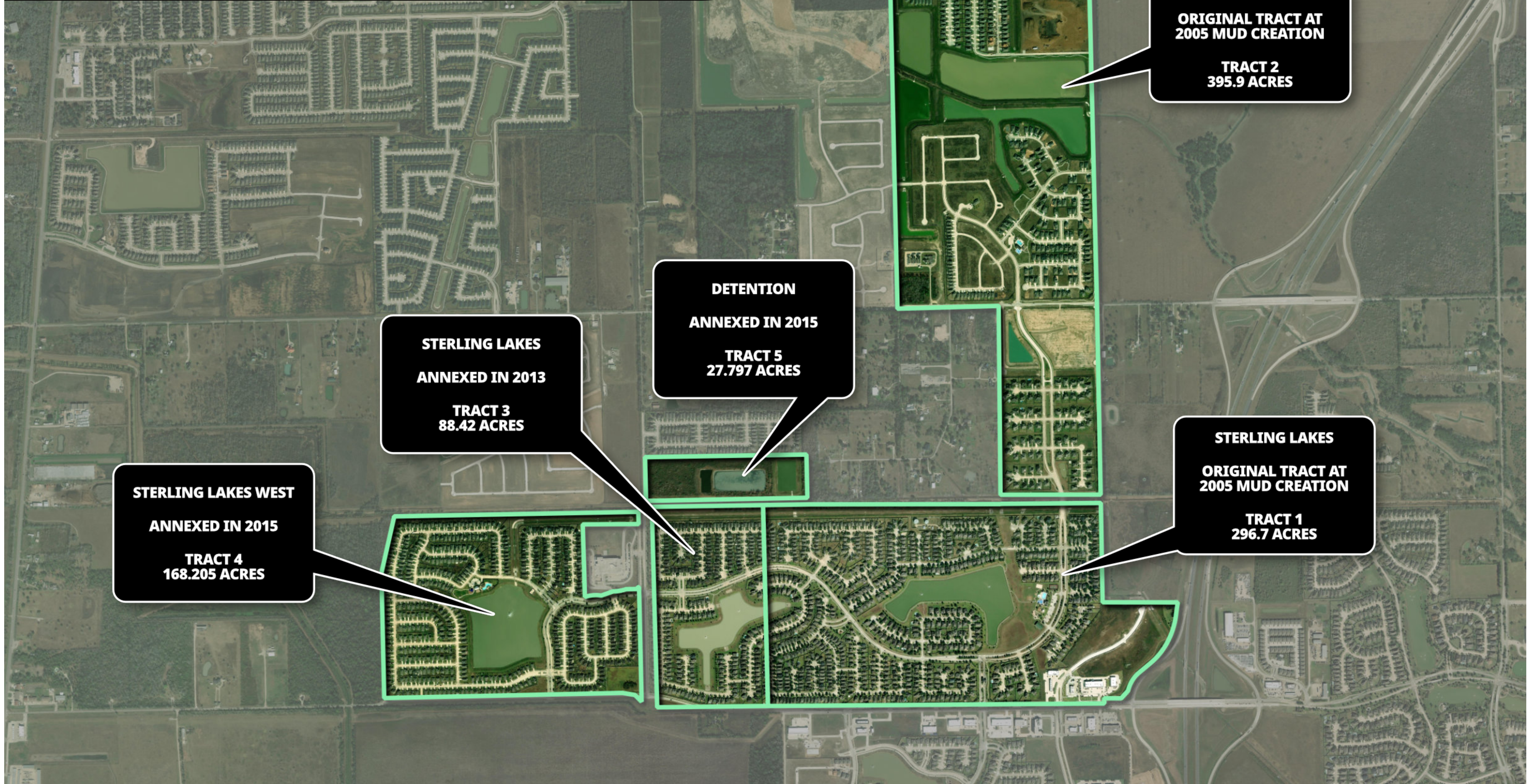




# Welcome to Brazoria County Municipal Utility District No. 31 Open House



# District Map



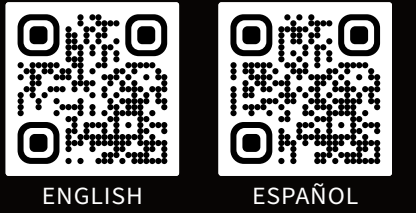
**CANTERRA CREEK**  
**ORIGINAL TRACT AT**  
**2005 MUD CREATION**  
**TRACT 2**  
**395.9 ACRES**

**DETENTION**  
**ANNEXED IN 2015**  
**TRACT 5**  
**27.797 ACRES**

**STERLING LAKES**  
**ANNEXED IN 2013**  
**TRACT 3**  
**88.42 ACRES**

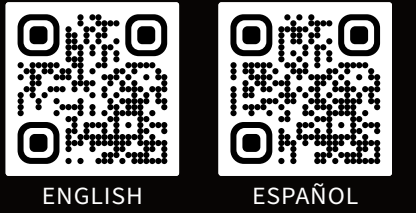
**STERLING LAKES**  
**ORIGINAL TRACT AT**  
**2005 MUD CREATION**  
**TRACT 1**  
**296.7 ACRES**

**STERLING LAKES WEST**  
**ANNEXED IN 2015**  
**TRACT 4**  
**168.205 ACRES**



# Today, BCMUD 31 continues to:

- **Own, inspect, maintain, and repair detention ponds, drainage channels, and stormwater facilities**
- **Coordinate with the City to finance and construct additional water and wastewater capacity needed to serve current and future homes, which facilities are conveyed to the City upon completion**
- **Levy and collect ad valorem taxes to service outstanding bonded debt and operate detention and drainage facilities.**
- **Manage District operating and debt service funds**
- **Participate in financing and improving parks and recreational facilities within the District**

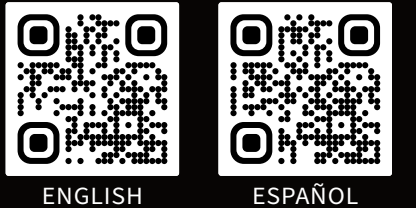


# What will the bond authorization be used for?

If approved, the bond additional authorization may be used over time, as needed, to:

- **Maintain, repair, and operate District-owned detention and drainage facilities**
- **Fund the District's contractual share of permanent wastewater treatment plant expansions designed and constructed by the City**
- **Reimburse developers for water, wastewater, drainage, and road facilities previously constructed on behalf of the District**
- **Manage debt service and operating fund balances to maintain healthy reserves and support future bond issuance**

Some water and wastewater facilities financed by the District will be conveyed to the City upon completion, while drainage and stormwater facilities will continue to be owned and maintained by BCMUD 31.



# Ballot Language

The language below will be on the ballot for residents of the District when they go to the polls or vote by mail for the May 2, 2026 election, asking voters to select one (1) option of either **FOR** or **AGAINST** on the following propositions:

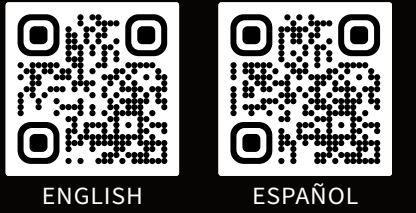
## Proposition A

*THIS IS A TAX INCREASE. The issuance of \$41,300,000 bonds for water, sanitary sewer, and drainage and storm sewer systems and for refunding water, sanitary sewer, and drainage and storm sewer systems bonds of the district, and the levy of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds*

## Proposition B

*THIS IS A TAX INCREASE. The issuance of \$34,700,000 bonds for roads and for refunding road bonds of the district, and the levy of taxes, without limit as to rate or amount, sufficient to pay the principal of and interest on the bonds*

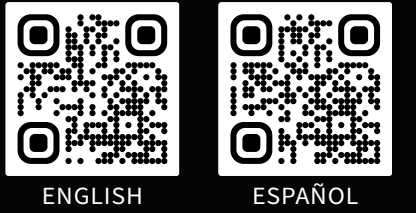
The statement “THIS IS A TAX INCREASE” is in compliance with SB 1025 as interpreted by the Texas Office of the Attorney General.



## Will approval of the bond authorization raise my property taxes?

Approval of the bond authorization will **not** immediately change property taxes. Bonds may only be issued in the future as needed, subject to TCEQ approval and financial feasibility requirements.

Based on current projections and available information, the Board anticipates that the combined City and District tax rate is likely to remain generally within the range of approximately **\$1.30–\$1.35**, implying a District tax rate of approximately **\$0.78–\$0.83**, subject to annual review and changing conditions.



# Early Voting

## NOTICE OF EARLY VOTING AT BRANCH POLLING PLACES

Early voting by personal appearance will be conducted at the following locations:

<b>Angleton (Main)</b>	East Annex, 1524 E Mulberry, Suite 150
<b>Alvin</b>	Alvin Library, 105 S Gordon, Meeting Room
<b>Brazoria</b>	Brazoria Library, 620 S Brooks, Meeting Room
<b>Freeport</b>	Freeport Library, 410 Brazosport Blvd
<b>Lake Jackson</b>	Doris Williams Civic Center, 333 Hwy 332 East, Plaza 1 & 2
<b>Manvel</b>	Keith Traylor Criminal Justice Center, 6605 North Masters, Training Room
<b>Pearland East</b>	Tom Reid Library, 3522 Liberty Dr
<b>Pearland West</b>	West Pearland Community Center, 2150 Countryplace Pkwy
<b>Shadow Creek</b>	West Pearland Library, 11801 Shadow Creek Pkwy, Meeting Room 1 & 2
<b>Sweeny</b>	Sweeny Community Center, 205 W Ashley Wilson Rd
<b>West Columbia</b>	Precinct 4 Building #2, 121 N 10th St

## DATES AND HOURS

**April 20**

8 AM - 5 PM

**April 21**

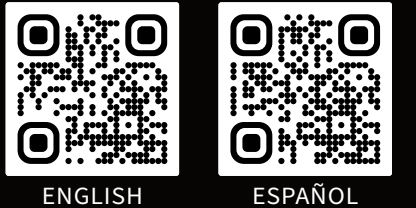
(Closed on San Jacinto Day)

**April 22-25**

8 AM - 5PM

**April 27-28**

8 AM - 5 PM



# Election Day Voting

## Polling Places: Joint Local Election

May 2, 2026 Open 7 AM – 7 PM

City (Ciudad)	Polling Place (Sitio de Votación)	Address (Dirección)	Zip Code (Código Postal)
Alvin	Alvin Library	105 S Gordon	77511
Alvin	Hillcrest Village Municipal Building	200 W Timberlane	77511
Angleton	East Annex (Old Walmart)	1524 E Mulberry	77515
Bonney	Bonney Annex Building	19025 FM 521	77583
Brazoria	Brazoria Library	620 S Brooks	77422
Danbury	Danbury Community Center	6115 5th St	77534
Freeport	Freeport Library	410 Brazosport Blvd	77541
Iowa Colony	Iowa Colony Public Safety Building	3144 Meridiana Pkwy	77583
Lake Jackson	Doris Williams Civic Center	333 Hwy 332 East	77566
Liverpool	Liverpool City Hall	8901 County Road 171	77577
Manvel	Keith Traylor Criminal Justice Center	6605 North Masters	77578
Oyster Creek	Oyster Creek City Hall	3210 FM 523	77541
Pearland	Drainage District No. 4 Building	4813 W Broadway	77581
Pearland	Pearland Recreation Center	4141 Bailey Rd	77584
Pearland	Silverlake Recreation Center	2715 Southwyck Pkwy	77584
Pearland	Tom Reid Library	3522 Liberty Dr	77581
Pearland	West Pearland Community Center	2150 Countryplace Pkwy	77584
Pearland	West Pearland Library	11801 Shadow Creek Pkwy	77584
Richwood	Richwood City Hall	1800 N Brazosport Blvd	77531
Surfside Beach	Surfside Beach City Hall	1304 Monument Dr	77541
Sweeny	Sweeny Community Center	205 Ashley Wilson Rd	77480
West Columbia	Precinct 4 Building #2	121 N 10th St	77486