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City of Tomball
Annexation Packet: Request of Owner
Coversheet

This form is for use by a property owner that requests full-purpose annexation of a tract. If the subject tract is not individually owned and the petition is not by consent of all property owners, a different packet must be used. All property owners must consent to annexation and be signatories on the petition. **ONLY ONE OWNER NEEDS TO SUBMIT THE APPLICATION BUT ALL OWNERS MUST SIGN THE PETITION.**

The City of Tomball requires annexation as a condition of providing municipal water, wastewater and gas to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility service can be provided per the Written Agreement Regarding Services under the same conditions as for other property located within the City of Tomball.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1019 or the Community Development Department at 281-290-1405.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code. **ANNEXATION MUST BE COMPLETED PRIOR TO PROVIDING WATER, WASTEWATER AND GAS UTILITIES.**

I, the undersigned, submit this complete packet for purposes of seeking annexation into the City of Tomball.

AVEN R. MCBRIDE

Name of Owner submitting Application

Aven R. McBride

Signature

Date

Cover sheet

Property Owner Attestation Checklist

Proof of Ownership

Property Value & Anticipated Development Information Worksheet

Petition Requesting Annexation

Metes and Bounds Description and Map of Property (as Exhibit A)

Written Agreement Regarding Services

Attendance at Public Hearing (time and date to be posted)

City Department Review Page

Submit complete application to: City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Retain a copy for your records.

City of Tomball
Annexation Packet: Request of Owner
Property Owner Attestation Checklist

For the annexation request to be valid and complete under this application and process, the following must be true:

Property in the Extraterritorial Jurisdiction of Tomball (land is contiguous and adjacent to the City).

The property is not appraised for ad valorem tax purposes as land for:

- Agricultural management use; OR
- Wildlife management use; OR
- Timber land; OR

The landowner declines (waives) to make a development agreement with the City.

All landowners are in consent of and are signatories on the annexation.

These attestations will be made as part of the Petition.

FILED BY
ALAMO TITLE COMPANY
(HOUSTON)

23126454

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

THAT Myron Eugene Schroeder and Phyllis Schroeder (hereinafter called GRANTOR, whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Aven R McBride (hereinafter called GRANTEE, whether one or more), whose mailing address is:

11602 Hu Asmuth Kuykendahl

Tomball, Texas

73375

the receipt of all of which is hereby acknowledged and confessed, have GRANTED, BARGAINED, SOLD and CONVEYED and by these presents do GRANT, BARGAIN, SELL and CONVEY, unto said Grantee all that certain tract or parcel of land, together with all improvements and fixtures located thereon, situated in the County of Harris, State of Texas, and described as follows, to wit:

Being a 11.765 acre tract of land in the Joseph Miller Survey, Abstract No. 50, in Harris County, Texas, out of and a part of that certain 15.50 acre tract of land described in deed recorded under Clerk's File No. E998684 of the Official Public Records of Real Property of Harris County, Texas, said 11.765 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 1-1/2-inch iron pipe found lying in the South line of that certain 19.901-acre tract of land described in deed recorded under Clerk's File No. L271653, and marking the Northeast corner of the subject tract and the said 15.50 acre tract (hereafter referred

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to as "the parent tract"). Said point also marks the Northwest corner of McKINNY PLACE, an unrecorded subdivision of that certain 15.6960-acre tract recorded in Volume 5515, Page 100 (HCDR);"

THENCE South 00°04'00" West (Reference Bearing based on deed of the parent tract), with the East line of the parent tract and the West line of McKINNY PLACE, a distance of 1113.84 feet to a ½-inch iron rod (with cap) found marking the upper Southeast corner of the subject tract, and the Northeast corner of that certain 1.000 acre tract of land described in deed recorded under Clerk's File No. 2017-363209;

THENCE North 89°57'56" West, departing the East line of the parent tract and the West line of McKINNY PLACE, a distance of 151.92 feet to a ½-inch iron rod (with cap) found marking the Northwest corner of the said 1.000-acre tract, and an interior corner of the subject tract;

THENCE South 00°02'20" West, a distance of 286.97 feet to a ½-inch iron rod (with cap) found lying in the North right-of-way line of Zion Road, and marking the lower Southeast corner of the subject tract, and the Southwest corner of the said 1.000-acre tract;

THENCE South 89°58'15" West (called N 89°56'W), with a line that is parallel with and 18.44 feet North of the South line of the parent tract and the said Miller Survey, a distance of 184.30 feet to a ¾-inch iron rod set to mark the lower Southwest corner of the subject tract, and the Southeast corner of ZION VISTA, a two-lot subdivision according to the map or plat thereof recorded under Film Code No. 681563 of the Map Records of Harris County, Texas;

THENCE North 00°02'17" west, departing the North line of Zion Road, a distance of 368.61 feet to a 1-1/2 Inch iron pipe found at fence corner post marking an interior corner of the subject tract, and the Northeast corner of said ZION VISTA subdivision;

THENCE North 89°44'34" West, a distance of 211.19 feet to a ¾-inch iron rod set in the East right-of-way line of Ulrich Road (60-foot R-O-W), and marking the upper Southwest corner of the subject tract, and the Northwest corner of said ZION VISTA subdivision;

THENCE North 00°12'07" East, with the East line of Ulrich Road, a distance of 619.24 feet to a 1-inch iron pipe (with cap) found marking the Southwest corner of that certain 3.000-acre Mobilnet Lease Site tract described under Clerk's File No.'s R664270 and V099484. Said point also marks the lower Northwest corner of the subject tract;

THENCE South 89°46'29" East, departing the East line of Ulrich Road, a distance of 59.96 feet to a 1-inch iron pipe (with cap) found marking an interior corner of the subject tract and an angle point in the South line of the said 3.000 acre tract;

THENCE North 60°01'58" East, a distance of 387.46 feet to a 1-inch iron pipe (with cap) found marking an interior corner of the subject tract, and the upper Southeast corner of the said 3.000 acre tract;

THENCE North 00°06'58" East, a distance of 218.96 feet to a 1-inch iron pipe (with cap) found lying in the North line of the parent tract, in the South line of the said 19.901 acre tract, and marking the upper Northwest corner of the subject tract, and the Northeast

corner of the said 3.000 acre tract;

THENCE South 89°54'18" East, with the North line of the parent tract and the South line of the said 19.901 acre tract, a distance of 150.90 feet to the POINT OF BEGINNING and containing 11.765 acres, more or less, together with all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way.

This conveyance is made subject to any and all restrictions, mineral and/or royalty reservations, covenants, maintenance or similar charges, and easements, if any, relating to the herein above described property, but only to the extent that they are still in force and effect, shown of record in said County, and to all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above-described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee and Grantee's heirs, successors and assigns forever; and it is agreed that Grantor and Grantor's heirs, successors and assigns are hereby bound to **WARRANT AND FOREVER DEFEND**, all and singular, the premises, unto the said Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated as of the date hereof, and Grantee assumes and agrees to pay the same.

EXECUTED the 30th day of MARCH 2023.


MYRON EUGENE SCHROEDER


PHYLLIS SCHROEDER

THIS DOCUMENT E-RECORDED BY:
ALAMO TITLE COMPANY
1002 VILLAGE SQUARE DR. - Suite #A
TOMBALL, TX 77375
CF# ATCH23126454

THE STATE OF TEXAS §
COUNTY OF San Patricio §

This instrument was acknowledged before me on the 30th day of MARCH 2023,
by Myron Eugene Schroeder and Phyllis Schroeder.

(seal)



Deborah Anne Garza
NOTARY PUBLIC - STATE OF TEXAS.

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COPY

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Pages 5

04/06/2023 03:59 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

City of Tomball
Annexation Packet: Request of Owner
Property Value & Anticipated Development Information Worksheet

1. Agent's Contact Information

Please list any agents acting on behalf of the annexation property owner(s) that should be notified of information pertaining to this annexation request.

Name: KENT STILES

Company Name: PARTNERS IN BUILDING

Mailing Address: 2901 W. Sam Houston Pkwy N. Ste C150

Houston
77043

Phone Number: 281-798-9663

E-mail Address: KENT.STILES@PARTNERSINBUILDING.COM

(Attach a list of additional agents, if necessary.)

2. Property Addresses (List all property addresses associated with the proposed annexation property. Attach a list of additional property addresses, if necessary.)

a. 13130 ZION RD. TOMBALL, TX. 77375

b. 0 ZION RD. TOMBALL, TX. 77375

c. _____

d. _____

e. _____

f. _____

3. Nature of Existing Property TR18 & TR25

Property Location: Abstract 50 J Miller

Number of Acres: 11.89

Current Assessed Valuation of Land: 353,488.

Current Assessed Valuation of Improvements: - 0 -

Total: 353,488.

Does this property current contain any structures?

 Yes (continue with subsection a through d)

X No (skip to #4)

a. Residential

Are there existing residential structures on the property?

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☒ No (skip to b)
☐ Yes (continue)
☐ Total Units
☐ Lots or ☐ Acres

Number of Units by Type:

☐ Single Family
☐ Duplexes
☐ Four-Plex
☐ Patio Homes
☐ Townhouses
☐ Apartments

- b. Office and Commercial
Are there existing Office or Commercial structures on the property?

☒ No (skip to c)
☐ Yes (continue)
Size (Sq. Ft.) _____
Structure Description _____
Exterior Site Improvements _____

Total Site Coverage _____

- c. Institutional
Are there existing Institutional structures on the property?

☒ No (skip to d)
☐ Yes (continue)
Size (Sq. Ft.) _____
Structure Description _____
Exterior Site Improvements _____

Total Site Coverage _____

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Property Value & Anticipated Development Information Worksheet

d. Industrial

Are there existing Industrial structures on the property?

☒ No (skip to 4)

☐ Yes (continue)

Size (Sq. Ft.) _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

4. Anticipated Development

a. Platting Status (check the applicable box below)

☐ A plat pertaining to this property **HAS BEEN** submitted to the Community Development Department for review.

☒ A plat pertaining to this property **WILL BE** submitted to the Community Development Department for review in the near future.

☐ A plat pertaining to this property **WILL NOT BE** submitted within the next six (6) months.

b. Zoning Status – NOTE: PROPERTIES ARE ANNEXED AS AGRICULTURAL (“AG”) ZONING, UNLESS ZONING RECLASSIFICATION IS REQUESTED BY THE PROPERTY OWNER IN CONJUNCTION WITH ANNEXATION.

Is zoning reclassification requested in conjunction with the annexation process?

☐ YES (ensure you contact the Community Development Department)

☒ NO

Will zoning changes be required and requested in the future to accommodate anticipated development?

☐ YES (Describe: _____ acres of _____ acres will be rezoned)

☒ NO

c. Residential

Are Residential structures anticipated on the proposed property?

☐ NO (skip to d)

☒ YES (continue)

4 Number of Units

1 MIL Value of Units (individual)

____ Number of Lots or Acres

4 MIL Estimate Total Value

Number of Units by Type

3 Single-Family

____ Duplexes

____ Four-Plex

City of Tomball
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☐ Patio Homes
☐ Townhouses
☐ Apartments

d. Office and Commercial

Are Office and/or Commercial structures anticipated on the proposed property?

☒ NO (skip to e)

☐ YES (continue)

Size (Sq. Ft.) _____

Unit Value (\$/Sq. Ft.) _____

Total Estimated Value _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

e. Institutional

Are Institutional structures anticipated on the proposed property?

☒ NO (skip to f)

☐ YES (continue)

Size (Sq. Ft.) _____

Unit Value (\$/Sq. Ft.) _____

Total Estimated Value _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

f. Industrial

Are Industrial structures anticipated on the proposed property?

☒ NO (skip to g)

☐ YES (continue)

Size (Sq. Ft.) _____

Unit Value (\$/Sq. Ft.) _____

Total Estimated Value _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

City of Tomball
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g. Staging of Anticipated Development (in percentages (%))

	Current Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential	100%						
Office/Commercial							
Institutional							
Industrial							

**City of Tomball
Annexation Packet: Request of Owner
City Department Review Page**

To be filled by Requestor(s)

Property Description: 13130 Zion Rd. 1/2 @ Zion Rd.

Requestor / Owner: Aven McBride

Requestor / Owner: _____

Requestor / Owner: _____

Date complete packet filed: _____

To be filled by City Departments

Directions: Review the packet for completeness and concurrence with request.

For: Police Department

Name [Printed]

Name [Signature]

Position

Date

For: Community Development

Name [Printed]

Name [Signature]

Position

Date

For: Fire Department

Name [Printed]

Name [Signature]

Position

Date

For: Public Works / Engineering

Name [Printed]

Name [Signature]

Position

Date

Return to City Secretary

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF TOMBALL,
TEXAS:

The undersigned owners of the hereinafter described tract of land, which represents each and every owner of the land in the area requesting annexation, hereby waive, if required, a development agreement pursuant to Section 43.016, Texas Local Government Code, and petition your honorable Body to extend the present city limits so as to include as part of the City of Tomball, Texas, the following described territory, to wit:

[DESCRIBE THE TERRITORY COVERED BY THE PETITION IN METES AND BOUNDS. A SURVEY AND/OR DESCRIPTION CAN BE ATTACHED AS A SEPARATE DOCUMENT AND REFERENCED AS AN EXHIBIT – DELETE THIS AFTER EDITS]

We certify that the above described tract of land is contiguous and adjacent to the City of Tomball, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

[USE AS MANY OR AS FEW SIGNATURE LINES AS NECESSARY FOR EACH PROPERTY OWNER – DELETE THIS AFTER EDITS]

Signed: Aven R. McBride

Signed: _____

Signed: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Aven R. McBride, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 14 day of March, 2025.



Tausha Monique Citizen
Notary Public in and for Harris County, Texas

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

- I. **Introduction.** This Municipal Service Plan (the "Plan") is made by the City of Tomball, Texas (the "City"), pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of the tract of land (the "Tract") described in metes and bounds in "Exhibit A", which is attached to the Petition, this Plan, and to the annexation ordinance which this Plan is a part.
- II. **Effective Term.** This Plan shall be in effect for a period of ten (10) years commencing on the effective date of the annexation of the Tract, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.
- III. **Intent.** It is the intent of the City that services under this Plan shall equal the number of services and level of services in existence within the Tract prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected within the Tract. However, it is not the intent of this Plan to require that a uniform level of service be provided to all areas of the City, including the Tract, where differing characteristics of topography, land utilization, and population density are considered as a sufficient basis for providing differing service levels.

The City reserves the right, granted to it by Section 43.056(k), Texas Local Government Code, to amend this Plan, if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Texas Local Government Code, or other Texas laws to make this Plan unworkable, obsolete, or unlawful.

IV. **Service Programs.**

A. In General.

1. This Plan includes the following service programs: a General Services Program and a Capital Improvement Program.
2. As used in this Plan, "providing services" shall include having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area, or cause the area to be provided, with services in accordance with the Plan. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to provide such services, in whole or in part.

As used in this Plan, the phrase "standard policies and procedures" shall mean those policies and procedures of the City applicable to a particular service, which are in effect either at the time that the service is requested or at the time the service is made available or provided. Such policies and procedures may require a specific type of request be made, such as an

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

application or a petition, may require that fees or charges be paid, and may include eligibility requirements or other similar provisions.

3. **Extension Policy.** The following information is a summary of the City's policies respecting water, wastewater and gas service extensions. This summary is made in compliance with Texas Local Government Code, which requires that each annexation plan include a summary of the service extension policy. Nothing herein shall repeal any provisions of the Code of Ordinances of the City, as amended, or any of the uncodified ordinances that contain the City's policies and procedures.

The City extends water, wastewater, and gas services to existing unserved development as follows:

Construction of such service lines is based on a priority schedule that considers potential health hazards, population density, the number of existing buildings, the reasonable cost of providing service, and the desires of the residents of the unserved areas.

Extensions built by the City at its cost are included in its Capital Improvements Plan, which is updated annually. Placement of an extension or enlargement of any water and/or wastewater lines into the Capital Improvement Plan is based primarily on the following requirements: (1) to provide service to unserved areas, (2) and to provide adequate capacity for projected service requirements.

Persons or entities desiring to develop land within unserved areas must construct water, wastewater, and gas service lines and extensions to connect to City trunk lines to serve the new development.

- B. **General Services Program.** The following services will be provided within the Tract within the period required by State law: police protection, fire protection, solid waste collection, operation and maintenance of water, wastewater, and gas facilities, operation and maintenance of roads and streets, including lighting, operation and maintenance of parks, playgrounds, and swimming pools, and maintenance of any other publicly owned facility, building or service. The General Services Program plan is as follows:

1. **Police Protection.** The Police Department of the City will provide protection and law enforcement within the Tract. These activities will include routine patrols and responses, handling of complaints and incident reports, and, as appropriate, support by special units. In order to provide the above services, the Police Department will operate from a city facility.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

2. Fire Protection. The Fire Department of the City will provide fire protection to the Tract. Fire protection will be provided from a city operated Fire Station. Fire protection will remain at the current or higher level of service.
3. Solid Waste Collection. All eligible residences and businesses will be provided solid waste collection service, either by City personnel or by contract.
4. Maintenance of Water, Wastewater, and Gas Facilities. There are no City water, wastewater, or gas facilities currently located within the Tract. If any such facilities are constructed or acquired by the City within the Tract, the City's Department of Public Works will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
5. Operation and Maintenance of Roads and Streets (including lighting). The City's Department of Public Works will provide for the maintenance of roads and streets over which the City will have jurisdiction. Such Department will also provide services relating to traffic control devices and will provide street lighting for such roads and streets through an electric utility company or by other means. The operation and maintenance of roads and streets, including street lighting and traffic control devices, shall be provided at levels of service and maintenance comparable to those available for other roads and streets in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
6. Operation and Maintenance of Parks, Playground and Swimming Pools. There are no public parks, playgrounds, or swimming pools currently located within the Tract. If, as a result of acquisition of park land, any such facilities are constructed by the City within the Tract, the City's Department of Parks and Recreation will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
7. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service. Those drainage facilities associated with City-maintained public streets will be maintained by the City's Department of Public Works, as needed. Any other facility, building, or service existing or

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

which may be constructed or located by the City within the Tract, will be operated and maintained by an appropriate City department at levels of service and maintenance comparable to those available to other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

- C. Capital Improvement Program. It is the intent of the City to provide full City services within the Tract not less than four and one-half (4-1/2) years after the effective date of annexation of the Tract, in accordance with the Texas Local Government Code, § 43.056(e).

The City will initiate the acquisition and construction of the capital improvements necessary to provide municipal services adequate to serve the Tract. Any necessary construction or acquisition is indicated below, and any such construction or acquisition shall begin within two (2) years of the effective date of this Plan and shall be substantially completed within 4-1/2 years, except as otherwise indicated:

1. Police Protection. No capital improvements are necessary at this time to provide police protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded police facilities.
2. Fire Protection. No capital improvements are necessary at this time to provide fire protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded fire facilities.
3. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded solid waste facilities and/or services.
4. Wastewater Facilities. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public wastewater facilities. Wastewater services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of wastewater services is attached to and made a part of this Plan.
5. Water Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public water facilities. Water services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

the City's policies with regard to the extension of water services is attached to and made a part of this Plan.

6. Gas Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public gas facilities. Gas services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of gas services is attached to and made a part of this Plan.
 7. Roads and Streets (including lighting). The City will acquire jurisdiction in and over all public roads and streets within the Tract upon annexation, pursuant to Section 311.001 of the Texas Transportation Code and other similar provisions, except for public roads and streets subject to the jurisdiction of other governmental entities. Additional roads, streets, or related facilities are not necessary at this time to service the Tract. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices or street lights, within the Tract will be governed by standard policies and procedures of the City. The Tract will be included with other City territory in connection with planning for new, improved, revised, widened, or enlarged roads, streets, or related facilities.
 8. Parks, Playgrounds, and Swimming Pools. No capital improvements are necessary at this time to provide park and recreational services to the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded parks, playgrounds, and/or swimming pools.
 9. Other Publicly Owned Facilities, Buildings or Services: Additional Services. In general, other City functions and services can be provided to the Tract by using existing capital improvements. At this time, additional capital improvements are not necessary to provide City services. However, the Tract will be included with other City territory in connection with planning for new, revised, or expanded facilities, functions, and services.
- V. **Amendment.** This Plan may not be amended or repealed, except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes at any time. This Plan is subject to, and shall be interpreted in accordance with, the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and any orders, rules, or regulations of any other governmental body having jurisdiction.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

- VI. **Force Majeure.** In the event the City is rendered unable, wholly or in part, by force majeure to carry out its obligations under this Plan, notice shall be given with full particulars of such force majeure, in writing, as soon as reasonably possible after the occurrence of the cause relied on, and the City's obligations, so far as effected by such force majeure, shall be suspended during the continuance of such inability so caused but for no longer period, and such cause shall, so far as possible, be remedied with all reasonable dispatch; provided, however, City shall not be required to settle a strike or dispute with workmen when such settlement is against the will of the City. The term "force majeure" shall mean acts of God, strikes, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests and restraints of rulers and people, explosions, breakage or accident to machinery or lines of pipe, droughts, hurricanes and tornadoes, and any other inability of either party, whether similar to those enumerated or otherwise, not within the control of the City, which, by the exercise of reasonable diligence, the City shall not have been able to avoid.
- VII. **Entire Plan.** This document contains the entire and integrated Plan relating to the Tract and supersedes all other negotiations, representations, plans, and agreements, whether written or oral.

If one or more provisions of this Plan is held to be invalid, unenforceable, or illegal in any respect, the remainder of the Plan shall remain valid and in full force and effect.

SIGNATURES

For the City:

Name [Signature]

Name [Printed]

Position

Date

For the Property Owner:



Name [Signature]

AVEN R. MCBRIDE

Name [Printed]

Company [if applicable]

Date

SERVICE AGREEMENT NOT VALID UNTIL SIGNED BY CITY REPRESENTATIVE AND
PROPERTY HAS BEEN ANNEXED

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

Additional Property Owner(s) [if applicable]

Name [Signature]

Name [Signature]

Name [Printed]

Name [Printed]

Company [if applicable]

Company [if applicable]

Date

Date



METES & BOUNDS
11.89 - ACRES (517,711 SQ. FT.)
OUT OF THE J. MILLER SURVEY ABSTRACT NO. 50,
HARRIS COUNTY, TEXAS

A tract of land containing 11.89-acres (517,711 square feet), being all of that certain called 11.765 acre tract of land conveyed to Aven R. McBride as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number (No.) RP-2023-122538, Official Public Records Harris County, Texas, (O.P.R.H.C.T.) out of a 15.50 acre parent tract of land conveyed to Myron Eugene Schoeder by deed under H.C.C.F. No. E998684, Harris County, Texas, situated in the J. Miller Survey, Abstract No. 50, Harris County, Texas and being more particularly described by metes and bounds as follows; (Bearings & distances are based on Texas State Plane Grid Coordinates, South Central Zone 4204, (NAD 83)):

BEGINNING at a 1-inch iron pipe with "Cotton" cap lying in the east right-of-way (R.O.W.) line of Ulrich Road (60' wide at this point as monumented) marking the southwest corner of a called 3.00 acre tract conveyed to GTE Mobilnet of South Texas by deed under H.C.C.F. No. V099484, and being the most westerly northwest corner of the herein described tract and from which a found 5/8-inch iron rod marking the northwest corner of said 3.00-acre tract bears North 02°23'26" West, a distance of 412.92 feet; (said 1-inch iron pipe having coordinates of N:13969803.41, E:3037154.32)

THENCE, along the common line of said 3.00-acre tract and said 11.765 acre tract the following three (3) courses and distances:

1. North 87°37'58" East, a distance of 59.96 feet, to a found 1-inch iron pipe with "Cotton" cap for interior angle corner of the herein described tract;
2. North 57°26'25" East, a distance of 387.46 feet, to a found 1-inch iron pipe with "Cotton" cap for interior angle corner of the herein described tract;
3. North 02°28'35" West, a distance of 218.96 feet, to a set 5/8-inch iron rod with Tri-Tech cap lying in the south line of that certain called 19.898 acre tract conveyed to Richard O. Kinsey by deed under H.C.C.F. No. S913430, marking the northeast corner of said 3.00-acre tract and being the most northerly northwest corner of the herein described tract;

THENCE, North 87°30'09" East, along the south line of said 19.898-acre tract, a distance of 150.90 feet, to a found 1/2-inch iron pipe, marking the northwest corner of a called 0.524-acre tract conveyed as Lot 14 of McKinney Place, an unrecorded subdivision, to James A. Trevanthen and wife Kathy Trevanthen recorded under H.C.C.F. No. 20110396888, being out of that certain called 15.696-acre tract of land conveyed to Wheeler Coe Jr., Trustee by deed under H.C.C.F. No. E420245, and being the northeast corner of the herein described tract;

THENCE, South 02°31'33" East, along the common line of said 15.50-acre parent tract east line, the west line of said Unrecorded subdivision McKinney Place, at a distance of 712.03 feet pass a found 1/2 inch iron rod, continuing at a distance of 915.27 feet, to a point in said common line from which a found 1/2 inch iron rod bears South 26°03' West a distance of 0.54 feet, continuing for a total distance of 1113.83 feet, to a set 5/8-inch iron rod with Tri-Tech cap, marking the northeast corner of a called 1.000-acre tract of land conveyed to Laura Reyes by deed under H.C.C.F. No. RP-2021-377931, and being the most easterly southeast corner of the herein described tract, from which a found 1-1/2-inch iron pipe lying in the north R.O.W. line of Zion Road (variable width) marking the southwest corner of a called 0.3832-acre tract of land conveyed to Catherine I. Iveson and Christopher C. Iveson by deed under H.C.C.F. No. RP-2017-420536, bears South 02°31'33" East, a distance of 286.80 feet;

THENCE, South 87°26'31" West, along the north line of said 1.000-acre tract, a distance of 151.92 feet, to a found 1/2-inch iron rod marking the northwest corner of said 1.000-acre tract and being an interior angle corner of the herein described tract;

THENCE, South 02°33'13" East, along the west line of said 1.000-acre tract, passing at a distance of 286.97 feet, the southwest corner of said 1.000 acre tract, continuing for a total distance of 305.41 feet, to a point lying in the common line of the Joseph Miller Survey Abstract No. 50 and the Ralph Hubbard Survey Abstract No. 383, and being the most southerly southeast corner of the herein described tract;

THENCE, South 87°22'41" West, along said Miller & Hubbard survey line, a distance of 184.28 feet, to a point marking the southeast corner of Zion Vista, a subdivision recorded under Film Code (F.C.) No. 681563, Harris County Map Records (H.C.M.R.) and being the most southerly southwest corner of the herein described tract;


THENCE, North 02°37'50" West, along the east line of said Zion Vista, passing at a distance of 18.44 feet, the southeast corner of Lot 1, Block 1 of said Zion Vista, continuing at a distance of 217.65 feet pass a 1/2 inch iron rod with "Survey 1" cap found and continuing for a total distance of 387.05 feet, to a 1-1/2 inch iron pipe marking the northeast corner of Lot 2, of said Block 1 of Zion Vista, and being an interior angle corner of the herein described tract;

THENCE, South 87°39'53" West, along the north line of said Lot 2 Block 1 of Zion Vista, a distance of 211.19 feet, to a set 5/8-inch iron rod with Tri-Tech cap, lying the east R.O.W. line of aforementioned Ulrich Road, marking the northwest corner of said Zion Vista and being the most westerly southwest corner of the herein described tract, from which a 1/2 inch iron rod found bears South 87°31' East, a distance of 9.08 feet;

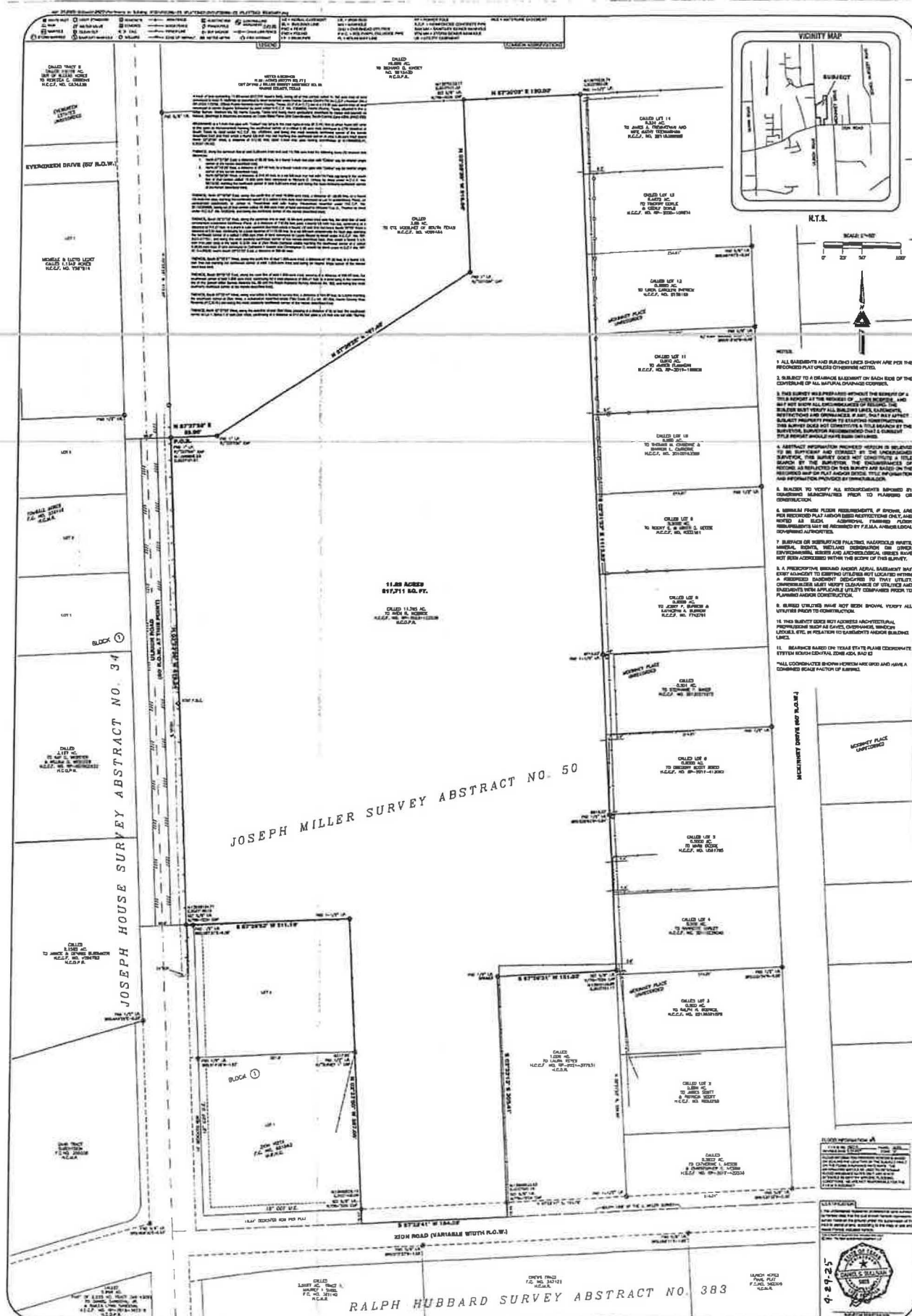
THENCE, North 02°23'26" West, along the east R.O.W. line of said Ulrich Road (60' wide at this point), a distance of 619.24 feet to the **POINT OF BEGINNING** and containing 11.89 acres (517,711 square feet).

This field note description is part of the survey plat of same date. (Plat being Page 1 of 2 pages)

- 1.) Bearings shown are based on Texas State Plane Coordinates, South Central Zone 4204, NAD83
- 2.) The square footage and acreage values shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set


DANIEL S SULLIVAN, R.P.L.S. NO. 5828
4/29/25
JOB NO. PIB1086-25





HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0410060020080

Tax Year: 2025



Owner and Property Information								
Owner Name & Mailing Address: MCBRIDE AVE R 11602 HUFFSMITH KUYKENDAHL TOMBALL TX 77375-3150				Legal Description: TR 18 ABST 50 J MILLER				
				Property Address: 0 ZION RD TOMBALL TX 77375				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
C3 -- Real, Vacant Lots/Tracts (Not in City)	2000 -- Residential Vacant	16,988 SF	0 SF	2581.06	26001	400 -- ISD 26 - Tomball ISD	4772D	248Z

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	026	TOMBALL ISD	Pending	Pending	1.062900	
	040	HARRIS COUNTY	Pending	Pending	0.385290	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.048970	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.006150	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.163480	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004799	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107600	
	665	HC ESD 15	Pending	Pending	0.048810	
	679	HC EMERG SERV DIST 8	Pending	Pending	0.097754	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2024			Value as of January 1, 2025		
	Market	Appraised		Market	Appraised
Land	59,458		Land		
Improvement	0		Improvement		
Total	59,458	59,458	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	2000 -- Res Vacant Override	SF1	SF	16,988	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0410060020119

Tax Year: 2025



Owner and Property Information								
Owner Name & Mailing Address: MCBRIDE AVE R 11602 HUFFSMITH KUYKENDAHL TOMBALL TX 77375-3150				Legal Description: TR 25 ABST 50 J MILLER				
				Property Address: 13130 ZION RD TOMBALL TX 77375				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
C3 -- Real, Vacant Lots/Tracts (Not in City)	2000 -- Residential Vacant	500,940 SF	0 SF	2581.06	26001	400 -- ISD 26 - Tomball ISD	4772D	248Z

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	026	TOMBALL ISD	Pending	Pending	1.062900	
	040	HARRIS COUNTY	Pending	Pending	0.385290	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.048970	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.006150	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.163480	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004799	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107600	
	665	HC ESD 15	Pending	Pending	0.048810	
	679	HC EMERG SERV DIST 8	Pending	Pending	0.097754	

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Valuations

Value as of January 1, 2024			Value as of January 1, 2025		
	Market	Appraised		Market	Appraised
Land	294,030		Land		
Improvement	0		Improvement		
Total	294,030	294,030	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	2000 -- Res Vacant Override	AC0	AC	2.0000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	2000 -- Res Vacant Override	AC8	AC	9.5000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Vacant (No Building Data)