

**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.**



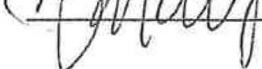
The City of Tomball requires annexation as a condition of providing municipal water, wastewater and gas to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility service can be provided per the Written Agreement Regarding Services under the same conditions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

Abigail L. Bailey, Joe E. Evans and Janae E. Evans
Name of Owner submitting Application

Signature	Date
	4/29/26
	4-30-26
	4-29-26

- 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.

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Property Value & Anticipated Development Information Worksheet

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 _____

City of Tomball
Annexation Packet: Request of Owner
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 (Yes — the entire tract, containing approximately 3.015 acres, will be rezoned in conjunction with annexation to accommodate the proposed 50-unit multifamily development.)
 NO
- c. Residential
Are Residential structures anticipated on the proposed property?
 NO (skip to d)
 YES (continue)
50 Number of Units _\$221,726_ Value of Units (individual)
3.015 Number of Lots or Acres _\$11,086,830_ Estimate Total Value
Number of Units by Type
 Single-Family
 Duplexes

City of Tomball
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Property Value & Anticipated Development Information Worksheet

Four-Plex
 Patio Homes
 Townhouses
 50 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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Property Value & Anticipated Development Information Worksheet

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

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

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:

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

LEGAL DESCRIPTION 0.6614 ACRES

BEING a 0.6614 acre tract of land within a called 3.0051 acre tract of land described in deed to Joe E. & Janae E. Evans, and Abigail L. Bailey as recorded under as recorded under Harris County Clerk's File Number 20140030325 of the Official Public Records of Real Property of Harris County, Texas, being located in the Chauncey Goodrich Survey, Abstract No. 311, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMENCING from a 1/2 inch iron rod found for the southwest corner of said 3.0051 acre tract in the north line of Farm to Market Road 2920 being 120 feet wide;

THENCE N 03°37'24" W 541.08 feet along the west line of said 3.0051 to point in the northwest line of the current city limits of Tomball, Texas, and the **PLACE OF BEGINNING** for the herein described tract;

THENCE N 03°37'24" W 222.75 feet along the west line of said 3.0051 acre tract to a 1/2 inch iron rod found for the northwest corner of said 3.0051 acre tract;

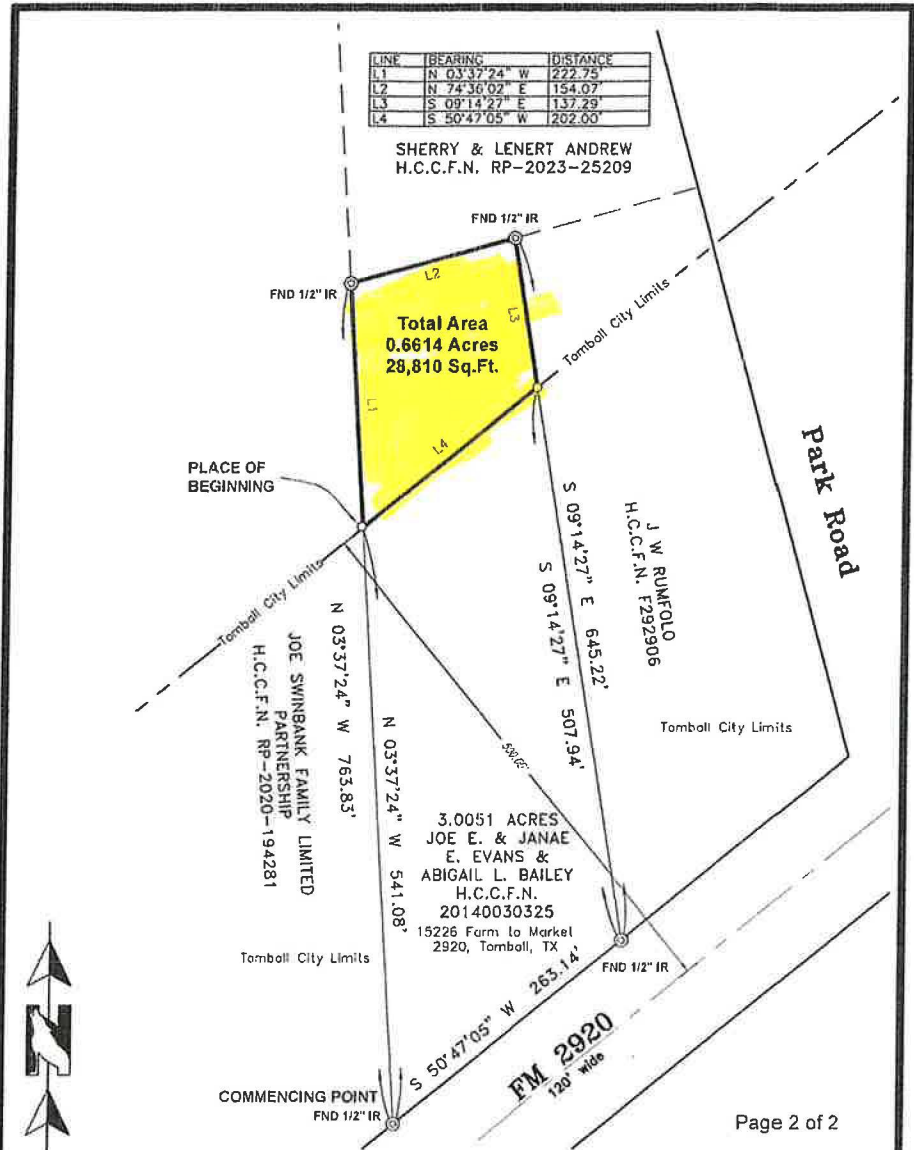
THENCE N 74°36'02" E 154.07 feet along the north line of said 3.0051 acre tract to a 1/2 inch iron rod found for the northeast corner of said 3.0051 acre tract;

THENCE S 09°14'27" E 137.29 feet along the east line of said 3.0051 acre tract to a point in the northwest line of the current city limits of Tomball, Texas;

THENCE S 50°47'05" W 202.00 feet across said 3.0051 acre tract of land, and along the northwest line of the current city limits of Tomball, Texas to the **PLACE OF BEGINNING**.

NOTE: ALL BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 1983 DATUM.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM

BOUNDARY SURVEY OF 0.6641 ACRES OF LAND IN THE CHAUNCEY GOODRICH SURVEY, ABSTRACT NO 311, HARRIS COUNTY, TEXAS



GREY WOLF
ENGINEERS
1812 CHURCH ROAD, RD
HOUSTON, TX 77056
281-541-1155
TELE FIRM F-21735
© 2020 All Rights Reserved

Civil Engineers - Land Surveyors

BY: *[Signature]*
REGISTERED PROFESSIONAL LAND SURVEYOR
13FLS Firm # 100-5000

DATE: 4/27/2026 SCALE: 1"=100' DRAWN BY: JB DWG.NO. HA0311-26

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

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: 
Signed: 
Signed: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, JONAE E. EVANS, and JOE E. EVANS, 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 29th day of April, 2026.

Crystal Wade
Notary ID# 131475269
My Commission Expires
March 26, 2030


Notary Public in and for Harris County, Texas
STATE OF

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:

- I. 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:

For the Property Owner:

Name [Signature]

Abigail L. Bailey
Name -Abigail L. Bailey

Name [Printed]

Joe E. Evans
Name -Joe E. Evans

Position

Janae E. Evans
Name -Janae E. Evans

Date

4-30-2026
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

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

To be filled by Requestor(s)

Property Description: 15226 FM 2920

Requestor / Owner: Jason Nicholson 

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

WD
N

Special 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.

Date: January 23, 2014

Grantor: H. D. BOLTON and spouse, BARBARA J. BOLTON

Grantor's Mailing Address: 8112 Autumn Willow Dr
Tomball, TX 77375

Grantee:

- 1) JOE E. EVANS, as to a Twenty Percent (20%) undivided interest in property

(3)
1EE

Grantee's Mailing Address: 323 Gershwin
Houston, Texas 77079

- 2) JANAE E. EVANS, as to a Five Percent (5%) undivided interest in property

1EE

Grantee's Mailing Address: 1306 W. 22nd Street
Houston, Texas 77008

- 3) ABIGAIL L. BAILEY, as to an undivided Seventy-Five Percent (75%) undivided interest in property

1EE

Grantee's Mailing Address: 14503 Bramblewood Drive
Houston, Texas 77079

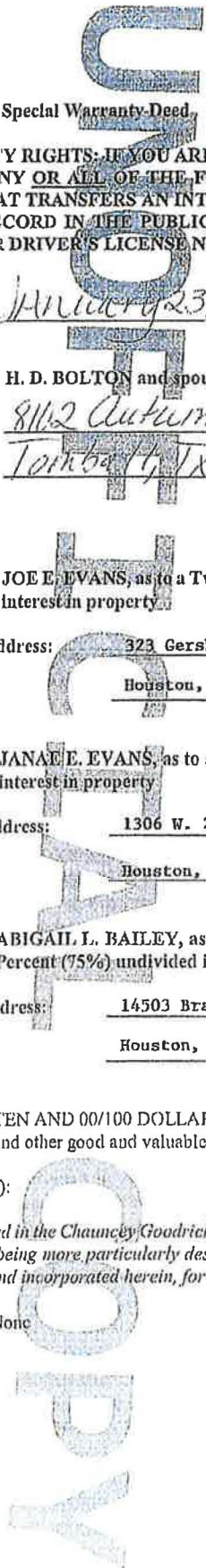
Consideration: TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration

Property (including any improvements):

Being a 3.0051 acre tract of land in the Chauncy Goodrich Survey, A-311, Harris County, Texas; said 3.0051 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein, for all intents and purposes

Reservations from Conveyance: None

ER 053 - 36 - 1436



ER 053 - 36 - 1437

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Executed on the date as set out in the acknowledgment, but made EFFECTIVE as of the date first above written.

H. D. Bolton
H. D. BOLTON

2OR

Barbara J. Bolton
BARBARA J. BOLTON

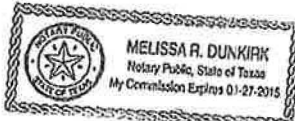
THE STATE OF TEXAS §
COUNTY OF Harris §

UNOFFICIAL COPY

This instrument was acknowledged before me on the 23 day of January, 2014, by H. D. BOLTON.

Melissa R. Dunkirk
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF Harris §



This instrument was acknowledged before me on the 20 day of January, 2014, by BARBARA J. BOLTON.

Melissa R. Dunkirk
Notary Public, State of Texas

After Recording, Return to:

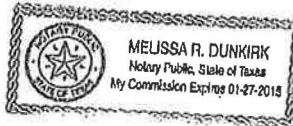


EXHIBIT "A"

BEING a 3.0051 tract of land in the Chauncey Goodrich Survey, A-311, Harris County, TX, said 3.0051 acre tract being that called 3.0000 acre tract in aforementioned survey conveyed to H. D. Bolton and wife Barbara J. Bolton by Warranty Deed W/Vendor's Lien recorded under Harris County Clerk File No. F683179 dated June 6, 1978, Official Public Records of Real Property, Harris County, TX, with release of Lien recorded under Harris County Clerk File No. 1815914 dated August 24, 1986, Official Public Records of Real Property, Harris County, TX, said 3.0051 acre tract being more particularly described by metes and bounds as follows:

D

BEGINNING at a 3/8" steel rod (fd) in the South boundary line of Sherry Lenert and Andrew Lanert 1.9968 acre tract in aforementioned survey recorded under Harris County Clerk File No. 20120316089 dated July 12, 2012, Official Public Records of Real Property, Harris County, TX, marking the Northwest corner of 2.725 acres in aforementioned survey conveyed to J. W. Rumlolo by Warranty Deed recorded under Harris County Clerk File No. F292906, Official Public Records of Real Property, Harris County, TX;

THENCE South 07 deg 23 min 00 sec East - 643.03 feet (South 07 deg 23 min 00 sec East - 643.83 feet, HCCF No. F683178, OPRRP, HCT - basis of bearing) along the West boundary line of said J. W. Rumlolo 2.725 acre tract and the East boundary line of the tract herein described to a 3/8" steel rod (fd) in the Northwest right-of-way line of F. M. Road No. 2920 (120.00 foot wide ROW) marking the Southwest corner of said J. W. Rumlolo 2.725 acre tract, for the Southeast corner of the tract herein described;

THENCE South 52 deg 33 min 31 sec West - 262.56 feet (called South 52 deg 33 min 30 sec West - 262.51 feet) along the Northwest right-of-way line of F. M. Road No. 2920 to a 3/8" steel rod (set) marking the Southeast corner of Tract 1 - 1.582 acres in aforementioned survey conveyed to Samuel S. Sorsby and wife Brenda K. Sorsby by General Warranty Deed dated November 8, 2005 and recorded under Harris County Clerk File No. Y887776, Official Public Records of Real Property, Harris County, TX, for the Southwest corner of the tract herein described;

THENCE North 02 deg 49 min 08 sec West, passing the Northeast corner of said Samuel S. Sorsby, et ux 1.582 acre tract and the Southeast corner of Tract 1 - 7.239 acres in aforementioned survey conveyed to Samuel S. Sorsby and wife

Brenda K. Sorsby by General Warranty Deed dated November 8, 2005 and recorded under Harris County Clerk File No. Y887776, Official Public Records of Real Property, Harris County, TX, at 212.56 feet from which a 1-1/2" iron pipe (fd) bears South 52 deg 33 min 31 sec West - 0.35 feet, passing the Northeast corner of said Samuel S. Sorsby, et ux 7.239 acre tract, being also the Southeast corner of a 17.724 acre tract in aforementioned survey conveyed to Samuel S. Sorsby and wife Brenda Sorsby by Warranty Deed dated March 11, 1999 and recorded under Harris County Clerk File No. T595676, Official Public Records of Real Property, Harris County, TX, at 632.40 feet, from which a 1-1/2" iron pipe (fd) bears South 52 deg 33 min 31 sec West - 0.34 feet, in all 762.63 feet (called North 02 deg 49 min 08 sec West - 762.34 feet) to a 3/8" steel rod (fd) in the East boundary line of said Samuel S. Sorsby and wife Brenda Sorsby 17.724 acre tract, marking the Southwest corner of said Sherry Lenert and Andrew Lanert 1.9968 acre tract, for the Northwest corner of the tract herein described;

THENCE North 76 deg 28 min 01 sec East - 154.09 feet (called North 76 deg 26 min 52 sec East - 154.18 feet) along the South boundary line of said Sherry Lenert and Andrew Lanert 1.9968 acre tract to the POINT OF BEGINNING and containing 3.0051 acres of land.

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Pages 4
01/24/2014 09:50:47 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

STAN STANART
COUNTY CLERK
Fees 24.00

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.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS