



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 8, 2021
City Council Public Hearing Date: November 15, 2021

Rezoning Case: P21-425
Property Owner(s): Exxon Mobil Corporation
Applicant(s): Lovett Industrial, LLC
Legal Description: TR 1E, Abst 722 A Senechal
Location: Southwest corner of Grand Parkway 99 and Rocky Road, Harris County, Texas (Exhibit "A")
Area: Approximately 240 acres
Comp Plan Designation: Corridor Commercial (Exhibit "B")
Present Zoning and Use: Currently in the ETJ (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Approximately 231.6 acres as Light Industrial and 8.4 acres as General Retail

Adjacent Zoning & Land Uses:

North: State Highway 99. Land to the north of State Highway 99 is in the ETJ and is developed as single family residences.

South: ETJ / Mix of land uses including single family residential, retail, and commercial (Temo's Stop N Drive Thru, Shadetree Shane's Automotive Service, The City Park Boat & RV Storage, etc.)

West: ETJ / Mix of land uses including single family residential and commercial uses (The Wildcat Boat & RV Storage etc.)

East: Planned Development (Grand Parkway Town Center approved in 2017) / Vacant

BACKGROUND

The subject parcel is a former Exxon Mobil oil field and was used for oil and gas exploration and production. The parcel is currently vacant. As per the applicant, the current owner conducted an investigation pursuant to the Railroad Commission of Texas' Operator Cleanup Program and it was determined that no concentrations of hazardous materials in the soil or groundwater exceeded their applicable regulatory standards for residential land use. Notwithstanding this determination, the owner voluntarily elected to record a restrictive covenant on the property restricting use of the property for residential use, and prohibiting groundwater use in or under the surface of the property, including water wells.

The property is currently in the ETJ and the applicant is working with the City to annex the parcel while concurrently completing the zoning process.

City Council approved a resolution on September 7, 2021 to begin negotiations to create a development agreement with Lovett Industrial, a Houston-based real estate development and investment company. Under consideration is the possibility of the city providing water and wastewater services to the land, with the developer being responsible for extending the necessary infrastructure subject to reimbursement by the City.

It is estimated that the development would include 3.3 million square feet of distribution and light industrial buildings and additional retail space that estimates generating up to 1,300 jobs.

ANALYSIS

Description of Proposed Zoning Category: The applicant is requesting two different zones: 231.6 acres as Light Industrial and 8.4 acres as General Retail.

According to Section 50-76 (*General Retail District (GR)*), the General Retail District is “...established to provide areas for local neighborhood shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The GR General Retail District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.” Uses allowed in the General Retail District are typically not compatible with residential uses.

According to Section 50-78 (*Light Industrial District (LI)*), the Light Industrial District is “...intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.”

Comprehensive Plan Recommendation: The property is designated as Corridor Commercial by the Comprehensive Plan Future Land Use Map, that describes that this category is intended “...for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by”. Appropriate land uses include regional commercial, personal service offices, multifamily, retail, entertainment, dining, hotels, and brew pubs/distilleries. Appropriate secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses. Compatible zoning districts are identified as – “O: Office, GR: General Retail, C: Commercial, MU: Mixed Use, Multi-family, PD, Planned Development”.

The proposed General Retail District would be in conformance with the Comprehensive Plan. The proposed Light Industrial zoning district does not meet the intent of this category. However, if the development includes “improved standards for building form and architecture, buffering, landscaping, and signage” as recommended in the Comprehensive Plan, especially for areas visible from the highway, the development would be in conformance with the vision for the area. These are considerations that can be included in the Development Agreement.

Conceptual Development Plans: The applicant has included proposed development plans for the site. However, it is important to note that the zone change cannot be conditioned on a site plan or other additional requirements. Once the property is zoned, it can be developed for any uses permitted in that zoning category and in a manner that meets the requirements of the zoning code.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper on October 27, 2021 and property owners within 200 feet of the project site were mailed notification of this proposal on October 28, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Staff recommends to approve the zoning as requested but recommend higher development standards and aesthetic guidelines be incorporated into the Development Agreement, especially along State Highway 99 and Rocky Road, to ensure that the development is in conformance with the Comprehensive Plan.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Rezoning Application and Supporting Documents

A. Exhibit "A"
Aerial Photo

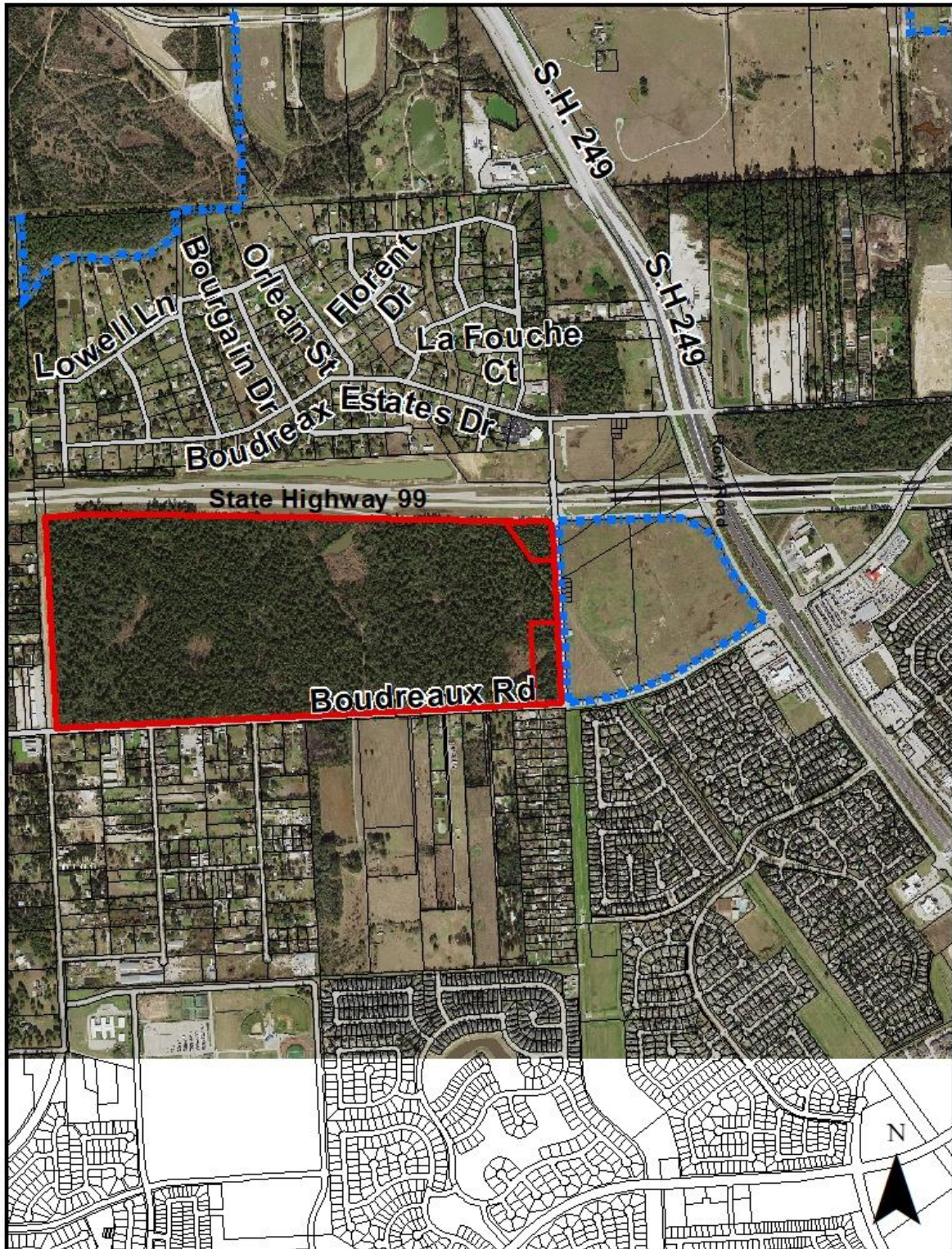


Exhibit "B"
Comprehensive Plan

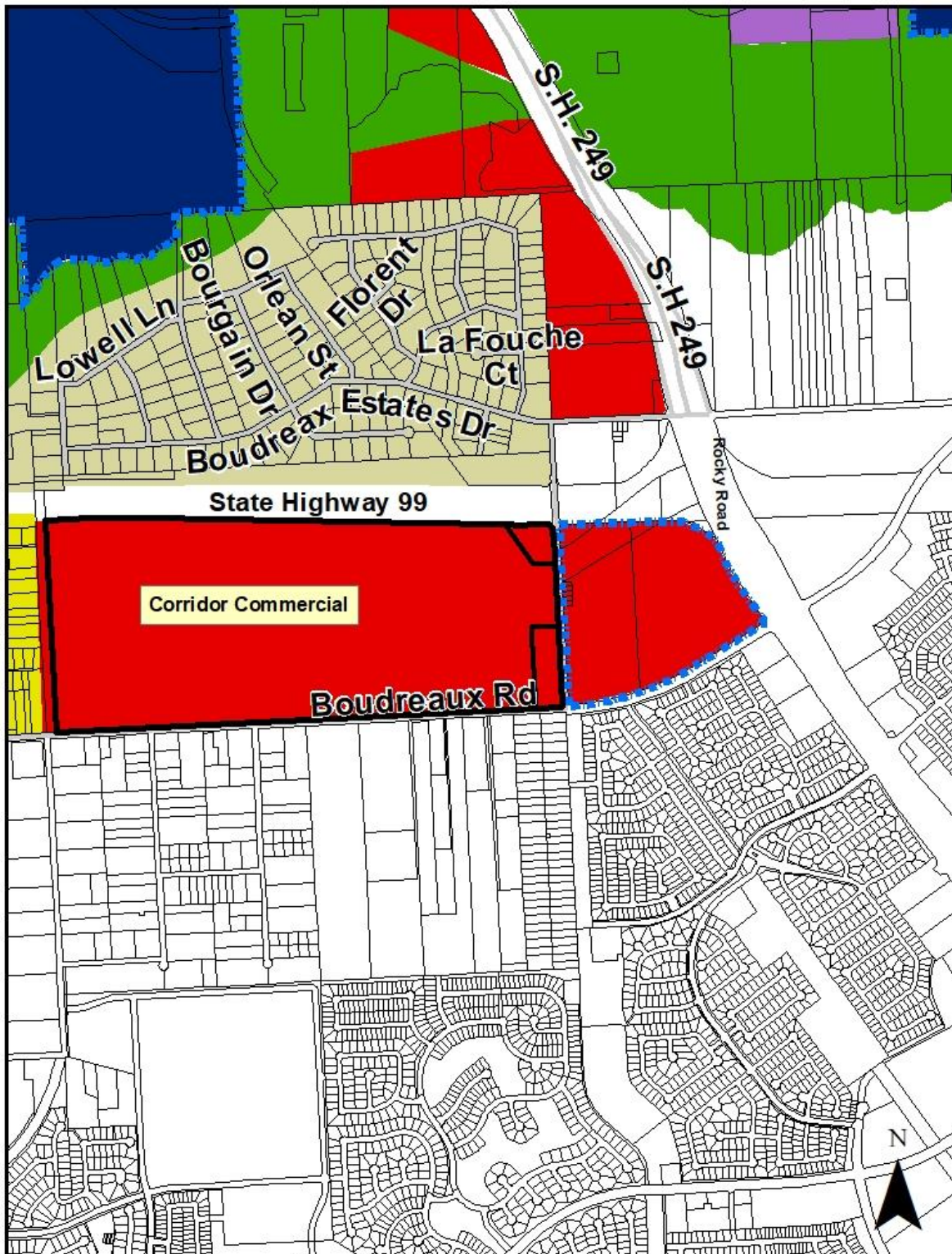
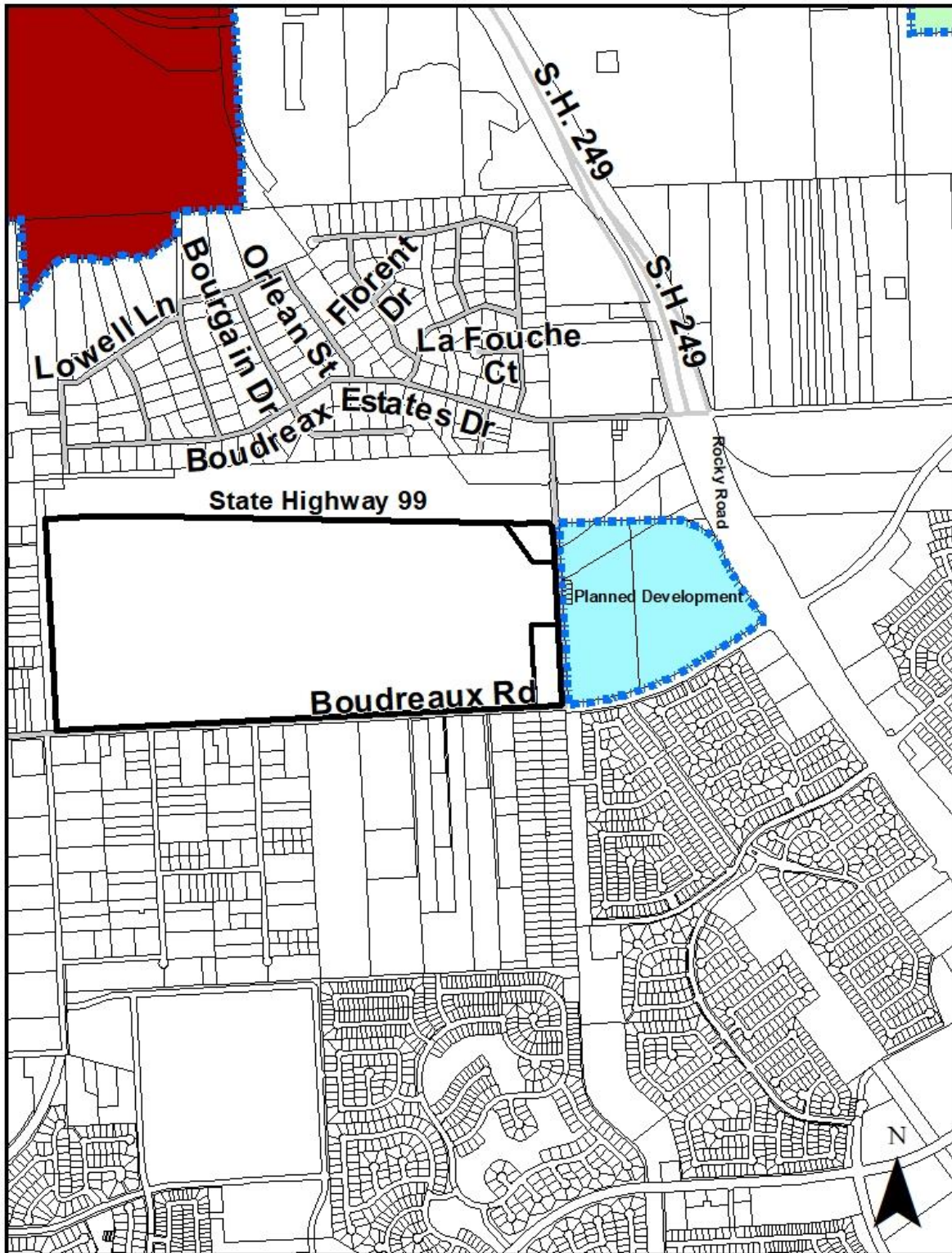


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



View from Rocky Rd. and SH 99



View from Rocky Rd. and SH 99



View from Rocky Rd. and Boudreaux Rd.

Exhibit "E"

Rezoning Application

Revised: 4/13/2020



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Lovett Industrial, LLC Title: Agent
Mailing Address: 1902 Washington Ave, Suite A City: Houston State: TX
Zip: 77007 Contact: Carmen Pearson
Phone: (713) 205-3588 Email: carmen.pearson@lovettindustrial.com

Owner

Name: Exxon Mobil Corporation Title: Owner
Mailing Address: 22777 Springwoods Village Parkway City: Spring State: TX
Zip: 77389 Contact: Matthew Sawyer
Phone: (832) 625-3049 Email: matthew.l.sawyer@exxonmobil.com

Engineer/Surveyor (if applicable)

Name: Kimley Horn Title: Engineer
Mailing Address: 11700 Katy Freeway, Ste 800 City: Houston State: TX
Zip: 77079 Contact: Dan Elkins
Phone: (713) 510-9405 Fax: () Email: dan.elkins@kimley-horn.com

Description of Proposed Project: Warehouse and Retail Logistics Park

Physical Location of Property: Southwest corner of Grand Parkway 99 and Rocky Road
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 1E, Abst 722 A Senechal
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: None; Currently within City of Tomball ETJ

Current Use of Property: Vacant

Proposed Zoning District: Approximately 231.6 ac Light Industrial and 8.4 ac General Retail

Proposed Use of Property: Warehouse and Retail

HCAD Identification Number: 0450260000004 Acreage: 240.075


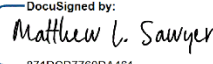
City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405

www.tomballtx.gov

Revised: 4/13/2020

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X		2021.09.27
	Signature of Applicant	Date
	<small>DocuSigned by:</small> 	September 28, 2021
X	<small>874DCD7780DA461...</small>	
	Signature of Owner	Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

☒ **Completed application form**

☐ ***Copy of Recorded/Final Plat**

☒ A plat pertaining to this property will be submitted to the Community Development Department in the near future

☒ **Check for \$400.00 + \$10.00 per acre (Non-Refundable)**

☒ **Letter stating reason for request and issues relating to request**

☒ **Conceptual Site Plan (if applicable)**

☒ **Metes & Bounds of property**

☒ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

September 27, 2021

City of Tomball
501 James Street
Tomball, TX 77375

Re: 99 Pines Logistics Park, Grand Parkway 99 and SH 249, City of Tomball

LOVETT
INDUSTRIAL

City of Tomball Staff,

Lovett Industrial is currently working to develop the 240.075 acre tract at the southwest corner of the intersection of Grand Parkway 99 and State Highway 249. In conjunction with an application for annexation, we are requesting that the City of Tomball consider rezoning the 240.075 acre development to a mix of Light Industrial (LI) and General Retail (GR). A plat application will also be submitted for this property in accordance with the City of Tomball plat procedures.

The proposed zoning will serve 99 Pines Logistics Park and will provide for an integrated logistics park for both industrial warehousing and retail development. The proposed zoning will meet the following provisions for Light Industrial and General Retail as outlined under Article 50 of the City of Tomball Code of Ordinances:

- a) General purpose and description
- b) Permitted Uses
- c) Height regulations
- d) Area Regulations

This rezoning will allow for the development of this key tract of land in a manner that is consistent with the goals of the City of Tomball and those of Lovett Industrial. We look forward to a successful partnership.

Respectfully,

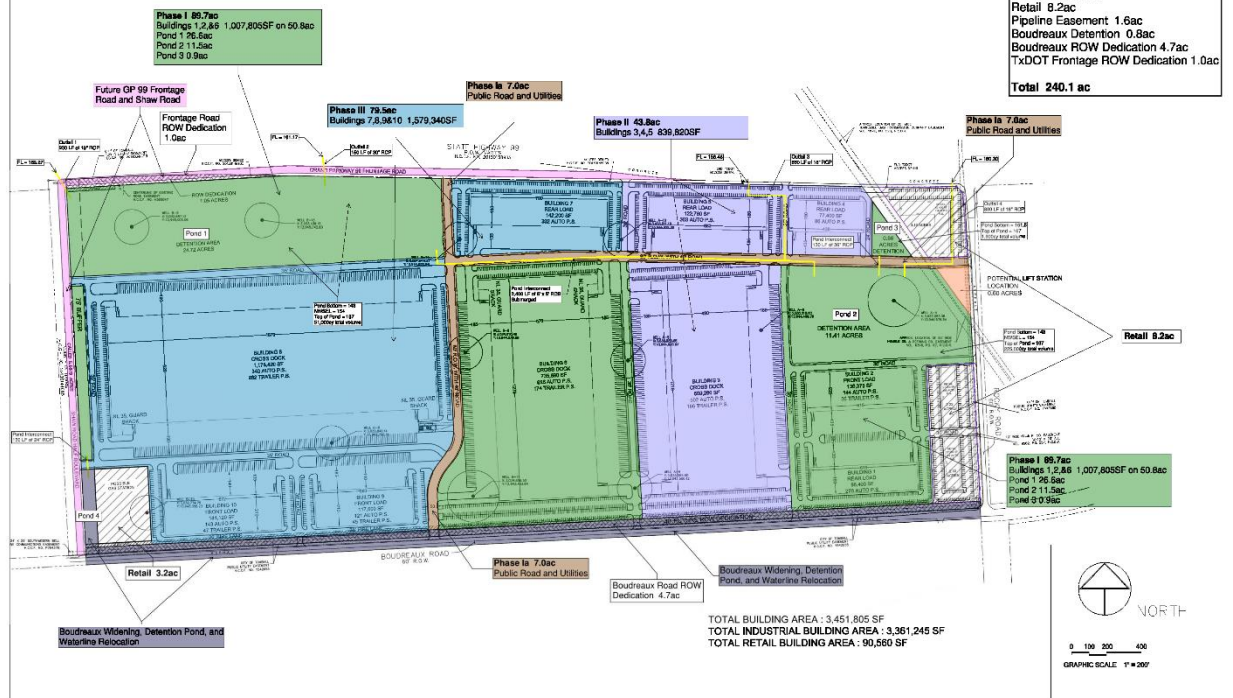


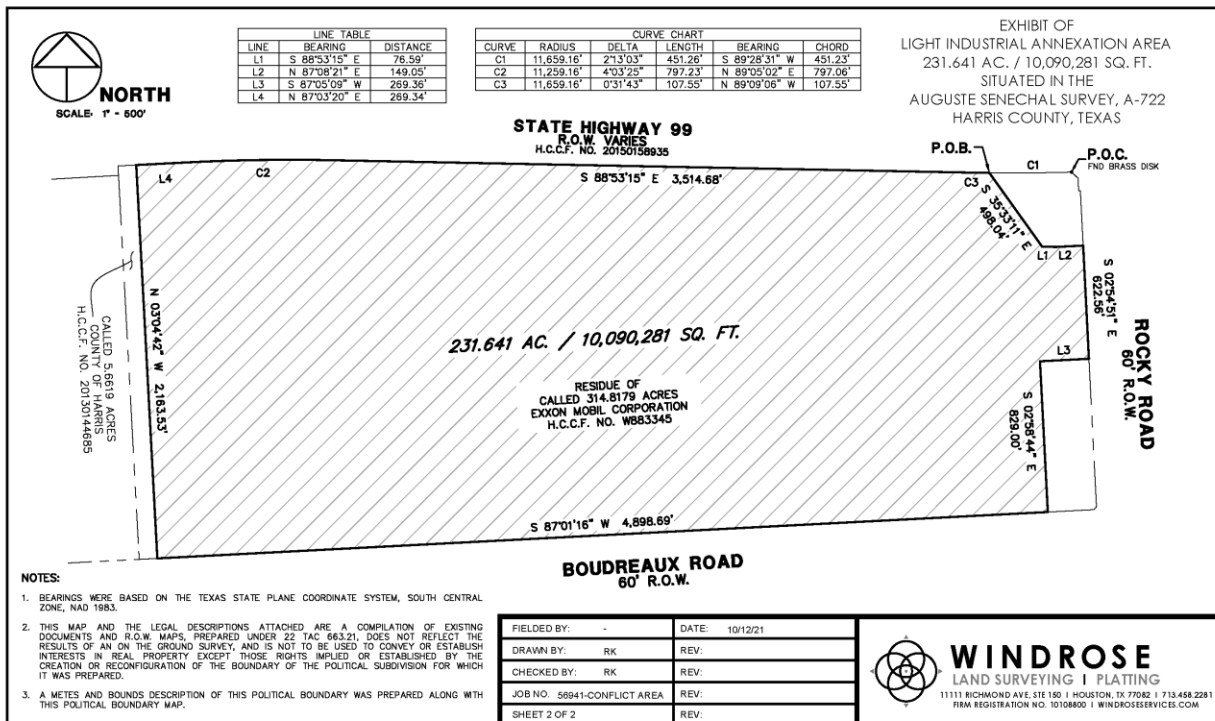
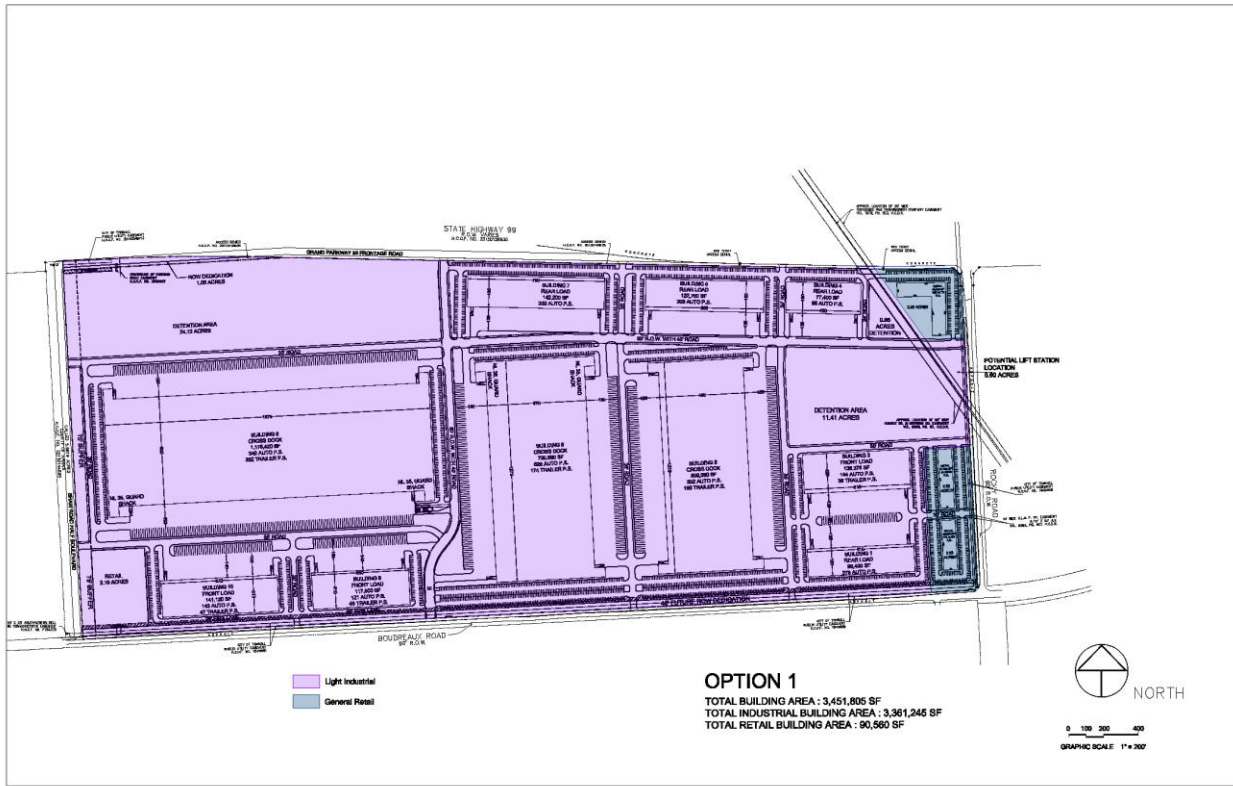
Carmen Pearson, P.E.
VP Development
Lovett Industrial LLC

c. Charlie Meyer, President – Lovett Industrial

1902 Washington Ave, Suite A
Houston, Texas 77007
P 713.212.1561

Phase Ia 7.0ac
Phase I 1,007,805SF 89.7ac
Phase II 839,820SF 43.8ac
Phase III 1,579,340SF 79.5ac
Lift Station 0.6ac
Retail 8.2ac
Pipeline Easement 1.6ac
Boudreaux Detention 0.8ac
Boudreaux ROW Dedication 4.7ac
TxDOT Frontage ROW Dedication 1.0ac
Total 240.1 ac







DESCRIPTION OF 231.641 ACRES OR 10,090,281 SQ. FT.

A TRACT OR PARCEL CONTAINING 231.641 ACRES OR 10,090,281 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 231.641 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A BRASS DISK FOUND ON THE NORTHWEST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ROCKY ROAD (60 FEET WIDE) AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 99 (WIDTH VARIES) DESCRIBED IN H.C.C.F. NO. 20150158935;

THENCE, IN A WESTERLY DIRECTION WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 99, A DISTANCE OF 451.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, SUBTENDING A CENTRAL ANGLE OF 02 DEG. 13 MIN. 03 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 28 MIN. 31 SEC. WEST, TO THE MOST NORTHERLY NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 35 DEG. 33 MIN. 11 SEC. EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 498.04 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 53 MIN. 15 SEFC. EAST, A DISTANCE OF 76.59 FEET TO AN ANGLE POINT;

THENCE, NORTH 87 DEG. 08 MIN. 21 SEC. EAST, A DISTANCE OF 149.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROCKY ROAD, MARKING THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 622.56 FEET TO AN ANGLE POINT;

THENCE, SOUTH 87 DEG. 05 MIN. 09 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 269.36 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 58 MIN. 44 SEC. EAST, A DISTANCE OF 829.00 FEET TO A POINT ON THE NORTHERLY LINE OF BOUDREAUX ROAD (60 FEET WIDE), MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 01 MIN. 16 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BOUDREAUX ROAD, A DISTANCE OF 4,898.69 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TSI 5269" FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 5.6619 ACRE TRACT DESCRIBED IN DEED TO COUNTY OF HARRIS, AS RECORDED UNDER H.C.C.F. NO. 20130144685, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 04 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 5.6619 ACRE TRACT, A DISTANCE OF 2,163.53 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID STATE HIGHWAY 99, MARKING THE NORTHEAST CORNER OF SAID CALLED 5.6619 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID STATE HIGHWAY 99, THE FOLLOWING COURSES AND DISTANCES:

NORTH 87 DEG. 03 MIN. 20 SEC. EAST, A DISTANCE OF 269.34 FEET (CALLED 269.61') TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,259.16 FEET, A CENTRAL ANGLE OF 04 DEG. 03 MIN. 25 SEC., AN ARC LENGTH OF 797.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 05 MIN. 02 SEC. EAST - A DISTANCE OF 797.06 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET MARKING A POINT OF TANGENCY;

SOUTH 88 DEG. 53 MIN. 15 SEC. EAST, A DISTANCE OF 3,514.68 FEET TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02 DEG. 44 MIN. 46 SEC., AN ARC LENGTH OF 558.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 44 MIN. 22 SEC. EAST - A DISTANCE OF 558.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 240.075 ACRES OR 10,457,658 SQUARE FEET OF LAND.



ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE: _____

SHEET 2 OF 2



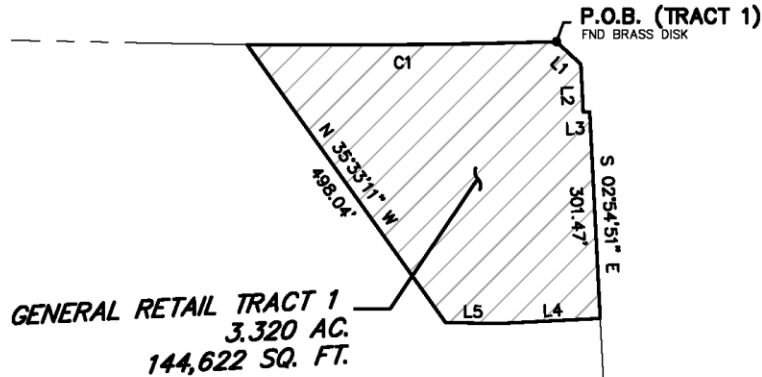
SCALE: 1" = 200'

NORTH

STATE HIGHWAY 99

R.O.W. VARIES
H.C.C.F. NO. 20150158935

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	11,659.16'	2°13'03"	451.26'	N 89°28'31" E	451.23'



RESIDUE OF
CALLED 314.8179 ACRES
EXXON MOBIL CORPORATION
H.C.C.F. NO. W883345

NOTES:

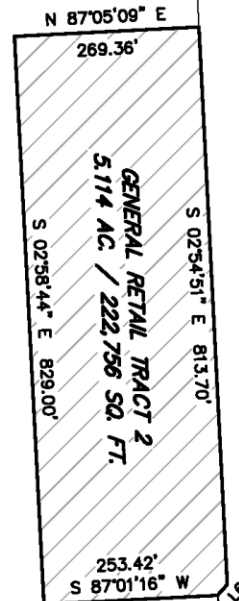
1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983.
2. THIS MAP AND THE LEGAL DESCRIPTIONS ATTACHED ARE A COMPILATION OF EXISTING DOCUMENTS AND R.O.W. MAPS, PREPARED UNDER 22 TAC 66.3.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
3. A METES AND BOUNDS DESCRIPTION OF THIS POLITICAL BOUNDARY WAS PREPARED ALONG WITH THIS POLITICAL BOUNDARY MAP.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°13'03" E	48.58'
L2	S 02°48'39" E	69.85'
L3	S 87°08'19" W	9.43'
L4	S 87°08'21" W	149.05'
L5	N 88°53'15" W	76.59'
L6	N 42°03'13" E	21.23'

EXHIBIT OF
GENERAL RETAIL ANNEXATION AREA
3.320 AC. / 114,622 SQ. FT. (TRACT 1)
5.114 AC. / 222,756 SQ. FT. (TRACT 2)
SITUATED IN THE
AUGUSTE SENECHAL SURVEY, A-722
HARRIS COUNTY, TEXAS

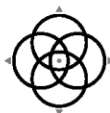
BOUDREAUX ROAD
60' R.O.W.

ROCKY ROAD
60' R.O.W.



P.O.B. (TRACT 2)
SET CAPPED 5/8" IR
"WINDROSE"
FND 1/2" IR
FOR REFERENCE AT
S 30°14' W, 3.9'

FILED BY: -	DATE: 10/12/21
DRAWN BY: RK	REV:
CHECKED BY: RK	REV:
JOB NO. 56941-GENERAL RETAIL	REV:
SHEET 3 OF 3	REV:



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



**DESCRIPTION OF
3.320 ACRES OR 144,622 SQ. FT.**

A TRACT OR PARCEL CONTAINING 3.320 ACRES OR 144,622 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 3.320 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A BRASS DISK FOUND ON THE NORTHWEST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ROCKY ROAD (60 FEET WIDE) AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 99 (WIDTH VARIES) DESCRIBED IN H.C.C.F. NO. 20150158935, MARKING A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47 DEG. 13 MIN. 03 SEC. EAST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 48.58 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST END OF SAID CUTBACK CORNER, FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID ROCKY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEG. 48 MIN. 39 SEC. EAST, A DISTANCE OF 69.85 FEET TO A BRASS DISK FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 08 MIN. 19 SEC. EAST, A DISTANCE OF 9.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, A DISTANCE OF 301.47 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 08 MIN. 21 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 149.05 FEET TO AN ANGLE POINT;

THENCE, NORTH 88 DEG. 53 MIN. 15 SEC. WEST, A DISTANCE OF 76.59 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 35 DEG. 33 MIN. 11 SEC. WEST, A DISTANCE OF 498.04 FEET TO A POINT ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 99, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN AN EASTERLY DIRECTION A DISTANCE OF 451.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02 DEG. 13 MIN. 03 SEC., AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 28 MIN. 31 SEC. EAST - A DISTANCE OF 451.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.320 ACRES OR 144,622 SQUARE FEET OF LAND.



ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE:



**DESCRIPTION OF
5.114 ACRES OR 222,756 SQ. FT.**

A TRACT OR PARCEL CONTAINING 5.114 ACRES OR 222,756 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 5.114 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST END OF SAID CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF ROCKY ROAD (60' FEET WIDE) AND THE NORTH R.O.W. LINE OF BOUDREAUX ROAD (60 FEET WIDE) MARKING A SOUTHEAST CORNER OF SAID 314.8179 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2 INCH IRON ROD BEARS FOR REFERENCE SOUTH 30 DEG. 14 MIN. 11 SEC. WEST, A DISTANCE OF 3.93 FEET.


THENCE, SOUTH 87 DEG. 01 MIN. 16 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BOUDREAUX ROAD, A DISTANCE OF 253.42 FEET TO A THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 58 MIN. 44 SEC. WEST, LEAVING SAID LINE, A DISTANCE OF 829.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEG. 05 MIN. 09 SEC. EAST, A DISTANCE OF 269.36 FEET TO A POINT ON THE WEST R.O.W. LINE OF SAID ROCKY ROAD, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, ALONG AND WITH THE WEST R.O.W. LINE OF SAID ROCKY ROAD, A DISTANCE OF 813.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHEAST END OF A CUTBACK CORNER AT THE INTERSECTION OF SAID RCKY ROAD, WITH SAID BEAUDREAUX ROAD, MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 03 MIN. 13 SEC. WEST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 21.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 5.114 ACRES OR 222,756 SQUARE FEET OF LAND.


ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



10-12-2021
DATE:

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2020 Property Tax Statement
Web Statement

Statement Date:	September 27, 2021
Account Number	045-026-000-0004

Our records indicate that your statement has been requested by a mortgage company.



EXXON MOBIL CORPORATION
PO BOX 53
HOUSTON TX 77001-0053

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	28,814	0.391160	\$112.71
Harris County Flood Control Dist	0	28,814	0.031420	\$9.05
Port of Houston Authority	0	28,814	0.009910	\$2.86
Harris County Hospital District	0	28,814	0.166710	\$48.04
Harris County Dept. of Education	0	28,814	0.004993	\$1.44
Lone Star College System	0	28,814	0.107800	\$31.06
Emergency Service Dist #15 (Fire)	0	28,814	0.048810	\$14.06
Emergency Service Dist #8 (EMS)	0	28,814	0.097000	\$27.95

Property Description	
BOUDREAUX RD 77377 TR 1E ABSI 722 A SENECHAL 240.1157 AC	
Appraised Values	
Land - Market Value	7,843,320
Impr - Market Value	0
Total Market Value	7,843,320
Less Capped Mkt Value	7,814,506
Appraised Value	28,814
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:	\$247.17
Payments Applied To 2020 Taxes	\$247.17
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2021	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -10%, Taxable Value -10%, Tax Rate -4%, Tax Bill -14%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



EXXON MOBIL CORPORATION
PO BOX 53
HOUSTON TX 77001-0053

PAYMENT COUPON

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THIS TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
045-026-000-0004
Amount Enclosed
\$ _____

Web Statement - Date Printed: 09-27-2021

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