

RECEIVED  
BY: DW DATE: 4/20/26

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

**PETITION TO RELEASE PROPERTY FROM EXTRATERRITORIAL JURISDICTION**

Pursuant to Chapter 42, Subchapter D of the Texas Local Government Code, Michele Beauvais ("Owner") files this Petition to Release Property from Extraterritorial Jurisdiction, and certifies the following:

A. Owner is the owner of the property located at 22525 Park Rd, Tomball, Texas 77377, Account No. 042181000010, and legally described as:

TRS 3A & 4A & TR 7B-1B (HOMESITE 0421810000194),  
ABST 34 J HOUSE ABST 311 C GOODRICH

(herein referred to as the "Property" or "Area"), as more accurately described by metes and bounds on Exhibit "A" and aerial map attached as Exhibit "B".

B. The Property is located in an area of the extraterritorial jurisdiction of the City of Tomball, Texas.


C. Owner represents a majority in value of the holders of title of land in the Area, as indicated by the tax rolls of the Harris County Appraisal District.

D. Owner requests that the City of Tomball, Texas immediately release the Area from the municipality's extraterritorial jurisdiction in accordance with Tex. Loc. Gov't Code § 42.105(c).

E. Pursuant to Tex. Loc. Gov't Code § 42.105(d), if the City of Tomball fails to take action to release the Area within statutory deadlines, the Area is released by operation of law.

IN WITNESS WHEREOF, Owner has executed this Petition as of

4/20, 2026.



Michele Beauvais

[SIGNATURE AND VERIFICATION ON NEXT PAGE]

STATE OF TEXAS

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§  
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COUNTY OF HARRIS


**VERIFICATION**

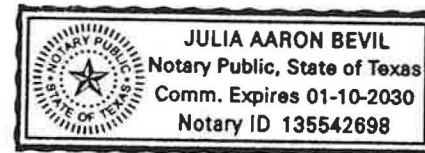
BEFORE ME, the undersigned authority, on this day personally appeared Michele Beauvais, who, being by me duly sworn, upon oath stated that she is the Owner of the Property described herein, and that all statements contained in this Petition are true and correct.



Michele Beauvais

SUBSCRIBED AND SWORN TO before me on this 20 day of April, 2026

  
Notary Public, State of Texas  
My Commission Expires: 01-10-2030







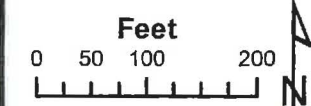
Michele M Beauvais  
 +/- 21.8227 Acres - Harris County

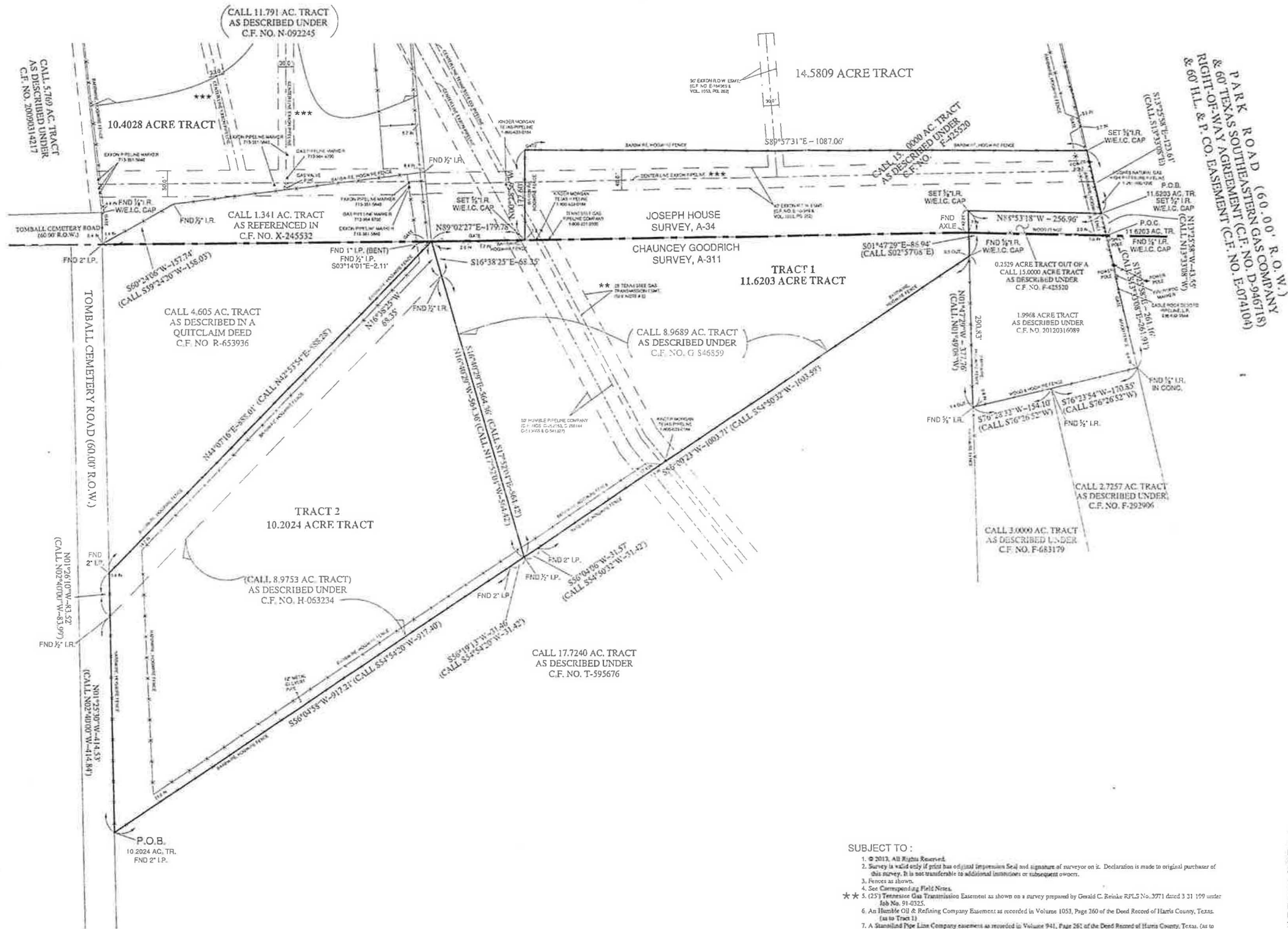


 Bird Feeder's  
 WATER

 Property Boundary

 Brush pile sm. Animal/Bird  
 Salt/Mineral Blocks  
 OR Free Feed minerals





**PARK ROAD (60.00' R.O.W.)**  
**& 60' TEXAS SOUTHEASTERN GAS COMPANY**  
**RIGHT-OF-WAY AGREEMENT (C.F. NO. E-074104)**  
**& 60' H.L. & P. CO. EASEMENT (C.F. NO. E-074104)**

PARK  
Road

★ 10.2024 ACRE TRACT  
 11.6203 ACRE TRACT

- SUBJECT TO :**
1. © 2013, All Rights Reserved.
  2. Survey is valid only if prior bar of original Impression Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional purchasers or subsequent owners.
  3. Fences as shown.
  4. See Corresponding Field Notes.
  - ★ 5. (25') Tennessee Gas Transmission Easement as shown on a survey prepared by Gerald C. Reznick RPLS No. 3971 dated 3/31/199 under Job No. 91-0325.
  6. An Humble Oil & Refining Company easement as recorded in Volume 1053, Page 260 of the Deed Record of Harris County, Texas. (as to Tract 1)
  7. A Standard Pipe Line Company easement as recorded in Volume 941, Page 262 of the Deed Record of Harris County, Texas. (as to Tract 1) (Blanket Easement - No location given.)
  8. A Magnolia Pipe Line Company easement as recorded in Volume 953, Page 312 of the Deed Record of Harris County, Texas. (as to Tract 1) (Blanket Easement - No location given.)
  9. A Southern Union Production Company easement as recorded in Volume 1103, Page 433 of the Deed Record of Harris County, Texas. (as to Tract 1) (Blanket Easement - No location given.)
  - ★ ★ 10. Exxon Pipeline Right-of-Way Easement as shown on a survey prepared by Gerald C. Reznick RPLS No. 3971 dated 5-31-1991 under Job No. 91-0325.
  11. A Tennessee Gas Transmission Company easement as recorded in Volume 1975, Page 103 and corrected by instrument recorded in Volume 1979, Page 526 of the Deed Records of Harris County, Texas. (as to Tracts 1 & 2) (Blanket Easement - No location given.)
  12. A Tennessee Gas Transmission Company easement as recorded in Volume 1983, Page 42 of the Deed Records of Harris County, Texas. (as to Tract 1). (Blanket Easement - No location given.)

This Property Lies in Zone "X"  
 Outside the 100 Year Flood Plain  
 Per Graphic Scaling according to  
 Community Panel No. 4802870210L  
 having an effective date 05-18-2007  
 Job No.: 12-250-05  
 Date: 05/01/2012  
 Scale: 1" = 100'  
 Drawn By: MP  
 Revised: 01-03-2013 job no.  
 12-642-12 to update drawing

Purchaser: AVEN ROY McBRIDE  
 Address: - 0 - PARK ROAD  
 Tract: Block Section  
 Survey: JOSEPH HOUSE & CHAUNCEY GOODRICH A-34 & 311  
 Area: \*  
 Subdivision: MP  
 Clerk's File No. \_\_\_\_\_  
 HARRIS County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to ALAMO TITLE COMPANY and Purchaser(s) that based upon information provided by said Title Company under G.F. No. ATH-16 ATH120272858M that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying Effective September 1, 1992, Last revision 06-2006.

**COPY ONLY**  
 TO BE USED FOR  
 INFORMATIONAL  
 PURPOSES ONLY  
 NOT A CERTIFIED  
 COPY WITHOUT  
 ORIGINAL SEAL  
 AND SIGNATURE

The basis of bearing is S13°48'24"E along the West right-of-way line of  
Park Road per Clerk's File No. N-073604.

# EIC SURVEYING COMPANY

12345 Jones Road, Suite 270  
Houston, TX 77070  
281-955-2772 • Fax 281-955-6678  
www.eicsurveying.com • eic@eicsurveying.com

All that certain tract or parcel containing 11.6203 acres of land being comprised of a portion of that certain call 8.9689 acre tract of land situated in the Chauncey Goodrich Survey, A-311, and a portion of that certain call 15.0000 acre tract of land situated in the Joseph House Survey, A-34, both in Harris County, Texas, said 8.9689 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. G-846859, said 15.0000 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. F-425520, said 11.6203 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with E.I.C. cap (found) in the West right-of-way line of Park Road, (60.00 feet in width), marking the Northeast corner of that certain call 2.000 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. H-038799 and the Southeast corner of said 15.0000 acre tract of land;

THENCE N 13°25'58" W, (call N 13°33'08" W), a distance of 43.55 feet along the West right-of-way line of said Park Road to a 5/8" iron rod with E.I.C. cap (set) in the East line of said 15.0000 acre tract of land marking the Easterly-Southeast corner and POINT OF BEGINNING of the herein described 11.6203 acre tract of land;

THENCE N 88°53'18" W, a distance of 256.96 feet to a 5/8" iron rod with E.I.C. cap (set) marking an interior corner of the herein described 11.6203 acre tract of land;

THENCE S 01°47'29" E, (call S 02°57'08" E), passing at 42.21 feet an axle (found) in the South line of said 15.0000 acre tract of land marking the Northwest corner of said 2.000 acre tract of land and the Northeast corner of said 8.9689 acre tract of land, a total distance of 86.94 feet to a 5/8" iron rod with E.I.C. cap (found) marking the Northeast corner of that certain call 17.7240 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. T-595676 and the Southeast corner of said 8.9689 acre tract of land and the Southerly-Southeast corner of the herein described 11.6203 acre tract of land;

THENCE S 56°00'23" W, a distance of 1,003.71 feet, (call S 54°50'32" W, 1,003.59 feet), along the common line of said 17.7240 acre and said 8.9689 acre tracts of land to a 2" iron pipe (found) for angle point;

THENCE S 56°04'06" W, a distance of 31.57 feet, (call S 54°50'32" W, 31.42 feet), along the common line of said 17.7240 acre and said 8.9689 acre tracts of land to a 1/2" iron pipe (found) marking the Southeast corner of that certain call 8.9753 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. H-063234, the Southerly-Southwest corner of said 8.9689 acre tract of land, and the Southwest corner of the herein described 11.6203 acre tract of land;

THENCE N 16°40'29" W, a distance of 564.36 feet, (call N 17°52'04" W, 564.42 feet), along the common line of said 8.9753 acre and said 8.9689 acre tracts of land to a 1/2" iron rod (found) for angle point marking the Northeast corner of said 8.9753 acre tract of land and an interior corner of said 8.9689 acre tract of land;

THENCE N 16°38'25" W, a distance of 68.35 feet to a 1" iron pipe (found bent) marking the Southeast corner of that certain call 1.341 acre tract of land as referenced in a deed filed for record under Harris County Clerk's File No. X-245532, the Northeast corner of that certain call 4.605 acre tract of land as described in a Quitclaim Deed filed for record under Harris County Clerk's File No. R-653936, the Northerly-Northwest corner of said 8.9689 acre tract of land the Southwest corner of said 15.0000 acre tract of land, and the Westerly-Northwest corner of the herein described 11.6203 acre tract of land, from which point a 1/2" iron pipe (found) bears S 03°14'01" E, 2.11 feet;

THENCE N 89°02'27" E, a distance of 179.78 feet along the common line of said 15.0000 acre and said 8.9689 acre tracts of land to a 5/8" iron rod with E.I.C. cap (set) marking an interior corner of the herein described 11.6203 acre tract of land;

THENCE N 00°28'56" W, a distance of 172.60 feet to a 5/8" iron rod with E.I.C. cap (set) marking the Northerly-Northwest corner of the herein described 11.6203 acre tract of land;

THENCE S 89°57'31" E, a distance of 1,087.06 feet to a 5/8" iron rod with E.I.C. cap (set) in the West right-of-way line of said Park Road and in the East line of said 15.0000 acre tract of land marking the Northeast corner of the herein described 11.6203 acre tract of land;

THENCE S 13°25'58" E, (call S 13°33'08" E), a distance of 123.61 feet along the West right-of-way line of said Park Road to the POINT OF BEGINNING and containing 11.6203 acres of land.

Surveyed on the ground June 6, 2012.

Job No. 12-250-05 (see corresponding plat)

The basis of bearing is S 13°48'24" E along the West right-of-way line of Park Road per Clerk's File No. N-073604.

Land Boundary • Topographic Surveying  
A Division of Everything in Christ Services, Inc.



**EIC SURVEYING COMPANY**

12345 Jones Road, Suite 270  
Houston, TX 77070  
281-955-2772 • Fax 281-955-6678  
www.eicsurveying.com • eic@eicsurveying.com

All that certain tract or parcel containing 10.2024 acres of land being comprised of all of that certain call 8.9753 acre tract of land and a portion of that certain call 8.9689 acre tract of land, both situated in the Chauncey Goodrich Survey, A-311, in Harris County, Texas, said 8.9753 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. H-063234, said 8.9689 acre tract being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. G-846859, said 10.2024 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe (found) in the East right-of-way line of Tomball Cemetery Road, (60.00 feet in width), marking the Northwest corner of that certain call 17.7240 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. T-595676, the Southwest corner of said 8.9753 acre tract of land, and the Southwest corner of the herein described 10.2024 acre tract of land;

THENCE N 01°25'30" W, a distance of 414.53 feet, (call N 02°40'00" W, 414.84 feet), along the East right-of-way line of said Tomball Cemetery Road to a ½" iron rod (found) for angle point marking the Northwest corner of said 8.9753 acre tract of land and the Westerly-Southwest corner of said 8.9689 acre tract of land;

THENCE N 01°26'10" W, a distance of 83.52 feet, (call N 02°40'00" W, 83.99 feet), along the East right-of-way line of said Tomball Cemetery Road to a 2" iron pipe (found) marking the South corner of that certain call 4.605 acre tract of land as described in a Quitclaim Deed filed for record under Harris County Clerk's File No. R-653936, the Westerly-Northwest corner of said 8.9689 acre tract of land, and the Northwest corner of the herein described 10.2024 acre tract of land;

THENCE N 44°07'16" E, a distance of 888.01 feet, (call N 42°53'54" E, 888.28 feet), along the common line of said 4.605 acre and said 8.9689 acre tracts of land to a 1" iron pipe (found) marking the Southeast corner of that certain call 1.341 acre tract of land as referenced in a deed filed for record under Harris County Clerk's File No. X-245532, the Southwest corner of that certain call 15.0000 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. F-425520, the Northerly-Northwest corner of said 8.9689 acre tract of land, and the Northeast corner of the herein described 10.2024 acre tract of land, from which point a ½" iron pipe (found) bears S 03°14'01" E, 2.11 feet;

THENCE S 16°38'25" E, a distance of 68.35 feet to a ½" iron rod (found) for angle point marking an interior corner of said 8.9689 acre tract of land and the Northeast corner of said 8.9753 acre tract of land;

THENCE S 16°40'29" E, a distance of 564.36 feet, (call S 17°52'04" E, 564.42 feet), along the common line of said 8.9689 acre and said 8.9753 acre tracts of land to a ½" iron rod (found) in the North line of said 17.7240 acre tract of land marking the Southerly-Southwest corner of said 8.9689 acre tract of land, the Southeast corner of said 8.9753 acre tract of land and the Southeast corner of the herein described 10.2024 acre tract of land;

THENCE S 56°19'13" W, a distance of 31.46 feet, (call S 54°54'20" W, 31.42 feet), along the common line of said 17.7240 acre and said 8.9753 acre tracts of land to a 2" iron pipe (found) for angle point;

THENCE S 56°04'58" W, a distance of 917.21 feet, (call S 54°54'20" W, 917.40 feet), along the common line of said 17.7240 acre and said 8.9753 acre tracts of land to the POINT OF BEGINNING and containing 10.2024 acres of land.

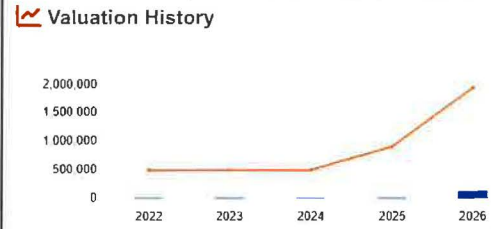
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The basis of bearing is S 13°48'24" E along the West right-of-way line of Park Road per Clerk's File No. N-073604.



Land Boundary • Topographic Surveying  
A Division of Everything in Christ Services, Inc.

22525 PARK RD  
TOMBALL, TX 77377

Account: 042181000010  
Name: BEAUVAIS MICHELE M  
Mailing Address: 14090 FM 2920 STE G 143  
TOMBALL, TX 77377-5549



**Valuations**

Land: \$1,814,074  
Improvement: \$122,116  
Market: \$1,936,190  
Appraised: \$125,031

- [iFile a protest](#)
- [Value Notice](#)
- [Values on Same Street](#)

[Compare Valuations](#)

**Jurisdictions/Exemptions**

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
026	<a href="#">TOMBALL ISD</a>		1.062900	0.000000
040	<a href="#">HARRIS COUNTY</a>		0.380960	0.000000
041	<a href="#">HARRIS CO FLOOD CNTRL</a>		0.049660	0.000000
042	<a href="#">PORT OF HOUSTON AUTHY</a>		0.005900	0.000000
043	<a href="#">HARRIS CO HOSP DIST</a>		0.187610	0.000000
044	<a href="#">HARRIS CO EDUC DEPT</a>		0.004798	0.000000
045	LONE STAR COLLEGE SYS		0.106000	0.000000
665	HC ESD 15		0.050000	0.000000
679	HC EMERG SERV DIST 8		0.099659	0.000000

Exemption Type : None

**Property Details**

Legal: TRS 3A & 4A & TR 7B-  
Description: 1B (HOMESITE  
0421810000194) ABST  
34 J HOUSE ABST 311  
C GOODRICH

Land: 0 SF  
Building Area: 0 SF  
Building Class:  
Units: 0  
Net Rentable Area: 0

**Fiduciary**

None

**Status**

Value Notice Date: Apr 17, 2026  
Deadline to file a protest: May 18, 2026  
ARB Status: Not Certified - Mar 13, 2026

**Location**

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
1D1 -- Real, Qualified Agricultural Land	2575	M/R (E OF 249)	400 -- ISD 26 - Tomball ISD	4671D	287M

**Additional Links**

- [Appraisal Review Board \(ARB\) Status](#)
- [Property Owners Website](#)
- [Property Tax Database](#)

**Land Details**

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Agricultural Value											
1	9075 -- Harris Orchard	AC	21	1.00	1.00	1.00	--	1.00	150	150.00	2,915
Market Value / Agricultural Land											
1	9910 -- Mkt Value of Ag Land AC6 -- Primary AC	AC	2	1.00	1.00	1.00	--	1.00	87,120	87120.00	174,240
2	9910 -- Mkt Value of Ag Land AC8 -- Residual AC	AC	19	1.00	1.00	1.00	--	1.00	87,120	87120.00	1,639,834

**Ownership History**

Owner	Effective Date
BEAUVAIS MICHELE M	12/02/2020
LEMON THYME INVESTMENTS LLC	01/08/2013
W AND W PARK ROAD 69 LLC	11/19/2012
KEATING CAROLYN J	12/12/2003
KEATING TOM	01/02/1988

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	UTILITY BLDG - FRAME	Average	Average	2,760	2013
2	CANOPY ONLY	Average	Average	840	2013
3	CANOPY ONLY	Average	Average	840	2013
4	CANOPY ONLY	Average	Average	400	2013
5	CANOPY ONLY	Average	Average	660	2013
6	CANOPY ONLY	Average	Average	616	2013
7	CANOPY ONLY	Average	Average	520	2013
8	UTILITY BLDG - FRAME	Average	Average	900	2013

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Property Search [for Comments or Suggestions.](#)