

Annexation Request



The City of Tomball requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Tomball.

The undersigned property owner requests full-purpose annexation of the subject tract into the City of Tomball's full purpose jurisdiction in accordance with Chapter 43 of the Texas Local Government Code.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1002 or the Community Development Department at 281-290-1405.

Annexation must be completed prior to extension of water, wastewater, and/or other utilities.

I/We, the undersigned, am/are the current owner(s) of the tract described above and I/we request annexation into the City of Tomball for full-purposes in accordance with Chapter 43 of the Texas Local Government Code.

Santos Gonzalez

Name of Owner(s) (Type or Print)

02 / 28 / 2024

Owner's Signature

Date

Received by City Secretary

Date

Received by Community Development Department

Date

CITY OF TOMBALL
ANNEXATION REQUEST APPLICATION
Part A: Statement of Request

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Mayor and Council:

1. I (we) the undersigned being the owner(s) of the property legally described as:

(Insert legal description [metes and bounds] here or attach separately.

TR 17
ABST 20 J H EDWARDS

hereby request the annexation of described property into the City of Tomball. Included with this request for annexation are all pertinent property Harris County Appraisal District Account Numbers:
0402200010065

(Obtainable through the County Clerk's Office)

2. The described property is contiguous to the City of Tomball's corporate city limits - Yes ___ No.
3. Attached is proof of ownership of the property by the undersigned - Yes ___ No.

Full Legal Signature

SANTOS GONZALEZ

Name *(print)*

INTERNATIONAL COMMERCIAL
DEVELOPMENT ENTERPRISE LLC

Company Name *(if applicable)*

25420 KUYKENDAHL RD STE D-400

Mailing Address *(print)*

TOMBALL TX 77375-3424

City, State, Zip

832-888-3321

Phone Number

ernestogrey100@gmail.com

E-mail Address *(print)*

02 / 28 / 2024

Date

Full Legal Signature

Name *(print)*

Company Name *(if applicable)*

Mailing Address *(print)*

City, State, Zip

Phone Number

E-mail Address *(print)*

Date

Part B: Annexation Property Evaluation & Anticipated Development Information

(Please print or type.)

1. Agent's Contact Information:

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

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

Ernesto Grey (Grey Realty),

Name: Ernesto Quintanilla (Concept E&Y),

Company Name: Concept E&Y

Mailing Address: 810 S MASON RD, SUITE 225, KATY TX 77450
City/State/Zip

Phone Number: 210-255-9850

E-mail Address: QUINTANILLA@CONCEPT-EANDY.COM

2. Property Addresses:

Please list all property addresses associated with the proposed annexation property.

(Attach a list of additional property addresses, if necessary.)

- a. 16000 Farm to Market 2920, TOMBALL, TX 77377

- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____
- i. _____
- j. _____
- k. _____

3. Nature of Existing Property:

Property Location: _____ Number of Acres: 4.339

Existing Zoning: N/A

Is development in conformance with existing zoning districts? N/A
Yes ___ No ___ Don't know

Current Assessed Valuation of Land: _____
Improvements: _____
Total: _____

Check if this property does not currently contain any structures, then proceed to #4.

a.) **Residential** (existing)

_____ Check here if there are no residential structures on the property.

No. of Units _____
No. of Lots _____ **or Acres** _____
Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____

b.) **Office and Commercial** (existing)

_____ Check here if there are no office or commercial structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

c.) **Institutional** (existing)

_____ Check here if there are no institutional structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

d.) **Industrial** (existing)

_____ Check here if there are no industrial structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

4. **Anticipated Development**

a.) **Platting Status** *(Please 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 in the near future

_____ **A plat will not be submitted within the next 6 months**

b.) **Zoning Status** - Please note that properties are annexed as Agricultural "AG", unless zoning reclassification is requested by the property owner in conjunction with annexation.

If a zoning reclassification is desired in conjunction with the annexation process, please check this box and contact the Community Development Department.

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

Yes If yes, please describe: 4.35 acres of 18.739
 No

c.) Residential (anticipated)

Check here if no residential structures are anticipated on the proposed property.

No. of Units _____ Value of Units _____
No. of Lots or Acres _____ Total Estimated Value _____

Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____
Total _____

d.) Office and Commercial (anticipated)

Check here if no office and/or commercial structures are anticipated on the proposed property.

Size (Sq. Ft.) 25,000 SF 2 RETAIL SHELL BLDGS (9,050 SF EA)
Unit Value (\$/Sq. Ft.) 250 SF W/ 50% RESTAURANT
Total Estimated Value 6,250,000 1 GAS STATION W/1.5
Structure _____
Exterior Site Improvements _____

Total Site Coverage 189,685 SF

e.) Institutional (anticipated)

Check here if no institutional structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
Unit Value (\$/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____

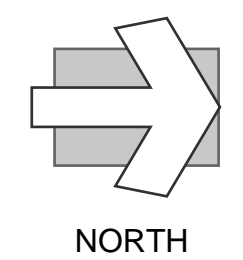
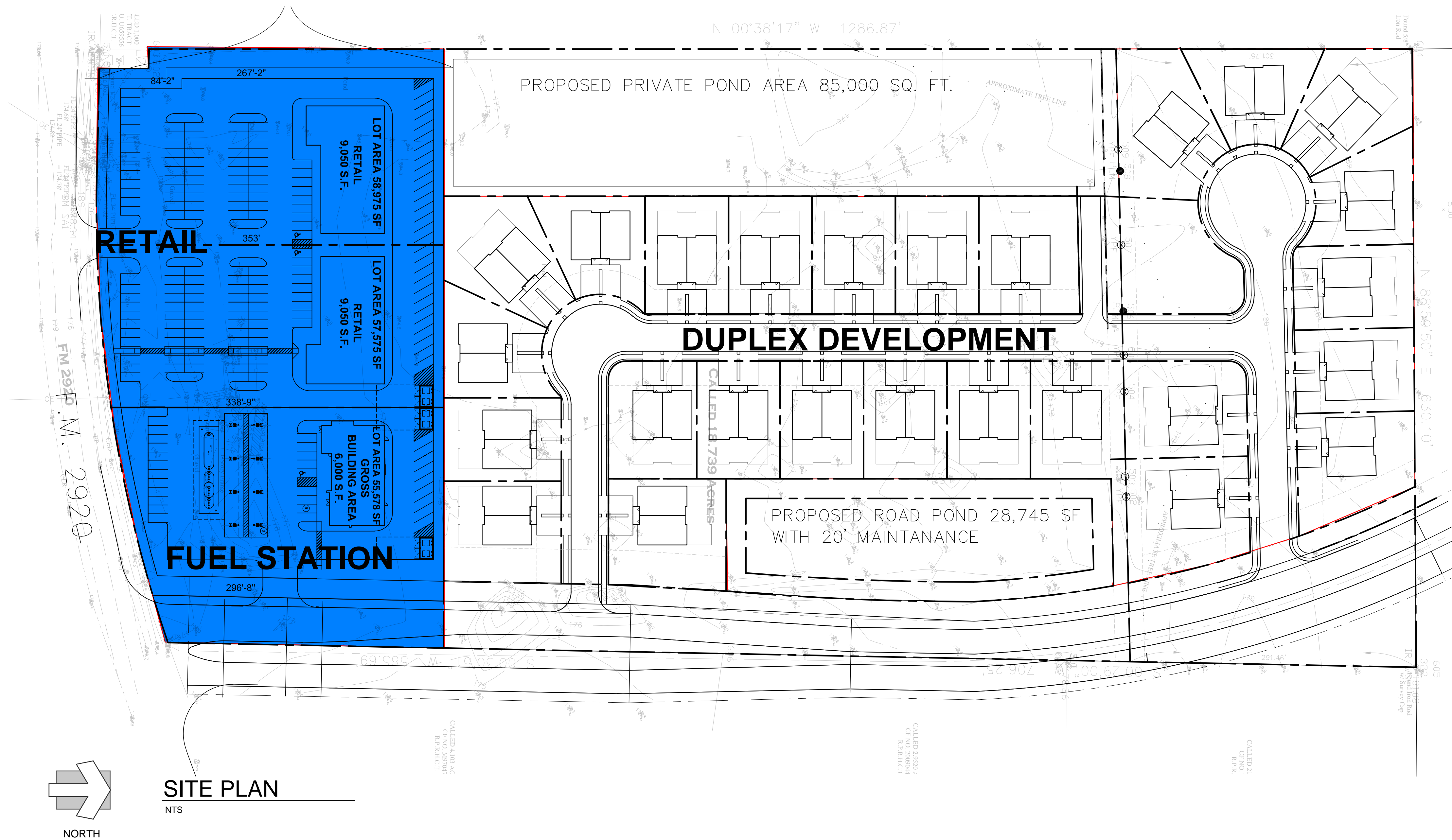
Total Site Coverage _____

f.) Industrial (anticipated)

Check here if no industrial structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
Unit Value (\$/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____
Estimated Number of Employees _____



SITE PLAN
NTS

GENERAL COMMERCIAL

FUEL STATION

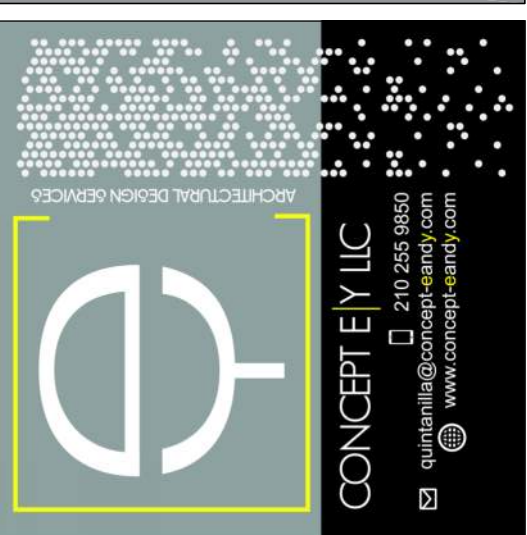
1 FUEL STATION WITH OUT CARWASH + 500SF DELI = 815 GPD
 2.21 SU PER STATION - 1 STATION = 2.21 SU X 250 GPD/SU = 552.5 GPD
 DELI 500 SF 500SF x 0.0021 SU/SF = 1.05 SU X 250 GPD/SU = 262.5 GPD

RETAIL DEVELOPMENT

COMMERCIAL DEVELOPMENT
 2 RETAIL CENTER 9,050 SF EA = 18,100 SF TOTAL = 12,760.5 GPD
 60% REST (10,860 SF) - 40% RETAIL (7,240 SF)
 RESTAURANT, FULL SERVICE 10,860 SF
 10,860 SF X (0.0033 SF/SU) = 35.838 SU X 250 GPD/SU = 8,959.5 GPD
 RETAIL, 7,240 SF
 7,240 SF X (0.0021 SF/SU) = 15.204 SU X 250 GPD/SU = 3,801 GPD

TOTAL LAND SIZE 4.339 AC

REV	DATE	DESCRIPTION
A	01.21.2024	UTILITY REQUEST



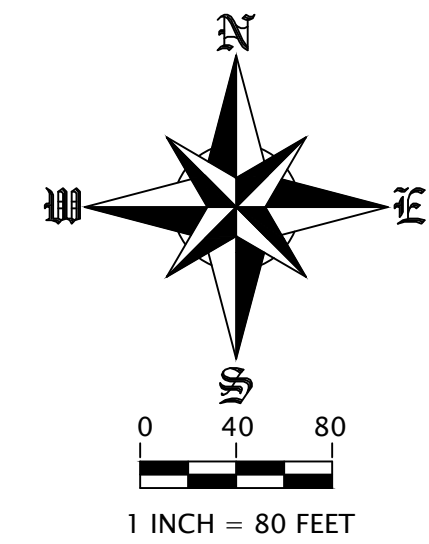
INTERNATIONAL COMMERCIAL
DEVELOPMENT ENT

SHEET NAME

ARCHITECTURAL SITEPLAN

SHEET # **AS100**

16000 FM 2920 RD, TOMBALL, TX 77377



14701 Saint Mary's Lane #150
Houston, Texas 77079
281-584-6688
orders@dartlandservices.com
http://www.dartlandservices.com

PROPERTY DESCRIPTION
 BOUNDARY SURVEY FOR:
 BEING 4.339-ACRES (189,008 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 18.739-ACRES TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) RP-2017-242129, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 4.339-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FM 2920 ROAD (120 FOOT WIDE), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 122-ACRES TRACT RECORDED UNDER C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.023-ACRES TRACT RECORDED UNDER C.C.F. NO. U66566, O.P.R.H.C.T.;
 THENCE (L1) SOUTH 89°16'00" EAST, WITH THE NORTHERLY R.O.W. LINE OF SAID FM 2920 ROAD, A DISTANCE OF 20.00 FEET TO A BENT 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF SAID 0.023-ACRES TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE (L2) NORTH 00°38'17" WEST, WITH THE EAST LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 50.00 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR THE NORTHEAST CORNER OF SAID 0.023-ACRES TRACT, AND AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 THENCE (L3) NORTH 89°16'00" WEST, WITH THE NORTH LINE OF SAID 0.023-ACRES TRACT, A DISTANCE OF 20.00 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.023-ACRES TRACT, AND AN EXTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 00°38'17" WEST, WITH THE EAST LINE OF SAID 122-ACRES TRACT, A DISTANCE OF 300.02 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET IN THE WEST LINE OF SAID 18.739-ACRES TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 89°21'41" EAST, OVER AND THROUGH SAID 18.739-ACRES TRACT, A DISTANCE OF 562.85 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 00°29'41" WEST, OVER AND THROUGH SAID 18.739-ACRES TRACT, A DISTANCE OF 259.08 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;
 THENCE (L4) SOUTH 00°38'09" WEST, OVER AND THROUGH SAID 18.739-ACRES TRACT, A DISTANCE OF 37.22 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET IN THE NORTHERLY R.O.W. LINE OF SAID FM 2920 ROAD, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE (C1) ALONG A CURVE TO THE RIGHT WITH THE NORTHERLY R.O.W. LINE OF SAID FM 2920 ROAD, HAVING A CURVE LENGTH OF 446.60 FEET, A RADIUS OF 1372.40 FEET, A DELTA ANGLE OF 18°38'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°03'17" WEST, 444.64 FEET TO THE END OF SAID CURVE, FROM WHICH A BENT 1/2-INCH IRON ROD FOUND BEARS SOUTH 32°39' WEST, 0.44 FEET;
 THENCE (L5) NORTH 89°16'00" WEST, WITH THE NORTH LINE OF SAID FM 2920 ROAD, A DISTANCE OF 95.61 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.339-ACRES (189,008 SQUARE FEET) MORE OR LESS

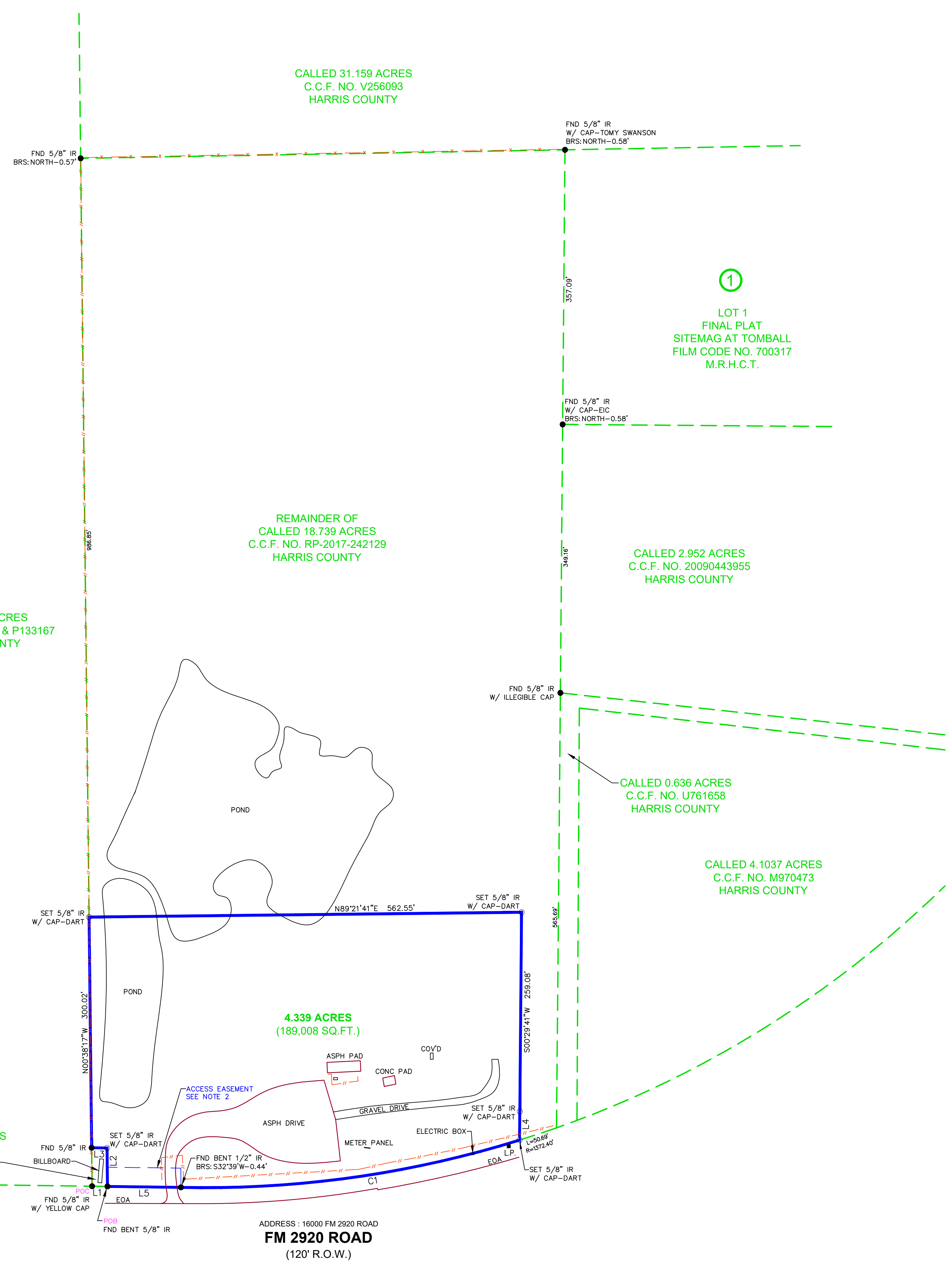
I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.



BENJAMIN JAUMA, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS REGISTRATION No. 6417
 ADDRESS: 16000 FM 2920 ROAD, TOMBALL, TEXAS 77377
 PURCHASER: -
 LENDER: -
 TITLE COMPANY: -
 GFA: -
 DRAWN: 05-13-24/TR
 CHECKER: 05-13-24/BJ
 FIELD CREW: 04-19-24/AP
 KEY MAP #: 287M
GENERAL NOTES
 1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2.) SUBJECT TO ACCESS EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. U66566, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 5.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.
 6.) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY LOSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES; USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK.
 7.) ALL BEARINGS ARE BASED ON RECORDED DEED.
 8.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
1	-	-
2	-	-
3	-	-

JOB No. 2024-04-006



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	446.60'	1372.40'	18°38'42"	S82°03'17"W	444.64'

LINE #	DIRECTION	LENGTH
L1	N89°16'00"W	20.00'
L2	N00°38'17"W	50.00'
L3	N89°16'00"W	20.00'
L4	S00°38'09"W	37.22'
L5	N89°16'00"W	95.61'

CALLLED 0.023 ACRES
 C.C.F. NO. U665956
 HARRIS COUNTY

CALLLED 122 ACRES
 C.C.F. NO. M463098 & P133167
 HARRIS COUNTY

REMAINDER OF
 CALLLED 18.739 ACRES
 C.C.F. NO. RP-2017-242129
 HARRIS COUNTY

CALLLED 2.952 ACRES
 C.C.F. NO. 20090443955
 HARRIS COUNTY

CALLLED 0.636 ACRES
 C.C.F. NO. U761658
 HARRIS COUNTY

CALLLED 4.1037 ACRES
 C.C.F. NO. M970473
 HARRIS COUNTY

4.339 ACRES
 (189,008 SQ.FT.)

ADDRESS : 16000 FM 2920 ROAD
FM 2920 ROAD
 (120' R.O.W.)



14701 Saint Mary's Lane
Ste. 150
Houston, TX 77079
Office: 281-584-6688

**METES AND BOUNDS DESCRIPTION
4.339-ACRES (189,008 SQUARE FEET.)
JOHN EDWARDS SURVEY, ABSTRACT NO. 20 &
CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311
HARRIS COUNTY, TEXAS**

BEING 4.339-ACRES (189,008 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.739-ACRES RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) RP-2017-242129, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 4.339-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING At a 5/8-inch iron rod with yellow cap found in the northerly Right-Of-Way (R.O.W.) line of FM 2920 Road (120 foot wide), being the southeast corner of that certain tract of land described as 122-acres tract recorded under C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., and the southwest corner of that certain tract of land described as 0.023-acres tract recorded under C.C.F. NO. U659556, O.P.R.H.C.T.;

THENCE (L1) South 89°16'00" East, with the northerly R.O.W. line of said FM 2920 Road, a distance of 20.00 feet to a bent 5/8-inch iron rod found for the **POINT OF BEGINNING**, the southeast corner of said 0.023-acres tract and the southwest corner of the herein described tract;

THENCE (L2) North 00°38'17" West, with the east line of said 0.023-acres tract, a distance of 50.00 feet, to a 5/8-inch iron rod with cap (DART) set for the northeast corner of said 0.023-acres tract, and an interior angle point of the herein described tract;

THENCE (L3) North 89°16'00" West, with the north line of said 0.023-acres tract, a distance of 20.00 feet, to a 5/8-inch iron rod found for the northwest corner of said 0.023-acres tract, and an exterior angle point of the herein described tract;

THENCE North 00°38'17" West, with the east line of said 122-acres tract, a distance of 300.02 feet, to a 5/8-inch iron rod with cap (DART) set in the west line of said 18.739-acres tract, being the northwest corner of the herein described tract;

THENCE North 89°21'41" East, over and through said 18.739-acres tract, a distance of 562.55 feet, to a 5/8-inch iron rod with cap (DART) set for the northeast corner of the herein described tract;

THENCE South 00°29'41" West, over and through said 18.739-acres tract, a distance of 259.08 feet, to a 5/8-inch iron rod with cap (DART) set for an angle point in the east line of the herein described tract;

THENCE (L4) South 00°38'09" West, over and through said 18.739-acres tract, a distance of 37.22 feet, to a 5/8-inch iron rod with cap (DART) set in the northerly R.O.W. line of said FM 2920 Road, being the southeast corner of the herein described tract;

THENCE (C1) along a curve to the right with the northerly R.O.W. line of said FM 2920 Road, having a curve length of 446.60 feet, a radius of 1372.40 feet, a delta angle of 18°38'42", and a chord bearing and distance of South 82°03'17" West, 444.64 feet to the end of said curve, from which a bent 1/2-inch iron rod found bears South 32°39' West, 0.44 feet;

THENCE (L5) North 89°16'00" West, with the north line of said FM 2920 Road, a distance of 95.61 feet, to the **POINT OF BEGINNING** and containing 4.339-Acres (189,008 Square feet) more or less.

A handwritten signature in blue ink that reads 'B. Jauma'.

Benjamin Jauma
R.P.L.S. No. 6417
May 13, 2024



Job No. 2024-04-006
FIRM number 10194710