

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, SignAd, Ltd. (“Owner”) files this Petition to Release Property from Extraterritorial Jurisdiction, and certifies the following:

- A. Owner is the owner of the property located at 0 SH 249, Tomball, Texas 77375, and legally described as TR 5A-3, ABST 6325 C N PILLOT (herein referred to as the “Property” or “Area”), as more accurately described by metes and bounds on Exhibit “A” hereto.
- B. The Property is located in an area of the extraterritorial jurisdiction 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 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 by the later of the 45th day after the date the municipality receives this Petition or the next meeting of the municipality’s governing body that occurs after the 30th day after the date the municipality receives this Petition, the Area is released by operation of law.

IN WITNESS WHEREOF, Owner has executed this Petition as of June 23 2025.

[SIGNATURE AND VERIFICATION ON NEXT PAGE]

SignAd, Ltd.

By: 

Name: Wes B. Gilbreath, Jr.

Date of Signing: 6/23/25

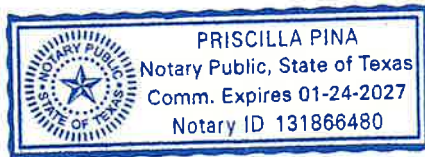
VERIFICATION PURSUANT TO TEX. LOC. GOV'T CODE § 42.105(a)

STATE OF TEXAS

COUNTY OF Harris

§
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BEFORE ME, the undersigned notary public, on this day, personally appeared Wes B. Gilbreath, Jr. who stated to me that he signed this instrument for the purposes therein contained on this the 23 day of June, 2025.




Notary Public

Exhibit A

The Property

FIELD DATA SERVICE
2307 BRISTOL BAND
KATY, TEXAS 77450
PHONE (281) 351-7153

METES AND BOUNDS

JUNE 26, 2012

FIELD NOTES FOR A 8.697 ACRE TRACT OF LAND BEING OUT OF AND A PART OF A CALLED 27.5760 ACRE TRACT OF LAND DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER W585070, SITUATED IN THE CLAUDE M. PILLOT SURVEY, ABSTRACT NUMBER 632, IN HARRIS COUNTY, TEXAS. ALL BEARINGS AND COORDINATES ARE REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, DEFINED IN THE TEXAS NATURAL RESOURCES CODE, SECTION 20.071, and ET. SEQ. AND ARE BASED ON THE PUBLISHED POSITION (2001 ADJ.) OF NOAA/NGS STATION: COOPERATIVE CORPS WLA 1, TO CONVERT THE SURFACE DISTANCE TO GRID DISTANCE, MULTIPLY BY A COMBINATION SCALE FACTOR OF 0.999951143, SAID 8.697 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A 1/2 INCH IRON ROD HAVING COORDINATES OF X =3,036,589.514 AND Y=13,948,571.036 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF THE SAID 27.5760 ACRE TRACT OF LAND, THE SOUTHEAST CORNER OF THE RESIDUE TRACT CALLED 88.504 ACRES DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER H834723 AND ALSO BEING IN THE NORTH LINE OF BOUDREAUX ESTATES, SECTION THREE (3), UNRECORDED SUBDIVISION;

THENCE: NORTH 02° 21' 28" WEST, A DISTANCE OF 1082.49 FEET WITH THE EAST LINE OF THE SAID 88.504 ACRE TRACT OF LAND AND THE WEST LINE OF THE SAID 27.5760 ACRE TRACT OF LAND TO A CALLED AND FOUND 3/4 INCH IRON ROD WITH A PLASTIC CAP MARKED F.D.S. 2053 FOR A CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A CALLED 9.279 ACRE TRACT OF LAND DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20070741438 AND ALSO BEING THE PLACE OF BEGINNING;

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SPECIAL WARRANTY DEED
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Exhibit A

THENCE: CONTINUING NORTH 02° 21' 28" WEST, A DISTANCE OF 1018.88 FEET WITH THE EAST LINE OF THE SAID 88.604 ACRE TRACT OF LAND AND THE WEST LINE OF THE SAID 27.5760 ACRE TRACT OF LAND TO A CALLED AND FOUND 3 INCH TEXAS HIGHWAY DEPARTMENT ALUMINUM DISC SET IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 249, WIDTH VARIES, IN A CURVE TO THE RIGHT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF THE SAID 27.5760 ACRE TRACT OF LAND;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 249 AND THE EAST LINE OF THE SAID 27.5760 ACRE TRACT OF LAND WITH THE FOLLOWING COURSES AND DISTANCES;

THENCE: A DISTANCE OF 784.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (DELTA ANGLE=12°19'35", RADIUS=3644.72 FEET, CHORD= SOUTH 34°12' 09" EAST, A DISTANCE OF 782.60 FEET, TO A CALLED AND FOUND 3 INCH TEXAS HIGHWAY DEPARTMENT ALUMINUM DISC SET IN CONCRETE FOR THE END OF SAID CURVE FOR A CORNER;

THENCE: SOUTH 23°21'53" EAST, A DISTANCE OF 202.00 FEET TO A CALLED AND FOUND 3 INCH TEXAS HIGHWAY DEPARTMENT ALUMINUM DISC SET IN CONCRETE FOR A CORNER;

THENCE: SOUTH 27°37'16" EAST, A DISTANCE OF 533.93 FEET TO A CALLED AND FOUND 3 INCH TEXAS HIGHWAY DEPARTMENT ALUMINUM DISC SET IN CONCRETE FOR A CORNER;

THENCE: SOUTH 52°05'39" WEST, A DISTANCE OF 172.93 FEET TO A CALLED AND FOUND 3/4 INCH IRON ROD WITH A PLASTIC CAP MARKED F.D.S. FOR A CORNER OF THE HEREIN DESCRIBED TRACT AND A CORNER OF THE SAID 9.279 ACRE TRACT OF LAND;

THENCE WITH LINES OF THE SAID 9.279 ACRE TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES;

THENCE: NORTH 02°33'19" WEST, A DISTANCE OF 182.40 FEET TO A CALLED AND FOUND 3/4 INCH IRON ROD WITH A PLASTIC CAP MARKED F.D.S. 2053 FOR A CORNER;

THENCE: NORTH 44°53'25" WEST, A DISTANCE OF 209.18 FEET TO A CALLED AND FOUND 3/4 INCH IRON ROD WITH A PLASTIC CAP MARKED F.D.S. 2053 FOR A CORNER;

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THENCE: NORTH 62°35'29" WEST, A DISTANCE OF 71.14 FEET TO A CALLED AND FOUND 3/4 INCH IRON ROD WITH A PLASTIC CAP MARKED F.D.S. 2053 FOR A CORNER;

THENCE: NORTH 86°46'25" WEST, A DISTANCE OF 370.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.697 ACRES OF LAND.

THERE WAS A SURVEY PLAT PREPARED IN CONNECTION WITH THESE METES AND BOUNDS.

THIS IS TO CERTIFY THAT THIS DESCRIPTION OF LAND REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AS SHOWN BY THE ACCOMPANYING PLAT AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

MARK S. BROWN
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 5553



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Exhibit A

