

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

RESOLUTION NO. 2025-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, DECLARING THE INTENTION TO INSTITUTE PROCEEDINGS TO ANNEX CERTAIN TERRITORY; DESCRIBING SUCH TERRITORY; SETTING AUGUST 4, 2025 AT 6 O'CLOCK PM AS THE DATE AND TIME FOR PUBLIC HEARING AT WHICH ALL INTERESTED PARTIES SHALL HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR PUBLICATION OF SUCH NOTICE OF SAID PUBLIC HEARING; DIRECTING PREPARATION OF A MUNICIPAL SERVICE PLAN FOR THE TERRITORY PROPOSED TO BE ANNEXED (BEING 50.1051 ACRES CONSISTING OF 0.8041 OF ONE ACRE OR 35,026 SQUARE FEET OF LAND SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NUMBER 70, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN UNRESTRICTED RESERVE "A" OF TOMBALL GREENS, A SUBDIVISION AS SHOWN ON MAP OR PLAT RECORDED UNDER FILM CODE NUMBER 440128 OF THE MAPS RECORDS OF HARRIS COUNTY, TEXAS; 31.994 ACRES OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NUMBER 629, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN RESIDUE OF CALLED 33.153 ACRES OF LAND DESCRIBED IN DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER U968294, A PORTION OF THOSE CERTAIN LOTS 489, 490, 495 AND 496 OF TOMBALL TOWNSITE, A SUBDIVISION AS SHOWN ON MAP OR PLAT RECORDED UNDER VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND THOSE CERTAIN LOTS 491, 492, 493 AND 494 OF SAID TOMBALL TOWNSITE; AND 17.307 ACRES OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NUMBER 629, HARRIS COUNTY, TEXAS, BEING THAT CERTAIN RESIDUE OF CALLED 1.1767 ACRES OF LAND DESCRIBED IN DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER 20120276873, THAT CERTAIN CALLED 5.678 ACRES OF LAND DESCRIBED IN DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER 20070687993, THAT CERTAIN RESIDUE OF CALLED 8.1479 ACRES OF LAND DESCRIBED IN DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER Y978757, THAT CERTAIN RESIDUE OF CALLED 4.998 ACRES OF LAND DESCRIBED IN DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FIEL NUMBER 20110051826, THAT CERTAIN RESERVE "A" OF BRANDT HOLDING, A SUBDIVISION AS SHOWN ON MAP OR PLAT RECORDED UNDER FILM CODE NUMBER 679589 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, THAT CERTAIN LOT 1, BLOCK 1 OF SAID BRANDT HOLDINGS AND A PORTION OF THOSE CERTAIN LOTS 496, 497 AND 498 OF TOMBALL TOWNSITE, A SUBDIVISION AS SHOWN ON MAP OR PLAT RECORDED

UNDER VOLUME 2, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS); AND PROVIDING FOR SEVERABILITY.

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WHEREAS, FLS Development, a Texas limited liability company, acting through its agent, William Shawn Speer, is the owner (the “Owner”) of a certain tracts of land being **50.1051** total acre consisting of the following:

- **0.8041** of one acre or 35,026 square feet of land situated in the Elizabeth Smith Survey, Abstract Number 70, Harris County, Texas, being a portion of that certain Unrestricted Reserve “A” of Tomball Greens, a subdivision as shown on map or plat recorded under Film Code Number 440128 of the Maps Records of Harris County, Texas; and
- **31.994** acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, being a portion of that certain residue of called 33.153 acres of land described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk’s File Number U968294, a portion of those certain Lots 489, 490, 495 and 496 of Tomball Townsite, a subdivision as shown on map or plat recorded under Volume 2, Page 65 of the Map Records of Harris County, Texas and those certain Lots 491, 492, 493 and 494 of said Tomball Townsite; and
- **17.307** acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, being that certain residue of called 1.1767 acres of land described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk’s File Number 20120276873, that certain called 5.678 acres of land described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk’s File Number 20070687993, that certain residue of called 8.1479 acres of land described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk’s File Number Y978757, that certain residue of called 4.998 acres of land described in deed recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk’s File Number 20110051826, that certain Reserve “A” of Brandt Holding, a subdivision as shown on map or plat recorded under Film Code Number 679589 of the Map Records of Harris County, Texas, that certain Lot 1, Block 1 of said Brandt Holdings and a portion of those certain Lots 496, 497 and 498 of Tomball Townsite, a subdivision as shown on map or plat recorded under Volume 2, Page 65 of the Map Records of Harris County, Texas.

WHEREAS, the Owner has petitioned that the City of Tomball annex the Property into the City of Tomball; and

WHEREAS, Texas Local Government Code, at Section 43.0673 requires a municipality to conduct one public hearing prior to the adoption of an ordinance annexing the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set forth in the preamble to this resolution are hereby found to be true and correct.

Section 2. The City Council of the City of Tomball hereby declares its intention to institute proceedings to annex to the City the territory described in Exhibit “A” attached hereto and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of Tomball for all purposes to include such territory.

Section 3. The City Council directs that the Council will hold a public hearing on **AUGUST 4, 2025**, at the City Council Chambers at 401 Market Street, Tomball, Texas 77375, at 6 o’clock p.m., where all interested persons will be provided the opportunity to be heard on the requests for annexation of a 50.1051 acres tract of land as more fully described in the Exhibit “A”.

Section 4. The City Secretary is directed to post notice of the public hearings in a newspaper of general circulation in the City once on or after the 20th day but before the 10th day before **AUGUST 4, 2025**.

Section 5. The appropriate City departments are directed to prepare the Municipal Service Plan for the Property to include provisions for police protection; fire protection; solid waste collection, maintenance of water, wastewater, and gas facilities; operation and maintenance of roads and streets; operation and maintenance of parks, playground and swimming pools; and operation and maintenance of any other publicly owned facility, building, or service, as needed.

Section 7. In the event any clause phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that

it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND RESOLVED this the 7th day of July, 2025.

Lori Klein Quinn, Mayor

ATTEST:

Thomas Harris III, City Secretary