



Advance Surveying, Inc.

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FIRM NO. 10099200

LEGAL DESCRIPTION
1.9756 ACRES (86,058 SQUARE FEET)

BEING A **1.9756 ACRE (86,058 SQUARE FEET)** TRACT OF LAND, SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NUMBER 629, HARRIS COUNTY, TEXAS; BEING OUT OF AND A PART OF LOT FOUR HUNDRED AND SEVENTY-SEVEN (477), OF TOMBALL TOWNSITE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 2, PAGE 65, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (H.C.M.R.); SAID **1.9756 ACRE TRACT** BEING OUT OF AND A PART OF A 1.0472 ACRE TRACT CONVEYED TO 2S & Z INVESTMENTS LLC BY DEED AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2025-238354 AND OUT OF AND A PART OF A 1.062 ACRE TRACT CONVEYED TO 2S & Z INVESTMENTS LLC BY DEED AS RECORDED UNDER H.C.C.F. NO. RP-2025-244581; WITH SAID **1.9756 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT THE ORIGINAL NORTHWEST CORNER OF SAID LOT 477, SAID POINT BEING THE NORTHWEST CORNER OF A 10-FOOT STRIP OF LAND DEEDED TO HARRIS COUNTY TO WIDEN HUFFSMITH-KOHRVILLE ROAD (WIDTH VARIES);

THENCE, NORTH 87 DEGREES 29 MINUTES 40 SECONDS EAST (CALLED SOUTH 89 DEGREES 35 MINUTES 00 SECONDS), A DISTANCE OF 44.40 FEET, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHERLY END OF A CUTBACK LINE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEIRICH LANE (30 FEET WIDE), SAID POINT MARKING THE NORTHERLY NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 29 MINUTES 40 SECONDS EAST (CALLED SOUTH 89 DEGREES 35 MINUTES 00 SECONDS EAST), A DISTANCE OF 217.78 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEIRICH LANE AND ALONG THE NORTHERLY LINE OF SAID 1.0472 ACRE TRACT, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHWEST CORNER OF A 2.117 ACRE TRACT CONVEYED TO FLOYD D. BELCHER JR. BY DEED AS RECORDED UNDER H.C.C.F. NO. 20080592656 AND THE NORTHEAST CORNER OF SAID 1.0472 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEGREES 11 MINUTES 27 SECONDS EAST (CALLED SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST), A DISTANCE OF 359.18 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID 2.117 ACRE TRACT AND THE EASTERLY LINE OF SAID 1.0472 AND 1.062 ACRE TRACTS AND THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.117 ACRE TRACT, THE NORTHWEST CORNER OF A 2.611 ACRE TRACT CONVEYED TO RODOLFO DE LA GARZA AND WIFE, SAN JUANA DE LA GARZA, BY DEED AS RECORDED UNDER H.C.C.F. NO. G075793, THE NORTHEAST CORNER OF A 1.078 ACRE TRACT CONVEYED TO RODOLFO DE LA GARZA AND WIFE, SAN JUANA DE LA GARZA, BY DEED AS RECORDED UNDER H.C.C.F. NO. J878418, AND THE SOUTHEAST CORNER OF SAID 1.062 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 29 MINUTES 35 SECONDS WEST (CALLED NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST), A DISTANCE OF 247.63 FEET, ALONG THE COMMON LINE BETWEEN THE NORTHERLY LINE OF SAID 1.078 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 1.062 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE EASTERLY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, SAID POINT MARKING THE NORTHWEST CORNER OF SAID 1.078 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



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THENCE, NORTH 00 DEGREES 51 MINUTES 34 SECONDS WEST, A DISTANCE OF 268.04 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREE 49 MINUTES 53 SECONDS EAST, A DISTANCE OF 80.33 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHERLY END OF SAID CUTBACK LINE, SAID POINT MARKING THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 44 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.21 FEET, ALONG SAID CUTBACK LINE, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **1.9756 ACRES OR 86,058 SQUARE FEET OF LAND.**



09-03-25

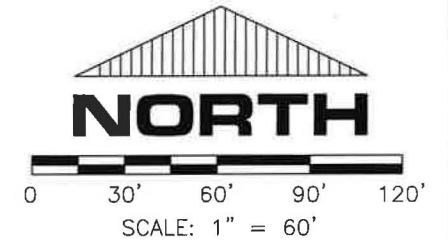
Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

CALLLED 9.575 ACRE
LUCILLE E. LEWIS
H.C.C.F. NO.
RP-2017-572840

CALLLED 1.000 ACRES
FB REALITY HOLDINGS, LLC
H.C.C.F. NO.
RP-2020-8465

CALLLED 2.993 ACRES
GABRIEL AGUIRRE
H.C.C.F. NO. U535286



**TOMBALL
CITY LIMITS**

LOT 1, BLOCK 1
HUFFSMITH-KOHRVILLE
PLAZA
F.C. NO. 704215 H.C.M.R.

RESTRICTED RESERVE "A",
BLOCK 2
PERSIMMON PROPERTIES
F.C. NO. 679815 H.C.M.R.

LOT 1, BLOCK 1
HUFFSMITH-2978 REPLAT
NO. 1
F.C. NO. 693798 H.C.M.R.

HUFFSMITH - KOHRVILLE ROAD

(WIDTH VARIES)
H.C.C.F. NO. W749580
H.C.C.F. NO. 2016-362075
H.C.C.F. NO. 2016-439475
FILM CODE NO. 620122
H.C.M.R.

SET 1/2 C.I.R.
(ADVANCE SURVEY)

N01°49'53"E 80.33'
N00°51'34"W 268.04'

CALLLED 1.047 ACRES
2S & Z INVESTMENTS, LLC
H.C.C.F. NO.
RP-2025-238354

1.9756 ACRES
(86,058 SQ. FT.)

CALLLED 1.062 ACRES
2S & Z INVESTMENTS, LLC
H.C.C.F. NO.
RP-2025-244581

CALLLED 1.078 ACRE
RODOLFO DE LA GARZA
AND WIFE
SAN JUANA DE LA GARZA
H.C.C.F. NO. J878418

WEIRICH LANE
(30' R.O.W.)
(VOL. 2, PG. 65 H.C.M.R.)

SET 1/2 C.I.R.
(ADVANCE SURVEY)

SET 1/2 C.I.R.
(ADVANCE SURVEY)

256.75'

S03°11'27"E 359.18'
JESSE PRUITT SURVEY
A-629

FND. 1/2" I.R.
C.M.

CALLLED 2.611 ACRE
RODOLFO DE LA GARZA
AND WIFE
SAN JUANA DE LA GARZA
H.C.C.F. NO. G075793

ANNEXATION OWNERSHIP
TRACT 1: CALLLED 1.047 ACRES
FB REALITY HOLDINGS, LLC
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

TRACT 2: CALLLED 1.062 ACRES
ARROTO PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED
SUBDIVISION MAPS AND RECORDED DEEDS AND
DOES NOT REPRESENT AN ON THE GROUND SURVEY.

EXHIBIT
CITY OF TOMBALL, TEXAS
PROPOSED ANNEXATION OF
1.9756 ACRES
WITHIN HARRIS COUNTY
GENERAL LOCATION
NORTH OF MCHAFEEY RD
EAST OF HUFFSMITH-KOHRVILLE RD
SOUTH OF WEIRICH RD
HARRIS COUNTY, TEXAS

JOB NO.: 0714040-25-01 DATE: 09-03-2025 SCALE: 1"=60'