

Annexation Request

RECEIVED (KC)
09/29/2021



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.

Exxon Mobil Corporation c/o Mathew Sawyer

Name of Owner(s) (Type or Print)

DocuSigned by:
Matthew L. Sawyer

September 28, 2021

871DCD7760DA461...
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.

See Attached

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:

0450260000004

(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.

DocuSigned by:
Matthew L. Sawyer
871DCD7760DA461...
Full Legal Signature

Full Legal Signature

Matthew Sawyer

Name (print)

Name (print)

Exxon Mobil Corporation

Company Name (if applicable)

Company Name (if applicable)

22777 Springwoods Village Parkway

Mailing Address (print)

Mailing Address (print)

Spring, TX 77389

City, State, Zip

City, State, Zip

832.625.3049

Phone Number

Phone Number

matthew.l.sawyer@exxonmobil.com

E-mail Address (print)

E-mail Address (print)

September 28, 2021

Date

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.) _____

Name: Carmen Pearson

Company Name: Lovett Industrial, LLC

Mailing Address: 1902 Washington Ave, Suite A, Houston, TX 77007
City/State/Zip

Phone Number: 713.205.3588

E-mail Address: carmen.pearson@lovettindustrial.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. 0 Boudreaux Road, Tomball TX 77377

b. _____

c. _____

d. _____

e. _____

f. _____

g. _____

h. _____

i. _____

j. _____

k. _____

3. Nature of Existing Property:

Property Location: TR 1E, Abst 722 A Senechal Number of Acres: 240.075

Existing Zoning: None

Is development in conformance with existing zoning districts?

Yes No Don't know

Current Assessed Valuation of Land: \$7,843,320

Improvements: \$0

Total: \$7,843,320

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: 240.075 acres of Industrial
 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 _____

General Retail

d.) Office and Commercial (anticipated)

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

Size (Sq. Ft.) 337,590 SF
Unit Value (\$/Sq. Ft.) \$60/SF
Total Estimated Value \$20,255,400
Structure 90,960 SF Retail Space
Exterior Site Improvements Site work including private utilities, driveways and parking

Total Site Coverage Max 90% per ordinance

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.) 10,120,077 SF
Unit Value (\$/Sq. Ft.) \$33.70/SF
Total Estimated Value \$341,000,000
Structure 3,424,010 SF Warehouse Space
Exterior Site Improvements Public ROW with utilities and paving, and detention facilities
Site work including private utilities, driveways and parking

Total Site Coverage Max 90% per ordinance
Estimated Number of Employees 1200

g.) Staging of Anticipated Development (In %)

	Current						
	2021	2022	2023	2024	2025	2026	2027
Residential	—	—	<u>30</u>	<u>30</u>	<u>30</u>	—	—
Institutional	—	—	—	—	—	—	—
Industrial	—	—	<u>22</u>	<u>17</u>	<u>31</u>	<u>24</u>	<u>7</u>



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 240.075 ACRES OR 10,457,658 SQ. FT.

A TRACT OR PARCEL CONTAINING 240.075 ACRES OR 10,457,658 SQUARE FEET OF LAND SITUATED IN THE AUGUSTE SENERCHAL SURVEY, ABSTRACT NO. 722, HARRIS COUNTY, TEXAS, BEING A RESIDUE OF A CALLED 314.8179 ACERS DESCRIBED IN DEED TO EXXON MOBILE CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W883345, WITH SAID 240.075 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A BRASS DISK FOUND ON THE NORTHWEST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ROCKY ROAD (60 FEET WIDE) AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 99 (WIDTH VARIES) DESCRIBED IN H.C.C.F. NO. 20150158935, MARKING A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47 DEG. 13 MIN. 03 SEC. EAST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 48.58 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST END OF SAID CUTBACK CORNER, FOR A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID ROCKY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEG. 48 MIN. 39 SEC. EAST, A DISTANCE OF 69.85 FEET TO A BRASS DISK FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 08 MIN. 19 SEC. EAST, A DISTANCE OF 9.43 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 54 MIN. 51 SEC. EAST, A DISTANCE OF 1,737.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTHEAST END OF A CUTBACK CORNER LOCATED AT THE INTERSECTION OF SAID ROCKY ROAD AND THE NORTH R.O.W. LINE OF BOUDREAUX ROAD (60 FEET WIDE), MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 03 MIN. 13 SEC. WEST, ALONG THE SAID CUTBACK LINE, A DISTANCE OF 21.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST END OF SAID CUTBACK MARKING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2 INCH IRON ROD BEARS FOR REFERENCE SOUTH 30 DEG. 14 MIN. 11 SEC. WEST, A DISTANCE OF 3.93 FEET.

THENCE, SOUTH 87 DEG. 01 MIN. 16 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID BOUDREAUX ROAD, A DISTANCE OF 5,152.11 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TSI 5269" FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 5.6619 ACRE TRACT DESCRIBED IN DEED TO COUNTY OF HARRIS, AS RECORDED UNDER H.C.C.F. NO. 20130144685, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 04 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID CALLED 5.6619 ACRE TRACT, A DISTANCE OF 2,163.53 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID STATE HIGHWAY 99, MARKING THE NORTHEAST CORNER OF SAID CALLED 5.6619 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID STATE HIGHWAY 99, THE FOLLOWING COURSES AND DISTANCES:

NORTH 87 DEG. 03 MIN, 20 SEC. EAST, A DISTANCE OF 269.34 FEET (CALLED 269.61') TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,259.16 FEET, A CENTRAL ANGLE OF 04 DEG. 03 MIN. 25 SEC., AN ARC LENGTH OF 558.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 05 MIN. 02 SEC. EAST - A DISTANCE OF 797.06 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET MARKING A POINT OF TANGENCY;

SOUTH 88 DEG. 53 MIN. 15 SEC. EAST, A DISTANCE OF 3,514.68 FEET TO A BRASS DISK MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11,659.16 FEET, A CENTRAL ANGLE OF 02 DEG. 44 MIN. 46 SEC., AN ARC LENGTH OF 558.81 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 44 MIN. 22 SEC. EAST - A DISTANCE OF 558.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 240.075 ACRES OR 10,457,658 SQUARE FEET OF LAND.

LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

7-12-2021
DATE:

Certificate Of Completion

Envelope Id: 7234CE75FF97401F806DF186DE0FF770	Status: Completed
Subject: Please DocuSign: Application for Re-Zoning_20210927.pdf, Annexation Request Application_2021092...	
Source Envelope:	
Document Pages: 17	Signatures: 3
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Donetta Williams
Time Zone: (UTC-06:00) Central Time (US & Canada)	Address Redacted
	donetta.e.williams@exxonmobil.com
	IP Address: 136.228.238.27

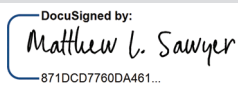
Record Tracking

Status: Original	Holder: Donetta Williams	Location: DocuSign
September 28, 2021 11:46	donetta.e.williams@exxonmobil.com	
Security Appliance Status: Connected	Pool: Main SecApp 1	

Signer Events

Matthew L. Sawyer
matthew.l.sawyer@exxonmobil.com
Commercial Portfolio Manager
ExxonMobil Environmental Services Company
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

871DCD7760DA461...
Signature Adoption: Pre-selected Style
Using IP Address: 158.26.2.169

Timestamp

Sent: September 28, 2021 | 11:47
Viewed: September 28, 2021 | 11:50
Signed: September 28, 2021 | 12:23

Electronic Record and Signature Disclosure:

Accepted: February 2, 2021 | 15:37
ID: 3db06858-43db-4638-a85b-424bf25c0191
Company Name: Exxon Mobil Corporation

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent	Hashed/Encrypted	September 28, 2021 11:47
Certified Delivered	Security Checked	September 28, 2021 11:50
Signing Complete	Security Checked	September 28, 2021 12:23
Completed	Security Checked	September 28, 2021 12:23

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

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