

PETITION FOR THE CREATION OF A  
PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS

COUNTY OF HARRIS

TO: THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

The undersigned petitioner (the "Petitioner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, together with all amendments and additions thereto, petition this Honorable City Council to create a public improvement district ("District") in the territory described by metes and bounds in Exhibit A attached hereto (the "Land") within the City of Tomball, Texas (the "City"), and in support of this petition the Petitioner would present the following:

Section 1. Standing of Petitioner. The Petitioner is an owner of the Land within the District described below as determined by the current roll of the Harris County Appraisal District. The Petitioner, along with all other petitioners submitting petitions to the City in connection with the District, constitutes the owner of taxable property within the District sufficient to meet the requirements of Section 372.005(b), Texas Local Government Code.

Section 2. General nature of the proposed public improvements. The proposed public improvements include the construction of street paving, water, wastewater, gas and drainage facilities, parks and open spaces, public amenities, contingency provisions, engineering services, financing costs, and administrative and legal services for the proposed District.

Section 3. Estimated cost of the proposed public improvements. \$2,650,000.00.

Section 4. Boundaries. The proposed boundaries are described in the boundary description attached as Exhibit A.

Section 5. Method of assessment. The proposed method of assessment shall be based upon (i) an equal apportionment per lot or per square foot of property benefiting from the public improvements, as determined by the City Council, (ii) the *ad valorem* taxable value of the property benefiting from the improvements, or (iii) any combination thereof.

Section 6. Apportionment of cost. 100 percent of the cost of the proposed improvements shall be paid by assessment of the property owners within the District.

Section 7. Management of the District. The management of the District will be the ultimate responsibility of the City Council of the City; provided that, to the extent allowed by law, the City may initially contract with a private sector company or a City established local government corporation to carry out all or a part of such City responsibilities, as well as the day-to-day management and administration of the District.

Section 8. Concurrence of the Petitioner. The Petitioner signing this petition concurs in and requests the establishment of the District.



Exhibit A

By: \_\_\_\_\_

Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

THE STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ (name), \_\_\_\_\_ (title) on behalf of \_\_\_\_\_.

\_\_\_\_\_  
Notary, State of Texas

(NOTARY SEAL)



Section 9.      Advisory board.    An advisory board may be established to develop and recommend an improvement plan to the City Council.

This petition shall be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

PETITIONER

Roy C. Hohl, III, Ellen Hohl Stutts, Carl Knapp Hohl, and Stephen Louis Hohl

By: Ellen Hohl Stutts 8-9-2021

Signature

Ellen Hohl Stutts Co-Executor

Name

Title

THE STATE OF TEXAS

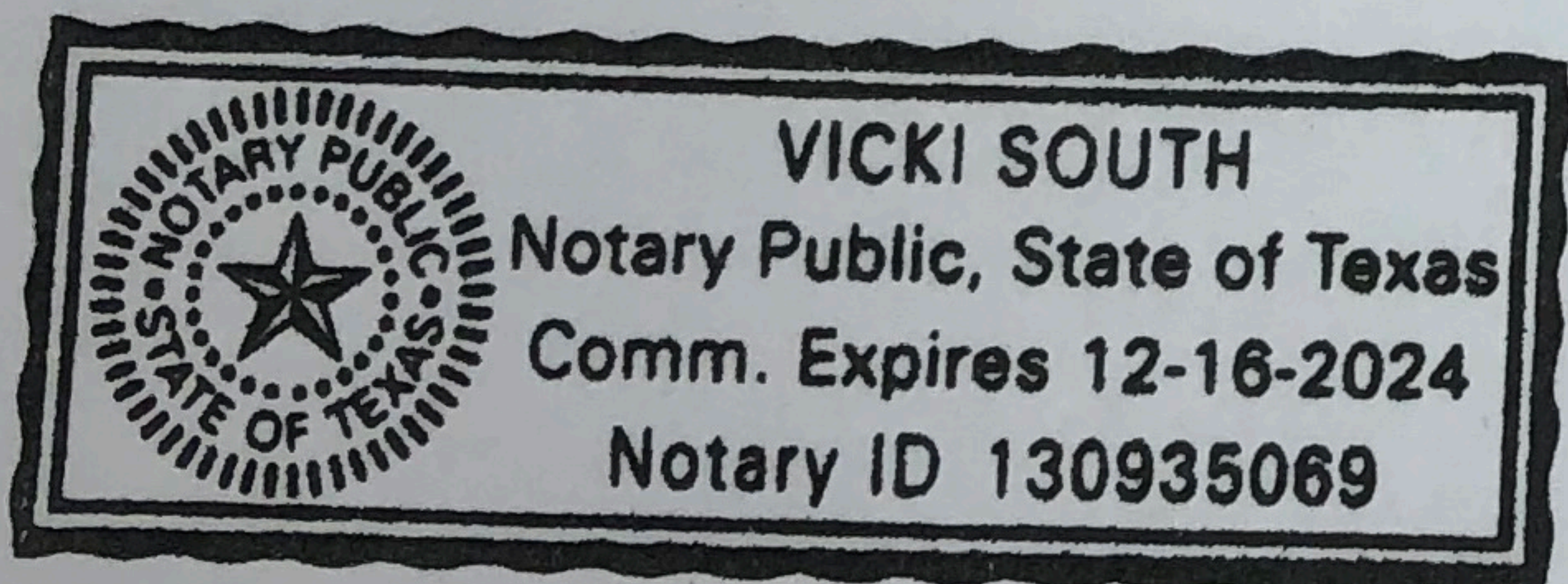
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 9<sup>th</sup> day of August, 2021 by Ellen Hohl Stutts (name), co-executor (title) on behalf of Estate of Caroline K Hohl.



(NOTARY SEAL)

Vicki South  
Notary, State of Texas  
Harris, CO, TX



## Exhibit A

Two ten-acre tracts of land in the Southwest corner of that certain 100-acre tract out of the Western portion of the East 1/2 of Joseph House League, Abstract No. 34, in Harris County, Texas, described in Deed from Henry W. Hoffman, et al to Albert B. Metzler, et al recorded in Volume 914, Page 619 of the Deed Records of Harris County, Texas described as follows:

### TRACT ONE:

That certain 10 acre tract of land set apart to Julia Metzler in the Partition Deed between the heirs of J. Henry Metzler dated April 28, 1939 recorded in Volume 1124, at Page 636 of the Deed Records of Harris County, Texas more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 100 acre tract, above referred to;

THENCE North along the West line of said 100 acre tract a distance of 599.5 feet to a point for the Northwest corner, same being the Southwest corner of the 10 acre tract set apart to Max R. Metzler in the above mentioned Partition Deed;

THENCE East along the dividing line between the said Julia Metzler tract and the Max R. Metzler tract a distance of 726.385 feet to their common East corner, same being the Northwest corner of the 10 acre tract set apart to Ida Metzler Ramsey in said Partition Deed;

THENCE South along the West line of said Ida Metzler Ramsey 10 acre tract a distance of 599.5 feet to a point for corner in the South line of said Metzler 100 acre tract;

THENCE West along said South line a distance of 726.385 feet to the PLACE OF BEGINNING.

### TRACT TWO:

That certain 10 acre tract of land set apart to Max R. Metzler in the Partition Deed between the heirs of J. Henry Metzler dated April 28, 1939 recorded in Volume 1124, at Page 636 of the Deed Records of Harris County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the 10 acre tract set apart to Julia Metzler in said Partition Deed said point being located 599.5 feet North of the Southwest corner of said Metzler 100 acre tract;

THENCE East along the North line of said Julia Metzler 10 acre tract 726.385 feet to the Northeast corner thereof, same being the Southwest corner of the 10 acre tract set apart to John J. Metzler in said Partition Deed;

THENCE North along the West line of said John J. Metzler 10 acre tract a distance of 599.5 feet to a point for corner, same being the Southeast corner of the 10 acre tract set apart to Olga Wolk in said Partition Deed;

THENCE West along the South line of said Olga Wolk 10 acre tract 726.385 feet to the Southwest corner thereof in the West line of said Metzler 100 acre tract;

THENCE South along said West line a distance of 599.5 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT those certain 6.292 acre and 0.1028 acre tracts conveyed to the City of Tomball by Deeds recorded under Clerk's File Nos. Y538668 and Y976041, respectively, of the Real Property Records of Harris County, Texas.