

## Annexation Request



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.

**Willow Creek Plaza, LP**

\_\_\_\_\_  
Name of Owner(s) (Type or Print)

<u>Reese Brown</u>	<u>3/31/22</u>
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.*

**8.053 acres - legal description 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:

**0430430000134 & 0430430000135**

(Obtainable through the County Clerk's Office)

2. The described property is contiguous to the City of Tomball's corporate city limits - \_\_\_\_ Yes **X** No.
3. Attached is proof of ownership of the property by the undersigned - **X** Yes \_\_\_\_ No.

*Reese Brown*  
Full Legal Signature

\_\_\_\_\_  
Full Legal Signature

**Reese Brown**  
Name *(print)*

\_\_\_\_\_  
Name *(print)*

**Willow Creek Plaza, LP**  
Company Name *(if applicable)*

\_\_\_\_\_  
Company Name *(if applicable)*

**336 1/2 N. Main St., Ste. 214**  
Mailing Address *(print)*

\_\_\_\_\_  
Mailing Address *(print)*

**Conroe, TX 77301**  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

**281-651-4898**  
Phone Number

\_\_\_\_\_  
Phone Number

**reese@mt-tx.com**  
E-mail Address *(print)*

\_\_\_\_\_  
E-mail Address *(print)*

**3/31/22**  
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: Reese Brown, Project Manager

Company Name: MHW Development & Construction, LP

Mailing Address: 336 1/2 N. Main, St., Ste. 214, Conroe, TX 77301  
City/State/Zip

Phone Number: 281-651-4898

E-mail Address: reese@mt-tx.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. 21103 Telge Rd

b. 20715 Telge Rd

c. \_\_\_\_\_

d. \_\_\_\_\_

e. \_\_\_\_\_

f. \_\_\_\_\_

g. \_\_\_\_\_

h. \_\_\_\_\_

i. \_\_\_\_\_

j. \_\_\_\_\_

k. \_\_\_\_\_

### 3. Nature of Existing Property:

Property Location: FM 2920 Number of Acres: 8.053

Existing Zoning: N/A

Is development in conformance with existing zoning districts?

Yes ☒ No ☐ Don't know

Current Assessed Valuation of Land: \$1,403,156.00 assumed to be zoned future commercial

Improvements: 0

Total: \$1,403.156.00

☒ 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: 8.053 acres of 8.053

☐ 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 \_\_\_\_\_

**d.) Office and Commercial (anticipated)**

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

Size (Sq. Ft.) 118,500

Unit Value (\$/Sq. Ft.) 300

Total Estimated Value 35,550,000

Structure 4 Retail Buildings

Exterior Site Improvements Required Utility Impertinences

Total Site Coverage 85%

**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.) \_\_\_\_\_

Unit Value (\$/Sq. Ft.) \_\_\_\_\_

Total Estimated Value \_\_\_\_\_

Structure \_\_\_\_\_

Exterior Site Improvements \_\_\_\_\_

Total Site Coverage \_\_\_\_\_

Estimated Number of Employees \_\_\_\_\_

**g.) Staging of Anticipated Development (In %)**

[illegible]