

RESOLUTION NO. 2026-24

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 JUNE 15, 2026 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 MUNICIPAL SERVICE PLAN FOR THE TERRITORY PROPOSED TO BE ANNEXED (BEING A TRACT OR PARCEL CONTAINING 14.0945 ACRES (613,657 SQUARE FEET) OF LAND, SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NUMBER 377 AND IN JOHN H. EDWARDS SURVEY, ABSTRACT NUMBER 20, HARRIS COUNTY, TEXAS; BEING ALL OF A CALLED 8.053 ACRE TRACT OF RECORD IN THE NAME OF SHOPPES AT WILLOWCREEK LLC BY DEED AS RECORDED UNDER HARRIS COUNTY CLERK’S FILE NUMBER (H.C.C.F. NO. RP-2024-432934) AND OUT OF AND A PART OF A CALLED 114.9706 ACRE TRACT OF RECORD IN THE NAME OF FESTIVAL PROPERTIES, INC. , & SILVESTRI INVESTMENTS OF FLORIDA, INC., IN H.C.C.F. NO. RP-2020-302036); AND PROVIDING SEVERABILITY.

* * * * *

WHEREAS, Shoppes at Willowcreek, LLC, a Texas limited liability company, acting through its agent, Jonathan Sellers, is the owner (the “Owner”) of a certain tract of land being a BEING A TRACT OR PARCEL CONTAINING 14.0945 ACRES (613,657 SQUARE FEET) OF LAND, (SITUATED IN THE WILLIAM HURD SURVEY, ABSTRACT NUMBER 377 AND IN JOHN H. EDWARDS SURVEY, ABSTRACT NUMBER 20, HARRIS COUNTY, TEXAS; BEING ALL OF A CALLED 8.053 ACRE TRACT OF RECORD IN THE NAME OF SHOPPES AT WILLOWCREEK LLC BY DEED AS RECORDED UNDER HARRIS COUNTY CLERK’S FILE NUMBER (H.C.C.F. NO. RP-2024-432934) AND OUT OF AND A PART OF A CALLED 114.9706 ACRE TRACT OF RECORD IN THE NAME OF FESTIVAL PROPERTIES, INC. , & SILVESTRI INVESTMENTS OF FLORIDA, INC., IN H.C.C.F. NO. FO-2020-302036) (the “Property”); and

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; and

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 June 15, 2026, 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 14.0945 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 June 15, 2026, and must remain posted until the date of the hearing.

Section 5. The City Secretary is directed to post notice of the public hearings on the City’s website on or after the 20th day but before the 10th day before June 15, 2026, and must remain posted until the date of the hearing.

Section 6. 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 18th day of MAY 2026.

Lori Klein Quinn
Mayor

ATTEST:

Thomas Harris III
City Secretary



DVJ
CIVIL ENGINEERING &
LAND SURVEYING

EXHIBIT A
8118 Fry Road, Ste. 402, Cypress, Texas 77433 * (281) 213-2517
www.dvjlandsurveying.com * TBPELS Reg. No. 10194609

METES AND BOUNDS DESCRIPTION
14.0945 ACRES (613,657 SQUARE FEET)
WILLIAM HURD SURVEY, ABSTRACT NUMBER 377
HARRIS COUNTY, TEXAS

Being a tract or parcel containing 14.0945 acres (613,657 square feet) of land situated in the William Hurd Survey, Abstract Number 377, Harris County, Texas; being all of a called 8.053 acre tract of record in the name of Willow Creek Plaza, LP in Harris County Clerk's File (H.C.C.F.) Number RP-2018-421683 and out of and a part of the remainder of a called 114.9706 acre tract of record in the name of Festival Properties, Inc., and Silvestri Investments of Florida, Inc., in H.C.C.F. Number RP-2020-302036; said tract being more particularly described as follows (Bearings described herein are referenced to the Texas Coordinate System, South Central Zone No. 4204 (NAD83)):

BEGINNING at a 3/4 inch iron rod found for the northeast corner of both the herein described tract and aforesaid 8.053 acre tract, and the northwest corner of Restricted Reserve "A", Block 1 in Jack in the Box #3980, a subdivision duly of record in Film Code Number 568095, in the Map Records of Harris County (H.C.M.R.), Texas, and being on the south Right-of-Way (R.O.W.) line of FM 2920 (120 feet wide), and having coordinates of X: 3,022,931.23 and Y: 13,955,050.38;

THENCE, coincident with the east line of the herein described tract and the west line of aforesaid Reserve "A", South 02 Degrees 00 Minutes 28 Seconds East, a distance of 208.71 feet to a 5/8 inch iron rod with "Frontier" cap found for the southeast corner of aforesaid 8.053 acre tract and the southwest corner of said Reserve "A", being on the north line of the remainder of aforesaid 114.9706 acre tract;

THENCE, coincident with the north line of the remainder of aforesaid 114.9706 acre tract and the south line of aforesaid Reserve "A", North 87 Degrees 59 Minutes 32 Seconds East, at a distance of 403.67 feet pass a 5/8 inch iron rod with "Frontier" cap found for the southeast corner of said Reserve "A", continue for an overall distance of 424.09 feet to the northeast corner of the remainder of said 114.9706 acre tract, and being on the west R.O.W. line of Telge Road (width varies), from which a 3/4 inch iron rod found bears South 00 Degrees 00 Minutes 31 Seconds East, a distance of 0.92 feet;

THENCE, coincident with the east line of the herein described tract and the west R.O.W. line of aforesaid Telge Road, South 02 Degrees 23 Minutes 39 Seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with "Villa 6751" cap set for the southeast corner of the herein described tract, being on the east line of said 114.9706 acre tract and the west R.O.W. line of said Telge Road;

THENCE, through and across aforesaid 114.9706 acre tract the following two (2) courses:

1. South 87 Degrees 59 Minutes 32 Seconds West, a distance of 2,105.72 feet to a 1/2 inch iron rod with "Villa 6751" cap set for the southwest corner of the herein described tract;
2. North 02 Degrees 00 Minutes 28 Seconds West, at a distance of 125.00 feet pass a 5/8 inch iron rod with "Frontier" cap found for the southwest corner of aforesaid 8.053 acre tract, continue for an overall distance of 333.71 feet to a 5/8 inch iron rod with "Frontier" cap found for the northwest corner of both the herein described tract and said 8.053 acre tract, being on the south R.O.W. line of aforesaid FM 2920;



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THENCE, coincident with the north line of the herein described tract and the south R.O.W. line of aforesaid FM 2920, North 87 Degrees 59 Minutes 32 Seconds East, a distance of 1,680.78 feet to the **POINT OF BEGINNING** and containing 14.0945 acres (613,657 square feet) of land.

Compiled by: Chris Garcia
Checked by: Daniel Villa, Jr., RPLS, PE
DVJ Land Surveying
8118 Fry Road, Ste. 402
Cypress, Texas 77433
March 29, 2024
Project Number 24-0303



DANIEL VILLA, JR.
TX REGISTRATION NO. 6751