

RECEIVED
DATE: 5/21/2026

HUSCH BLACKWELL

Kate David

600 Travis Street, Suite 2350

Houston, Texas 77002

Direct: 713-525-6258

Kate.David@huschblackwell.com

May 6, 2026

Thomas Harris

City Secretary, City of Tomball

401 Market St.

Tomball, TX 77375

281-290-1019

tharris@tomballtexas.gov

RE: Petition for Disannexation – 11311 Holderreith Limited, L.P.

TO THE CITY SECRETARY OF TOMBALL, TEXAS:

11311 Holderreith Limited, L.P. owner (the “Owner”) of several tracts of land (the “Property”) located inside Tomball city limits, respectfully requests disannexation from the City of Tomball. Attached are the owner’s petition for disannexation, draft ordinance, and legal description of the Property. We request that the City Secretary promptly post this item to a Council agenda with the following posting language for consideration of an ordinance disannexing the Property from the City’s full-purpose jurisdiction:

CONSIDER INTRODUCING ORDINANCE 2026-__ REGARDING THE
DISANNEXTION OF CERTAIN PROPERTY FROM THE CITY LIMITS OF THE
CITY OF TOMBALL

The Property consists of approximately 11.130 acres and is located at 11311 Holderrieth Road, Tomball, TX 77375. The City collects taxes but provides no services to the Property. For instance, the Property receives water from a private water well, wastewater services from an onsite system, and gas from CenterPoint Energy. Moreover, solid waste collection is provided by Republic Services, a private company unaffiliated with the City. Nor does the City provide police protection; these services are instead offered by the Harris County Sheriff’s Department. Disannexation would enable the owner to move forward with development in the ETJ and obtain alternative services for the Property.

Thank you for your consideration, and please let me know if you have any questions.

Sincerely,

Kate David

PETITION REQUESTING DISANNEXATION BY AREA LANDOWNER

1. Agent's Contact Information

The following individual is an agent acting on behalf of the detached property owner that should be notified of information pertaining to this detachment request.

Name: Jerry Young

Company Name: 11311 Holderreith Limited, L.P.

Mailing Address: 12800 Northwest Freeway, Houston, TX 77040

Phone Number: (713) 452-7775

E-mail Address: JYoung@mustangcat.com

2. Property Address

11311 Holderrieth Road, Tomball, Texas 77375

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF TOMBALL,
TEXAS:

The undersigned owners of the hereinafter described tract of land, which represents each and every owner of the land in the area requesting detachment, petition your honorable Body to adjust the present city limits so as to exclude as part of the City of Tomball, Texas, the following described territory, to wit:

A TRACT OR PARCEL CONTAINING 11.130 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS. BEING OUT OF A CALLED 16.4724 ACRE TRACT CONVEYED TO 11311 HOLDERREITH LIMITED, L.P. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W840420, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW, WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

COMMENCING AT A 1 INCH IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLDERREITH ROAD (WIDTH VARIES) RECORDED UNDER FILM CODE (F.C.) NO. 594151, HARRIS COUNTY MAP RECORDS (H.C.M.R.), MARKING THE NORTHEAST CORNER OF A CALLED 18.778 ACRE TRACT CONVEYED TO BERNHARD AND ALVINA HOLDERREITH AS RECORDED UNDER H.C.C.F. NO. P225191;

THENCE NORTH 81 DEG. 09 MIN. 40 SEC. EAST, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOLDERREITH ROAD, A DISTANCE OF 409.45 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A CALLED 1.2504 ACRE TRACT CONVEYED TO THE COUNTY OF HARRIS AS RECORDED UNDER H.C.C.F. NO. 201 6466901 AND SAID 16.4724 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 18.778 ACRE TRACT, FROM WHICH A CORNER BEARS FOR REFERENCE, NORTH 81 DEG. 09 MIN. 40 SEC. EAST, 244.50 FEET TO THE NORTHEAST CORNER OF SAID 1.2504 ACRE TRACT AT THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID HOLDERREITH ROAD AND THE WESTERLY R.O.W. LINE OF HUFFSMITH-KOHRVILLE ROAD, FROM WHICH A FOUND 3/4 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 33 MIN. 11 SEC. EAST, 0.32 FEET;

THENCE, SOUTH 01 DEG. 30 MIN. 23 SEC. EAST, LEAVING SAID R.O.W. LINE, A DISTANCE OF 20.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE COMMON LINE OF SAID 18.778 ACRE TRACT AND SAID 16.4724 ACRE TRACT, MARKING A WESTERLY CORNER OF SAID 1.2504 ACRE TRACT AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 16.4724 ACRE TRACT AND ALONG THE SOUTH AND WEST LINES OF SAID 1.2504 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 81 DEG. 09 MIN. 42 SEC. EAST, 203.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 49 DEG. 19 MIN. 45 SEC. EAST, 26.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 00 DEG. 10 MIN. 48 SEC. WEST, 317.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT,

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 07 DEG. 42 MIN. 23 SEC., AN ARC LENGTH OF 275.73 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 40 MIN. 24 SEC. EAST, 275.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

SOUTH 07 DEG. 31 MIN. 35 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4450.00 FEET, A CENTRAL ANGLE OF 03 DEG. 18 MIN. 53 SEC., AN ARC LENGTH OF 257.44 FEET. AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 52 MIN. 09 SEC. EAST, 257.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT:

SOUTH 85 DEG. 47 MIN. 18 SEC. WEST, 12.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4438.00 FEET, A CENTRAL ANGLE OF 07 DEG. 40 MIN. 46 SEC., AN ARC LENGTH OF 594.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEG. 22 MIN. 20 SEC. EAST, 594.38 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WESTERLY R.O.W LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, MARKING THE SOUTH CORNER OF SAID 1.2504 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, SOUTH 44 DEG. 53 MIN. 35 SEC. WEST, A DISTANCE OF 105.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF A CALLED 3.989 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X787363 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 43 MIN. 29 SEC. WEST, 0.54 FEET;

THENCE, DEPARTING SAID R.O.W., SOUTH 88 DEG. 29 MIN. 37 SEC. WEST, A DISTANCE OF 186.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST LINE OF A CALLED 26.0841 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X346741 AND MARKING THE NORTHWEST CORNER OF SAID 3.989 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG 30 MIN. 23 SEC. WEST, A DISTANCE OF 1936.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.1307 ACRES OR 484,852 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO. 53491 FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

We certify that the above described tract of land is lying within the boundary limits of the City and is adjoining the outer boundary of the City, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

**11311 Holderreith Limited, L.P.,
a Texas limited partnership**

Signed: Jerry M Young

Name: Jerry M Young

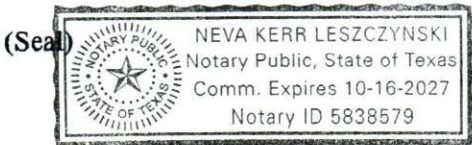
Title: General Counsel

Date: 5/26/2026

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry M Young, known to me to be the person whose name is subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26th day of May, 2026.



Neva Kerr Leszczynski
Notary Public in and for Harris County, Texas

ORDINANCE NO. 2026-

AN ORDINANCE GRANTING THE REQUEST FOR DISANNEXATION OF A CERTAIN TRACT OF LAND CONTAINING 11.130 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS. BEING OUT OF A CALLED 16.4724 ACRE TRACT CONVEYED TO 11311 HOLDERREITH LIMITED, L.P. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W840420, TOMBALL, TEXAS; LOCATED AT 11311 HOLDERRIETH ROAD; PROVIDING FOR SEVERABILITY.

WHEREAS, 11311 Holderreith Limited, L.P., a Texas limited partnership, is the owner (the "Owner") of the said property described in Metes and Bounds in Exhibit "A" (the "Property"), as evidenced by Special Warranty Deed in Exhibit "A"; and

WHEREAS, the Owner has submitted a request that the City of Tomball disannex the Property from the City of Tomball, Exhibit "A"; and

WHEREAS, the above described tract lies within the boundary of the City of Tomball, Texas and adjoins the outer boundary of the City; and

WHEREAS, Texas Local Government Code, at Section 43.141 allows a municipality to disannex an area if the municipality fails to perform its obligations in accordance with the service plan; and

WHEREAS, the City has collected taxes but provides no water, wastewater, gas, solid waste collection, or police protection services to the Property; and

WHEREAS, Texas Local Government Code, at Section 43.142 allows a home-rule municipality to disannex an area in the municipality according to rules as may be provided by the charter of the municipality; and

WHEREAS, Tomball Code of Ordinances Section 2.04 permits territory lying within the boundary limits of the City and adjoining the outer boundary of the City to be detached from the City by ordinance following a petition.

In accordance with Section 6.14 of the City Charter, Ordinance No. 2026-__ was introduced before the Tomball City Council on the ____ day of _____, 2026.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. That all the recitals and preambles hereinabove stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

Section 2. The request for disannexation of the Property described in Exhibit A attached hereto and incorporated herein for all purposes is hereby GRANTED.

Section 3. The boundaries and limits of the City of Tomball, Texas, are hereby amended to exclude all of the territory described in Exhibit "A" attached hereto, and said territory hereinafter described shall hereby be disannexed from the City, to wit:

SEE ATTACHED (**Exhibit A**)

Section 4. That the above described territory and the area so disannexed shall not be a part of the City of Tomball, Texas, and the property so disannexed hereby shall not bear its pro rata part of the taxes levied by the City of Tomball, Texas, and the inhabitants thereof shall be not entitled to services provided by the City except as set forth in any separate agreement between Owner and the City.

Section 5. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such sections or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect.

Section 6. Should this ordinance for any reason be ineffective as to any part of the area hereby disannexed from the City of Tomball, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of the area. If there is included within the general description of territory set out in this Ordinance to be disannexed from the City of Tomball any lands or area which are presently part of and included within the limits of any other city or within the extraterritorial jurisdiction of any other city, or which are not within the City of Tomball's jurisdiction to disannex, the same is hereby excluded and excepted from the territory to be disannexed as fully as if such excluded and excepted area were expressly described herein.

PASSED AND APPROVED on First Reading in Tomball, Texas this ____ day of _____, 2026.

PASSED AND APPROVED on Second Reading in Tomball, Texas this ____ day of _____, 2026.

FOR:

CITY OF TOMBALL, TEXAS

LORI KLEIN QUINN, Mayor

ATTEST:

THOMAS HARRIS, City Secretary

FOR:

THE OWNER

_____ [SIGNATURE]

_____ [NAME]

Exhibit "A"

A TRACT OR PARCEL CONTAINING 11.130 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS. BEING OUT OF A CALLED 16.4724 ACRE TRACT CONVEYED TO 11311 HOLDERREITH LIMITED, L.P. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W840420, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW, WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

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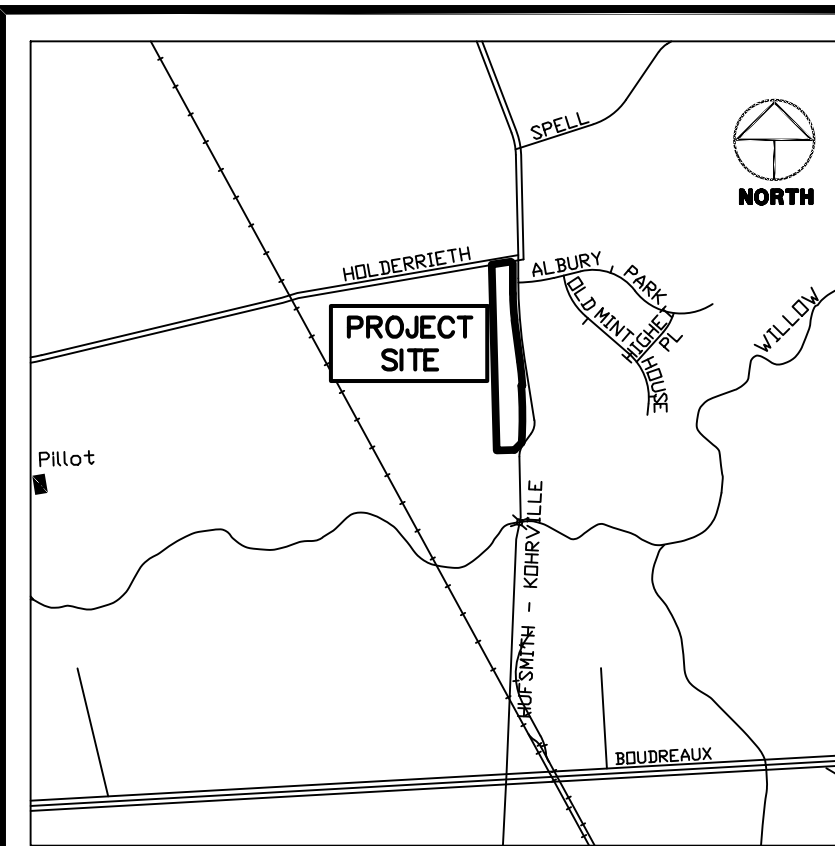
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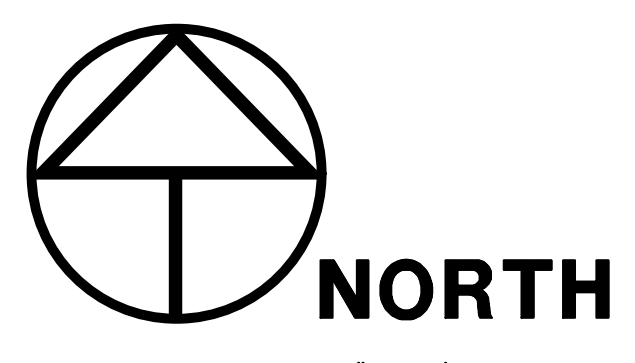
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TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

BLOCK 1
UNRESTRICTED RESERVE 'A'
YAM PLAZA
F.C. NO. 594151, H.C.M.R.



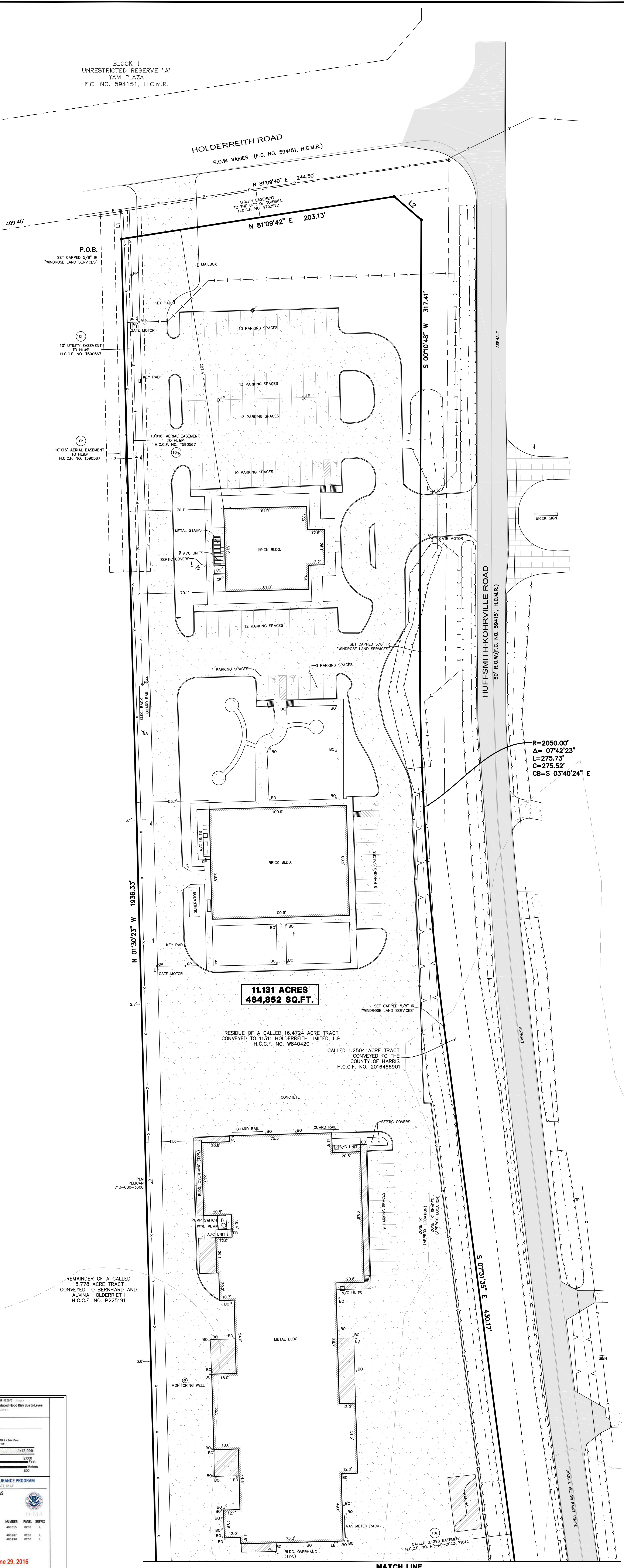
GRAPHIC SCALE: 1" = 30'

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - HC - HANDICAP
 - GM - GAS METER
 - GV - GAS VALVE
 - HW - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - MI - MANHOLE
 - CP - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TRP - TRAFFIC LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PP/T - POWER POLE W/TRANSFORMER
 - PP/LT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GA - GUY ANCHOR
 - OP - OVERHEAD POWER LINE
 - BF - BARBED WIRE FENCE
 - WF - WROUGHT IRON FENCE
 - WF - WOOD FENCE
 - CF - CHAINLINK FENCE
 - GP - GATE POST
 - PP - PER PLANS
 - APPROX - APPROXIMATE
 - HB - HIGHBANK
 - S - SON
 - PLM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - JTL - JOINTED TIE LEAD
 - MW - MONITORING WELL
 - F - FIRE FLAG/PAIN MARK
 - TC - TOP OF CURB
 - G - GUTTER
 - TO - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SN - SANITARY SEWER
 - SS - STORM SEWER
 - CM - CORRUGATED METAL PIPE
 - CP - CORRUGATED PLASTIC PIPE
 - CCP - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - N - NUMBER
 - PG - PAGE
 - IP - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VM - VOLUME
 - F.C. - FILM CODE
 - BL - BUILDING LINE
 - UL - UTILITY EASEMENT
 - TR - TREE/SHRUB

SCHEDULE 'B' NOTES

101. UNLOCATED PIPELINE EASEMENT AS GRANTED TO MAGNOLIA PIPELINE CO. AS SET FORTH AND DEFINED BY INSTRUMENT FILED FOR RECORD IN VOLUME 530, PAGE 650, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (UNABLE TO LOCATE, NO DESCRIPTION OF PIPELINE)
102. UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS SET FORTH AND DEFINED BY INSTRUMENT FILED FOR RECORD IN VOLUME 1266, PAGE 239 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. (UNABLE TO LOCATE, NO DESCRIPTION OF PIPELINE)
103. UTILITY EASEMENT TEN (10) FEET IN WIDTH, TOGETHER WITH AN AERIAL EASEMENT ADJOINING THERETO TEN (10) FEET IN WIDTH FROM A PLANE SIXTEEN (16) FEET ABOVE THE GROUND UPWARDS, GRANTED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S NO. T590567. (SHOWN HEREON, AFFECTS SUBJECT TRACT)
104. AN EASEMENT FOR ROAD, ROAD DRAINAGE AND OTHER RELATED PURPOSES GRANTED TO COUNTY OF HARRIS AS SET FORTH AND DEFINED BY INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2022-71812. (SHOWN HEREON, AFFECTS SUBJECT TRACT)



11.131 ACRES
484,852 SQ.FT.

R=2050.00'
A=074°22'33"
L=275.73'
C=275.52'
CB=S 03°40'24" E

DESCRIPTION

A TRACT OR PARCEL CONTAINING 11.131 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 16,4724 ACRE TRACT CONVEYED TO 11311 HOLDERREITH LIMITED, L.P. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W840420, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1 INCH IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLDERREITH ROAD (WIDTH VARIES) RECORDED UNDER FILM CODE (F.C.) NO. 594151, HARRIS COUNTY MAP RECORDS (H.C.M.R.), MARKING THE NORTHWEST CORNER OF CALLED 18,778 ACRE TRACT CONVEYED TO BERNHARD AND ALVINA HOLDERREITH AS RECORDED UNDER H.C.C.F. NO. P225191;

THENCE NORTH 81 DEG. 09 MIN. 40 SEC. EAST, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOLDERREITH ROAD, A DISTANCE OF 409.45 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A CALLED 1,2504 ACRE TRACT CONVEYED TO THE COUNTY OF HARRIS AS RECORDED UNDER H.C.C.F. NO. 2016466901 AND SAID 16,4724 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 18,778 ACRE TRACT, FROM WHICH A CORNER BEARS FOR REFERENCE, NORTH 81 DEG. 09 MIN. 40 SEC. EAST, 244.50 FEET TO THE NORTHEAST CORNER OF SAID 1,2504 ACRE TRACT AT THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID HOLDERREITH ROAD AND THE WESTERLY R.O.W. LINE OF HUFFSMITH-KORVILLE ROAD, FROM WHICH A FOUND 3/4 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 33 MIN. 11 SEC. EAST, 0.50 FEET;

THENCE SOUTH 01 DEG. 30 MIN. 23 SEC. EAST, LEAVING SAID R.O.W. LINE, A DISTANCE OF 20.25 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE COMMON LINE OF SAID 18,778 ACRE TRACT AND SAID 18,724 ACRE TRACT, MARKING A WESTERLY CORNER OF SAID 1,2504 ACRE TRACT AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH AND ACROSS SAID 16,4724 ACRE TRACT AND ALONG THE SOUTH AND WEST LINES OF SAID 1,2504 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 81 DEG. 09 MIN. 42 SEC. EAST, 203.13 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 49 DEG. 18 MIN. 45 SEC. EAST, 206.30 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 00 DEG. 10 MIN. 48 SEC. WEST, 317.41 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 07 DEG. 42 MIN. 23 SEC., AN ARC LENGTH OF 275.73 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 40 MIN. 09 SEC. EAST, 275.52 FEET, TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

SOUTH 07 DEG. 31 MIN. 35 SEC. EAST, 430.17 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4450.00 FEET, A CENTRAL ANGLE OF 03 DEG. 18 MIN. 53 SEC., AN ARC LENGTH OF 257.44 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 50 MIN. 09 SEC. EAST, 257.40 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4438.00 FEET, A CENTRAL ANGLE OF 07 DEG. 40 MIN. 48 SEC., AN ARC LENGTH OF 594.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 52 MIN. 09 SEC. EAST, 594.38 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KORVILLE ROAD, MARKING THE SOUTH CORNER OF SAID 1,2504 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KORVILLE ROAD, SOUTH 44 DEG. 53 MIN. 50 SEC. WEST, A DISTANCE OF 102.45 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF A CALLED 3,989 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X787363 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 43 MIN. 29 SEC. WEST, 0.54 FEET;

THENCE DEPARTING SAID R.O.W. LINE, SOUTH 88 DEG. 29 MIN. 37 SEC. WEST, A DISTANCE OF 196.82 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST LINE OF A CALLED 26,0841 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X545741 AND MARKING THE NORTHWEST CORNER OF SAID 3,989 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEG. 30 MIN. 23 SEC. WEST, A DISTANCE OF 1936.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.131 ACRES OR 484,852 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 35003873 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF SEPTEMBER 24, 2020, ISSUED DATE OF OCTOBER 2, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999944272.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48202C030L, REVISED/DATED JUNE 18, 2007 AND REVISED TO REFLECT LOMR EFFECTIVE JUNE 29, 2016, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED AND SHADED ZONE "X" AND ZONE "A". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING LINES(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODE(S) TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE FLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: 11311 HOLDERREITH LIMITED, L.P.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AMEGY BANK

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 3 SURVEY, TO THE BEST OF MY KNOWLEDGE.

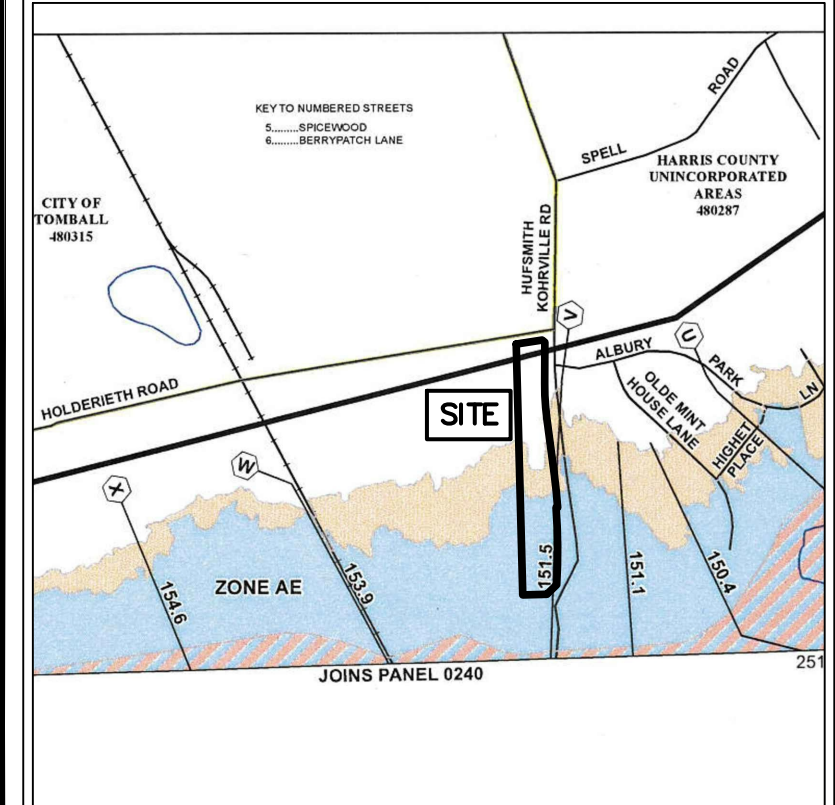
MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

10-06-2025
DATE



STANDARD LAND SURVEY OF
11.131 AC. OR 484,852 SQ. FT.
SITUATED IN THE
ELIZABETH SMITH SURVEY
ABSTRACT NO. 70
HARRIS COUNTY, TEXAS

FLOOD INFORMATION



OTHER AREAS OF FLOOD HAZARD: Change Flood Hazard Areas with Reduced Flood Risk due to Lower Sea Levels

SCALE: 1 inch = 1,000 feet

FEMA National Flood Insurance Program
HARRIS COUNTY, TEXAS
and Incorporated Areas
Panel: 230 or 1150

REVISOR: REFLECT LOMR
EFFECTIVE: June 29, 2016

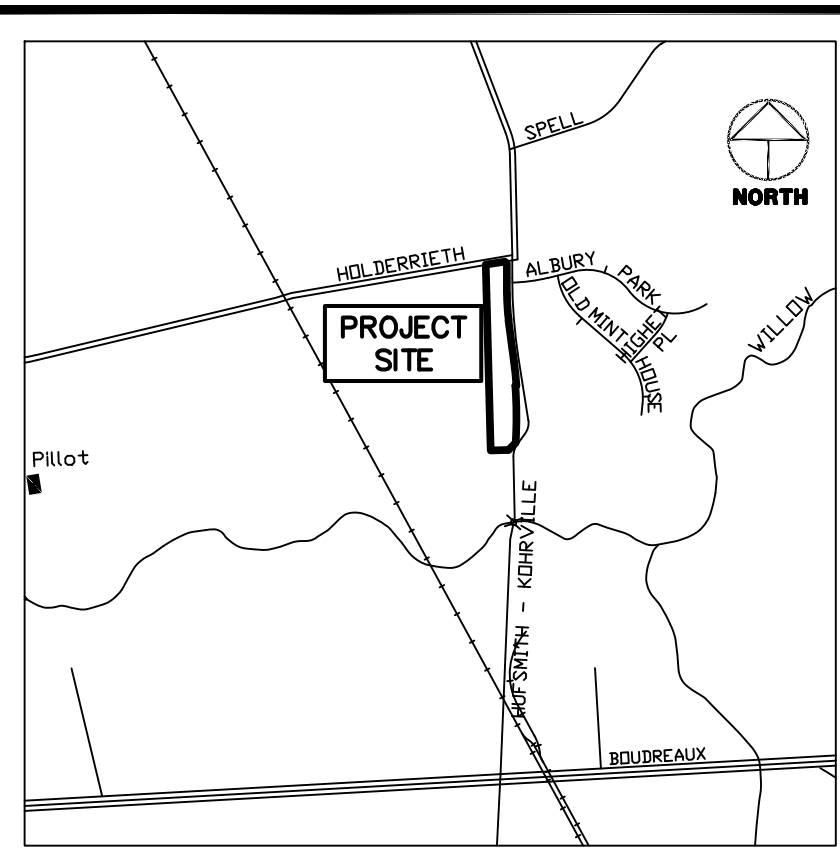
VERSION NUMBER: 1.1.1.0
MAP NUMBER: 48202C030L
MAP RELEASED: JUNE 18, 2007

REVISIONS

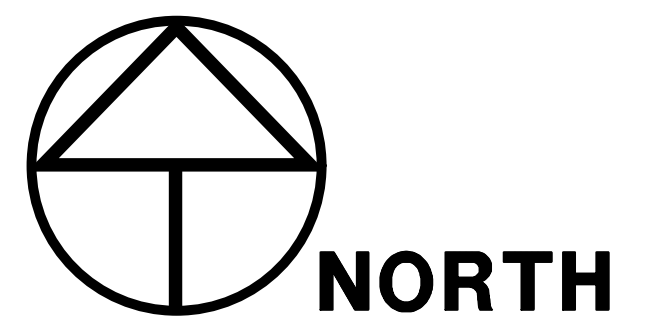
DATE	REASON	BY

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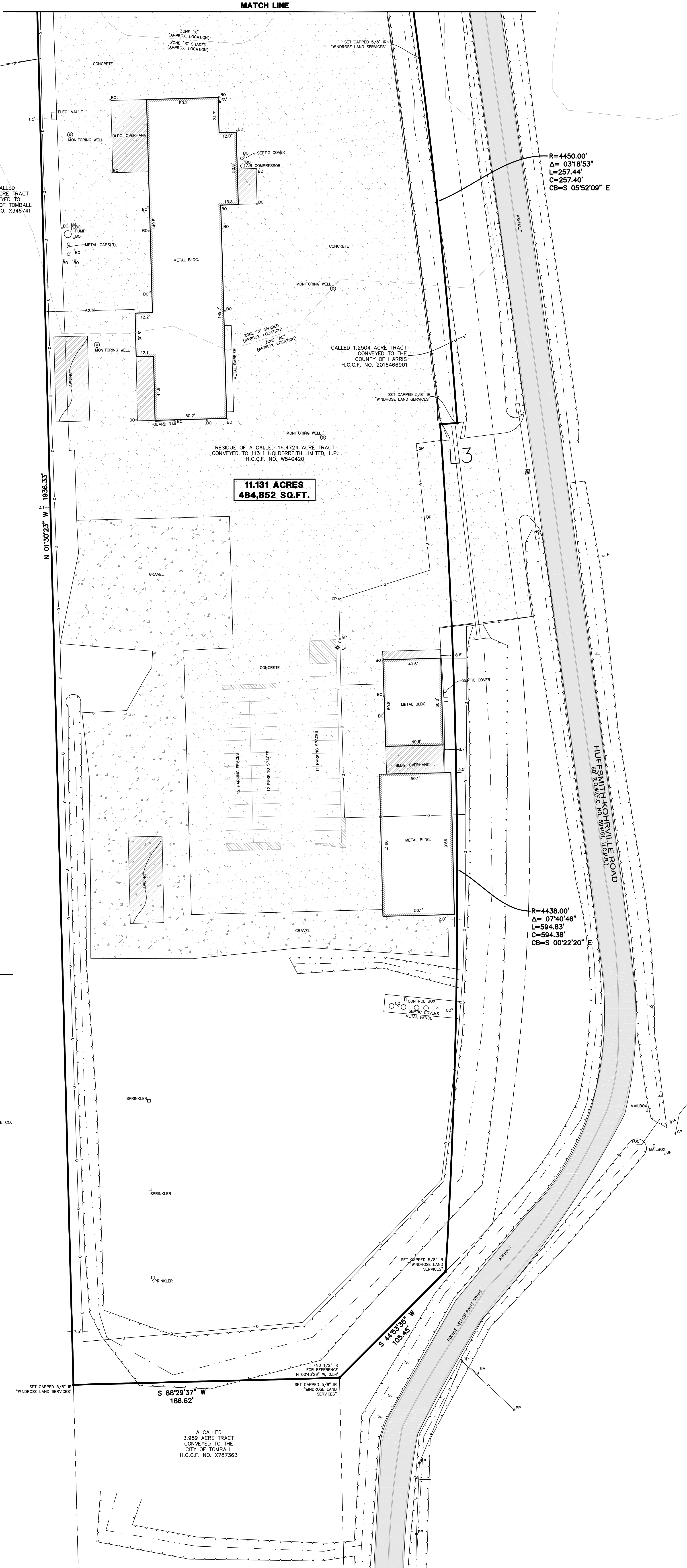
FILED BY: JH
CHECKED BY: GA/MC
DATE: AUGUST 2025
JOB NO.: 53491 CAT 1A
DRAWN BY: AM
DATE: AUGUST 2025
SHEET NO. 1 OF 2



TOMBALL, HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 30'
30 0 30 60 90 Feet



DESCRIPTION

A TRACT OR PARCEL CONTAINING 11.131 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 16,474 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL, TEXAS, BY HARRIS COUNTY MAP RECORDS (H.C.M.R.), MARKING THE NORTHWEST CORNER OF CALLED 18,778 ACRE TRACT CONVEYED TO BERNHARD AND ALVA HOLDERREITH AS RECORDED UNDER H.C.C.F. NO. P225191;

COMMENCING AT A 1 INCH IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLDERREITH ROAD (WIDTH VARIES) RECORDED UNDER FILM CODE (F.C.) NO. 594151, HARRIS COUNTY MAP RECORDS (H.C.M.R.), MARKING THE NORTHWEST CORNER OF CALLED 18,778 ACRE TRACT CONVEYED TO BERNHARD AND ALVA HOLDERREITH AS RECORDED UNDER H.C.C.F. NO. P225191;

THENCE NORTH 81 DEG. 09 MIN. 40 SEC. EAST, ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOLDERREITH ROAD, A DISTANCE OF 408.45 FEET TO A POINT MARKING THE NORTHWEST CORNER OF A CALLED 1,2504 ACRE TRACT CONVEYED TO THE COUNTY OF HARRIS AS RECORDED UNDER H.C.C.F. NO. 2016466901 AND SAID 16,474 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 18,778 ACRE TRACT, FROM WHICH A CORNER BEARS FOR REFERENCE, NORTH 81 DEG. 09 MIN. 40 SEC. EAST, 244.50 FEET TO THE NORTHEAST CORNER OF SAID 1,2504 ACRE TRACT AT THE INTERSECTION OF THE SOUTHERLY R.O.W. LINE OF SAID HOLDERREITH ROAD AND THE WESTERLY R.O.W. LINE OF HUFFSMITH-KORHILLE ROAD, FROM WHICH A FOUND 3/4 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 33 MIN. 11 SEC. EAST, 0.50 FEET;

THENCE SOUTH 01 DEG. 30 MIN. 23 SEC. EAST, LEAVING SAID R.O.W. LINE, A DISTANCE OF 20.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE COMMON LINE OF SAID 18,778 ACRE TRACT AND SAID 18,924 ACRE TRACT, MARKING A WESTERLY CORNER OF SAID 1,2504 ACRE TRACT AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH AND ACROSS SAID 16,474 ACRE TRACT AND ALONG THE SOUTH AND WEST LINES OF SAID 1,2504 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 81 DEG. 09 MIN. 42 SEC. EAST, 203.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 48 DEG. 19 MIN. 45 SEC. EAST, 26.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 00 DEG. 10 MIN. 48 SEC. WEST, 317.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 07 DEG. 42 MIN. 23 SEC., AN ARC LENGTH OF 275.73 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 50 MIN. 09 SEC. EAST, 275.52 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 07 DEG. 31 MIN. 35 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4450.00 FEET, A CENTRAL ANGLE OF 03 DEG. 18 MIN. 53 SEC., AN ARC LENGTH OF 257.44 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 50 MIN. 09 SEC. EAST, 257.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 85 DEG. 47 MIN. 18 SEC. WEST, 12.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4438.00 FEET, A CENTRAL ANGLE OF 07 DEG. 40 MIN. 46 SEC., AN ARC LENGTH OF 594.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 50 MIN. 09 SEC. EAST, 594.38 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KORHILLE ROAD, MARKING THE SOUTH CORNER OF SAID 1,2504 ACRE TRACT AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KORHILLE ROAD, SOUTH 44 DEG. 53 MIN. 35 SEC. WEST, A DISTANCE OF 104.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF A CALLED 3.989 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X787363 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS FOR REFERENCE, NORTH 00 DEG. 43 MIN. 29 SEC. WEST, 0.54 FEET;

THENCE, DEPARTING SAID R.O.W. LINE, SOUTH 88 DEG. 29 MIN. 37 SEC. WEST, A DISTANCE OF 186.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST LINE OF A CALLED 26,081 ACRE TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.C.C.F. NO. X346741 AND MARKING THE NORTHWEST CORNER OF SAID 3.989 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 30 MIN. 23 SEC. WEST, A DISTANCE OF 1936.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.131 ACRES OR 484,852 SQUARE FEET OF LAND.

**11.131 ACRES
484,852 SQ. FT.**

R=4450.00'
Δ= 03°18'53"
L=257.44'
C=257.40'
CB=S 05°52'09" E

R=4438.00'
Δ= 07°40'46"
L=594.83'
C=594.38'
CB=S 00°22'20" E

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
 - CH - CHAINLINK FENCE
 - CM - CONCRETE METER
 - DM - GAS METER
 - GV - GAS VALVE
 - HF - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - ICV - IRRIGATION CONTROL VALVE
 - GI - GRATE INLET
 - GI - GRATE INLET
 - MI - MANHOLE
 - CO - CLEANOUT
 - TP - TELEPHONE PEDESTAL
 - EB - ELECTRIC BOX
 - TSB - TRAFFIC SIGNAL BOX
 - LP - LIGHT POLE
 - TLP - TRAFFIC LIGHT POLE
 - GL - GROUND/SPOT LIGHT
 - PP - POWER POLE
 - PT - POWER POLE W/TRANSFORMER
 - PWT - POWER POLE W/LIGHT
 - PP/CT - POWER POLE W/CONDUIT
 - MP - METER POLE
 - SP - SERVICE POLE
 - GA - GUY ANCHOR
 - OP - OVERHEAD POWER LINE
 - BWF - BARBED WIRE FENCE
 - WIF - WOOD FENCE
 - CF - CHAINLINK FENCE
 - GP - GATE POST
 - FP - PER PLANS
 - AP - APPROXIMATE
 - H - HIGHBANK
 - S - SIGN
 - PM - PIPELINE MARKER
 - UCS - UNDERGROUND CABLE SIGN
 - CTL - CATHODIC TEST LEAD
 - MW - MONITORING WELL
 - P - PIN FLAG/PAINT MARK
 - TC - TOP OF CURB
 - G - GUTTER
 - TO - TOP OF GRATE
 - FL - FLOW LINE
 - HB - HIGHBANK
 - SAN - SANITARY SEWER
 - STM - STORM SEWER
 - OMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - TEL - TELEPHONE
 - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
 - WTR - WATER
 - UG - UNDERGROUND
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IR - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PS. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SO. FT. - SQUARE FEET
 - VOL. - VOLUME
 - F.C. - FILM CODE
 - BL. - BUILDING LINE
 - UL. - UTILITY EASEMENT
 - T - TREE/SHRUB

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (LAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY USING THE FOLLOWING SCALE FACTOR: 0.999944722.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 4820C0230L, REVISED DATED JUNE 18, 2007 AND REVISED TO REFLECT LOWER EFFECTIVE JUNE 29, 2016, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED AND SHADED ZONE "X" AND ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLATTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2011-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM FURNISHED SETBACK REQUIREMENTS. ULTIMATELY, THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEASURE BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

WINDROSE
LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY, SUITE 150 | HOUSTON, TX 77061 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
11.131 AC. OR 484,852 SQ. FT.
SITUATED IN THE
ELIZABETH SMITH SURVEY
ABSTRACT NO. 70
HARRIS COUNTY, TEXAS

REVISIONS		
DATE	REASON	BY

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FIELD BY: JH CHECKED BY: GA/MC JOB NO. 53491 CAT 1A
DRAWN BY: AM DATE: AUGUST 2025 SHEET NO. 2 OF 2

AFFIDAVIT OF PROPERTY OWNER

THE STATE OF TEXAS §

HARRIS COUNTY §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Young, who, being by me duly sworn, stated under oath as follows:

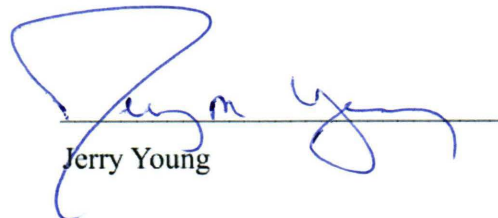
1. My name is Jerry Young. I am over eighteen (18) years of age, of sound mind, and capable of making this affidavit. I am a resident of Harris County, Texas. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am General Counsel of 11311 Holderreith Limited, L.P., a Texas limited partnership and the property owner of 11311 Holderreith Road, Tomball, Texas, 77375.

3. I have signed the attached Petition for Disannexation, which was posted at the following locations:

- a. **Tomball Community Center, 221 Market Street, Tomball, Texas 77375** on May 21, 2026 at 10:29 a.m. The Petition was posted to the bulletin board.
- b. **Harris County JP (Precinct 4), 6831 Cypresswood Dr., Spring, TX 77379** on May 21, 2026 at 10:57 a.m. The Petition was posted to the courthouse door.
- c. **Tomball City Hall, 401 Market Street, Tomball, Texas 77375** on May 21, 2026 at 10:22 a.m. City Hall does not allow postings but stamped the Petition for record.
- d. **Lone Star College Library, 30555 Tomball Pkwy, Tomball, TX 77375** on May 27, 2026 at 1:55 p.m. The Petition was posted in a posting notebook available to anyone who wishes to view postings.

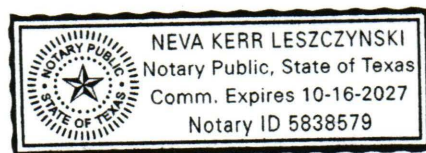
4. The above statements are true and correct. Further, I say not.



Jerry Young

SWORN TO AND SUBSCRIBED before me this 3rd day of June, 2026.

[SEAL]





Neva Kerr Leszczynski
Notary Public, State of Texas

Houston Chronicle
AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, a Newspaper Representative for Hearst Newspapers, LLC – dba: Houston Chronicle, a newspaper published in Harris County, Texas and generally circulated in the Counties of: Harris, Trinity, Walker, Grimes, Polk, San Jacinto, Washington, Montgomery, Liberty, Austin, Waller, Chambers, Colorado, Brazoria, Fort Bend, Galveston, Wharton, Jackson, and Matagorda and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to wit:

Customer ID	Customer	Campaign ID	Publication	Pub Date
21062937	HUSCH BLACKWELL	11126824	HCN Cypress Creek Champions	5/20/2026
			HCN Cypress Creek Cypress	5/20/2026
			HCN Tomball Potpourri	5/20/2026

Victoria Bond
Newspaper Representative (signature)

Victoria Bond
Newspaper Representative (printed)

Sworn and subscribed to before me, this 21st day of May A.D. 2026.



Veronica Tyrone
Notary Public in and for the State of Texas

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Conroe Courier: Mon-Sun; All Other Publications: Wednesday Only

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recruit@hcnonline.com

PROFESSIONAL

DESIGN ENGINEER
M Lanza Engineering PLLC
Tomball, TX
See Below to Apply

Ed Reg/See Below
See Below to Apply

Design Engineer (Tomball, TX): Perform civil engineering design from preliminary through to final design. Coordinate project logistics w/ various governmental agencies, cities, & counties. Develop comprehensive land access, process, reporting, computations & site infrastructure designs. Produce architectural plans & elevations using CAD drafting software. Prep documentation req'd for permitting of site development projects. Conduct initial construction site inspections. Define project objectives & discuss scope of work during initial meetings w/ clients. Ensure design compliance with state/local codes, ordinances & agency requests. Resp. Each's design in civil engng or foreign equiv & 60.00 min relv work exp. Mail resumes to M Lanza Engineering PLLC: 11603 Spring Express Rd., Ste B, Tomball TX 77377.

GENERAL LEDGER ACCOUNTANT
Vega Innovations, Inc.
Tomball, TX
See Below to Apply

Ed Reg/See Below
See Below to Apply

General Ledger Accountant: Vega Innovations, Inc. in Tomball, TX. Perform month end closing assignments, ensure complete, accurate, and timely accounting of all transactions, and assist in the preparation of audit requests and the development of process improvements and automation initiatives. MS req. Res. 13808 Boudreaux Rd., Bldg. #2, Tomball, TX 77377 or email lvega@vgarden.com

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LEGAL NOTICES

NOTICE OF PUBLIC HEARING
PLANNING & ZONING COMMISSION (P&Z)
CITY OF TOMBALL
JUNE 8, 2026

NOTICE OF PUBLIC HEARING
CITY COUNCIL
JUNE 15, 2026

NOTICE IS HEREBY GIVEN that a public hearing will be conducted by the City Council of the City of Tomball, Texas for 6:00 p.m. on June 1, 2026 at the regular meeting place of the City, the City Council Chamber at Tomball City Hall, 401 Market Street, Tomball, Texas 77375 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law). The public hearing will be held to consider annexation proceedings and actions and actual boundary limits of said city limits to include the following described territory, to-wit:

120-foot wide portion of FM 2820 Road, being a Texas Department of Transportation (TDDOT) right-of-way, along the length of property tracts beginning at the curbside of the Administrative Services Building, located at 501 James Street, Tomball, TX 77375 (0.58 miles), generally located in the Extrajurisdictional Jurisdiction (EJ) of the City of Tomball, Texas.

Any member of the public has the right to appear at the Public Hearing and present evidence for or against the update. All written or oral objections relating to this matter will be considered at the public hearing.

PHCH040376

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JUNE 8, 2026

NOTICE OF PUBLIC HEARING
CITY COUNCIL
JUNE 15, 2026

Notice is hereby given that a Public Hearing will be held by the P&Z of the City of Tomball on Monday, June 8, 2026, at 6:00 P.M. at City Hall, 401 Market Street, Tomball, Texas. On that date, the P&Z and City Council will consider the following:

Zoning Case CH25-02: Request by A K Texas Venture Capital, L.P. to consider Conditional Use Permit within the General Retail (GR) zoning district to allow for the land use of "Automotive Repair and Service, Major" on Lot 1 of Shops at Tomball Parkway, one lot containing approximately 136 acres, located north of the northeast intersection of Texas 240 Access Road and Medical Complex Drive. The applicant is requesting to allow for the property to be developed with a specialized transportation repair shop.

Zoning Case Z26-06: Request by Shoppers at Willow Creek, LLC to consider a zone change from Agricultural (AG) to Improvement District (ID) on Tracts 236, 245 and 246, a 4.41-acre tract containing approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 37, near the intersection of the intersection of FM 2820 and Silver Road (20715 Tridge Road), near the intersection of FM 2820 and Silver Road (20715 Tridge Road). The applicant is requesting to allow for the property to be developed for general retail uses.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Administrative Services Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Planning Division, at (281) 290-1477 or at planning@tomballtx.com.

TO THE RESIDENTS OF HARRIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 116:

NOTICE IS HEREBY GIVEN, pursuant to §11.129, Texas Water Code, that there has been an amendment to the Order Establishing Water and Sewer Rates, Rules and Regulations (the "Rate Order") for Harris County Water Control & Improvement District No. 116 (the "District"). The Rate Order contains definitions of terms, water and sewer rates and rules and regulations covering water and sewer service within and enforcement provisions of the District. The District's Rate Order has been amended to increase certain fees charged by the District. The entire Rate Order is on file at the offices of Radcliffe Adams Barner PLLC, 3355 West Alabama Street, Suite 350, Houston, Texas 77098, and is located on the District's website, www.hcnwater.com, where it may be read by any interested person. The Rate Order was adopted on May 11, 2026, and the rules and regulations contained therein are effective and enforceable on June 1, 2026, which is more than five (5) days after the final publication of this notice.

Legal Advertising

For more information regarding placing a legal advertisement, please contact:

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legals@hcnonline.com

HUSCH BLACKWELL

Kate David
800 Thiers Street, Suite 2950
Houston, Texas 77002
Direct: 713-525-6258
kate.david@huschblackwell.com

May 6, 2026

Thomas Harris
City of Tomball
11311 Holdermireh Road, Tomball, TX 77375
281-207-1074
tharris@tomballtx.gov

RE: Petition for Disannexation – 11311 Holdermireh Limited, L.P.

TO THE CITY SECRETARY OF TOMBALL, TEXAS:

11311 Holdermireh Limited, L.P. ("Owner") of several tracts of land (the "Property") located inside Tomball city limits, respectfully requests disannexation from the City of Tomball. Attached are the owner's petition for disannexation, draft ordinance, and local description of the Property. We request that the City Secretary promptly post this item to a Council agenda with the following pending language for consideration of an ordinance disannexing the Property from the City's full-purpose jurisdiction:

CONSIDER INTRODUCING ORDINANCE 2026-_____ RESPEARDING THE DISANNEXATION OF CERTAIN PROPERTY FROM THE CITY LIMITS OF THE CITY OF TOMBALL.

The Property consists of approximately 11,130 acres and is located at 11311 Holdermireh Road, Tomball, TX 77375. The City collects taxes but provides no services to the Property. For instance, the Property receives water from a private water well, wastewater services from an onsite system, and gas from CenterPoint Energy. Moreover, solid waste collection is provided by Republic Services, a private company unaffiliated with the City. Nor does the City provide police protection; these services are instead offered by the Harris County Sheriff's Department. Disannexation would enable the owner to move forward with development in the EJ and obtain alternative services for the Property.

Thank you for your consideration, and please let me know if you have any questions.

Sincerely,
Kate David

PETITION REQUESTING DISANNEXATION BY AREA LANDOWNER

1. Agent's Contact Information

The following individual is an agent acting on behalf of the landowner in this matter and should be notified of information pertaining to the disannexation request:

Name: _____
Company Name: 11311 Holdermireh Limited, L.P.
Mailing Address: 12680 Northwest Freeway, Houston, TX 77040
Phone Number: (713) 452-7775
Email Address: tharris@tomballtx.com

2. Property Address

11311 Holdermireh Road, Tomball, Texas 77375

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF TOMBALL, TEXAS:

The undersigned owners of the herein-described tract of land, which represents each and every owner of the land in the area described herein, hereby petition the City of Tomball, Texas, to disannex the present city limits as to the parcel as part of the City of Tomball, Texas, the following described territory:

A TRACT OR PARCELS, CONTAINING 11,130 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 20, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING SHOWN ON THE 1/4" SCALE PLAT FILED IN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

COMMENCING AT A 1/4" INCH IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLDERSMIREH ROAD (WITH WHEREAS RECORDED UNDER PLAT CODE (P.C.) NO. 564 (S1), HARRIS COUNTY MAP RECORDS (M.A.R.) MARKING THE NORTHEAST CORNER OF A CALLED 18,778 ACRES TRACT CONVEYED TO BERNHARD AND ALVINA HOLDERSMIRE AS RECORDED UNDER H.L.C.C. NO. 2025 (1);

THENCE NORTH 61 DEG. 09 MIN. 40 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 45 DEG. 10 MIN. 45 SEC. EAST, 30.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THE NORTHWEST CORNER OF A CALLED 1,250.4 ACRES TRACT CONVEYED TO BERNHARD AND ALVINA HOLDERSMIRE UNDER H.L.C.C. NO. 201 (RAB880) AND SAID 18,778 ACRES TRACT FROM WHICH A CORNER BEARS FOR REFERENCE, NORTH 61 DEG. 09 MIN. 40 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD BEARING FOR REFERENCE, NORTH 00 DEG. 31 MIN. 11 SEC. EAST, 0.32 FEET;

THENCE, SOUTH 01 DEG. 30 MIN. 29 SEC. EAST, LEAVING SAID R.O.W. LINE, A DISTANCE OF 26.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT; AND SAID 18,778 ACRES TRACT AND ALONG THE SOUTH AND WEST LINES OF SAID 1,250.4 ACRES TRACT, THE FOLLOWING COURSES:

THENCE THROUGH AND ACROSS SAID 18,778 ACRES TRACT, AND ALONG THE SOUTH AND WEST LINES OF SAID 1,250.4 ACRES TRACT, THE FOLLOWING COURSES:

NORTH 61 DEG. 09 MIN. 40 SEC. EAST, 203.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 45 DEG. 10 MIN. 45 SEC. EAST, 30.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

SOUTH 09 DEG. 10 MIN. 45 SEC. WEST, 317.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2950.00 FEET, A CENTRAL ANGLE OF 07 DEG. 42 MIN. 23 SEC., AN ARC LENGTH OF 275.44 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 08 MIN. 24 SEC. EAST, 275.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

SOUTH 07 DEG. 31 MIN. 35 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4480.00 FEET, A CENTRAL ANGLE OF 03 DEG. 16 MIN. 53 SEC., AN ARC LENGTH OF 257.44 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 52 MIN. 05 SEC. EAST, 272.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

SOUTH 95 DEG. 47 MIN. 18 SEC. WEST, 12.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT; AND THE BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4480.00 FEET, A CENTRAL ANGLE OF 03 DEG. 16 MIN. 53 SEC., AN ARC LENGTH OF 257.44 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 52 MIN. 05 SEC. EAST, 272.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE, ALONG THE WESTERLY R.O.W. LINE OF SAID HUFFSMITH-KORNHILL ROAD, SOUTH 44 DEG. 53 MIN. 38 SEC. WEST, A DISTANCE OF 105.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF A CALLED 3,889 ACRES TRACT CONVEYED TO THE CITY OF TOMBALL AS RECORDED UNDER H.L.C.C. NO. 1022880 AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS FOR REFERENCE, NORTH 05 DEG. 43 MIN. 20 SEC. WEST, 0.54 FEET;

THENCE, DEPARTING SAID R.O.W. SOUTH 88 DEG. 28 MIN. 37 SEC. WEST, A DISTANCE OF 166.92 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THE LINE OF A CALLED 20,841 ACRES TRACT CONVEYED TO TOMBALL AS RECORDED UNDER H.L.C.C. NO. 1842471 AND MARKING THE NORTHWEST CORNER OF SAID 3,889 ACRES TRACT; AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 30 MIN. 29 SEC. WEST, A DISTANCE OF 11,130.00 ACRES OR 484,852 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, 1308, NO. 53491 FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

We certify that the above described tract of land is lying within the boundary limits of the City conforming to adjoining the north boundary of the City and that the petition is signed and duly acknowledged by each and every person having an interest in said land.

11311 Holdermireh Limited, L.P.,
a Texas limited partnership

Signed:
Name: _____
Title: _____
Date: _____

THE STATE OF TEXAS)
COUNTY OF _____)

BEFORE me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing petition and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

(Seal) _____ Notary Public in and for Harris County, Texas

ORDINANCE NO. 2026-_____

COUNTY CLERK'S FILE (H.L.C.C.) NO. W88420; TOMBALL, TEXAS

LOCATED AT 11311 HOLDERMIREH ROAD, PETITION FOR SEVERABILITY.

WHEREAS, 11311 Holdermireh Limited, L.P., a Texas limited partnership, is the owner (the "owner") of the real property described in Metes and Bounds in Exhibit "A" (the "Property"), as evidenced by Special Warranty Deed in Exhibit "A"; and

WHEREAS, the Owner has submitted a request that the City of Tomball disannex the Property from the City of Tomball, Texas "A"; and

WHEREAS, the above described tract lies within the boundary of the City of Tomball, Texas and adjacent the outer boundary of the City; and

WHEREAS, Texas Local Government Code, at Section 43.141 allows a municipality to disannex an area if the municipality fails to perform its obligations in accordance with the service plan; and

WHEREAS, the City has collected taxes but provides no water, wastewater, gas, solid waste collection, or police protection services to the Property; and

WHEREAS, Texas Local Government Code, at Section 43.142 allows a home-rule municipality to disannex an area in the municipality according to a plan that may be provided by the charter of the municipality; and

WHEREAS, Tomball Code of Ordinances Section 2.04 permits territory lying within the boundary limits of the City and adjoining the outer boundary of the City to be detached from the City by ordinance following a petition.

In accordance with Section 6.14 of the City Charter, Ordinance No. 2026-_____ was introduced before the Tomball City Council on the _____ day of _____, 2026.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. That all the recitals and the grant of home rule stated are found to be true and correct and are incorporated herein and made a part of this ordinance.

Section 2. The request for disannexation of the Property described in Exhibit A attached hereto and incorporated herein for all purposes is hereby GRANTED.

Section 3. The boundaries and limits of the City of Tomball, Texas, are hereby amended to exclude all of the territory described in Exhibit "A" attached hereto, and said territory hereinafter described shall hereby be disannexed from the City to, wit:

SEE ATTACHED (Exhibit A)

Section 4. That the above described territory and the area so disannexed shall not be a part of the City of Tomball, Texas, and the property so disannexed hereby shall not bear the pro rata part of taxes levied by the City of Tomball, Texas, and the inhabitants thereof shall not be entitled to services provided by the City except the terms in any separate agreement between Owner and the City.

Section 5. Should any action or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable to any territory described, such unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect.

Section 6. Should this ordinance for any reason be ineffective in any part of the area hereby disannexed from the City of Tomball, such ineffectiveness of this ordinance as to any such part or parts of any area shall not affect the effectiveness of this ordinance as to all of the remainder of the area. There is no intent within the general description of territory set out in this Ordinance to be disannexed from the City of Tomball, Texas, any lands or areas which are presently part of and included within the limits of any other City or city or which are extrajurisdictional of any other City or city which are not within the City of Tomball's jurisdiction to disannex, the same is hereby excluded and excepted from the territory to be disannexed as fully set out each excluded and excepted area was expressly described herein.

PASSED AND APPROVED on First Reading in Tomball, Texas this _____ day of _____, 2026.

PASSED AND APPROVED on Second Reading in Tomball, Texas this _____ day of _____, 2026.

FOR: _____
CITY OF TOMBALL, TEXAS

FOR: _____
LORI KLEIN DUNN, Mayor

FOR: _____
THOMAS HARRIS, City Secretary

FOR: _____
THE OWNER

(SIGNATURE)

(NAME)

Exhibit "A"

A TRACT OR PARCEL, CONTAINING 11,130 ACRES OR 484,852 SQUARE FEET OF LAND, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 20, HARRIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING SHOWN ON THE 1/4" SCALE PLAT FILED IN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

COMMENCING AT A 1/4" INCH IRON PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOLDERSMIREH ROAD (WITH WHEREAS RECORDED UNDER PLAT CODE (P.C.) NO. 564 (S1), HARRIS COUNTY MAP RECORDS (M.A.R.) MARKING THE NORTHEAST CORNER OF A CALLED 18,778 ACRES TRACT CONVEYED TO BERNHARD AND ALVINA HOLDERSMIRE AS RECORDED UNDER H.L.C.C. NO. 2025 (1);

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SOUTH 07 DEG. 31 MIN. 35 SEC. EAST, 430.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

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