

City of Tomball
Annexation Packet: Request of Owner
Coversheet



This form is for use by a property owner that requests full-purpose annexation of a tract. If the subject tract is not individually owned and the petition is not by consent of all property owners, a different packet must be used. All property owners must consent to annexation and be signatories on the petition. **ONLY ONE OWNER NEEDS TO SUBMIT THE APPLICATION BUT ALL OWNERS MUST SIGN THE PETITION.**

The City of Tomball requires annexation as a condition of providing municipal water, wastewater and gas to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility service can be provided per the Written Agreement Regarding Services under the same conditions as for other property located within the City of Tomball.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1019 or the Community Development Department at 281-290-1405.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code. **ANNEXATION MUST BE COMPLETED PRIOR TO PROVIDING WATER, WASTEWATER AND GAS UTILITIES.**

I, the undersigned, submit this complete packet for purposes of seeking annexation into the City of Tomball.

<u>Shan Ali (2S&Z Investments LLC)</u>		<u>07/07/2025</u>
Name of Owner submitting Application	Signature	Date

- ☐ Cover sheet
- ☐ Property Owner Attestation Checklist
- ☐ Proof of Ownership
- ☐ Property Value & Anticipated Development Information Worksheet
- ☐ Petition Requesting Annexation
- ☐ Metes and Bounds Description and Map of Property (as Exhibit A)
- ☐ Written Agreement Regarding Services
- ☐ Attendance at Public Hearing (time and date to be posted)
- ☐ City Department Review Page

Submit complete application to: City Secretary
 City of Tomball
 401 Market Street
 Tomball, TX 77375

Retain a copy for your records.

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Property Owner Attestation Checklist

For the annexation request to be valid and complete under this application and process, the following must be true:

- ☒ Property in the Extraterritorial Jurisdiction of Tomball (land is contiguous and adjacent to the City).
- ☐ The property is not appraised for ad valorem tax purposes as land for:
 - Agricultural management use; OR
 - Wildlife management use; OR
 - Timber land; OR
- ☐ The landowner declines (waives) to make a development agreement with the City.
- ☐ All landowners are in consent of and are signatories on the annexation.

These attestations will be made as part of the Petition.

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Property Value & Anticipated Development Information Worksheet

1. Agent's Contact Information

Please list any agents acting on behalf of the annexation property owner(s) that should be notified of information pertaining to this annexation request.

Name: Shan Ali

Company Name: 2S&Z Investments LLC

Mailing Address: 15110 Mintz Ln Houston, TX 77014

Phone Number: 832-630-1758

E-mail Address: shanali1@icloud.com

(Attach a list of additional agents, if necessary.)

2. Property Addresses (List all property addresses associated with the proposed annexation property. Attach a list of additional property addresses, if necessary.)

a. 22700 Hufsmith Kohrville Tomball, TX 77375

b. TAX ID #0352960000520 and TAX ID #0352960000507

c. _____

d. _____

e. _____

f. _____

3. Nature of Existing Property

Property Location: SE corner of Hufsmith Kohrville and Weirich Rd. Number of Acres: 2+/-

Current Assessed Valuation of Land: \$ 172,357.00+\$199,846.00

Current Assessed Valuation of Improvements: \$100+\$0

Total: \$372,203.00

Does this property current contain any structures?

 Yes (continue with subsection a through d)

 X No (skip to #4)

a. Residential

Are there existing residential structures on the property?

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☒ No (skip to b)
☐ Yes (continue)
☐ Total Units
☐ Lots or ☐ Acres

Number of Units by Type:

☐ Single Family
☐ Duplexes
☐ Four-Plex
☐ Patio Homes
☐ Townhouses
☐ Apartments

- b. **Office and Commercial**
Are there existing Office or Commercial structures on the property?

☒ No (skip to c)
☐ Yes (continue)
Size (Sq. Ft.) _____
Structure Description _____
Exterior Site Improvements _____

Total Site Coverage _____

- c. **Institutional**
Are there existing Institutional structures on the property?

☒ No (skip to d)
☐ Yes (continue)
Size (Sq. Ft.) _____
Structure Description _____
Exterior Site Improvements _____

Total Site Coverage _____

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d. Industrial

Are there existing Industrial structures on the property?

☒ No (skip to 4)

☐ Yes (continue)

Size (Sq. Ft.) _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

4. Anticipated Development

a. Platting Status (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 for review in the near future.

☐ A plat pertaining to this property **WILL NOT BE** submitted within the next six (6) months.

b. Zoning Status – NOTE: PROPERTIES ARE ANNEXED AS AGRICULTURAL (“AG”) ZONING, UNLESS ZONING RECLASSIFICATION IS REQUESTED BY THE PROPERTY OWNER IN CONJUNCTION WITH ANNEXATION.

Is zoning reclassification requested in conjunction with the annexation process?

☒ YES (ensure you contact the Community Development Department)

☐ NO

Will zoning changes be required and requested in the future to accommodate anticipated development?

☐ YES (Describe: _____ acres of _____ acres will be rezoned)

☐ NO

c. Residential

Are Residential structures anticipated on the proposed property?

☒ NO (skip to d)

☐ YES (continue)

_____ Number of Units _____ Value of Units (individual)

_____ Number of Lots or Acres _____ Estimate Total Value

Number of Units by Type

_____ Single-Family

_____ Duplexes

_____ Four-Plex

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☐ Patio Homes
☐ Townhouses
☐ Apartments

d. Office and Commercial

Are Office and/or Commercial structures anticipated on the proposed property?

☐ NO (skip to e)

☒ YES (continue)

Size (Sq. Ft.) 15000SQFT

Unit Value (\$/Sq. Ft.) \$100/SQFT

Total Estimated Value \$1,500,000

Structure Description Masonry and Steel Structure

Exterior Site Improvements _____

Total Site Coverage _____

e. Institutional

Are Institutional structures anticipated on the proposed property?

☒ NO (skip to f)

☐ YES (continue)

Size (Sq. Ft.) _____

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

Total Estimated Value _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

f. Industrial

Are Industrial structures anticipated on the proposed property?

☒ NO (skip to g)

☐ YES (continue)

Size (Sq. Ft.) _____

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

Total Estimated Value _____

Structure Description _____

Exterior Site Improvements _____

Total Site Coverage _____

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g. Staging of Anticipated Development (in percentages (%))

	Current Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential							
Office/Commercial	50%	100%					
Institutional							
Industrial							

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

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 annexation, hereby waive, if required, a development agreement pursuant to Section 13.016, Texas Local Government Code, and petition your honorable Body to extend the present city limits so as to include a part of the City of Tomball, Texas, the following described territory, to wit:

[DESCRIBE THE TERRITORY COVERED BY THE PETITION IN METES AND BOUNDS, A SURVEY AND/OR DESCRIPTION CAN BE ATTACHED AS A SEPARATE DOCUMENT AND REFERENCED AS AN EXHIBIT - DELETE THIS AFTER EDITS]

We certify that the above described tract of land is contiguous and adjacent to the City of Tomball, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

[USE AS MANY OR AS FEW SIGNATURE LINES AS NECESSARY FOR EACH PROPERTY OWNER - DELETE THIS AFTER EDITS]

Signed: _____

Signed: _____

Signed: _____

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Shan Ali
N/A and N/A, known to me to be the persons
whose names are 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 27 day of August, 2025



Michelle Hollier

Notary Public in and for Harris County, Texas

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

- I. **Introduction.** This Municipal Service Plan (the “Plan”) is made by the City of Tomball, Texas (the “City”), pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of the tract of land (the “Tract”) described in metes and bounds in “Exhibit A”, which is attached to the Petition, this Plan, and to the annexation ordinance which this Plan is a part.
- II. **Effective Term.** This Plan shall be in effect for a period of ten (10) years commencing on the effective date of the annexation of the Tract, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.
- III. **Intent.** It is the intent of the City that services under this Plan shall equal the number of services and level of services in existence within the Tract prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected within the Tract. However, it is not the intent of this Plan to require that a uniform level of service be provided to all areas of the City, including the Tract, where differing characteristics of topography, land utilization, and population density are considered as a sufficient basis for providing differing service levels.

The City reserves the right, granted to it by Section 43.056(k), Texas Local Government Code, to amend this Plan, if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Texas Local Government Code, or other Texas laws to make this Plan unworkable, obsolete, or unlawful.

IV. **Service Programs.**

A. In General.

1. This Plan includes the following service programs: a General Services Program and a Capital Improvement Program.
2. As used in this Plan, “providing services” shall include having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area, or cause the area to be provided, with services in accordance with the Plan. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to provide such services, in whole or in part.

As used in this Plan, the phrase “standard policies and procedures” shall mean those policies and procedures of the City applicable to a particular service, which are in effect either at the time that the service is requested or at the time the service is made available or provided. Such policies and procedures may require a specific type of request be made, such as an

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application or a petition, may require that fees or charges be paid, and may include eligibility requirements or other similar provisions.

3. **Extension Policy.** The following information is a summary of the City's policies respecting water, wastewater and gas service extensions. This summary is made in compliance with Texas Local Government Code, which requires that each annexation plan include a summary of the service extension policy. Nothing herein shall repeal any provisions of the Code of Ordinances of the City, as amended, or any of the uncodified ordinances that contain the City's policies and procedures.

The City extends water, wastewater, and gas services to existing unserved development as follows:

Construction of such service lines is based on a priority schedule that considers potential health hazards, population density, the number of existing buildings, the reasonable cost of providing service, and the desires of the residents of the unserved areas.

Extensions built by the City at its cost are included in its Capital Improvements Plan, which is updated annually. Placement of an extension or enlargement of any water and/or wastewater lines into the Capital Improvement Plan is based primarily on the following requirements: (1) to provide service to unserved areas, (2) and to provide adequate capacity for projected service requirements.

Persons or entities desiring to develop land within unserved areas must construct water, wastewater, and gas service lines and extensions to connect to City trunk lines to serve the new development.

- B. **General Services Program.** The following services will be provided within the Tract within the period required by State law: police protection, fire protection, solid waste collection, operation and maintenance of water, wastewater, and gas facilities, operation and maintenance of roads and streets, including lighting, operation and maintenance of parks, playgrounds, and swimming pools, and maintenance of any other publicly owned facility, building or service. The General Services Program plan is as follows:

1. **Police Protection.** The Police Department of the City will provide protection and law enforcement within the Tract. These activities will include routine patrols and responses, handling of complaints and incident reports, and, as appropriate, support by special units. In order to provide the above services, the Police Department will operate from a city facility.

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

2. Fire Protection. The Fire Department of the City will provide fire protection to the Tract. Fire protection will be provided from a city operated Fire Station. Fire protection will remain at the current or higher level of service.
3. Solid Waste Collection. All eligible residences and businesses will be provided solid waste collection service, either by City personnel or by contract.
4. Maintenance of Water, Wastewater, and Gas Facilities. There are no City water, wastewater, or gas facilities currently located within the Tract. If any such facilities are constructed or acquired by the City within the Tract, the City's Department of Public Works will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
5. Operation and Maintenance of Roads and Streets (including lighting). The City's Department of Public Works will provide for the maintenance of roads and streets over which the City will have jurisdiction. Such Department will also provide services relating to traffic control devices and will provide street lighting for such roads and streets through an electric utility company or by other means. The operation and maintenance of roads and streets, including street lighting and traffic control devices, shall be provided at levels of service and maintenance comparable to those available for other roads and streets in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
6. Operation and Maintenance of Parks, Playground and Swimming Pools. There are no public parks, playgrounds, or swimming pools currently located within the Tract. If, as a result of acquisition of park land, any such facilities are constructed by the City within the Tract, the City's Department of Parks and Recreation will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.
7. Operation and Maintenance of Any Other Publicly Owned Facility, Building, or Service. Those drainage facilities associated with City-maintained public streets will be maintained by the City's Department of Public Works, as needed. Any other facility, building, or service existing or

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which may be constructed or located by the City within the Tract, will be operated and maintained by an appropriate City department at levels of service and maintenance comparable to those available to other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

- C. Capital Improvement Program. It is the intent of the City to provide full City services within the Tract not less than four and one-half (4-1/2) years after the effective date of annexation of the Tract, in accordance with the Texas Local Government Code, § 43.056(e).

The City will initiate the acquisition and construction of the capital improvements necessary to provide municipal services adequate to serve the Tract. Any necessary construction or acquisition is indicated below, and any such construction or acquisition shall begin within two (2) years of the effective date of this Plan and shall be substantially completed within 4-1/2 years, except as otherwise indicated:

1. Police Protection. No capital improvements are necessary at this time to provide police protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded police facilities.
2. Fire Protection. No capital improvements are necessary at this time to provide fire protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded fire facilities.
3. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded solid waste facilities and/or services.
4. Wastewater Facilities. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public wastewater facilities. Wastewater services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of wastewater services is attached to and made a part of this Plan.
5. Water Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public water facilities. Water services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of

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the City's policies with regard to the extension of water services is attached to and made a part of this Plan.

6. Gas Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public gas facilities. Gas services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of gas services is attached to and made a part of this Plan.
7. Roads and Streets (including lighting). The City will acquire jurisdiction in and over all public roads and streets within the Tract upon annexation, pursuant to Section 311.001 of the Texas Transportation Code and other similar provisions, except for public roads and streets subject to the jurisdiction of other governmental entities. Additional roads, streets, or related facilities are not necessary at this time to service the Tract. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices or street lights, within the Tract will be governed by standard policies and procedures of the City. The Tract will be included with other City territory in connection with planning for new, improved, revised, widened, or enlarged roads, streets, or related facilities.
8. Parks, Playgrounds, and Swimming Pools. No capital improvements are necessary at this time to provide park and recreational services to the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded parks, playgrounds, and/or swimming pools.
9. Other Publicly Owned Facilities, Buildings or Services: Additional Services. In general, other City functions and services can be provided to the Tract by using existing capital improvements. At this time, additional capital improvements are not necessary to provide City services. However, the Tract will be included with other City territory in connection with planning for new, revised, or expanded facilities, functions, and services.

- V. **Amendment.** This Plan may not be amended or repealed, except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes at any time. This Plan is subject to, and shall be interpreted in accordance with, the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and any orders, rules, or regulations of any other governmental body having jurisdiction.

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- VI. **Force Majeure.** In the event the City is rendered unable, wholly or in part, by force majeure to carry out its obligations under this Plan, notice shall be given with full particulars of such force majeure, in writing, as soon as reasonably possible after the occurrence of the cause relied on, and the City's obligations, so far as effected by such force majeure, shall be suspended during the continuance of such inability so caused but for no longer period, and such cause shall, so far as possible, be remedied with all reasonable dispatch; provided, however, City shall not be required to settle a strike or dispute with workmen when such settlement is against the will of the City. The term "force majeure" shall mean acts of God, strikes, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests and restraints of rulers and people, explosions, breakage or accident to machinery or lines of pipe, droughts, hurricanes and tornadoes, and any other inability of either party, whether similar to those enumerated or otherwise, not within the control of the City, which, by the exercise of reasonable diligence, the City shall not have been able to avoid.
- VII. **Entire Plan.** This document contains the entire and integrated Plan relating to the Tract and supersedes all other negotiations, representations, plans, and agreements, whether written or oral.

If one or more provisions of this Plan is held to be invalid, unenforceable, or illegal in any respect, the remainder of the Plan shall remain valid and in full force and effect.

SIGNATURES

For the City:

Name [Signature]

Name [Printed]

Position

Date

For the Property Owner:



Name [Signature]

Shan Ali

Name [Printed]

2S & Z INVESTMENTS LLC

Company [if applicable]

8.27.25

Date

SERVICE AGREEMENT NOT VALID UNTIL SIGNED BY CITY REPRESENTATIVE AND
PROPERTY HAS BEEN ANNEXED



Advance Surveying, Inc.

10518 Kipp Way Suite A-2

Houston, Texas 77099

Phone (281) 530-2939 Fax (281) 556-5464

Email: advance_survey@asi23.com

FIRM NO. 10099200

LEGAL DESCRIPTION
1.9756 ACRES (86,058 SQUARE FEET)

BEING A **1.9756 ACRE (86,058 SQUARE FEET)** TRACT OF LAND, SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NUMBER 629, HARRIS COUNTY, TEXAS; BEING OUT OF AND A PART OF LOT FOUR HUNDRED AND SEVENTY-SEVEN (477), OF TOMBALL TOWNSITE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 2, PAGE 65, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (H.C.M.R.); SAID **1.9756 ACRE TRACT** BEING OUT OF AND A PART OF A 1.0472 ACRE TRACT CONVEYED TO 2S & Z INVESTMENTS LLC BY DEED AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2025-238354 AND OUT OF AND A PART OF A 1.062 ACRE TRACT CONVEYED TO 2S & Z INVESTMENTS LLC BY DEED AS RECORDED UNDER H.C.C.F. NO. RP-2025-244581; WITH SAID **1.9756 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT THE ORIGINAL NORTHWEST CORNER OF SAID LOT 477, SAID POINT BEING THE NORTHWEST CORNER OF A 10-FOOT STRIP OF LAND DEEDED TO HARRIS COUNTY TO WIDEN HUFFSMITH-KOHRVILLE ROAD (WIDTH VARIES);

THENCE, NORTH 87 DEGREES 29 MINUTES 40 SECONDS EAST (CALLED SOUTH 89 DEGREES 35 MINUTES 00 SECONDS), A DISTANCE OF 44.40 FEET, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHERLY END OF A CUTBACK LINE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEIRICH LANE (30 FEET WIDE), SAID POINT MARKING THE NORTHERLY NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 29 MINUTES 40 SECONDS EAST (CALLED SOUTH 89 DEGREES 35 MINUTES 00 SECONDS EAST), A DISTANCE OF 217.78 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEIRICH LANE AND ALONG THE NORTHERLY LINE OF SAID 1.0472 ACRE TRACT, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHWEST CORNER OF A 2.117 ACRE TRACT CONVEYED TO FLOYD D. BELCHER JR. BY DEED AS RECORDED UNDER H.C.C.F. NO. 20080592656 AND THE NORTHEAST CORNER OF SAID 1.0472 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEGREES 11 MINUTES 27 SECONDS EAST (CALLED SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST), A DISTANCE OF 359.18 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID 2.117 ACRE TRACT AND THE EASTERLY LINE OF SAID 1.0472 AND 1.062 ACRE TRACTS AND THE HEREIN DESCRIBED TRACT, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.117 ACRE TRACT, THE NORTHWEST CORNER OF A 2.611 ACRE TRACT CONVEYED TO RODOLFO DE LA GARZA AND WIFE, SAN JUANA DE LA GARZA, BY DEED AS RECORDED UNDER H.C.C.F. NO. G075793, THE NORTHEAST CORNER OF A 1.078 ACRE TRACT CONVEYED TO RODOLFO DE LA GARZA AND WIFE, SAN JUANA DE LA GARZA, BY DEED AS RECORDED UNDER H.C.C.F. NO. J878418, AND THE SOUTHEAST CORNER OF SAID 1.062 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 29 MINUTES 35 SECONDS WEST (CALLED NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST), A DISTANCE OF 247.63 FEET, ALONG THE COMMON LINE BETWEEN THE NORTHERLY LINE OF SAID 1.078 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 1.062 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE EASTERLY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, SAID POINT MARKING THE NORTHWEST CORNER OF SAID 1.078 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



Advance Surveying, Inc.

10518 Kipp Way Suite A-2

Houston, Texas 77099

Phone (281) 530-2939 Fax (281) 556-5464

Email: advance_survey@asi23.com

FIRM NO. 10099200

THENCE, NORTH 00 DEGREES 51 MINUTES 34 SECONDS WEST, A DISTANCE OF 268.04 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREE 49 MINUTES 53 SECONDS EAST, A DISTANCE OF 80.33 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HUFFSMITH-KOHRVILLE ROAD, TO A 1/2-INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE SOUTHERLY END OF SAID CUTBACK LINE, SAID POINT MARKING THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 44 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.21 FEET, ALONG SAID CUTBACK LINE, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS **1.9756 ACRES OR 86,058 SQUARE FEET OF LAND.**



09-03-25

Henry M. Santos

HENRY M. SANTOS
R.P.L.S. NO. 5450
STATE OF TEXAS

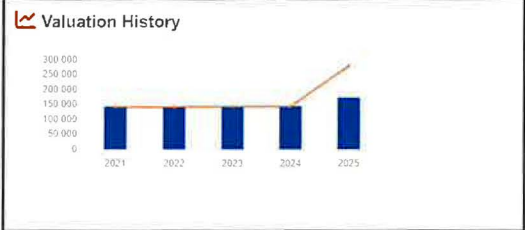




Powered by Esri

Click on any property on the map to view values and property information.

22700 HUFSMITH KOHRVILLE RD
TOMBALL, TX 77375
Residential
Account: 0352960000520
Owner: FB REALITY HOLDINGS LLC
Mailing Address: 21175 STATE HIGHWAY 249 UNIT 370
HOUSTON, TX 77070-1655



Valuations	Certified
Land:	\$273,642
Improvement:	\$5,151
Market:	\$278,793
Appraised:	\$172,357
File a protest	
Value Notice	
Compare Valuations	

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
017	KLEIN ISD		1.011900	0.000000
040	HARRIS COUNTY		0.385290	0.000000
041	HARRIS CO FLOOD CNTRL		0.048970	0.000000
042	PORT OF HOUSTON AUTHY		0.006150	0.000000
043	HARRIS CO HOSP DIST		0.163480	0.000000
044	HARRIS CO EDUC DEPT		0.004799	0.000000
045	LONE STAR COLLEGE SYS		0.107600	0.000000
065	HC ESD 15		0.048810	0.000000
079	HC EMERG SERV DIST 8		0.097754	0.000000

Exemption Type : None

Property Details

Legal	TR 477A TOMBALL OUTLOTS
Description	
Land	45,607 SF
Living Area	1,008 SF

Fiduciary

None

Status

Value Notice Date: Apr 21, 2025
Deadline to file a protest: May 21, 2025
ARB Status: Certified - Aug 22, 2025

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map	Neighborhood Group
A2 -- Real, Residential, Mobile Homes	2745	M/R	320 -- ISD 17 - Klein ISD	4871C	289K	17001

Additional Links

- [Same Street Name](#)
- [Appraisal Review Board \(ARB\) Status](#)
- [Property Owners Website](#)
- [Property Tax Database](#)

Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	2001 -- Res Improved Override SF1 -- Primary SF	SF	45,607	1.00	1.00	1.00	--	1.00	06	6.00	273,642

GF#2544157

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: June 20, 2025

Grantor: FB Reality Holdings, LLC, a Texas limited liability company

Grantor's Mailing Address:

FB Reality Holdings, LLC
21175 Tomball Pkwy. #370
Houston, Harris County, TX 77070

Grantee: 2S & Z Investments LLC, a Texas limited liability company

Grantee's Mailing Address:

2S & Z Investments LLC
15110 Mintz Ln.
Houston, Harris County, TX 77014

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Being a portion of Tomball Outlot 477 in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, as recorded in Volume 2, Page 65 of the Harris County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING at the original Northwest corner of said Outlot 477, said point being the Northwest corner of a 10 foot strip of land deeded to Harris County to widen Huffsmith-Kohrville Road;

THENCE South 89° 35' 00" East along the north line of said 10 foot strip, a distance of 10.00 feet to a point, said point being the point of intersection of the east right-of-way line of Huffsmith-Kohrville Road as it now exists, and the south right-of-way line of a 30 foot public road as it now exists, said point also being the northwest corner and POINT OF BEGINNING of herein described Tract 1;

THENCE South 89° 35' 00" East along the south right-of-way line of said 30 foot public road, a distance of 252.18 feet to a point, said point being the northeast corner

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STEWART TITLE /48/ JMV

of said Outlot 477 and herein described Tract 1;

THENCE South 00° 16' 02" East along the east line of said Outlot 477, a distance of 179.59 feet to a point said point being the southeast corner of herein described Tract 1;

THENCE North 89° 35' 00" West a distance of 255.86 feet to a point in the west line of said Outlot 477 and the east right-of-way line of Huffsmith-Kohrville Road as it now exists, said point also being the southwest corner of herein described Tract 1;

THENCE North 00° 54' 30" East along the east right-of-way line of Huffsmith-Kohrville Road as it now exists and the west line of said Outlot 477, a distance of 179.59 feet to the POINT OF BEGINNING and containing 1.047 acres of land, more or less;

together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting the Property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from the Property and any of Grantor's rights to use same; (v) any and all mineral rights and interests of Grantor relating to the Property (present or reversionary); (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of the Property; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the Property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the Property and (d) any and all reversionary interests in and to the Property. Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (vi) and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied).

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All of the matters listed or contained in Exhibit "A" labelled "Permitted Encumbrances" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property. Property taxes for 2025 have been prorated between the parties and Grantee assumes and agrees to pay same.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, **GRANTS, SELLS and CONVEYS** to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

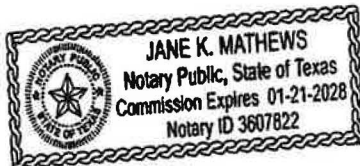
FB REALITY HOLDINGS, LLC, a Texas limited liability company

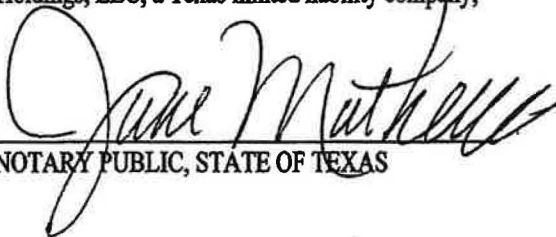
By: 
Floyd F. Belcher, Jr., Member

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on June 20, 2025, by Floyd F. Belcher, Jr., Member of FB Reality Holdings, LLC, a Texas limited liability company, on behalf of said limited liability company.




NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
Anthony T. Sortino, Attorney
500 W. Main Street
Tomball, Texas 77375

Exhibit A
Permitted Encumbrances

1. Easement, Right of Way and/or Agreement dedicated to the City of Tomball for public utility purposes by instrument dated October 25, 2002, filed October 28, 2002, recorded in/under County Clerk's File No. W177412 of the Official Public Records of Harris County, Texas and shown on survey dated February 24, 2025, prepared by Henry M. Santos R.P.L.S No. 5450.
2. Easement, Right of Way and/or Agreement granted to the County of Harris, by instrument dated August 01, 2016, filed September 29, 2016, recorded in/under County Clerk's File No. RP-2016-439475 of the Official Public Records of Harris County, Texas and shown on survey dated February 24, 2025, prepared by Henry M. Santos R.P.L.S No. 5450.
3. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted as the same are set forth in instrument recorded in/under Volume 971, Page 495 of the Deed Records of Harris County, Texas. Surface rights not waived therein. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. 1/4th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted as the same are set forth in instrument recorded in/under Volume 1440, Page 439 of the Deed Records of Harris County, Texas. Surface rights not waived therein. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Oil, gas and mineral lease dated April 12, 1933, recorded in/under Volume 226, Page 84 of the Contract Records of Harris County, Texas in favor of R. B. Wherry, and assigned to Humble Oil & Refining Company by instrument dated May 5, 1933 and recorded in/under Volume 226, Page 83 of the Contract Records of Harris County, Texas.
6. Oil, gas and mineral lease dated March 28, 1953, recorded in/under Volume 741, Page 583 of the Contract Records of Harris County, Texas in favor of Chas. B. Mahaffey.
7. Any and all Zoning Ordinances or proposed ordinances including those by the City of Tomball, Texas.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in as a Permitted Encumbrance or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
9. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in as a Permitted Encumbrance or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
10. Any rights, easements, interests or claims which may exist by reason of encroachments and/or protrusions, as reflected on survey drawing made by Henry M. Santos R.P.L.S No. 5450, dated February 24, 2025, in Job No. 0213772-25-01:
 - i. Encroachment of curb and ditch into 20' wide utility easement

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Pages 5
06/23/2025 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

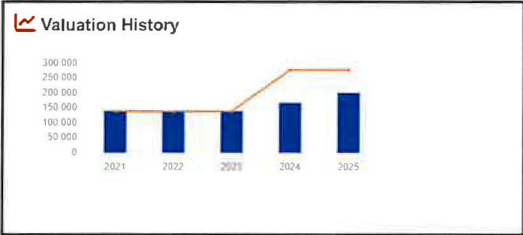
RP-2025-238354



Powered by Esri

Click on any property on the map to view values and property information.

0 HUFSMITH KOHRVILLE RD
OMBALL, TX 77375
Commercial
Account: 0352960000507
Name: AROTTO PROPERTIES LTD
Billing Address: C/O ALFRED OTTOLIND
7225 HUFSMITH KOHRVILLE RD TOMBALL, TX 77375-8368



Valuations

Certified

Land: \$277,566

Improvement: \$0

Market: \$277,566

Appraised: \$199,846

[File a protest](#)

[Value Notice](#)

[Compare Valuations](#)

Jurisdictions/Exemptions				
District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
117	KLEIN ISD		1.011900	0.000000
140	HARRIS COUNTY		0.385290	0.000000
141	HARRIS CO FLOOD CNTRL		0.048970	0.000000
142	PORT OF HOUSTON AUTHY		0.006150	0.000000
143	HARRIS CO HOSP DIST		0.163480	0.000000
144	HARRIS CO EDUC DEPT		0.004799	0.000000
145	LONE STAR COLLEGE SYS		0.107600	0.000000
165	HC ESD 15		0.048810	0.000000
179	HC EMERG SERV DIST 8		0.097754	0.000000
Exemption Type : None				

Property Details

Legal Description: TR 477C TOMBALL OUTLOTS

Land: 46.261 SF

Building Area: 0 SF

Building Class:

Units: 0

Net Rentable Area: 0

Fiduciary: None

Status

Value Notice Date: Apr 21, 2025

Deadline to file a protest: May 21, 2025

ARB Status: Certified - Aug 22, 2025

Location	State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
	C2 -- Real, Vacant Commercial	9521.08	FM 2978 Interior Tracts	320 -- ISD 17 - Klein ISD	4871C	289K

- Additional Links
- [Same Street Name](#)
 - [Appraisal Review Board \(ARB\) Status](#)
 - [Property Owners Website](#)
 - [Property Tax Database](#)

Land Use and Details											
Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1.	8001 -- Land Neighborhood Section 1 4300 -- General Commercial Vacant	SF	46,261	1.00	1.00	1.00	--	1.00	06	6.00	277,566

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Date: June 24, 2025

Grantor: AROTO PROPERTIES, LTD., a Texas limited partnership

Grantor's Mailing Address:

17510 Colony Creek Dr.
Spring, TX 77379

Grantee: 2S & Z Investments, LLC, a Texas limited liability company

Grantee's Mailing Address:

15110 Mintz Ln.
Houston, TX 77014

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

1.062 acres of land, more or less, out of a portion of Lot Four Hundred Seventy-Seven (477), TOMBALL TOWNSITE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, Map Records, Harris County, Texas, being out of the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being that same property conveyed in General Warranty Deed to JAMM Properties, Ltd. dated October 15, 2007, recorded under Clerk's File No. 20070630699, Official Public Records, Harris County, Texas,; subject property being more particularly described by a metes and bonds description in Exhibit "A" attached hereto and made a part hereof

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or

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RP-2025-244581

not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

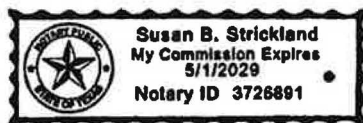
AROTTO PROPERTIES, LTD., a Texas limited partnership
By: RAAA Management, Inc., a Texas corporation,
Its General Partner

By: Angela Cassidy, President
Angela Cassidy, President

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on June 24, 2025, by Angela Cassidy, President of RAAA Management, Inc., a Texas corporation, General Partner of Arotto Properties, Ltd., a Texas limited partnership.



Susan B. Strickland
Notary Public, State of Texas

Independence Title/GF# 2443970 ^{HLAF} ~~MMHB~~ ₁₀₅

Exhibit "A"

C & C Surveying, Inc.

7424 F.M. 1488, Suite A
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

1.062 Acres

Out of and part of Lot 477, of TOMBALL TOWNSITE
Jesse Pruitt Survey, Abstract Number 629
Harris County, Texas

Being a 1.062 acre tract of land situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number G-151313, of the Real Property Records of Harris County, Texas, and being out of and part of Lot 477, of TOMBALL TOWNSITE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas; said 1.062 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, common with the Southeast corner of a called 1.047 acre tract described in Clerk's File Number W-716867, of said Real Property Records, same being in the East line of said Lot 477, the West line of Lot 478, of said TOMBALL TOWNSITE, and the West line of a called 2.117 acre tract described in Clerk's File Number 2007-0259762, of said Real Property Records, and proceeding;

THENCE S 00°16'02" E, a distance of 179.39 feet, along the East line of the herein described tract, common with the East line of Lot 477, the West line of Lot 478, and the West line of the 2.117 acre tract, to a point for the Southeast corner of the herein described tract, common with the Southwest corner of the 2.117 acre tract, the Northeast corner of a called 1.078 acre tract described in deed recorded in Clerk's File Number J-878418, and the Northwest corner of a called 2.611 acre tract described in deed recorded in Clerk's File Number G-075793, both of said Real Property Records, and from which a 3/8 inch iron rod, found for reference, bears N 46°43'06" E, 0.96 feet;

THENCE N 89°35'00" W, a distance of 259.54 feet, along the South line of the herein described tract, common with North line of the 1.078 acre tract and severing Lot 477, to an iron rod with survey cap, set for the Southwest corner of the herein described tract, common with the Northwest corner of the 1.078 acre tract, same being in the East right-of-way line of Hufsmith Kolrville Road;

THENCE N 00°54'30" E, a distance of 179.39 feet, along the West line of the herein described tract, common with the East right-of-way line of Hufsmith Kolrville Road, to an iron rod with survey cap, set for the Northwest corner of the herein described tract, common with the Southwest corner of the 1.047 acre tract;

THENCE S 89°35'00" E, a distance of 255.86 feet, along the North line of the herein described tract, common with the South line of the 1.047 acre tract, back to the POINT OF BEGINNING and continuing 1.062 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 4, 2007.

Steven L. Crews, Registered Professional Land Surveyor, Number 4141
07-4519
10/04/07



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ANY INSTRUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DISCLOSED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.
THIS STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the regular Sequence on the date and at the place shown by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

OCT 18 2007



County Clerk
HARRIS COUNTY, TEXAS

RP-2025-244581

Pages 4

06/25/2025 04:04 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth

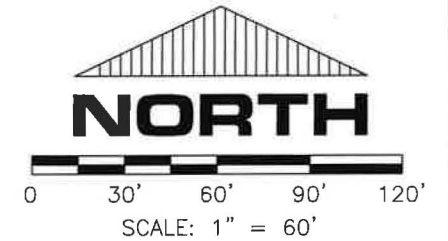
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-244581

CALLLED 9.575 ACRE
LUCILLE E. LEWIS
H.C.C.F. NO.
RP-2017-572840

CALLLED 1.000 ACRES
FB REALITY HOLDINGS, LLC
H.C.C.F. NO.
RP-2020-8465

CALLLED 2.993 ACRES
GABRIEL AGUIRRE
H.C.C.F. NO. U535286



**TOMBALL
CITY LIMITS**

LOT 1, BLOCK 1
HUFFSMITH-KOHRVILLE
PLAZA
F.C. NO. 704215 H.C.M.R.

RESTRICTED RESERVE "A",
BLOCK 2
PERSIMMON PROPERTIES
F.C. NO. 679815 H.C.M.R.

LOT 1, BLOCK 1
HUFFSMITH-2978 REPLAT
NO. 1
F.C. NO. 693798 H.C.M.R.

HUFFSMITH - KOHRVILLE ROAD

(WIDTH VARIES)

H.C.C.F. NO. W749580

H.C.C.F. NO. 2016-362075

H.C.C.F. NO. 2016-439475

FILM CODE NO. 620122

H.C.M.R.

N01°49'53"E

80.33'

N00°51'34"W 268.04'

SET 1/2 C.I.R.
(ADVANCE SURVEY)

CALLLED 1.047 ACRES
2S & Z INVESTMENTS, LLC
H.C.C.F. NO.
RP-2025-238354

1.9756 ACRES
(86,058 SQ. FT.)

CALLLED 1.062 ACRES
2S & Z INVESTMENTS, LLC
H.C.C.F. NO.
RP-2025-244581

CALLLED 1.078 ACRE
RODOLFO DE LA GARZA
AND WIFE
SAN JUANA DE LA GARZA
H.C.C.F. NO. J878418

WEIRICH LANE
(30' R.O.W.)
(VOL. 2, PG. 65 H.C.M.R.)

SET 1/2 C.I.R.
(ADVANCE SURVEY)

SET 1/2 C.I.R.
(ADVANCE SURVEY)

256.75'

S03°11'27"E 359.18'

JESSE PRUITT SURVEY
A-629

CALLLED 2.117 ACRES
FLOYD D. BELCHER JR.
H.C.C.F. NO. 20080592656

FND. 1/2" I.R.
C.M.

CALLLED 2.611 ACRE
RODOLFO DE LA GARZA
AND WIFE
SAN JUANA DE LA GARZA
H.C.C.F. NO. G075793

ANNEXATION OWNERSHIP
TRACT 1: CALLLED 1.047 ACRES
FB REALITY HOLDINGS, LLC
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

TRACT 2: CALLLED 1.062 ACRES
ARROTO PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED
SUBDIVISION MAPS AND RECORDED DEEDS AND
DOES NOT REPRESENT AN ON THE GROUND SURVEY.

EXHIBIT
CITY OF TOMBALL, TEXAS

PROPOSED ANNEXATION OF
1.9756 ACRES
WITHIN HARRIS COUNTY
GENERAL LOCATION
NORTH OF MCHAFEEY RD
EAST OF HUFFSMITH-KOHRVILLE RD
SOUTH OF WEIRICH RD
HARRIS COUNTY, TEXAS

JOB NO.: 0714040-25-01 DATE: 09-03-2025 SCALE: 1"=60'