

CITY OF TOMBALL
HARRIS COUNTY, TEXAS

ORDINANCE NO. 2025-49

AN ORDINANCE GRANTING THE REQUEST FOR ANNEXATION OF A CERTAIN TRACT OF LAND 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; PROVIDING FOR A SERVICE PLAN; PROVIDING FOR SEVERABILITY.

WHEREAS, 2S&Z Investments, LLC, a Texas limited liability company, acting through its agent, Shan Ali, is the owner (the “Owner”) of the said property described in full (the “Property”) and evidenced by a General Warranty Deed and a Warranty Deed as provided in the request for annexation into the City of Tomball, attached as **Exhibit A**, and incorporated for all purposes; and

WHEREAS, the Owner has submitted said request that the City of Tomball annex the Property into the City of Tomball; and

WHEREAS, the above described tract lies within the extraterritorial jurisdiction of the City of Tomball, Texas; and

WHEREAS, Texas Local Government Code, at Section 43.0671 allows a municipality to annex an area if each owner of the land in the area requests the annexation, the municipality conducts a public hearing on the proposed annexation, and the owners and the municipality enter into a written agreement for the provision of services in the area to be annexed; and

WHEREAS, the Property does not qualify for agricultural or wildlife management use or as timber land; and

WHEREAS, on November 3, 2025, a public hearing was held at the City of Tomball City Council Chambers, at 401 Market Street, Tomball, Texas 77375, where all interested persons were provided an opportunity to be heard on the request for annexation of the Property; and

WHEREAS, the City of Tomball has agreed to provide the services set forth in **Exhibit A (pages 9 through 14)** to the proposed annexed area;

NOW, THEREFORE, 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 the annexation of the Property described in Exhibit A attached hereto and incorporated herein for all purposes is hereby **GRANTED**.

Section 3. The land and territory are hereby added and annexed to the City of Tomball, Texas, and said territory hereinafter described shall hereafter be included within the boundary limits of the City of Tomball, Texas, to wit:

SEE ATTACHED (**Exhibit A**)

Section 4. That the above described territory and the area so annexed shall be a part of the City of Tomball, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Tomball, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Tomball, Texas.

Section 5. That the service plan attached hereto, included in **Exhibit A (pgs. 9-14)** is hereby adopted as part of the annexation of the Property described in **Exhibits A**.

Section 6. 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 7. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to 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 annexed to 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 annex, the same is hereby excluded and excepted from the territory to be annexed as fully as if such excluded and excepted area were expressly described herein.

[EXECUTION PAGES TO FOLLOW]

PASSED AND APPROVED in Tomball, Texas this _____ day of _____, 2025.

FOR:

CITY OF TOMBALL, TEXAS

LORI KLEIN QUINN, Mayor

ATTEST:

THOMAS HARRIS III, City Secretary

FOR:

THE OWNER

_____ [SIGNATURE]

_____ [NAME]

ACKNOWLEDGEMENT

For the City

State of Texas §
County of Harris §

This instrument was executed before me on _____ 2025, by _____,
DATE NAME
_____ of the City of Tomball, a Texas municipal corporation, on behalf of
TITLE
said corporation.

[SEAL]

Notary Public in and for the State of Texas

For the Owners

State of _____ §
County of _____ §

This instrument was executed before me on _____ 2025, by _____,
DATE NAME
_____ of _____, a State of _____,
TITLE ORGANIZATION NAME STATE ORGANIZATION TYPE
on behalf of said organization.

[SEAL]

Notary Public in and for the State of Texas

EXHIBIT A

Petition for Annexation (Pages 1 – 8)

Survey (Page 29)

Metes and Bounds (Pages 15-16)

Municipal Service Plan (Pages 9-14)

Deeds (Pages 19 – 23 and 25-28)

EXHIBIT C

Special Warranty Deed