

Revised: 08/25/2023

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name: Mundy Property Holdings, PLLC Title: _____
Mailing Address: 19114 Camden Woods Ct City: Tomball State: TX
Zip: 77377 Contact: Allison Mundy
Phone: (832) 372-9033 Email: allison@mundylegalsvcs.com

Owner

Name: ~~Pitcher~~ Pitcher Really Group LLC Title: _____
Mailing Address: 13519 Zion Rd City: Tomball State: TX
Zip: 77375 Contact: Sam Shariff
Phone: (713) 806-6939 Email: SAMSHARIFrealtor@gmail.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____ Contact: _____
Phone: () Fax: () Email: _____

Description of Proposed Project: Convert property from residential to office commercial as the property has been used

Physical Location of Property: 13519 and 13517 Zion Rd Tomball TX 77375

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Tract 14F Abstract 34J House

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: (~~Office~~) Single-Family Residential (SF-9)

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Current Use of Property: N/A
Proposed Zoning District: (O) : Office
Proposed Use of Property: Rental to Mundy Legal Services, LLC - Law Office
HCAD Identification Number: _____ Acreage: ~1.0 acre

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Allison Mundy 9/30/2025
Signature of Applicant Date

X Garrick Pitcher 10/02/25
Signature of Owner Date

Bill Pitcher 10/2/2025
Karen Pitcher 10/2/2025

RP-2020-644388
12/30/2020 ER \$30.00

GF#1020727

STEWART TITLE /48 *JM*

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 with Vendor's Lien

Date: December 28, 2020

Grantor: Shannon Lauve and wife, Denise Lauve

Grantor's Mailing Address:

Shannon Lauve and Denise Lauve
P.O. Box 7
Tomball, Harris County, TX 77377

Grantee: Pitcher Realty Group, LLC a Texas limited liability company

Grantee's Mailing Address:

Pitcher Realty Group, LLC
206 Chipping Squirrel Ct.
Pinchurst, Montgomery County, Texas 77362

UNOFFICIAL COPY

Consideration:

Cash and a note of even date executed by Grantee and Garrick Ray Pitcher, ad payable to the order of Grantor in the principal amount of TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.000). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Anthony T. Sortino, Trustee.

Property (including any improvements):

TRACT I:

All that certain tract or parcel of land containing 0.660 acres of land, more or less, being situated in the Joseph House Survey, Abstract 34, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of a 0.665 acre tract as recorded in Clerk's File H-193257, being a 5/8 inch iron rod found for corner in the Southerly right-of-way line of Zion Road (variable right-of-way);

THENCE along said Southerly right-of-way line of Zion Road and along a curve to the

left with a radius of 930.00 feet and a length of 96.26 feet to a 5/8 inch iron rod found for corner;

THENCE North 58 deg 51 min 11 sec East, continuing along said Southerly right-of-way line of Zion Road, a distance of 34.51 feet to a 5/8 inch iron rod found for corner;

THENCE continuing along said Southerly right-of-way line of Zion Road, and along a curve to the left with a radius of 2040.00 feet and a length of 19.33 feet to a 1/2 inch iron rod set for corner;

THENCE South 01 deg 49 min 23 sec East, a distance of 248.94 feet to a 1/2 inch iron rod set for corner;

THENCE South 87 deg 57 min 27 sec West, a distance of 134.96 feet to a 5/8 inch iron rod found for corner;

THENCE North 01 deg 36 min 46 sec West, a distance of 182.64 feet to the POINT OF BEGINNING of the herein described tract of land, and containing 0.660 acres of land, more or less.

TRACT II:

BEING 0.3366 acres of land out of the Joseph House Survey, Abstract 34, Harris County, Texas, and being out of and a part of that certain 1.00 acre tract described in deed from R. A. Martens and wife, Ella Martens, to J. C. Patton and wife, Alma Patton, by deed dated May 6, 1967, recorded in Volume 6762, Page 340, Deed Records, Harris County, Texas, reference to which instrument and its record is here made for all purposes; said 0.3366 acres being more particularly described as follows:

BEGINNING at a 2-1/2 inch iron pipe marking the Northeast corner of said 1.00 acre tract, said point being in the Southerly line of Sandy Lane (60 feet wide);

THENCE South 00 degrees 10 minutes 45 seconds East along the East line of said 1.00 acre tract 281.67 feet to a 1-inch iron bolt found marking the Southeast corner of said 1.00 acre tract;

THENCE South 89 degrees 27 minutes 18 second West along the South line of said 1.00 acre tract 54.63 feet to a 5/8 inch iron rod for corner;

THENCE North 00 degrees 16 minutes 42 seconds West 251.03 feet to a 1/2 inch iron rod for corner in the Southerly line of Sandy Lane;

THENCE North 60 degrees 32 minutes 14 seconds East along the Southerly line of said Sandy Lane to the **PLACE OF BEGINNING** and containing 0.3366 acres of land.

Reservations from Conveyance: None

RP-2020-644388

Exceptions to Conveyance and Warranty:

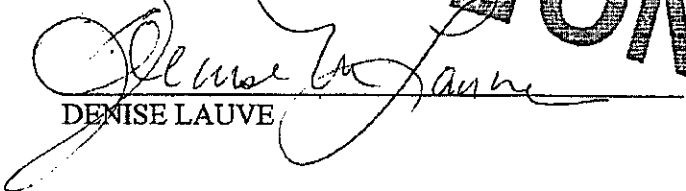
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments in the Official Public Records of Real Property of Galveston County, Texas, other than conveyances of the surface fee estate, that affect the Property all in the Office of the County Clerk of the above mentioned county and state; and taxes for 2020, which have been prorated between the parties, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

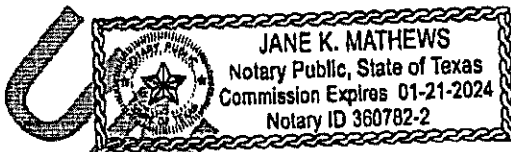

SHANNON LAUVE


DENISE LAUVE

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on December 28, 2020, by Shannon Lauve.



Jane Mathews

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on December 28, 2020, by Denise Lauve.



Jane Mathews

NOTARY PUBLIC, STATE OF TEXAS

RP-2020-644388

PREPARED IN THE OFFICE OF:

Anthony T. Sortino, Attorney
500 W. Main Street
Tomball, Texas 77375
Tel: (281) 351-4040

RP-2020-644388

Pages 5

12/30/2020 02:11 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$30.00

RP-2020-644388

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.



Tenesia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS