

**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: November 11, 2024
City Council Public Hearing Date: November 18, 2024

Rezoning Case: Z24-18
Property Owner(s): John and Tracy Randall
Applicant(s): John and Tracy Randall
Legal Description: Being three tracts of land situated in the Jesse Pruett Survey, Abstract No. 629
Location: 21725 Hufsmith-Kohrville Road (Exhibit “A”)
Area: 36.408 acres
Comp Plan Designation: Business Park and Industrial (Exhibit “B”)
Present Zoning: Single-Family Estate Residential (SF-20-E) District (Exhibit “C”)
Request: Rezone from the Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) District

Adjacent Zoning & Land Uses:

North: Light Industrial (LI) / Vacant lot
South: Single-Family Estate Residential (SF-20-E) and Light Industrial (LI) / Single-family residences and a self-storage facility
East: Tomball Extraterritorial Jurisdiction (ETJ) / Single-family residences
West: Single-Family Estate Residential (SF-20-E) and Light Industrial (LI) / Single-family residences and undeveloped tracts of land

BACKGROUND

There is an existing single-family residence on the subject property, which according to Harris County Appraisal District records, was built in 1999. In February of 2023 a rezoning request to the Single Family Residential – 6 (SF-6) zoning district for this property was denied by City Council. The applicants are now requesting to rezone the subject property to the Light Industrial zoning district with the intent to sell the property.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Business Park and Industrial” by the Comprehensive Plan’s Future Land Use Map. The Business Park and Industrial category is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight.

According to the Comprehensive Plan land uses should consist of offices, warehousing, light manufacturing (with indoor operations), breweries/distilleries, equipment sales, contractor services, and corporate campuses. Appropriate secondary uses include utility services, government facilities, and transportation/freight uses.

The Comprehensive Plan identifies the following zoning districts as compatible with the Business Park and Industrial category: Light Industrial (LI), Commercial (C), Office (O), and Planned Development (PD). The Comprehensive Plan also identifies the need to carefully design sites that are adjacent to residential zoning districts to include landscape buffering as well as the screening of outdoor storage and equipment from public rights-of-way.

Staff Review Comments: The request to rezone the subject property to Light Industrial (LI) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on Hufsmith-Kohrville Road which is designated as a Major Arterial on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the Light Industrial district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on October 21, 2024. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case Z24-18.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Location

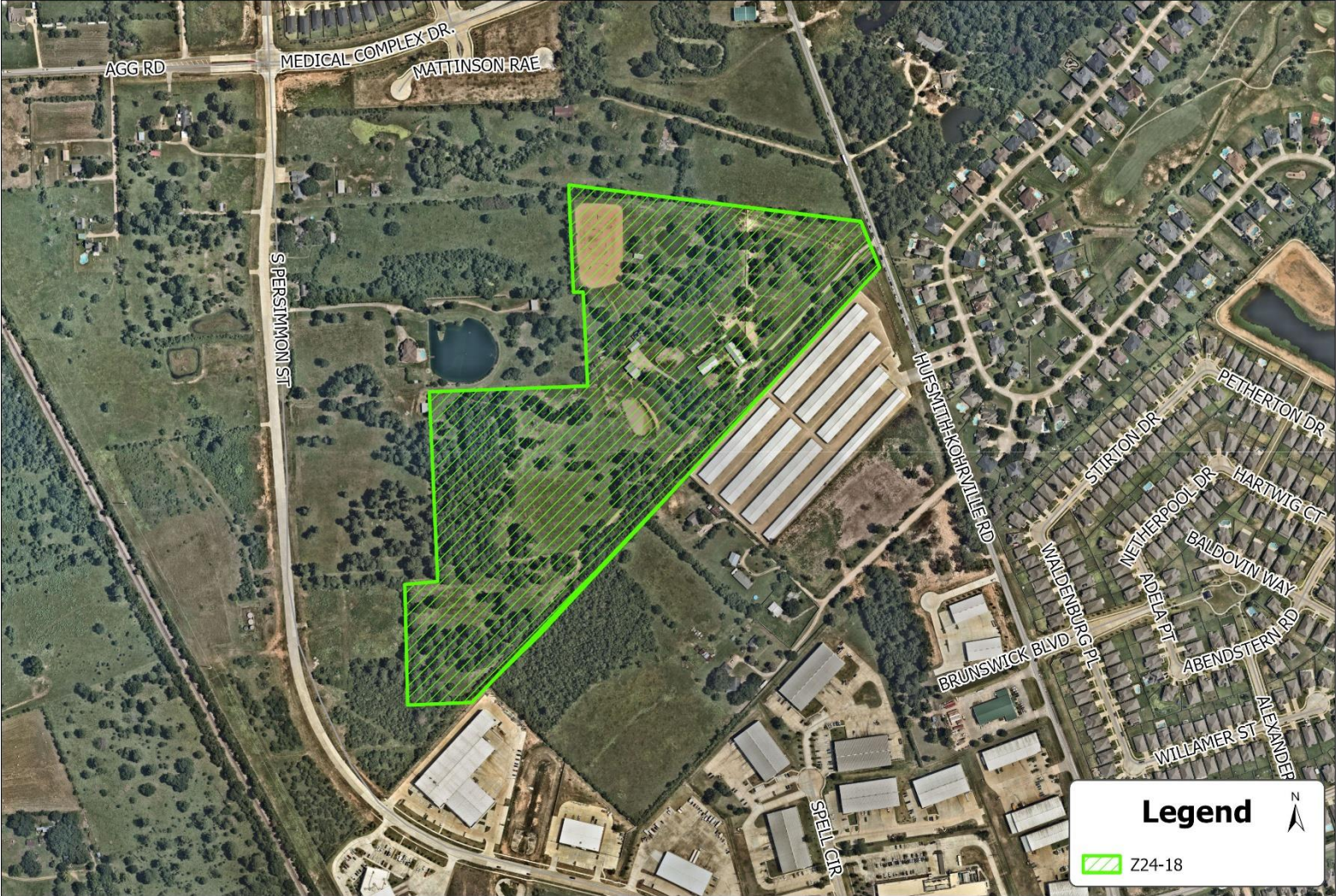


Exhibit "B"
Future Land Use Plan



Future Land Use

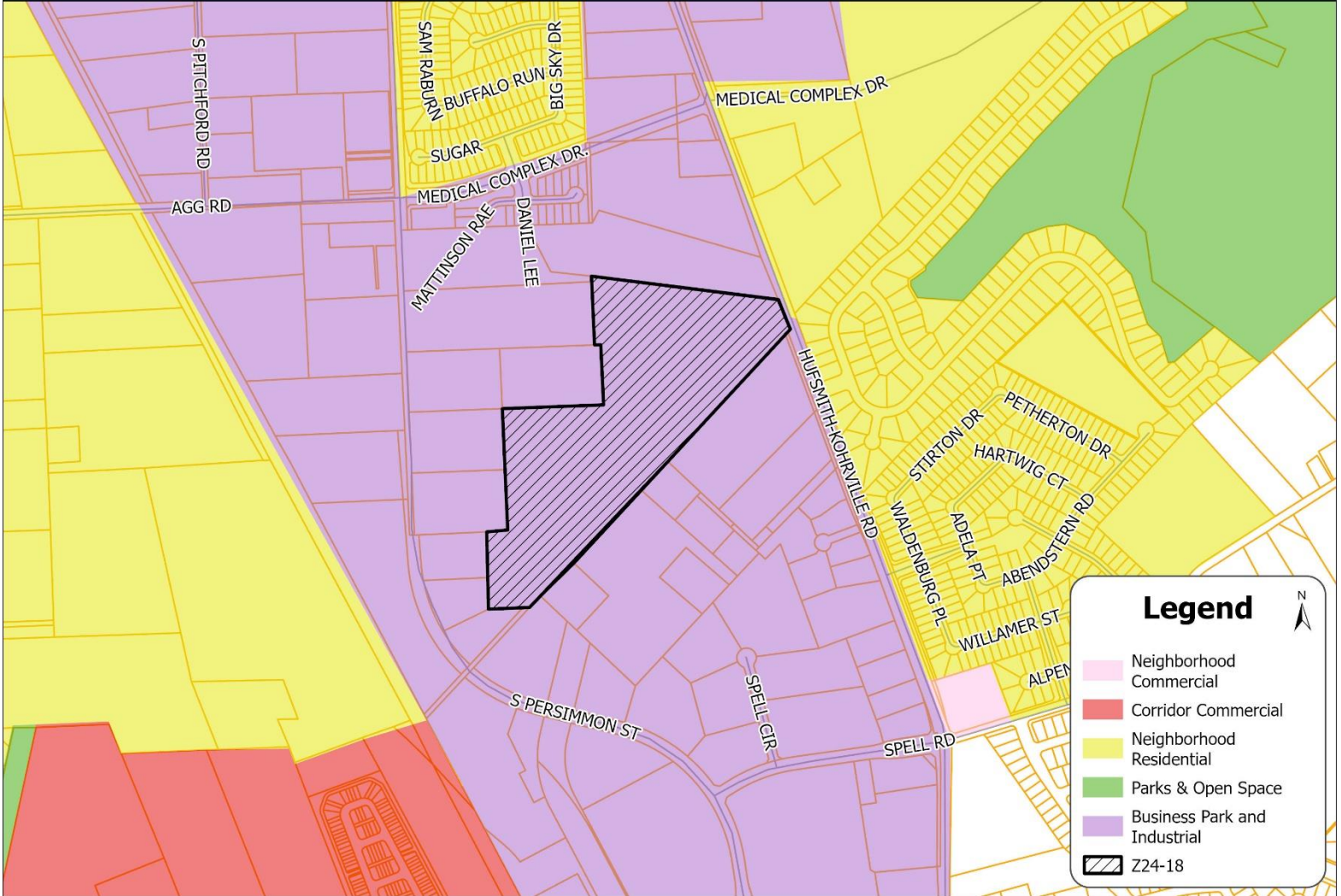


Exhibit "C"
Zoning Map



Zoning

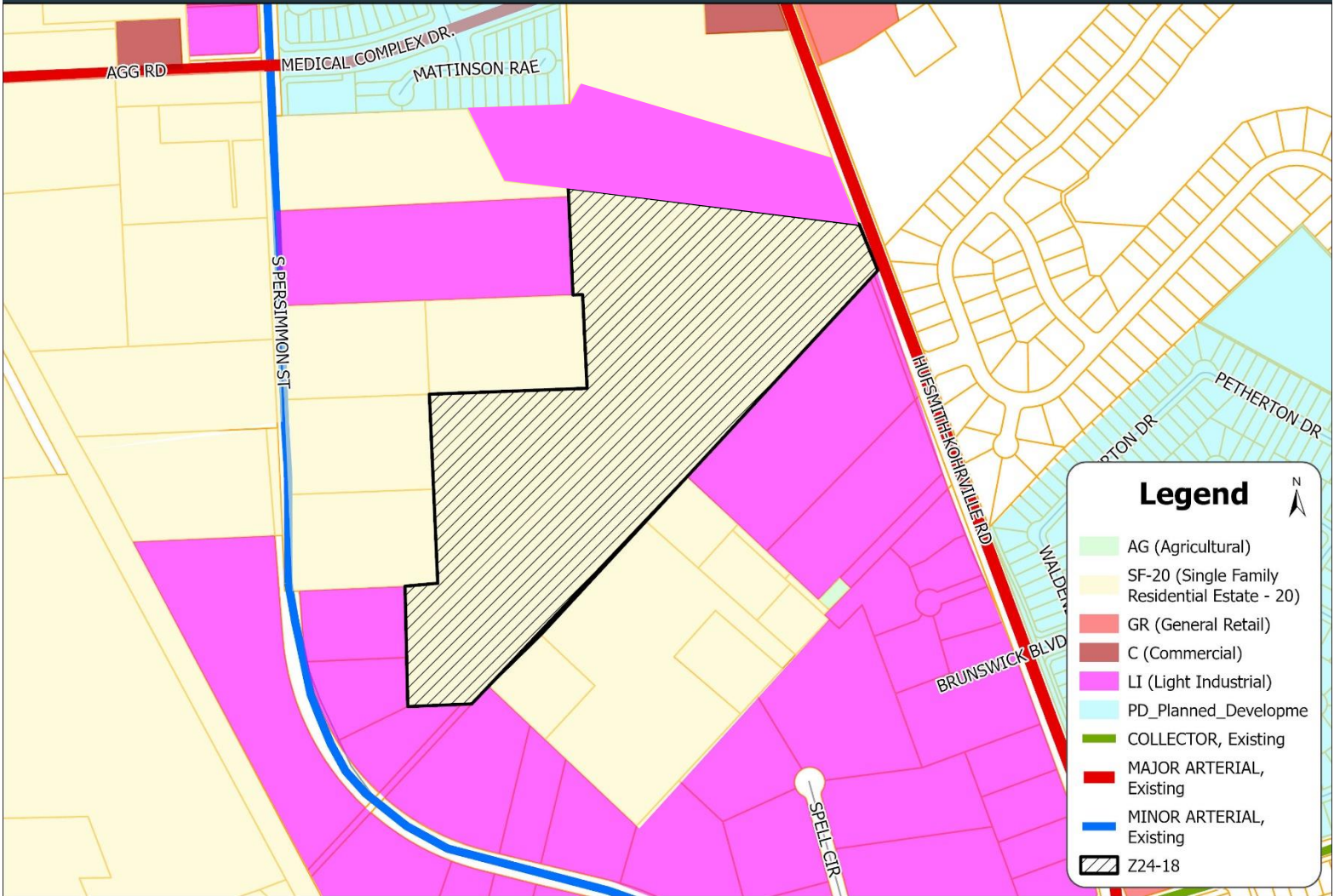


Exhibit "D"
Site Photo(s)

Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Neighbor (West)



Exhibit "E"
Rezoning Application



APPLICATION FOR REZONING

Community Development Department
Planning Division

APPLICATION SUBMITTAL: 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.

Applicant

Name: John and Tracy Randall Title: Land Owners
Mailing Address: 21725 Hufsmith Kohrville City: Tomball State: Tx
Zip: 77375
Phone: (281) 728-9551 Fax: () Email: randalltracya@gmail.com

Owner

Name: John and Tracy Randall Title: Land Owners
Mailing Address: 21725 Hufsmith Kohrville City: Tomball State: Tx
Zip: 77375
Phone: (281) 728-9551 Fax: () Email: randalltracya@gmail.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: 36.4 acres on Hufsmith Kohrville Road

Physical Location of Property: 21725 Hufsmith Kohrville Tomball Tx 77375

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

Legal Description of Property: _____

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

Current Zoning District: SF-20 (Single Family Residential Estate - 20)

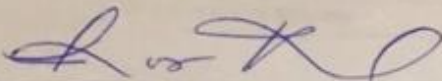
Current Use of Property: SF-20 (Single Family Residential Estate - 20)

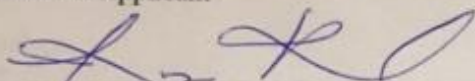
Proposed Zoning District: LI (Light Industrial)

Proposed Use of Property: LI (Light Industrial)

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  10/1/2024
Signature of Applicant Date

X  10/1/2024
Signature of Owner Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

I'm submitting my rezoning request because I'm trying to sell my property and everything around me on Hufsmith Kohrville is rezoning Light Industrial. Also, my property is in the future rezoning map for Light Industrial.

The track totals 36.4 acres

HCAD:

0352920000374

0352920000530

0352920000531

Thank you,

Tracy Randall

John & Tracy Randall
21725 Hufsmith Kohrville
Tomball, Tx 77375

Legal Description of Land:

Tract 1:

BEING a 15.05 acre (655,665 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being a portion of the remainder of a called 56.8003 acre tract of land as described in an instrument to Melvin E. Michel and Tracy A. Michel recorded under Harris County Clerk's File Number (H.C.C.F. No.) S954259 and a portion of Lots 134, 371, 376, 377, and 380 of CORRECTED MAP OF TOMBALL OUTLOTS, a subdivision per plat recorded under Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), said 15.05 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 56.8003 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description:

COMMENCING at the Northeast corner of a called 11.06 acre tract of land as described in an instrument to Charles L. Laswell recorded under H.C.C.F. No. C792063, lying on the Southwest right-of-way line of Hufsmith Kohrville Road (60 feet wide) recorded under Volume 2549, Page 325 of the Harris County Deed Records (H.C.D.R.) and said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 1/2-inch iron rod bears S 86°31' E, a distance of 0.85 feet;

THENCE, S 20° 12'50" E, along and with the Northeasterly line of said 11.06 acre tract and a called 6.188 acre tract of land as described in an instrument to John W. Randall, Jr. and Tracy A. Randall and the Southwest right-of-way line of said Hufsmith Kohrville Road, a distance of 321.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Northeast corner of the herein described tract, some being the most Easterly Southeast corner of said called 6.188 acre tract;

THENCE, S 20°12'50" E, along and with the Southwest right-of-way line of said Hufsmith Kohrville Road and the Northeasterly line of said 56.8003 acre tract, a distance of 106.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and said 56.8003 acre tract;

THENCE, S 42°38'24" W, along and with the Southwesterly line of said 56.8003 acre tract, and the Northwesterly lines of a called 0.4847 acre tract of land as described in an instrument to City of Tomball, Texas recorded under H.C.C.F. No. T616046, a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, and TOMBALL SOUTH COMMERCIAL NO. 2, a subdivision per plat recorded under Film Code Number (F.C. No.) 659297 of the Harris County Map Records (H.C.M.R.), a distance of 1621.52 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and the East end of the Southern terminus of a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE, N 02°23'16" W, along and with the East line of said Easterly 30-foot unimproved road and the West lines of said Lot 377 and Lot 380, a distance of 733.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Northwest corner of the herein described tract, lying on a Southerly line of said 6.188 acre tract;

THENCE, N 72°06'27" E, along and with a Southerly line of said 6.188 acre tract, a distance of 316.91 feet to a 3/4 inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the Southeast corner of said 6.188 acre tract;

THENCE, N 06°39'43" E, along and with the East line of said 6.188 acre tract, a distance of 549.50 feet to a 3/4 inch iron rod with cap stamped "BGE INC" set for the most Northerly Northwest corner of the herein described tract and on interior corner of said 6.188 acre tract;

THENCE, S 83°25'52" E, along and with a Southerly line of said 6.1888 acre tract, a distance of 731.66 feet to the POINT OF BEGINNING and containing 15.05 acres (655,665 square feet) of land.

Tract 2:

BEING a 15.17 acre (660,615 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being a portion the remainder of a called 56.8003 acre tract of land as described in an Instrument to Melvin E. Michel and Tracy A. Michel recorded under Harris County Clerk's File Number (H.C.C.F. No.) S954259 and being all of Lots 379, 382, 383 of CORRECTED MAP OF TOMBALL OUTLOTS, a subdivision per plat recorded under Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), said 15.17 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 56.8003 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description: BEGINNING at a 1/2-Inch Iron rod found for the Southwest corner of the herein described tract and said Lot 383 and the most Southerly Southwest corner of said 56.8003 acre tract;

THENCE, N 05°07'20" W, along and with a Westerly line of said 56.8003 acre tract and said Lot 383, a distance of Version Date: 1/2014 TXCJv2 Page 6 of 20 Form T-7: Commitment for Title Insurance 481.10 feet to a 1/2-inch iron rod found for the Northwest corner of said Lot 383 and an Interior corner of said 56.8003 acre tract, lying on the South line of a called 4.8373 acre tract of land described as Lot 381 In an instrument to Paul Mladenka and Brenda Mladenka recorded under File Number (F.N.) 20080184176 of the Official Public Records of Harris County (O.P.R.H.C.);

THENCE, N 85°12'22" E, along and with the South line of said 4.8373 acre tract and the North line of said Lot 383, a distance of 122.88 feet to a 1/2-inch iron rod with cap stamped "WESTAR" found an Interior corner of the herein described tract and the Southeast corner of said 4.8373 acre tract, same being the Southwest corner of sold Lot 382; THENCE, N 02°22'58" W, along and with the East line of said 4.8373 acre tract, and the West line of said Lot 382, at a distance of 352.87 feet pass o 1/2-inch iron rod with cap stomped "WESTAR" found for the Northeast corner of said 4.8373 acre tract, the Northwest corner of said Lot 382, the Southwest corner of said Lot 379, and the Southeast corner of Lot 378 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. Y200969, continuing along and with West line of said Lot 379 and the East line of said Lot 378, a total distance of 730.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, the Northwest corner of said Lot 379, the Northeast corner of said Lot 378, the Southwest corner of Lot 375 of said CORRECTED MAP OF TOBALL OUTLOTS as described In an Instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958841, and the Southeast corner of Lot 374 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958842;

THENCE, N 87°37'00" E, along and with the North line of said Lot 379 and the South line of said Lot 375, a distance of 605.98 feet to a 3/4-Inch Iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and said Lot 379, same being the Southeast corner of said Lot 375, lying on the West line of o 30 foot unimproved road as shown on said CORRECT MAP OF TOMBALL OUTLOTS;

THENCE, S 02°23'16" E, along and with the East line of said Lot 379 and said Lot 382, and the West line of said 30-foot unimproved road, a distance of 707.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract, the Southeast corner of said Lot 382. and the Northeast corner of said Lot 383, same being the West end of the Southern terminus of said 30-foot unimproved road, lying on the Northwesterly line of a Southeasterly 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, TOMBALL BUSINESS AND TECHNOLOGY PARK SEC 2, a subdivision per plat recorded under Film Code Number (F.C. No.) 697286 of the Harris County Map Records (H.C..R.), and TOMBALL BUSINESS AND TECHNOLOGY PARK, a subdivision per plat recorded under F.C. No. 653006 of the H.C.M.R., and a Southeasterly line of said 56.8003 acre tract,

THENCE, S 42°38'24" W, along and with the Southeasterly line of sold 56.8003 acre tract and said Lot 383, and the Northwesterly line of said Southeasterly 30 foot unimproved road, a distance of 712.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract and said Lot 383;

THENCE, S 85°56'45" W, along and with the South line of said 56.8003 acre tract and said Lot 383, a distance of 202.00 feet to the POINT OF BEGINNING and containing 15.17 acres (660,615 square feet) of land, more or less.

Tract 3:

BEING a 6.191 acre (269,671 square foot) tract of land situated in the Jesse Pruett Survey, Abstract No. 629 of Harris County, Texas and being all of a called 6.188 acre tract of land as described in an instrument to John W. Randall, Jr. and Tracy A. Randall recorded under File Number (F.N.) 20100453523 of the Official Public Records of Harris County (O.P.R.H.C.), a portion of Lots 134, 371, 376, and 377, and a 30 foot unimproved road as shown on CORRECTED MAP OF TOMBALL OUTLOTS, a subdivision per plat recorded under Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.), said 6.191 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the South line of a called 11.06 acre tract of land as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description: Version Date: 1/2014 TXCJv2 Page 7 of 20 Form T-7: Commitment for Title Insurance BEGINNING at a 1/2-inch iron rod found for the Northwest corner of the herein described tract and said 6.188 acre tract, lying on the South line of a called 11.06 acre tract of land as described in an instrument to Charles L. Laswell recorded under Harris County Clerk's File Number (H.C.C.F. No.) C792063, from which a 5/8-inch iron rod found for and interior corner of a called 7.6266 acre tract of land as described in an instrument to James R. Grappe and Carolyn J. Grappe recorded under H.C.C.F. No. N584790 and the Southwest corner of said 11.06 acre tract bears N 83°11'34"W, a distance of 270.89 feet;

THENCE, S 83°25'52" E, along and with the South line of said 11.06 acre tract and the North line of sold 6.168 acre tract, a distance of 1,148.25 feet (called S 80°13'03"E, 1,149.03 feet) to 3/4-inch Iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract and the Southeast corner of said 11.06 acre tract, lying on the Southwest right-of-way line of Hufsmith Kohrville Road (60 feet wide) recorded under Volume (Vol.) 2549, Page (Pg.) 325 of the Harris County Deed Records (H.C.D.R.) and said CORRECTED MAP OF TOMBALL OUTLOTS;

THENCE, S 20°12'50" E, along and with the Southwest right-of-way line of Hufsmith Kohrville Road and a Northeasterly line of said 6.188 acre tract, a distance of 33.61 feet (called S 17°00'40"E, 33.61 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract and said 6.188 acre tract;

THENCE, N 83°25'52" W, along and with a Southerly line of sold 6.188 acre tract, a distance of 731.66 feet (called N 80°13'03"W, 732.38 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for on interior corner of the herein described tract and said 6.188 acre tract;

THENCE, S 06°39' 43" W, along and with on Easterly line of said 6.188 acre tract, a distance of 549.50 feet (called S 09°46'57" W, 548.79 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract and said 6.188 acre tract;

THENCE, S 72°06'27" W, along and with a Southerly line of said 6.188 acre tract, a distance of 348.04 feet (called S 75°13'41"W, 348.05 feet) to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and said 6.188 acre tract, lying on the West line of said 30 foot unimproved road and the East line of Lot 375 of said CORRECTED MAP OF TOMBALL OUTLOTS and as described in an instrument to Paul Mladenka and Brenda Mladenka recorded under H.C.C.F. No. W958841:

THENCE, N 02°23'16" W, along and with the West line of said 30 foot unimproved road and said 6.191 acre tract, and the East line of said Lot 375, at a distance of 323.98 feet pass the Northeast corner of said Lot 375 and the Southeast

corner of Lot 375 of said CORRECTED MAP OF TOMBALL OUTLOTS, from which a found 1/2-inch iron rod bears N 65°09' E, a distance of 1.60 feet, continuing along and with the West line of said 6.188 acre tract and said 30 foot unimproved road, a total distance of 732.55 feet (called N 00°43'58"E, 732.55 feet) to the POINT OF BEGINNING and containing 6.191 acres (269,671 square feet) of land, more or less

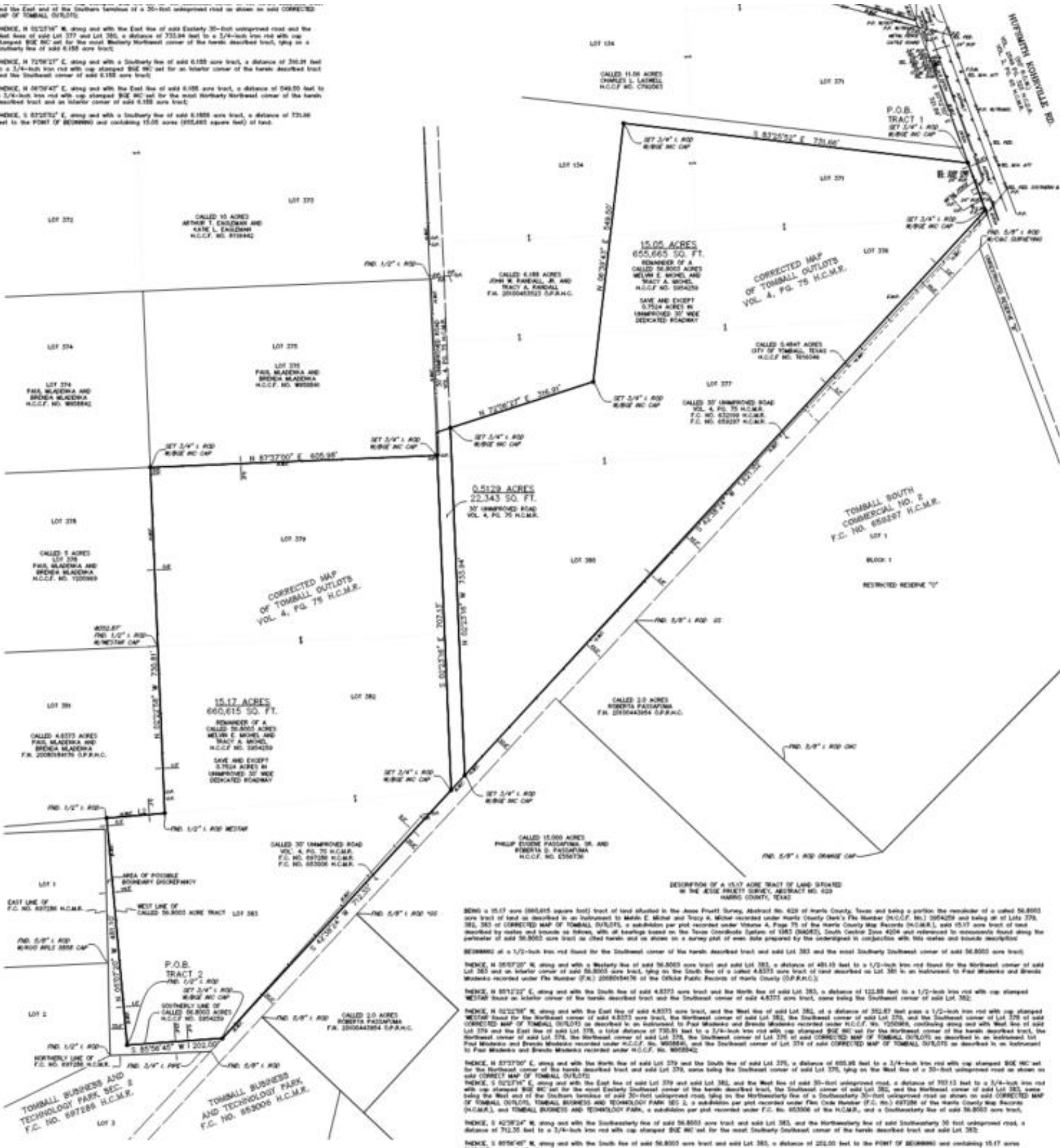
and the East end of the Southern Terminal of a 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS.

INDEK, S 02°21'47" N, along and with the East line of said Easely 30-foot unimproved road and the West line of add Lot 377 and Lot 380, a distance of 733.94 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Westerly Northeast corner of the lands described tract, lying on a Southerly line of add 6.155 acre tract.

INDEK, N 72°52'27" E, along and with a Southerly line of add 6.155 acre tract, a distance of 262.31 feet to a 3/4-inch iron rod with cap stamped BSE INC set for an interior corner of the lands described tract and the Southeast corner of add 6.155 acre tract.

INDEK, N 02°52'42" E, along and with the East line of add 6.155 acre tract, a distance of 249.25 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Northerly Northeast corner of the lands described tract and an interior corner of add 6.155 acre tract.

INDEK, S 02°25'52" E, along and with a Southerly line of add 6.155 acre tract, a distance of 733.94 feet to the POINT OF BEGINNING and containing 15.05 acres (655,665 square feet) of land.



BEING a 15.17 acre (660,615 square feet) tract of land situated in the Amsco Planting Survey, Abstract No. 429 of Harris County, Texas and being a portion, the remainder of a certain 56,800 acre tract of land as described in an instrument to Mark E. Miller and Tracy A. Miller recorded under Harris County Clerk's File Number (H.C.C.F. No.) 1054259 and being all of Lots 379, 381, 382 of CORRECTED MAP OF TOMBALL OUTLOTS, a subdivision per plat recorded under Volume 4, Page 75 of the Harris County Map Records (H.C.M.R.) and 15.17 acre tract of land described by notes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of add 56,800 acre tract as cited herein and as shown on a survey plat of said site prepared by the undersigned in conjunction with this notes and bounds description:

BEING all of a 1/2-inch iron rod found for the Southeast corner of the lands described tract and add Lot 381 and the most Southerly Southeast corner of add 56,800 acre tract.

INDEK, N 02°57'20" E, along and with a Westerly line of add 56,800 acre tract and add Lot 381, a distance of 481.13 feet to a 1/2-inch iron rod found for the Northwest corner of add Lot 381 and an interior corner of add 56,800 acre tract, lying on the South line of a certain 4,8373 acre tract of land described as Lot 381 in an instrument to Paul Madonia and Brenda Madonia recorded under File Number (F.N.) 200804876 of the Official Public Records of Harris County (O.P.R.H.C.).

INDEK, N 02°12'32" E, along and with the South line of add 4,8373 acre tract and the North line of add Lot 381, a distance of 122.89 feet to a 1/2-inch iron rod with cap stamped METAL found at interior corner of the lands described tract and the Southeast corner of add 4,8373 acre tract, same being the Southeast corner of add Lot 381.

INDEK, N 02°22'54" N, along and with the East line of add 4,8373 acre tract, and the West line of add Lot 381, a distance of 352.87 feet past a 1/2-inch iron rod with cap stamped METAL found for the Northeast corner of add 4,8373 acre tract, the Northeast corner of add Lot 381, the Southeast corner of add Lot 379, and the Southeast corner of Lot 378 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Madonia and Brenda Madonia recorded under H.C.C.F. No. 1020096, continuing along and with West line of add Lot 378 and the East line of add Lot 378, a total distance of 730.51 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the Northwest corner of the lands described tract, the Northwest corner of add Lot 378, the Northeast corner of add Lot 378, the Southeast corner of Lot 378 of said CORRECTED MAP OF TOMBALL OUTLOTS as described in an instrument to Paul Madonia and Brenda Madonia recorded under H.C.C.F. No. 1002842.

INDEK, N 02°37'00" E, along and with the North line of add Lot 379 and the South line of add Lot 378, a distance of 655.95 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the Northeast corner of the lands described tract and add Lot 378, same being the Southeast corner of add Lot 378, lying on the West line of a 30-foot unimproved road as shown on said CORRECT MAP OF TOMBALL OUTLOTS.

INDEK, S 02°21'47" E, along and with the East line of add Lot 379 and add Lot 381, and the West line of add 30-foot unimproved road, a distance of 703.13 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Easterly Southeast corner of the lands described tract, the Southeast corner of add Lot 381, and the Northeast corner of add Lot 381, same being the West end of the Eastern Terminal of add 30-foot unimproved road, lying on the Northerly line of a Southerly 30-foot unimproved road as shown on said CORRECTED MAP OF TOMBALL OUTLOTS, TOMBALL BUSINESS AND TECHNOLOGY PARK SEC. 2, a subdivision per plat recorded under File Number (F.N.) 497198 of the Harris County Map Records (H.C.M.R.) and TOMBALL BUSINESS AND TECHNOLOGY PARK, a subdivision per plat recorded under F.C. No. 603006 of the H.C.M.R., and a Southerly line of add 56,800 acre tract.

INDEK, S 42°32'24" N, along and with the Southerly line of add 56,800 acre tract and add Lot 381, and the Northerly line of add Southerly 30 foot unimproved road, a distance of 715.25 feet to a 3/4-inch iron rod with cap stamped BSE INC set for the most Southerly Southeast corner of the lands described tract and add Lot 381.

INDEK, S 02°52'42" E, along and with the South line of add 56,800 acre tract and add Lot 381, a distance of 225.02 feet to the POINT OF BEGINNING and containing 15.17 acres (660,615 square feet) of land.

NOTES:
1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE PERIMETER OF SAID 56,800 ACRE TRACT AS SHOWN

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DESCRIPTION OF A 6.191 ACRE TRACT OF LAND SITUATED IN THE JESSE PRUETT SURVEY, ABSTRACT NO. 629 HARRIS COUNTY, TEXAS.

A 6.191 acre (268,871 square feet) tract of land situated in the Jesse Pruitt Survey in the 629th Block of the City of Tomball, Harris County, Texas, is hereby described as follows:

INDICE 1 217°17' E, along with the Southeast right-of-way line of north-south bearing road and a Northwestly line of said 6.191 acre tract, a distance of 25.81 feet (called 1 177°17' E 25.81 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for the most Eastern Southeast corner of the herein described tract and said 6.191 acre tract.

INDICE 2 87°52'57" W, along with a Northwesterly line of said 6.191 acre tract, a distance of 220.86 feet (called 2 87°52'57" W 220.86 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for an inside corner of the herein described tract and said 6.191 acre tract.

INDICE 3 87°52'57" W, along with an Easterly line of said 6.191 acre tract, a distance of 348.82 feet (called 3 87°52'57" W 348.82 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for the most Southeastly Southeast corner of the herein described tract and said 6.191 acre tract.

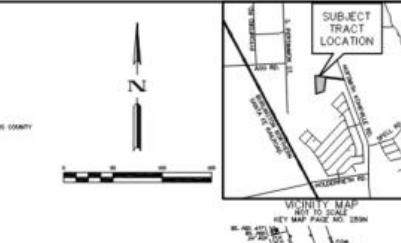
INDICE 4 70°27'42" W, along with an Easterly line of said 6.191 acre tract, a distance of 248.14 feet (called 4 70°27'42" W 248.14 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for the Northwest corner of the herein described tract and said 6.191 acre tract, along with a Northwestly line of said 6.191 acre tract, a distance of 220.86 feet (called 5 70°27'42" W 220.86 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for an inside corner of the herein described tract and said 6.191 acre tract.

INDICE 5 87°52'57" W, along with the East line of said 6.191 acre tract, a distance of 145.00 feet (called 6 87°52'57" W 145.00 feet) to the East line of Lot 378 of said CONNECTED MAP OF TOMBALL OUTLOTS and as described in an instrument by Paul Meadows and Brenda Meadows recorded under H.C.C.P. No. 20288.

INDICE 6 87°52'57" W, along with the West line of said 6.191 acre tract, a distance of 248.14 feet (called 7 87°52'57" W 248.14 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for the Northwest corner of said Lot 378, a distance of 220.86 feet (called 8 87°52'57" W 220.86 feet) to a 2 1/4-inch iron pin with cap stamped BSE set for an inside corner of said Lot 378 and the Northwest corner of Lot 379 of said CONNECTED MAP OF TOMBALL OUTLOTS, from which a third 2 1/4-inch iron pin with cap stamped BSE, a distance of 145.00 feet (called 9 87°52'57" W 145.00 feet), along with the East line of said 6.191 acre tract and said 30-foot wide easement road, a total distance of 712.82 feet (called 10 87°52'57" W 712.82 feet) to the POINT OF BEGINNING and containing 6.191 acre (268,871 square feet) of land.



- LEGEND
- B.M.F. BURNING WIRE FENCE
 - F.M. FLEX MEMBER
 - F.C. FLEX CHAIN
 - F.P. FLEX PILE
 - F.P.C. FLEX PILE CONCRETE
 - F.P.M. FLEX PILE METAL
 - F.P.P. FLEX PILE POLYMER
 - F.P.S. FLEX PILE STEEL
 - F.P.T. FLEX PILE TUBULAR
 - F.P.V. FLEX PILE VULCANIZED
 - F.P.W. FLEX PILE WOOD
 - F.P.Z. FLEX PILE ZINC
 - F.P.O. FLEX PILE OTHER
 - F.P.N. FLEX PILE NONE
 - F.P.D. FLEX PILE UNKNOWN
 - F.P.U. FLEX PILE UNDETERMINED
 - F.P.M. FLEX PILE METAL
 - F.P.P. FLEX PILE POLYMER
 - F.P.S. FLEX PILE STEEL
 - F.P.T. FLEX PILE TUBULAR
 - F.P.V. FLEX PILE VULCANIZED
 - F.P.W. FLEX PILE WOOD
 - F.P.Z. FLEX PILE ZINC
 - F.P.O. FLEX PILE OTHER
 - F.P.N. FLEX PILE NONE
 - F.P.D. FLEX PILE UNKNOWN
 - F.P.U. FLEX PILE UNDETERMINED



BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, AND IS REFERENCED TO THE CLOSEST MERIDIAN. THE SOUTH LINE OF A CALLED 6.191 ACRE TRACT AS SHOWN HEREON, IS LOCATED AS FOLLOWS:

THE PROPERTY LIES ON THE EAST LINE OF A CALLED 6.191 ACRE TRACT, AS SHOWN HEREON, AND IS REFERENCED TO THE CLOSEST MERIDIAN. THE SOUTH LINE OF A CALLED 6.191 ACRE TRACT AS SHOWN HEREON, IS LOCATED AS FOLLOWS:

THE PROPERTY LIES ON THE EAST LINE OF A CALLED 6.191 ACRE TRACT, AS SHOWN HEREON, AND IS REFERENCED TO THE CLOSEST MERIDIAN. THE SOUTH LINE OF A CALLED 6.191 ACRE TRACT AS SHOWN HEREON, IS LOCATED AS FOLLOWS:

THE PROPERTY LIES ON THE EAST LINE OF A CALLED 6.191 ACRE TRACT, AS SHOWN HEREON, AND IS REFERENCED TO THE CLOSEST MERIDIAN. THE SOUTH LINE OF A CALLED 6.191 ACRE TRACT AS SHOWN HEREON, IS LOCATED AS FOLLOWS:

I, David Lee, a Registered Professional Land Surveyor of the State of Texas do hereby certify that this survey substantially complies with the professional standards as promulgated by the Texas Board of Professional Land Surveying.

Dated this 28th day of August, 2022.



LINE TABLE

NUMBER	BEARING	DISTANCE	REMARKS
11	3 87°52'57" W	348.82'	(CALLED 3 87°52'57" W 348.82')

BOUNDARY SURVEY OF A 6.191 ACRE TRACT OF LAND SITUATED IN THE JESSE PRUETT SURVEY ABSTRACT NO. 629 HARRIS COUNTY, TEXAS

DATE: 08/28/2022

PROJECT NO.: 22-001

DATE PLOTTED: 08/28/2022

SCALE: 1" = 40.00'

BY: DAVID LEE

CHECKED BY: [Signature]

DATE: 08/28/2022

PROJECT NO.: 22-001

DATE PLOTTED: 08/28/2022

SCALE: 1" = 40.00'

BY: DAVID LEE

CHECKED BY: [Signature]

DATE: 08/28/2022