Annexation Request



The City of Tomball requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Tomball.

The undersigned property owner requests full-purpose annexation of the subject tract into the City of Tomball's full purpose jurisdiction in accordance with Chapter 43 of the Texas Local Government Code.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1002 or the Community Development Department at 281-290-1405.

Annexation must be completed prior to extension of water, wastewater, and/or other utilities.

I/We, the undersigned, am/are the current owner(s) of the tract described above and I/we request annexation into the City of Tomball for full-purposes in accordance with Chapter 43 of the Texas Local Government Code.

Santos Gonzalez	
Name of Owner(s) (Type or Print)	
	02 / 28 / 2024
Owner's Signature	Date
Received by City Secretary	Date
Received by Community Development Department	Date

CITY OF TOMBALL ANNEXATION REQUEST APPLICATION

Part A: Statement of Request

City Secretary City of Tomball 401 Market Street Tomball, TX 77375

May	or	and	Coun	cil:

1. I (we) the undersigned being the owner(s) of the property legally described as:

(Insert legal description [metes and bounds] here or attach separately.

TR 17 ABST 20 J H EDWARDS

hereby request the annexation of described property into the City of Tomball. Included with this request for annexation are all pertinent property Harris County Appraisal District Account Numbers: 0402200010065 (Obtainable through the County Clerk's Office) The described property is contiguous to the City of Tomball's corporate city limits - _____ Yes _____ No. Attached is proof of ownership of the property by the undersigned - Yes _____ No. Full Legal Signature Full Legal Signature SANTOS GONZALEZ Name (print) Name (print) INTERNATIONAL COMMERCIAL DEVELOPMENT ENTERPRISE LLC Company Name (if applicable) Company Name (if applicable) 25420 KUYKENDAHL RD STE D-400 Mailing Address (print) Mailing Address (print) TOMBALL TX 77375-3424 City, State, Zip City, State, Zip 832-888-3321 Phone Number Phone Number ernestogrey100@gmail.com E-mail Address (print) E-mail Address (print) 02 / 28 / 2024 Date Date

Part B: Annexation Property Evaluation & Anticipated Development Information

(Please print or type.)

1.	Agent's	Contact	Inform	nation:

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

Name:	Ernest	to Quintar	nilla (C	Concept E	&Υ),		
		Congont F	C.V				
Mailing	Address:	810 S MAS	ON RD,	SUITE 22!	5, KATY	TX 77	450
	_	City/State/					
Phone N	umber: 2	10-255-98	50				
			rr i aecon	ICEPT-EAN	DY.COM		
- '	Address			ta a		.•	
		rty addresses and property add			osed annex	kation pr	operty.
	~· • j ······	P of the	, .,				
160)∩ Farm	to Market	- 292N	TOMRAT.T.	TY 773	77	
a. 160		to Market					
a. 160 b							
a. 160 b			·				
a. 160 b c d							
a. 160 b c d							
a. 160 b c d f							
a. 160 b c d e f g							
a. 160 b c d e f g h :							
a. 160 b c d e f g h i j							
a. 160 b c d e f g h i j							
a. 160 b c d e f g h i j k							
a. 160 b c d e f g h i j k Nature	of Exist	ing Propert	ty:				
a. 160 b c d f g i j k Nature	of Exist Location:		ty:				
a. 160 b	of Exist Location: Zoning:	ing Proper	ty:		Numb	per of Ac	res: 11
a. 160 b	of Exist Location: Zoning: pment in c	ing Propert N/A conformance v	ty:		Numb	per of Ac	res: 11
a. 160 b	of Exist Location: Zoning: pment in c	ing Propert	ty: with existin		Numb tricts? _{N/A} Yes	per of Ac	res: 11

a.)	Residential (existing)
	Check here if there are no residential structures on the property.
	No. of Units
	No. of Lots or Acres
	Single-Family
	Duplexes
	Four-Plex
	Patio Homes
	Townhouses
	Apartments
b.)	Office and Commercial (existing)
	Check here if there are no office or commercial structures on the property.
	Size (Sq. Ft.)
	Structure
	Exterior Site Improvements
	Total Site Coverage
c.)	<u>Institutional</u> (existing)
	Check here if there are no institutional structures on the property.
	Size (Sq. Ft.)
	Structure
	Exterior Site Improvements
	Total Site Coverage
d.)	Industrial (existing)
	Check here if there are no industrial structures on the property.
	Size (Sq. Ft.)
	Structure
	Exterior Site Improvements
	Total Site Coverage
	Total Site Coverage
Anti	cipated Development
	latting Status (Please check the applicable box below)
,	A plat pertaining to this property has been submitted to the Community Development
Depa	rtment for review
	A plat pertaining to this property will be submitted to the Community
Deve	lopment Department in the near future
	A plat will not be submitted within the next 6 months
h) 7	oning Status - Please note that properties are annexed as Agricultural "AG", unless zoning
	ssification is requested by the property owner in conjunction with annexation.
iccias	sineation is requested by the property owner in conjunction with annexation.
	_ If a zoning reclassification is desired in conjunction with the annexation process, please check
this b	ox and contact the Community Development Department.

4.

_	hanges be required and requested in the future to accommodate anticipated development
Yes	If yes, please describe: 11.83 acres of 18.739
No	
c.) Residentia	al (anticipated)
, -	here if no residential structures are anticipated on the proposed property.
No. of Units	
No. of Lots of	
	Single-Family
	Duplexes
	Four-Plex
	Patio Homes
	Townhouses
	Apartments Total 26 bldgs
	Total
1) Off	
,	d Commercial (anticipated)
Cneck	here if no office and/or commercial structures are anticipated on the proposed property.
	Size (Sq. Ft.)
	Unit Value (\$/Sq. Ft.) Total Estimated Value
	Exterior Site Improvements
	-
	Total Site Coverage
	Total Site Coverage
e.) Institution	nal (anticipated)
	here if no institutional structures are anticipated on the proposed property.
	Size (Sq. Ft.)
	Unit Value (\$/Sq. Ft.)
	Total Estimated Value
	Structure
	Exterior Site Improvements
	<u> </u>
	Total Site Coverage
f.) <u>Industrial</u>	(anticipated)
Check	here if no industrial structures are anticipated on the proposed property.
	Size (Sq. Ft.)
	Unit Value (\$/Sq. Ft.)
	Total Estimated Value
	Structure
	Exterior Site Improvements
	Total Site Coverage
	Estimated Number of Employees

g.) Staging of Anticipated Development (In %)

	Currer	ıt					
	Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential		50%	50%				
Office / Commercial							
Institutional							
Industrial							

DUPLEX DEVELOPMENT

26 DUPLEX - OR 52 UNITS @ 1 SU PER SINGLE FAMILY UNDER 3K SF.

TOTAL (52 SU X 250 GPD) = 13,000 GPD

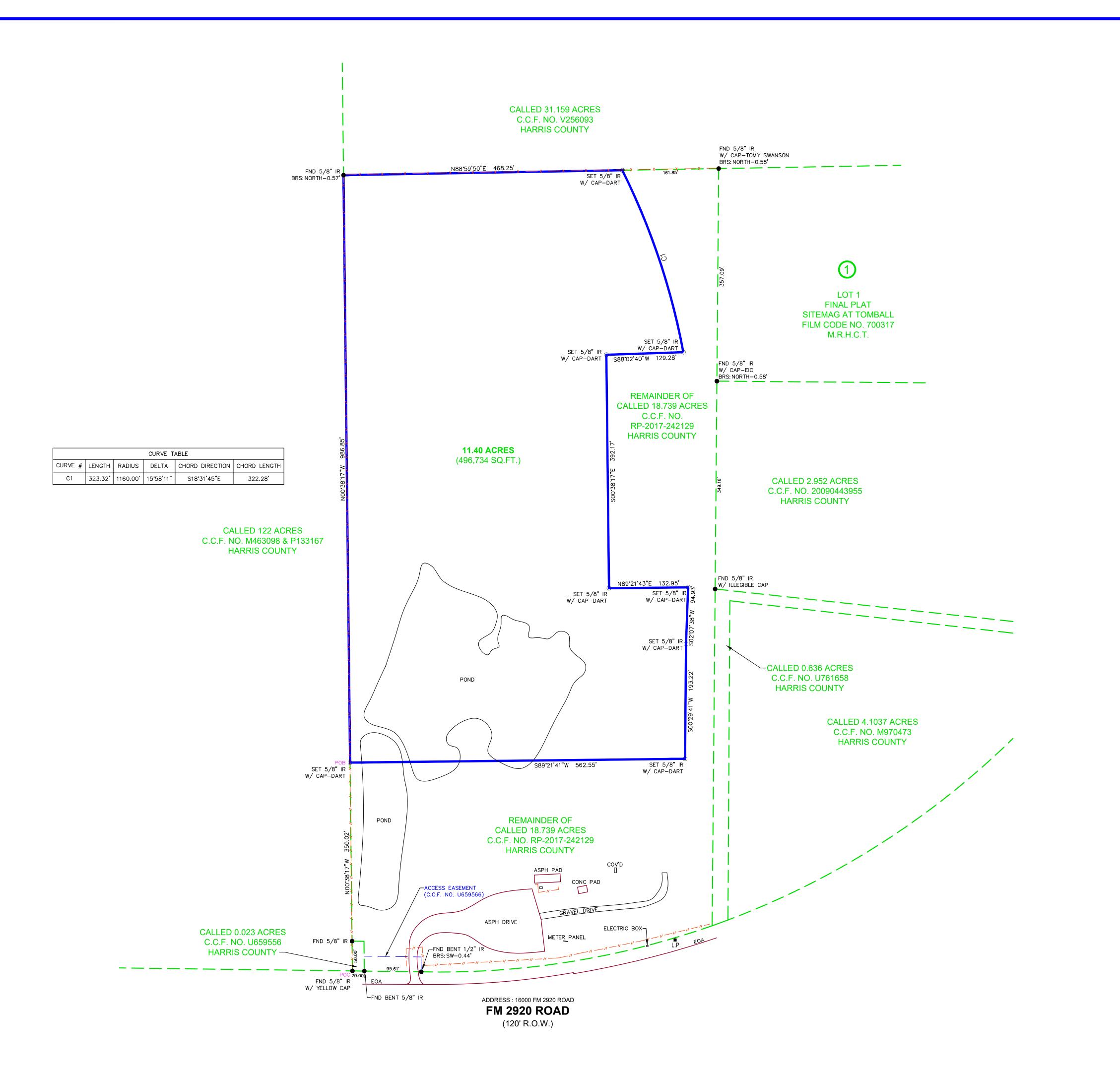
TOTAL LAND SIZE 11.40 AC

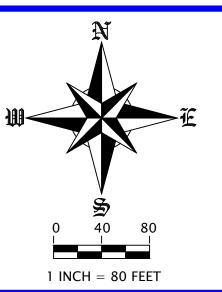


INTERNATIONAL COMIN DEVELOPMENT ENT

SHEET # **AS100**

ARCHITECTURAL SITEPLAN







14701 Saint Mary's Lane #150 Houston, Texas 77079 281-584-6688

orders@dartlandservices.com http://www.dartlandservices.com

PROPERTY DESCRIPTION

BOUNDARY SURVEY FOR:

BEING 11.40 ACRES (496,734 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.739-ACRES RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) RP-2017-242129, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.40-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW CAP FOUND IN THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF FM 2920 ROAD (120 FOOT WIDE), BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 122-ACRES TRACT RECORDED UNDER C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.023-ACRES TRACT RECORDED UNDER C.C.F. NO. U659556, O.P.R.H.C.T.;

THENCE NORTH 00°38'17" WEST, WITH THE EAST LINE OF SAID 122-ACRES TRACT, PASSING AT A DISTANCE OF 50.00 FEET, A 5/8-INCH IRON

ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.023-ACRES TRACT, CONTINUING A TOTAL DISTANCE OF 350.02 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR THE POINT OF BEGINNING, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°38'17" WEST, CONTINUING WITH THE EAST LINE OF SAID 122-ACRES TRACT, A DISTANCE OF 986.85 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 31.159-ACRES TRACT RECORDED UNDER C.C.F. NO. V256093, O.P.R.H.C.T., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH -

THENCE NORTH 88°59'50" EAST, WITH THE SOUTH LINE OF SAID 31.159-ACRES TRACT, A DISTANCE OF 468.25 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE FOLLOWING COURSES OVER AND THROUGH SAID 18.739-ACRES TRACT:

-(C1) ALONG SAID CURVE TO THE RIGHT, HAVING A CURVE LENGTH OF 323.32 FEET, A RADIUS OF 1160.00 FEET, A DELTA ANGLE OF 15°58'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°31'45" EAST, 322.28 FEET TO A 5/8-INCH IRON ROD WITH CAP (DART) SET; SOUTH 88°02'40" WEST, A DISTANCE OF 129.28 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET; SOUTH 00°38'17" EAST, A DISTANCE OF 392.17 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET;

NORTH 89°21'43" EAST, A DISTANCE OF 132.95 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET; SOUTH 02°07'38" WEST, A DISTANCE OF 94.93 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET: SOUTH 00°29'41" WEST, A DISTANCE OF 193.22 FEET, TO A 5/8-INCH IRON ROD WITH CAP (DART) SET;

THENCE SOUTH 89°21'41" WEST, OVER AND THROUGH SAID 18.739-ACRES TRACT, A DISTANCE OF 562.55 FEET, TO THE POINT OF BEGINNING AND CONTAINING 11.40-ACRES (496,734 SQUARE FEET) MORE OR LESS.

I, BENJAMIN JAUMA, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS. A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND , IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND THAT IT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS



SURVEYOR OF TEXAS REGISTRATION No. 6417

PROJECT INFORMATION ADDRESS: 16000 FM 2920 ROAD, TOMBALL, TEXAS 77377 PURCHASER: -LENDER: -TITLE COMPANY: -

GF#: -DRAFTER: 05-09-24/TR CHECKER: 05-09-24/BJ FIELD CREW: 04-19-24/AP

KEY MAP #: 287M

GENERAL NOTES

1.) SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

3.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
5.) THIS SURVEY MEETS THE STANDARDS FOR A LAND SURVEY IN THE STATE OF TEXAS AS DEFINED IN THE MANUAL OF PRACTICE BY TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. .) THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY. ANY

LÓSS RESULTING FROM UNAUTHORIZED USE SHALL NOT BE THE RESPONSIBILITY OF DART LAND SERVICES. USE OF THIS SURVEY, BY ANY PARTIES OTHER THAN THE PAYING CLIENT OF THE TRANSACTION DATED TODAY, SHALL BE AT THE USER'S OWN RISK. 5.) ALL BEARINGS ARE BASED ON RECORDED DEED. 6.) FENCES OVERLAP PROPERTY LINES AS SHOWN.

LEGEND	SURVEYORS NOTES
POC = POINT OF COMMENCING	-SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY-
POB = POINT OF BEGINNING	-SURVEY IS BASED ON TITLE COMMITMENT LISTED-
RCP = REINFORCED CONCRETE PIPE	
COV'D = COVERED	-ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED
LP = LIGHT POLE	PLAT UNLESS OTHERWISE SHOWN-
PP = POWERPOLE	-THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT
CONC= CONCRETE	TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
HB = HIGHBANK	OWNERS-
AE = AERIAL EASEMENT	-BUILDER MUST VERIFY ALL BUILDING LINES. EASEMENTS. BUILDING LINE
BOC = BACK OF CURB	RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF
EOA = EDGE OF ASPHALT	ANY. THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING
FH = FIRE HYDRANT	
WM = WATER METER	CONSTRUCTION
WV = WATER VALVE	-THIS SURVEY IS CERTIFIED TO THE PEOPLE AND OR COMPANIES LISTED-
PTP = PINCHED TOP PIPE	FLOOD INFORMATION
UE= UTILITY EASEMENT	PLOOD INFORMATION
BL= BUILDING LINE	A THE THE STATE OF LOT IS NOT THE TOTAL THE STATE OF THE
CL = CENTER LINE	* THIS TRACT OR LOT- IS NOT- IN THE 100 YEAR FLOOD PLAIN AND
IP= IRON PIPE	IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE
IR= IRON ROD	ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY
FND = FOUND	COMMUNITY No. 480287, MAP No. 48201C, PANEL No. 0210L,
STM = STORM SAN = SANITARY	DATED <u>06-18-07</u> .
SAN = SANITARY O = CHAIN LINK FENCE	* THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY.
-/- = WOOD FENCE	WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
= IRON FENCE	
-x- = BARBWIRE FENCE	
CLFP = CHAIN LINK FENCE POST	BENCHMARK
WFP = WOOD FENCE POST	
IFP = IRON FENCE POST	
BFP = BARBWIRE FENCE POST	
EOP = EDGE OF PAVEMENT	
= CONCRETE/ASPHALT/BRICK/TILE	
= BOUNDARY LINE	
= ADJOINING PROPERTY LINE	

JOB No. 2024-04-006



14701 Saint Mary's Lane Ste. 150 Houston, TX 77079 Office: 281-584-6688

METES AND BOUNDS DESCRIPTION 11.40-ACRES (496,734 SQUARE FEET.) JOHN EDWARDS SURVEY, ABSTRACT NO. 20 & CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311 HARRIS COUNTY, TEXAS

BEING 11.40 ACRES (496,734 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NO. 20 AND CHAUNCEY GOODRICH SURVEY, ABSTRACT NO. 311, IN HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.739-ACRES RECORDED UNDER COUNTY CLERK'S FILE NO. (C.C.F. NO.) RP-2017-242129, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.40-ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING At a 5/8-inch iron rod with yellow cap found in the northerly Right-Of-Way (R.O.W.) line of FM 2920 Road (120 foot wide), being the southeast corner of that certain tract of land described as 122-acres tract recorded under C.C.F. NO. M463098 & P133167, O.P.R.H.C.T., and the southwest corner of that certain tract of land described as 0.023-acres tract recorded under C.C.F. NO. U659556, O.P.R.H.C.T.;

THENCE North 00°38'17" West, with the east line of said 122-acres tract, passing at a distance of 50.00 feet, a 5/8-inch iron rod found for the northwest corner of said 0.023-acres tract, continuing a total distance of 350.02 feet to a 5/8-inch iron rod with cap set for the **POINT OF BEGINNING**, and the southwest corner of the herein described tract;

THENCE North 00°38'17" West, continuing with the east line of said 122-acres tract, a distance of 986.85 feet, to the southwest corner of that certain tract of land described as 31.159-acres tract recorded under C.C.F. NO. V256093, O.P.R.H.C.T., and the northwest corner of the herein described tract, from which a 5/8-inch iron rod found bears NORTH - 0.57 feet;

THENCE North 88°59'50" East, with the south line of said 31.159-acres tract, a distance of 468.25 feet, to a 5/8-inch iron rod with cap (DART) set for the northeast corner of the herein described tract, and the beginning of a curve to the right;

THENCE along the following courses over and through said 18.739-acres tract:

- -(C1) along said curve to the right, having a curve length of 323.32 feet, a radius of 1160.00 feet, a delta angle of 15°58'11", and a chord bearing and distance of South 18°31'45" East, 322.28 feet to a 5/8-inch iron rod with cap (DART) set;
- South 88°02'40" West, a distance of 129.28 feet, to a 5/8-inch iron rod with cap (DART) set;
- South 00°38'17" East, a distance of 392.17 feet, to a 5/8-inch iron rod with cap (DART) set;
- North 89°21'43" East, a distance of 132.95 feet, to a 5/8-inch iron rod with cap (DART) set;
- South 02°07'38" West, a distance of 94.93 feet, to a 5/8-inch iron rod with cap (DART) set;
- South 00°29'41" West, a distance of 193.22 feet, to a 5/8-inch iron rod with cap (DART) set;

THENCE South 89°21'41" West, over and through said 18.739-acres tract, a distance of 562.55 feet, to the **POINT OF BEGINNING** and containing 11.40-Acres (496,734 Square feet) more or less.

Benjamin Jauma R.P.L.S. No. 6417 May 10, 2024 BENJAMIN JAUMA

Job No. 2024-04-006 FIRM number 10194710