



*Lone Star Real-Estate Development Company LLC Lone Star  
Construction Management LLC  
Lone Star Development Property Management LLC*

Monday, May 12, 2025

Tomball City Counsel  
401 Market St.  
Tomball, TX 77375

RE: Endorsement of Muddy's Buddies' Kennel License – A Valued Addition to Hufsmith Kohrville Business Park

Dear Members of the Tomball City Council,

I am writing on behalf of Hufsmith Kohrville Business Park to express our enthusiastic support for Maribel Paree and her business, Muddy's Buddies, in her application for a Kennel License to operate within our park.

Hufsmith Kohrville Business Park is more than a collection of metal buildings; it's a thoughtfully designed environment intended to cultivate a diverse community of businesses. Our significant investment in design and infrastructure has attracted a vibrant mix of tenants, from food manufacturers like Della Casa Pasta to boutique retailers, salons, and industrial firms. We believe in fostering entrepreneurial spirit, and Maribel Paree exemplifies this with her clear vision and commitment to quality for Muddy's Buddies.

When Maribel and her broker identified a prime suite at one of our buildings, near our burgeoning retail center, we recognized an ideal fit. Her business promises to bring positive energy and foot traffic. We understand the approval process for a Kennel License involves careful consideration. To that end, we want to assure the Council that Ms. Paree's lease explicitly forbids any noise or other disruptions to surrounding businesses. We have already taken proactive sound mitigation measures by installing QuietRock in the adjacent suite, and Maribel's buildout will further ensure a quiet environment. She is also committed to rigorous cleanliness standards and high-quality HVAC systems for optimal air quality.


The existing and incoming tenants in our park view Muddy Buddies positively. K Marie Boutique, located next door, anticipates synergistic benefits. Moreover, Layla's Barkery, a gourmet dog treat business, specifically chose our park partly due to the prospect of Muddy's Buddies as a neighbor. These endorsements from fellow business owners highlight the positive impact Muddy's Buddies is expected to have.

Ms. Paree's 4,500 square foot facility will be entirely indoors, with no outdoor access for dogs, and will cater exclusively to small dogs, further ensuring a well-managed and unobtrusive operation. Losing Maribel as a tenant would be a detriment to the dynamic and supportive business ecosystem we have diligently cultivated.

We respectfully request your full consideration and approval of Muddy's Buddies' Kennel License. Maribel is precisely the type of passionate entrepreneur our park was designed to support.

We welcome any questions you may have.

Warm regards,

A handwritten signature in black ink, appearing to read 'William J. Lawrence', with a large, stylized initial 'W' and 'J'.

William J. Lawrence  
Managing Director  
Hufsmith-Kohrville Business Park LLC

## **Muddy's Buddies Daycare – Concept & Operational Plan**

Applicant: Maribel Paree

Address: 22525 Hufsmith Kohrville Road- Suite 4-B

Email: Maribel@muddysbuddiesdaycare.org | Phone: 346-334-2929

### **Overview:**

Muddy's Buddies Daycare is a boutique-style, indoor-only dog daycare designed exclusively for small breed dogs (under 50 lbs and 14 inches in height). Our mission is to provide a safe, clean, and enriching environment for small dogs while offering peace of mind to pet parents. The concept was inspired by my own dog, Muddy, who faced mobility issues and needed special care—making us especially mindful of the needs of small and delicate dogs.

### **Objective:**

To operate a professionally managed, well-maintained, and community-conscious indoor dog daycare that exceeds health, safety, and sanitation standards while supporting local pet owners with a needed service in our area.

### **Key Features of the Facility & Operations:**

#### **Indoor-Only Play Environment**

All activities will take place indoors, eliminating concerns over noise, outdoor waste, and escape risks. Dogs will be supervised at all times in an open-play format, with separate areas for rest and play.

#### **Daily Sanitation & Disinfection**

We've contracted Salute the Scoop, a professional pet waste removal and disinfecting service, for daily cleaning and odor control using pet-safe products. Regular deep cleaning protocols will be in place, and surfaces will be disinfected multiple times per day.

#### **Advanced Ventilation & Air Filtration**

A high-efficiency HVAC system with built-in air filtration will be used to maintain fresh air and eliminate odors. Ventilation will comply with recommended air change rates for indoor animal facilities.

#### **Noise & Odor Control**

Soundproof interior walls will minimize any external noise concerns. Flooring will consist of sealed, easy-to-clean materials designed for dog play—slip-resistant and antimicrobial to support both hygiene and comfort.

#### **Porch Potty System**

A designated indoor potty area using a Porch Potty system will allow dogs to relieve themselves in a sanitary, odor-controlled location that can be cleaned frequently throughout the day.

### **Kennels & Resting Areas**

Dogs will not be housed in outdoor kennels. Instead, private indoor rest areas (approximately 4x8 feet) will be used when dogs need breaks from play or boarding.

### **Community-Focused & Responsible Ownership**

Muddy's Buddies will follow all local animal welfare regulations and will work to be a respectful neighbor and contributor to the community.

### **Conclusion:**

I respectfully ask for the City Council's support in approving my kennel permit to open Muddy's Buddies Daycare. I am committed to operating a facility that not only provides exceptional care to pets but also maintains the highest standards of cleanliness, safety, and neighborhood impact. I believe this business will meet a growing need for quality pet care in our community and will do so with integrity, responsibility, and a focus on excellence.



## **Muddy's Buddies Daycare**

2920 FM 2920

Tomball, TX 77379

Mparee0613@gmail.com | 346-334-2929

2025-05-06

To Whom It May Concern:

I am writing to provide the Owner's Statement of Intended Use for Muddy's Buddies Daycare, an indoor-only dog daycare and boarding facility exclusively for small breed dogs under 14 inches in height and under 50 lbs in weight.

Type of Operation:

- Muddy's Buddies will offer supervised indoor daycare and limited overnight boarding for small dogs. The facility will feature open-play indoor playgrounds, fenced play areas, and individual kennel space for rest and overnight stays. No outdoor activities will be offered. At this time, we will not provide dog grooming or washing services.

Public Hours of Operation:

- Monday – Friday: 6:30 AM – 7:00 PM
- Saturday: 8:00 AM- 6:00 PM Sunday: 10:00 AM – 4:00 PM

Worker-to-Dog Ratio:

- We will maintain a maximum ratio of 1 worker per 10 dogs during all operating hours to ensure safe supervision and care.

Should you require any additional information, please feel free to contact me. I will sign and return this letter as requested.

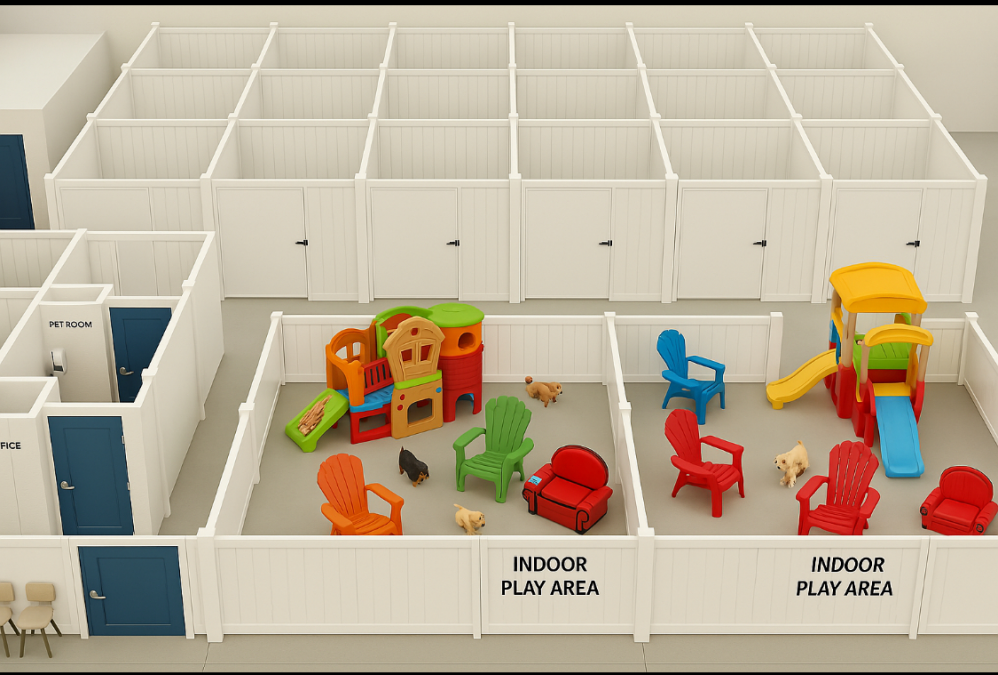
Sincerely,

Maribel Pareae

Owner, Muddy's Buddies Daycare

Signature: Maribel Pareae

Date: 05-06-2025



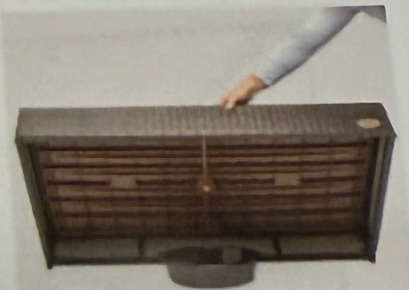
PET ROOM

FICE

INDOOR  
PLAY AREA

INDOOR  
PLAY AREA





**Indoor Catch Basin**

# Muddy Buddies Sanitation Provider

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April 8, 2025

Tomball, TX

To Whom It May Concern,

On behalf of Salute the Scoop, LLC, I respectfully request the City of Tomball's approval to serve as the designated pet waste removal and sanitation provider for Muddy Buddies Daycare, located at 22525 Hufsmith Kohrville Road, Suite 4-B, Tomball, TX 77375.

Salute the Scoop is a licensed, insured, and veteran-owned company specializing in pet waste removal and sanitation for the Greater Tomball area. We are committed to delivering consistent, high-quality sanitation solutions tailored to animal care environments.

## Sanitation Services & Product Details

We will provide daily waste removal and surface sanitation using Wysiwash, an EPA-registered, calcium hypochlorite-based disinfectant designed for high-animal-traffic environments. Wysiwash is:

- Proven effective against parvovirus, distemper, coronavirus, E. coli, salmonella, and more
- Safe for animals and handlers when used as directed
- Commonly used by kennels, shelters, vet clinics, and dog daycares nationwide

All services will follow manufacturer guidelines and align with Texas Health and Safety Code, Title 5, Subtitle B, Chapter 341.

## Daily Schedule

Monday – Friday:

- 8:00 AM: Arrival & perimeter inspection
- 8:30 – 9:15 AM: Yard scoop, removal, and waste collection
- 9:15 – 9:45 AM: Surface rinse (as needed), followed by Wysiwash disinfectant application
- As Needed During Operating Hours: On-call support for additional clean-up, odor control, or sanitation needs

Saturday & Sunday (Optional Weekend Service):

- By request or scheduled in advance

All services will be digitally logged, including before/after photos and notes on any health concerns.

### **Endorsement & Partnership**

This partnership is fully supported by Maribel Paree, owner of Muddy Buddies Daycare, who is committed to maintaining the highest standards of cleanliness and safety. Salute the Scoop has been entrusted to uphold these standards through daily care and sanitation practices.

Together, we are dedicated to making Muddy Buddies Daycare a model of excellence, built on safety, trust, and cleanliness.

We respectfully request the City's formal acknowledgment and approval of this arrangement. Proof of insurance, product documentation, and certifications are available upon request.

Thank you for your time and consideration.

Sincerely,

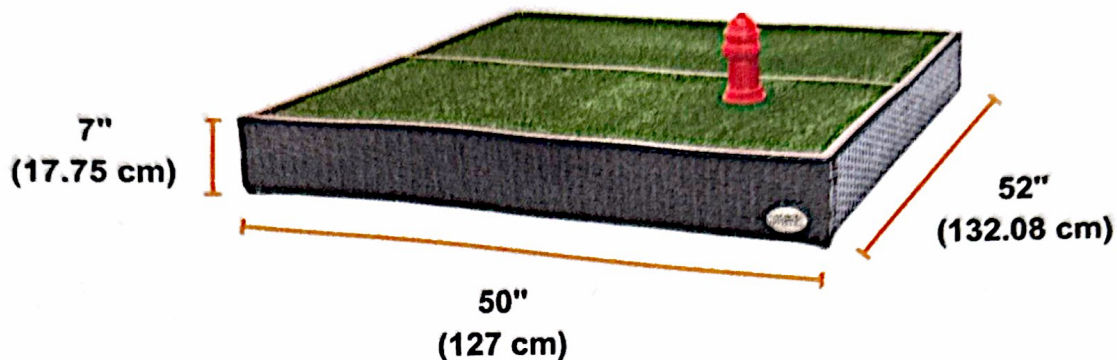
Timothy Jones  
Owner, Salute the Scoop, LLC  
(832) 422-6044  
SalutetheScoop@gmail.com  
www.salutethescoop.com





## PORCH POTTY MEGA

# Specifications



FOR ALL DOGS BETWEEN  
5 LBS–120 LBS

## THE ULTIMATE Synthetic Grass



contains hundreds of drain  
holes for quick drainage



five vibrant shades of green  
for a lifelike appearance



brown curly thatch helps the  
blades of grass stand up for  
a natural familiar feel

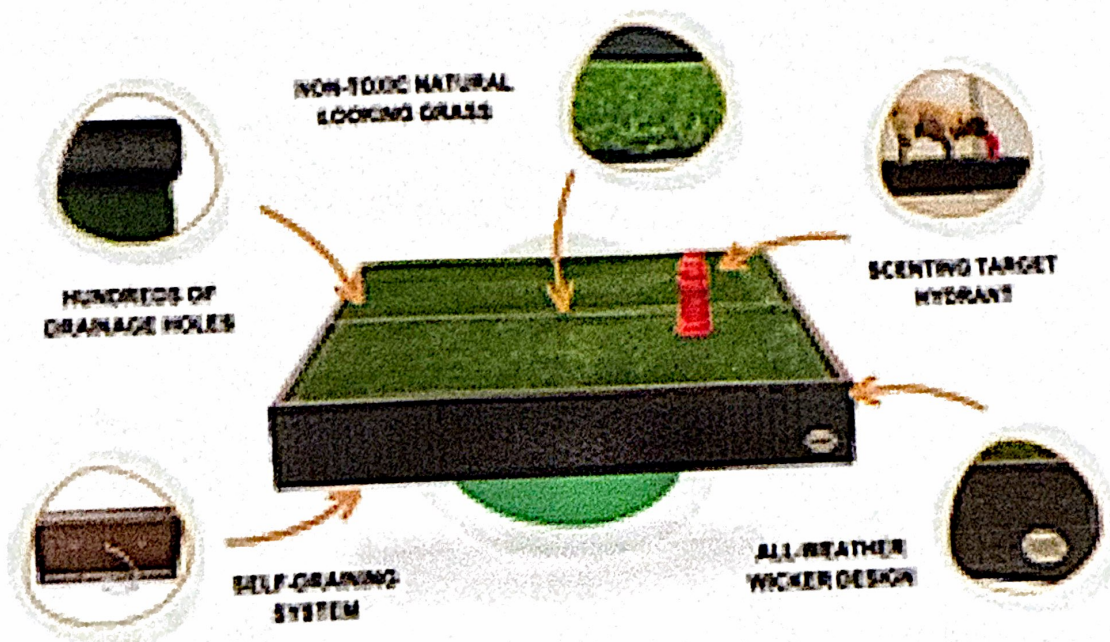


non-toxic and safe environment  
for your furry friend



## PORCH POTTY MEGA

# Features + Benefits



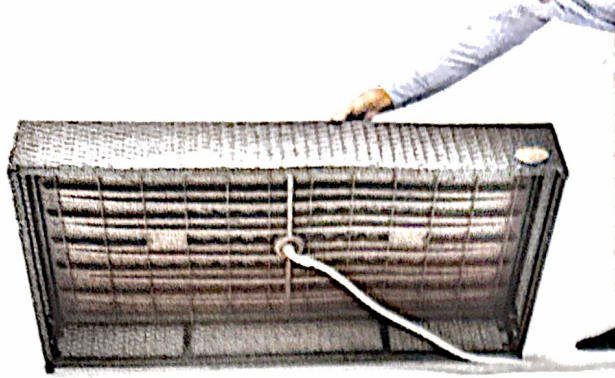
PORCH POTTY MEGA

# Specifications



**FOR ALL DOGS BETWEEN  
5 LBS-120 LBS**





## Self-Draining System

Your dog's potty breaks are no longer a dreaded chore! To clean the Porch Potty MEGA, pick up solids and water the grass with a watering can or hose for 1 minute. This allows the water to soak up the entire surface and clean every blade of grass. The water will then flow down the 2 14-foot drain hoses to your designated runoff or into the 2 catch basins (sold separately).

## Indoors & Outdoors

Porch Potty MEGA works as both an outdoor and indoor dog potty. For outdoor use, attach the 2 included 14-foot drain hoses to wash all the water and urine away to your designated runoff (drainpipe, rain gutter, patio, yard, etc.). For indoor use or when you don't have a runoff nearby, use 2 catch basins to collect the water. If you're looking for a large dog indoor potty, we've got what you need.

## Porch Potty MEGA Is Great For...



**large dogs**



**puppy  
training  
multiple dogs**



**busy dog  
parents**



**active dogs  
who love to  
play rough**



**dogs with  
arthritis or  
mobility**



**high-rise or  
apartment  
dwellers**



**families with  
multiple dogs**



**senior dogs  
that need  
assistance**



**elderly or  
injured  
parents**