

**Rezoning
Staff Report**

Planning & Zoning Commission Public Hearing Date: October 14, 2024
City Council Public Hearing Date: October 21, 2024

Rezoning Case: Z24-16
Property Owner(s): Red Grip LLC
Applicant(s): Mike Matheson
Legal Description: Lot 72, Block 1 of Acquest Tomball Replat No.1
Location: 1211 Rudel Drive (Exhibit “A”)
Area: 1.0402 acres
Comp Plan Designation: Neighborhood Commercial (Exhibit “B”)
Present Zoning: Office (O) District (Exhibit “C”)
Request: Rezone from the Office (O) to the General Retail (GR) District
Adjacent Zoning & Land Uses:
North: Old Town & Mixed Use (OT&MU) / Tomball Fire Station 1
South: Commercial (C) / VA Tomball Outpatient Clinic
East: Multi-Family Residential (MF) and Commercial (C) / Fountains of Tomball
Apartments and medical offices
West: Multi-Family Residential (MF) / Rudel Crossing Apartments

BACKGROUND

The subject property is currently undeveloped, however, it is nearing completion of the city permitting process for the construction of two 4,764 square foot office buildings. This property was rezoned from the Commercial (C) zoning district to the Office (O) zoning district in June of 2023 with the goal of subdividing the property into two separate lots. The applicant now desires to keep the property as one lot and wishes to expand the properties potential tenant options by rezoning to the General Retail (GR) zoning district.

ANALYSIS

Comprehensive Plan Recommendation: The property is designated as “Neighborhood Commercial” by the Comprehensive Plans Future Land Use Map. This Neighborhood Commercial category is intended for commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.

According to the Comprehensive Plan, land uses should consist of restaurants, retail, professional services, clinics, and offices. Appropriate secondary uses may include places of assembly or event venues, local utility services, and government facilities.

The Comprehensive Plan identifies the Office (O) zoning district and General Retail (GR) zoning district as compatible with the Neighborhood Commercial designation.

The Comprehensive Plan states that Neighborhood Commercial developments should be located adjacent to collector streets or greater functional classification.

Staff Review Comments:

The request to rezone into the General Retail (GR) zoning District is in conformance with the Future Land Use Plan. 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 Comprehensive 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 September 24, 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 Z24-16.

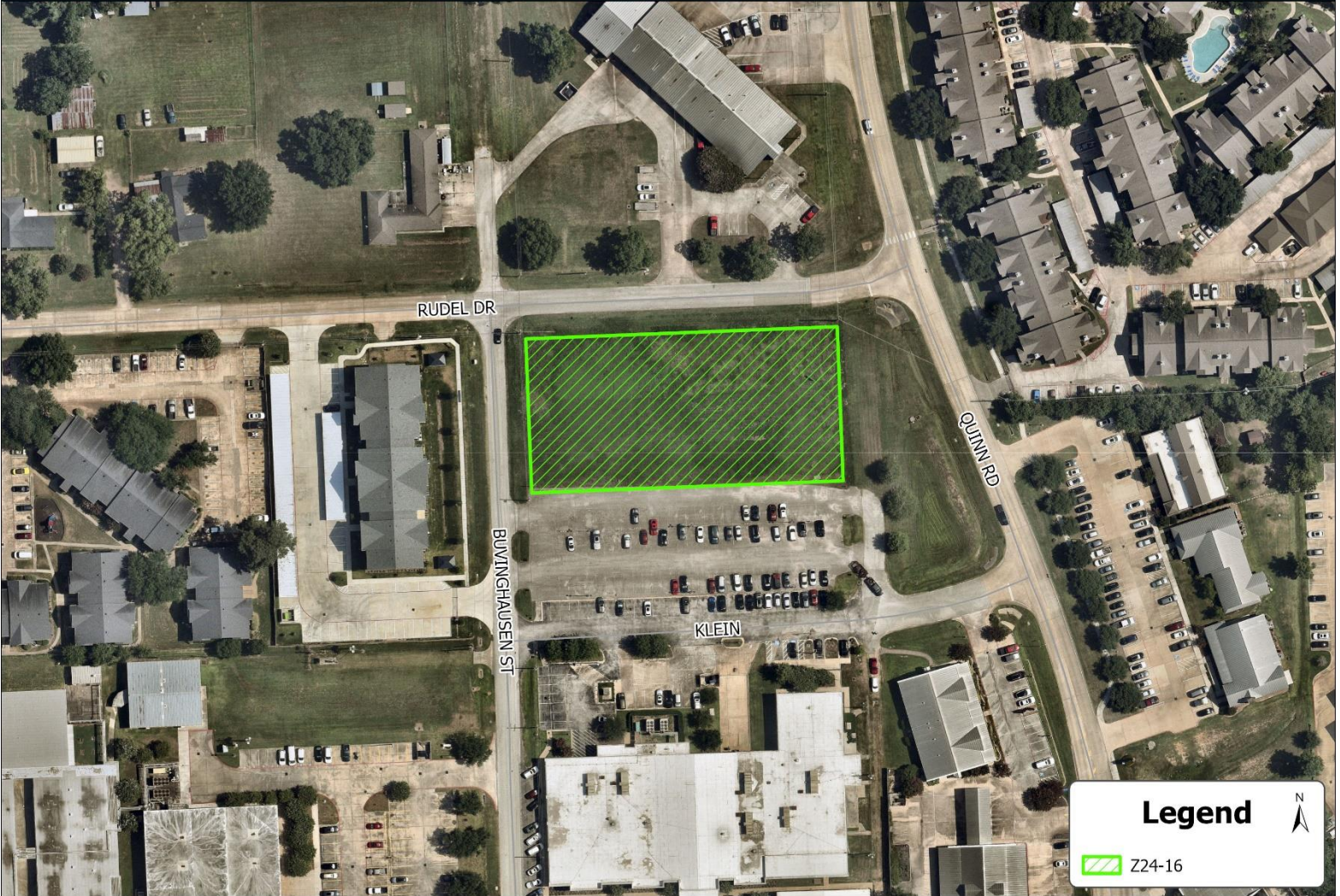
EXHIBITS

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

Exhibit "A"
Aerial Location Map



Location



Legend 

 Z24-16

Exhibit "B"
Future Land Use Plan



Future Land Use

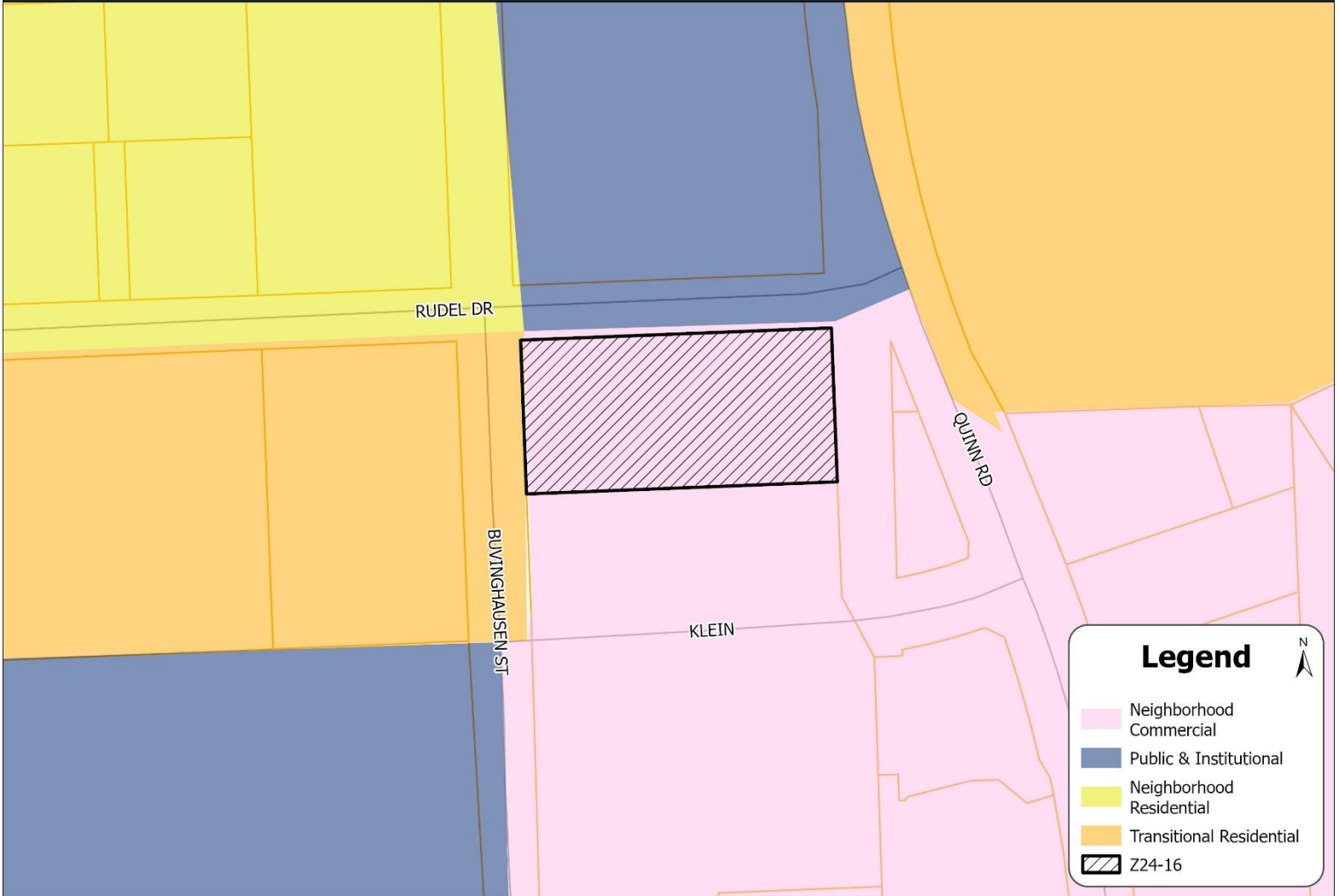


Exhibit "C"
Zoning Map



Zoning

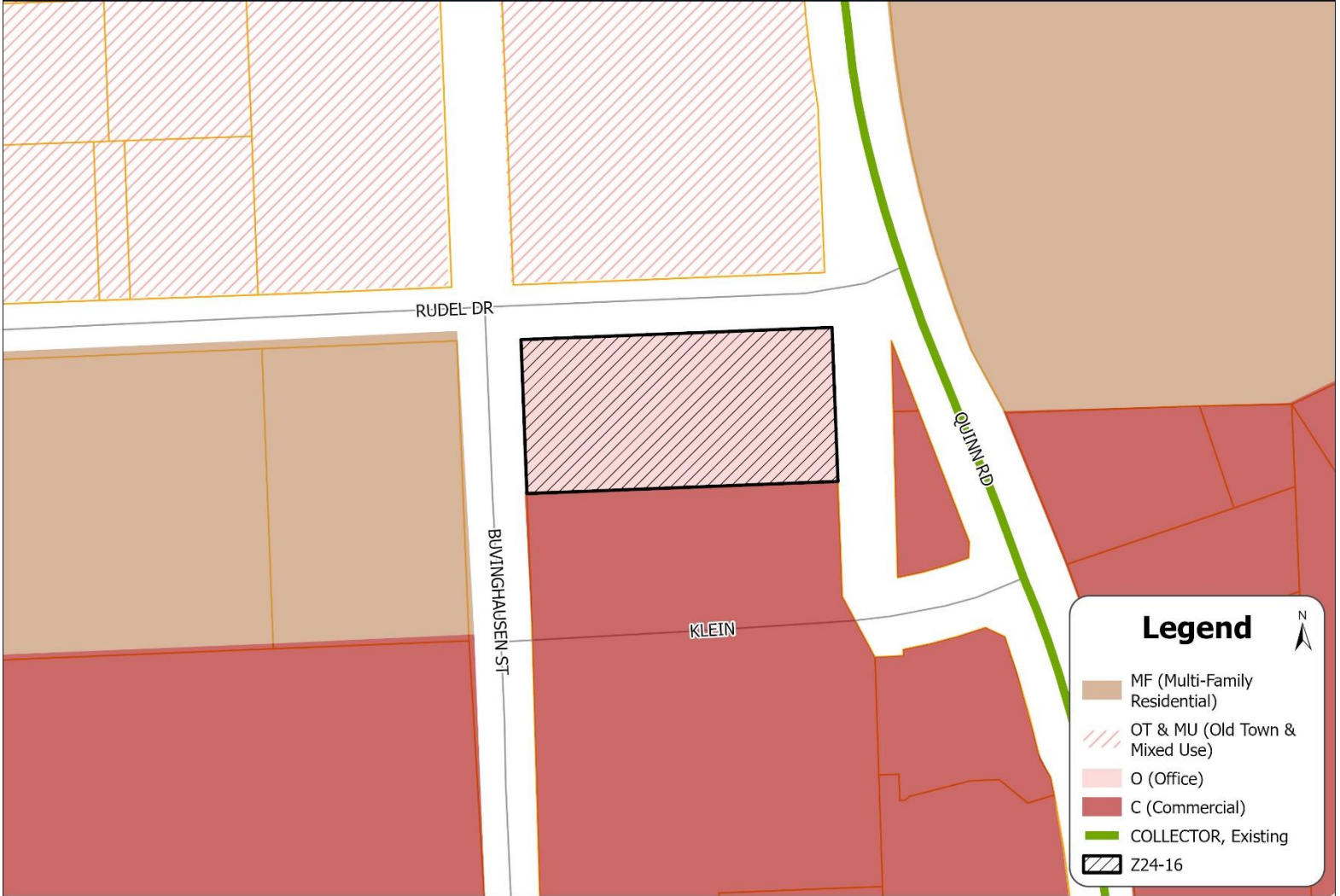


Exhibit "D"
Site Photo(s)

Subject Site



Subject Site



Neighbor (North)



Neighbor (South)



Neighbor (East)



Neighbor (West)



Exhibit "E"
Rezoning Application

Revised 5/19/15



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: Mike Methenon Title: Owner
Mailing Address: 14315 Arlington Pl, Cypress City: Cypress State: Tx
Zip: 77429
Phone: (281) 658-7526 Fax: () Email: info@redgrip11.com

Owner

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

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: 2 4,620 sq ft Buildings, 1 is a Daycare

Physical Location of Property: 1211 Radel Rd, Corner of Quinn & Radel
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: Lot 72 Block 1, Acquest Tomball
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Office (We rezoned to office from commercial)

Current Use of Property: Currently vacant

Proposed Zoning District: Zone back to commercial again General Retail (MG)

Proposed Use of Property: Daycare/Early Learning Facility

HCAD Identification Number: 1333950020001 Acreage: 1.04

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 Michael Matheson 8-19-24
Signature of Applicant Date

X Michael Matheson 8-19-24
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.

Re-Zoning 1211 Rudel

August 20th, 2024

Dear Members of the Planning and Zoning Commission,

I am writing to request that the 1.04 acres at the corner of Quinn and Rudel Road be re-zoned to be General Retail to accommodate a Daycare/Early Learning facility for one of our two buildings that will be going up. We purchased the land originally when it was zoned as Commercial however we re-zoned the property to office because we were going to re-plat the property and needed the smaller minimum lot size width requirements. We ended up not replatting due to the complexity and timing of the re-plat process. We have advised the City Planning department to see how we should move forward with the zoning that makes the most sense and General Retail was advised that allows for Daycare as well as allows for some flexibility for the 2nd building since we are not 100% sure what will be in that building yet.

The Daycare owners' hand I have met with the TEDC and done a Pre-development meeting with Tomball who advised to seek the re-zoning.

We do not foresee any issues with this re-zoning as we feel that the Daycare will serve the area well when there is a shortage of Daycare facilities. There are three large apartment complexes that surround the property that would be well-served by the Daycare/Early learning facility. The owners of the Daycare have 20 years of experience and have owned 2 different Daycare facilities and they believe that this spot is perfect for their needs.

If you have alternative suggestions regarding this request, please share them with me so we can work together to find a workable and effective solution.

Sincerely, Mike Matheson

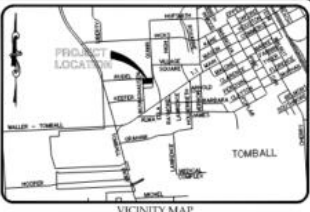
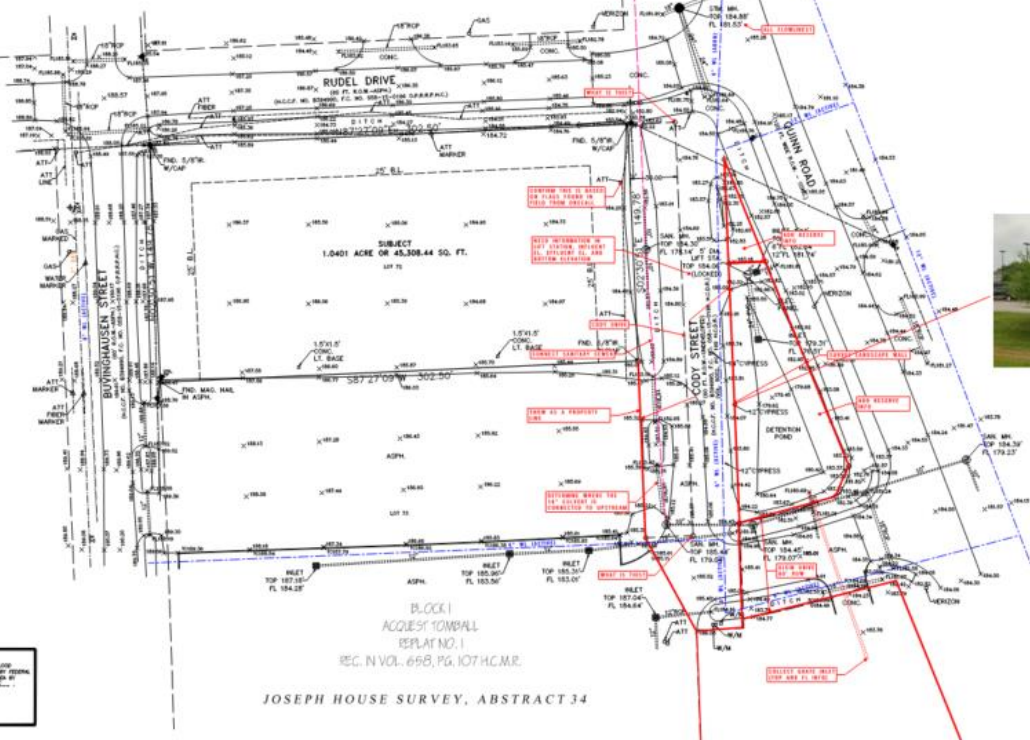
Red Grip LLC

BASE FLOOD: NEAREST 100 YR. AT 179.00 FT.
 USED FLOODPLAIN MAP NO. 100270, EL. 181.83 FT. NUMBER W/2001 ADU, BRASS DISC STAMPING 100370, FROM THE INTERSECTION OF SH 249 AND FM 2920, EAST ALONG FM 2920 0.7 MILES TO BAKER, NORTH ALONG BAKER 0.4 MILES TO WINDO, WEST ALONG WINDO 0.2 MILES TO BENCHMARK ON LEFT.



GENERAL NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CORNERS ARE TO BE SET AND MARKED AS SHOWN ON THIS SURVEY.
4. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS SURVEY.
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- NOTES:
- 1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83).
 - 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OF SUBSEQUENT OWNERS.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 4) BUILDER/CONTRACTOR MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, UNDERSTANDS PRELIMINARY, IF ANY, THAT AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
 - 5) ADDRESS: 19 WINDO DRIVE, TOMBALL, TEXAS 77375.



THIS INSTRUMENT IS BASED ON SURVEY PLAT NO. 1 OF THE JOSEPH HOUSE SURVEY, ABSTRACT 34, HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 658, PAGE 107 OF THE HARRIS COUNTY MAP RECORDS.

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

C. PAUL JONES, SR.
 R.L.S. 5490
 STATE OF TEXAS
 LICENSE/REGISTRATION NO. 10194684



OWNER:
 KEL, ONE, LLC
 A TEXAS LIMITED LIABILITY COMPANY

SURVEYOR:
 TRINITY SURVEY, LLC
 C. PAUL JONES, SR., R.L.S. 5490
 P.O. BOX 700
 FROEDERICK, TEXAS 77949
 PHONE: (713)473-3382
 EMAIL: info@trinitysurvey.com

BOUNDARY & TOPOGRAPHY SURVEY
 OF 1.0401 ACRE OR 45,308.44 SQ. FT. BEING
 LOT 72, BLOCK 1 OF ACQUEST TOMBALL REPLAT NO. 1,
 AN ADDITION IN HARRIS COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 658, PAGE 107 OF THE
 HARRIS COUNTY MAP RECORDS
 IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34
 HARRIS COUNTY, TEXAS

SCALE: 1" = 30' DATE: SEPTEMBER 9, 2022

METES AND BOUNDS DESCRIPTION OF 1.0401 ACRE TRACT – RED GRIP, LLC, A TEXAS LIMITED LIABILITY COMPANY

A TRACT OR PARCEL OF LAND CONTAINING 1.0401 ACRE BEING LOT 72, BLOCK 1 OF ACQUEST TOMBALL REPLAT NO. 1, AN ADDITION IN HARRIS COUNTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 658, PAGE 107 OF THE HARRIS COUNTY MAP RECORDS IN THE JOSPEH HOUSE SURVEY, ABSTRACT 34 IN HARRIS COUNTY, TEXAS, SAID 1.0401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set with cap marking the Northwest corner of the herein described tract being at the intersection of the East right-of-way line of Buvinghausen Street (60 ft. right-of-way) and the South right-of-way line of Rudel Drive (60 ft. right-of-way);

THENCE North 87 degrees 27 minutes 09 seconds East with the Southerly right-of-way line of said Rudel Drive a distance of 302.50 ft. to a 5/8 inch iron rod found with cap at the Northeast corner of the herein described tract being in the West right-of-way line of Cody Drive (undeveloped);

THENCE South 02 degrees 30 minutes 51 seconds East with the West right-of-way line of said Cody Drive a distance of 149.78 ft. to a 5/8 inch iron rod found with cap marking the Southeast corner of the herein described tract and the Northeast corner of Lot 73;

THENCE South 87 degrees 27 minutes 09 seconds West with the division line between Lots 72 and 73 a distance of 302.50 ft. to a mag nail found in asphalt marking the Southwest corner of the herein described tract, the Northwest corner of Lot 73 in the East right-of-way line of said Buvinghausen Street;

THENCE North 02 degrees 30 minutes 51 seconds West with the Easterly right-of-way line of said Buvinghausen Street a distance of 149.78 ft. to the PLACE OF BEGINNING and containing 1.0401 acre of land.



C. Paul Jones, Sr. R.P.L.S. 5480
P.O. Box 701
Friendswood, Texas 77549
Phone: (713)473-3502
Email: info@timelinesurvey.com
Date: May 1, 2023



Re-Zoning 1211 Rudel

August 20th, 2024

Dear Members of the Planning and Zoning Commission,

I am writing to request that the 1.04 acres at the corner of Quinn and Rudel Road be re-zoned to be General Retail to accommodate a Daycare/Early Learning facility for one of our two buildings that will be going up. We purchased the land originally when it was zoned as Commercial however we re-zoned the property to office because we were going to re-plot the property and needed the smaller minimum lot size width requirements. We ended up not re-platting due to the complexity and timing of the re-plot process. We have advised the City Planning department to see how we should move forward with the zoning that makes the most sense and General Retail was advised that allows for Daycare as well as allows for some flexibility for the 2nd building since we are not 100% sure what will be in that building yet.

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If you have alternative suggestions regarding this request, please share them with me so we can work together to find a workable and effective solution.

Sincerely, Mike Matheson

Red Grip LLC

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN IN FAVOR OF MORTGAGEE**

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.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

UNCONFIRMED COPY

THAT THE UNDERSIGNED, **TOMBALL VA, LLC** (herein called "Grantor"), for and in consideration of the sum of \$10.00 cash and other good and valuable consideration to Grantor in hand paid by **RED GRIP, LLC**, a Texas limited liability company (herein called "Grantee"), whose address is 14315 ARLINGTON PLACE, CYPRESS, TEXAS 77429, the receipt of which is hereby acknowledged, and of further consideration of the execution and delivery by Grantee of that one certain Promissory Note of even date herewith, in the principal sum of **TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.00) DOLLARS** (herein called the "Note"), payable to the order of **ALLEGIANCE BANK** (herein called "Mortgagee"), bearing interest from date at the rate specified, and containing provisions for attorney's fees, Mortgagee, at the special instance and request of the Grantee, advanced the sum of said Note as part purchase price for The Land herein conveyed, the receipt of which is hereby acknowledged, Mortgagee is hereby subrogated to all of the rights of Grantor herein; the Vendor's Lien and superior title is hereby expressly transferred to and retained in favor of Mortgagee to secure the payment of the Note, the same as if Mortgagee was the Grantor herein; the Note is further and additionally secured by a Deed of Trust of even date herewith from Grantee to **RAMON A. VITULLI, III, TRUSTEE**, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee all that certain tract or parcel of land and all improvements located thereon (herein called "The Land"), more particularly described as follows:

LOT 71, IN BLOCK 1, OF ACQUEST TOMBALL REPLAT NO. 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 658, PAGE 407 OF THE MAP/PLAT RECORDS OF HARRIS COUNTY, TEXAS.

The conveyance is made and accepted subject to the following matters, but only to the extent they are in effect at this time and only to the extent that they relate to The Land: The lien for current ad valorem taxes and maintenance assessments (if any) not in default, land use restrictions, deed restrictions, covenants, easements, outstanding mineral reservations, rights and royalties, if any, shown of record in the above mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to which The Land is subject.

To have and to hold The Land together with all rights and appurtenances thereto in anywise belonging, subject to the foregoing terms, unto Grantee their heirs, executors, administrators, personal and legal representatives, successors and assigns forever, and Grantor does hereby bind themselves, their heirs, executors, administrators, personal and legal representatives, successors and assigns to warrant and forever defend The Land, subject to the foregoing terms, unto Grantee, their heirs, executors, administrators, personal and legal representatives, successors and assigns, against every person and entity whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor but not otherwise.

BUT IT IS EXPRESSLY AGREED AND STIPULATED that the **VENDOR'S LIEN**, including the **SUPERIOR TITLE**, is retained against The Land in favor of Mortgagee, its successors and assigns, until the Note and all accrued interest thereon, and all renewals and/or extensions thereof, together with all interest thereon, is fully paid according to its face and tenor, effect and reading, and together with all additional sums which may become due and payable by the terms of said Note and/or by the terms of the aforesaid Deed of Trust, when this Deed shall become absolute, and Grantor herein transfers unto said Mortgagee, its successors and assigns, the Vendor's Lien and Superior Title to The Land, in the same manner and to the same extent as if the Note had been payable to the order of Grantor and by said Grantor assigned to said Mortgagee without recourse.

Whenever used in this document, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the pronouns of any gender shall include the other genders, including the neuter, and either the singular or plural shall include the other.

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STEWART TITLE /48/ JM/1609703

Grantee joins in the execution of this Warranty Deed for the purpose of accepting delivery hereof, and to acknowledge, consent and agree to the terms and conditions of this instrument.

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE CONDITION OR STATE OF REPAIR OF THE PROPERTY, OR ANY PORTION THEREOF, OR ANY VISIBLE OR HIDDEN DEFECTS IN MATERIAL, WORKMANSHIP OR CAPACITY OF THE PROPERTY, OR ANY PORTION THEREOF, AND THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AS TO THE PROPERTY OR ANY PORTION THEREOF, AND THAT THE DELIVERY OF THE PROPERTY IS "AS IS", "WHERE IS" AND "WITH ALL FAULTS" AND THAT GRANTOR HAS DISCLAIMED ANY IMPLIED WARRANTIES WITH RESPECT TO THE PROPERTY.

All ad valorem taxes and assessments on the Property have been prorated between the parties hereto as of the date of this Deed, and Grantee assumes liability for the payment thereof and for subsequent years.

EXECUTED THIS THE 11 day of MAY, 2022.

GRANTOR:

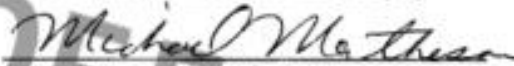
TOMBALL VA, LLC



MICHAEL C. HUNTRESS, MANAGER

GRANTEE:

RED GRIP, LLC, a Texas limited liability company



MICHAEL G. MATHESON, MEMBER



JUAN R. LOZANO, JR., MEMBER

THE STATE OF ~~TEXAS~~ New York §

COUNTY OF ~~HARRIS~~ Erie §

This instrument was acknowledged before me on the 9th day of MAY, 2022, by MICHAEL C. HUNTRESS, MANAGER of TOMBALL VA, LLC, in the capacity therein stated and on behalf of said limited liability company.



NOTARY PUBLIC, STATE OF NEW YORK

ROBERT J. SCARPELLO
NOTARY PUBLIC - STATE OF NEW YORK
No. 02SC6341463
Qualified in Erie County
My Commission Expires May 2, 2024

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of MAY, 2022, by MICHAEL G. MATHESON and JUAN R. LOZANO, JR., MEMBERS of RED GRIP, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of said limited liability company.

 JANE K. MATHES
Notary Public, State of Texas
Commission Expires 01-21-2024
Notary ID 360782-2


NOTARY PUBLIC, STATE OF TEXAS

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Pages 3

05/13/2022 01:08 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$22.00

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.



Tenesha Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS