



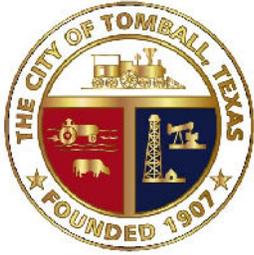
## JOINDER PROCESS

- Deliver complete Joinder Submittal to the City of Tomball (501 James Street, Tomball, Texas 77375)
  - \_\_\_\_\_ Joinder Submittal Application - *Form completed and signed*
  - \_\_\_\_\_ Legal Description and/or survey sealed and signed by a Texas Licensed State Land Surveyor
  - \_\_\_\_\_ Fully Executed Declaration of Joinder of Lots (attached)
  - \_\_\_\_\_ Payment of fees - *\$100 for each joinder lot*

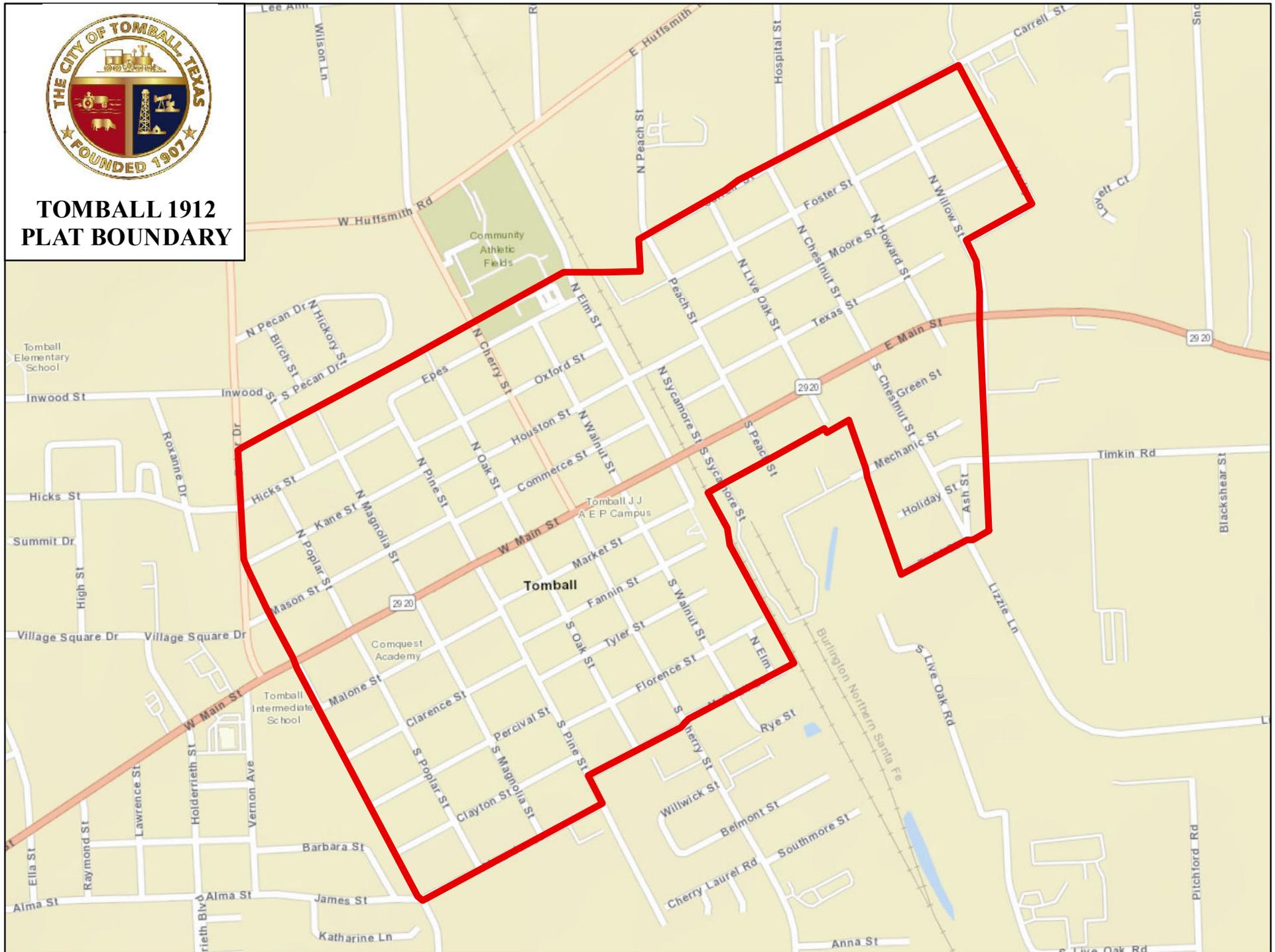
## MINIMUM JOINDER REQUIREMENTS

- The lots or tracts had at least one owner in common as of July 5, 2011.
- All lots or tracts are located within the boundary of the Recorded Plat Revised Map of Tomball Harris Co., Texas recorded July 9, 1912 (see attached exhibit).
- A structure existed on the lots or tracts prior to July 5, 2011; however, 60 percent or more of the square footage of the structure cannot be removed or destroyed after July 5, 2011.
- The joinder of lots or tracts does not require the dedication or removal of any public rights-of-way, public easements or other public improvements that are ordinarily required at the time of platting. The City Engineer determines if dedications or easements are required.

***Please call or email the engineering division to confirm that the property qualifies for a joinder under these regulations.***



# TOMBALL 1912 PLAT BOUNDARY



**DECLARATION OF JOINDER OF LOTS**

[MUST BE SIGNED BY ALL OWNERS OF ANY LOTS TO BE JOINED]

I. The undersigned is (are) the owner(s) of two or more separate adjoining lots or tracts of land within the City of Tomball (the "City"), Harris County, Texas, said lots being more particularly described in Exhibit "A" attached hereto and for all things made a part hereof.

II. The undersigned wishes to join such lots or tracts into one lot or tract in order to avoid the creation of a technical violation of the City's building and subdivision regulations relating to building set back lines.

III. The joinder of such lots or tracts will not require or necessitate the dedication or removal of any public rights-of-way, public easements or other public improvements.

IV. It is the purpose and intent of this declaration to inform and declare to any future purchaser that the adjoining lots or tracts described in Exhibit "A" hereto have been merged into one lot or tract (the "merged lot"), and that the merged lot may be not be divided in the future unless a subdivision plat authorizing such division has been first approved by the City and filed of record in accordance with applicable state laws and City ordinances governing plats and the subdivision of land.

Lots to be combined:

Lots \_\_\_\_\_, in Block \_\_\_\_\_ of the Revised Map of Tomball, Harris County, Texas

Executed in duplicate originals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Owner

ACKNOWLEDGMENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public In and For the State of Texas  
My Commission Expires: \_\_\_\_\_

(SEAL)