



Capital Projects  
Houston Public Works  
Real Estate Services



APPLICATION

**ABANDONMENT AND SALE OF STREET OR ALLEY**

Both the property owner (applicant) and the agent (if applicable) must sign this application where indicated. A signed original authorization letter may be substituted for the property owner's (applicant's) signature. Providing the requested information will ensure the timely review of your request.

1. **Applicant's Information:** Your name, address, title, daytime telephone and facsimile numbers, and email address.

Name: Property Holdings, LLC  
 Address: 123 Smith Street, Suite 500  
Houston, Texas 77004  
 Contact: John Smith  
 Title: President  
 Telephone No.: (713) 555-5555  
 Facsimile No.: (713) 555-5556  
 Email Address: john.smith@propertyholdings.com

2. **Agent (if applicable):** Name, address, daytime telephone and facsimile numbers, and email address of any agent who will represent you in this matter. The agent will be the sole representative and contact for this request. *(To be completed only if you are represented by an agent.)*

Name: Engineering Firm, Inc.  
 Address: 400 Smith Street, Suite 120  
Houston, Texas 77004  
 Contact: Steve Johnson  
 Telephone No.: (713) 222-2222  
 Facsimile No.: (713) 222-2223  
 Email Address: steve.johnson@engineeringfirm.com

3. Key Map Location of area of your request (Example: 493X): 492B
4. Council District (Example: District A): C

5. Description and square footage of requested street or alley to be abandoned and sold  
(*Example: Water line easement, 20 feet wide by 200 feet long; total of 4,000 square feet*):  
Wichita Avenue, 50 feet wide by 247 feet long; approximate total of 12,350 square feet.
  
6. Legal description and address of the property abutting the portion of the street or alley to be abandoned and sold, by lot and block, including the name of the subdivision. If the property is not located in a platted subdivision, provide the name of the survey and the abstract number (*Example: 123 First Street, Lot 5, Block 3, Western Heights Subdivision or Tracts 1A and 3C, Obedience Smith Survey, a-56*):  
5001 Main Street: Lots 4, 8, and 9, Block 5, out of MacGregor and Demeritt's Southmore Addition, Section 1  
4919 Main Street: Lots 1, 5, and 10, Block 6, out of MacGregor and Demeritt's Southmore Addition, Section 1
  
7. Statement of intended use and details of the requested street or alley to be sold:  
A new multi-family development is to be constructed over the requested street to be abandoned.
  
8. Is there a site plan if the property will be redeveloped?  
There is not currently a site plan. A preliminary site plan will be submitted to the Real Estate Branch as soon as it is completed.
  
9. What is the timeline for proposed redevelopment, if any?  
As soon as the abandonment process is completed.
  
10. What is the timeline to vacate the property if the property is currently occupied?  
Two to three months
  
11. Description and square footage of any property interest to be conveyed to the City by the applicant (*Example: Sanitary sewer easement, from First Street to Second Street that is 10 feet wide by 50 feet long totaling 500 square feet*):  
N/A

12. Other abutting property owners (if applicable):

Name: Pete's Party Palace  
Address: 4919 Main Street  
Houston, Texas 77002  
Contact: Pete Peterson  
Title: Owner  
Telephone No.: (713) 333-3333  
Facsimile No.: (713) 333-3334  
Email Address: pete@partypalace.com

Signatures

Applicant(s):

John Smith  
John Smith

Date: 3/2/2015  
Date: \_\_\_\_\_

Abutting Property Owners (if applicable):

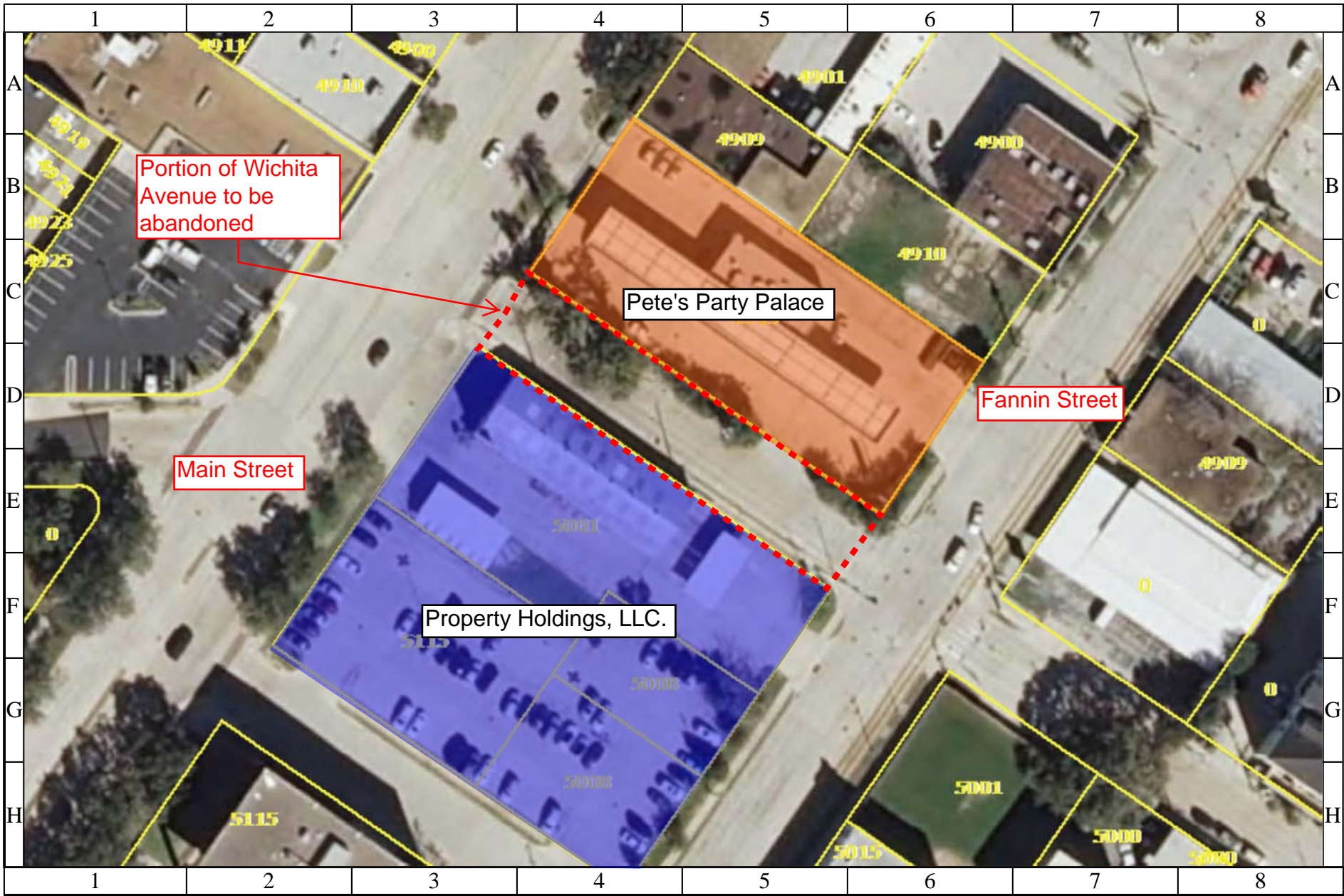
Pete Peterson  
Pete Peterson

Date: 3/2/2015  
Date: \_\_\_\_\_

Agent:

Steve Johnson  
Steve Johnson

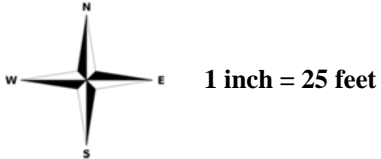
Date: 3/2/2015  
Date: \_\_\_\_\_



**CITY OF HOUSTON**

**Department of Public Works and Engineering  
Geographic Information & Management System (GIMS)**

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.  
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.  
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.





Property Holdings, LLC Property

Pete's Party Palace Property

Portion of Wichita Avenue requested to be abandoned

Intersection of Fannin Street and Wichita Avenue looking West.

Image capture: Apr 2014 © 2015 Google





1074 Wichita St  
Houston, Texas  
Street View - Apr 2014

Portion of Wichita Avenue requested to be abandoned

Wichita Avenue looking south-west at Property Holdings, LLC Property

Image capture: Apr 2014 © 2015 Google

# Harris County Appraisal District

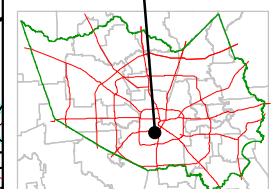


0 100 200  
PUBLICATION DATE:

Portion of Wichita Avenue requested to be abandoned

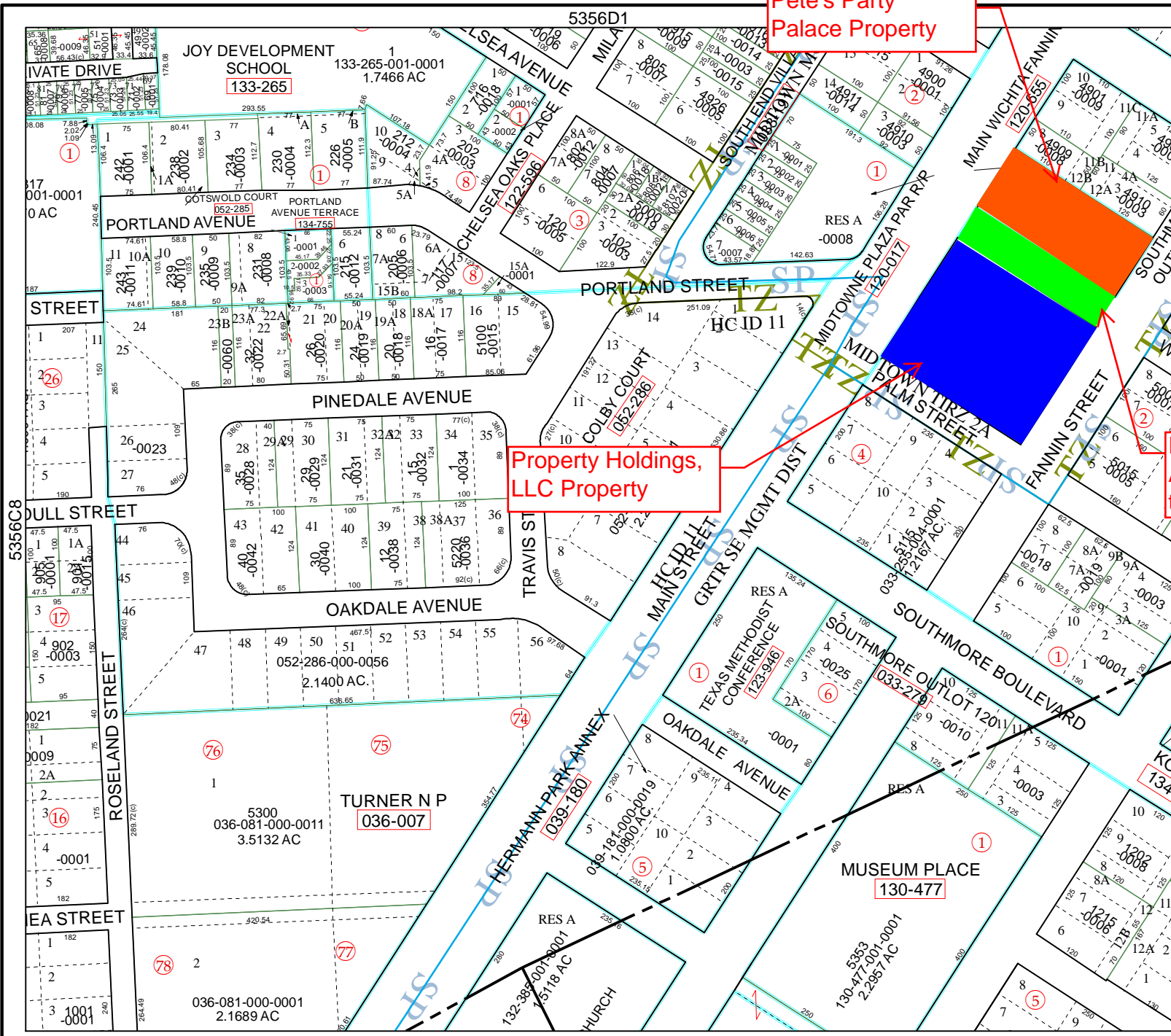
prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



## FACET 5356D

1	2	3	4
5	6	7	8
9	10	11	12



Pete's Party Palace Property

Property Holdings, LLC Property

5356D9

5356C8

5356E





Account Number	Address	Owner Name	?
13-Digit Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
			search

Tax Year: 2014 ▼

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0332560050015

Print E-mail

- [Owner Services](#)
- [Similar Owner Name](#)
- [Nearby Addresses](#)
- [Same Street Name](#)
- [Related Map 5356D](#)

[Ownership History](#) | [Fiduciary Information](#)

Owner and Property Information

Owner Name & Mailing Address:

**Property Holdings, LLC**  
**123 Smith Street, Suite 500**  
**Houston, Texas 77004**

Legal Description: LTS 4 & 9 & TRS 3 7 & 8 BLK 5  
 SOUTHMORE OUTLOT 110  
 Property Address: 5001 MAIN ST  
 HOUSTON TX 77002

State Class Code		Land Use Code		Building Class		Total Units
F1 -- Real, Commercial		7500 -- Comm. Tabled Retail Land		E		0
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
20,500 SF	4,801	0	5903.01	4002 -- South Main	5356D	493W

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate	Online Tax Bill
None	001	HOUSTON ISD	Supplemental: 09/12/2014	1.186700	1.196700	<a href="#">View</a>
	040	HARRIS COUNTY	Supplemental: 09/12/2014	0.414550	0.417310	<a href="#">View</a>
	041	HARRIS CO FLOOD CNTRL	Supplemental: 09/12/2014	0.028270	0.027360	
	042	PORT OF HOUSTON AUTHY	Supplemental: 09/12/2014	0.017160	0.015310	
	043	HARRIS CO HOSP DIST	Supplemental: 09/12/2014	0.170000	0.170000	
	044	HARRIS CO EDUC DEPT	Supplemental: 09/12/2014	0.006358	0.005999	
	048	HOU COMMUNITY COLLEGE	Supplemental: 09/12/2014	0.097173	0.106890	
	061	CITY OF HOUSTON	Supplemental: 09/12/2014	0.638750	0.631080	
	295	MIDTOWN TIRZ 2A (040)	Supplemental: 09/12/2014			
	304	MIDTOWN TIRZ 2A (048)	Supplemental: 09/12/2014			
	593	MIDTOWN TIRZ 2A (061)	Supplemental: 09/12/2014			
953	MIDTOWN MGMT DIST	Supplemental: 09/12/2014	0.118100			
972	MIDTOWN TIRZ 2A (001)	Supplemental: 09/12/2014				

Valuations

Value as of January 1, 2013			Value as of January 1, 2014		
	Market	Appraised		Market	Appraised
Land	1,025,000		Land	1,025,000	
Improvement	18,859		Improvement	19,392	
<b>Total</b>	<b>1,043,859</b>	<b>1,043,859</b>	<b>Total</b>	<b>1,044,392</b>	<b>1,044,392</b>

[5-Year Value History](#)

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	7500 -- Comm. Tabled Retail Land	SF1	SF	20,500	1.00	1.00	1.00	--	1.00	50.00	50.00	1,025,000.00

Building

Building	Year Built	Type	Style	Quality	Impr	Sq Ft	Building Details
1	1945	Car Wash (Automatic)	8436 -- Car Wash - Automatic	Average	4,801	Displayed	

Building Details (1)

Texas law prevents us from displaying residential sketches on our website. You can see the sketch or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Building Data

Building Areas

Element	Details	Description	Area
Cooling Type	None	CNPY ROOF W/ SLAB -C	1,110
Construction Type	Steel, Light	BASE AREA PRI	744
Functional Utility	Poor	BASE AREA PRI	3,094
Heating Type	Unit Heaters	CNPY ROOF W/ SLAB -C	1,104
Partition Type	Normal	BASE AREA PRI	963
Physical Condition	Poor		
Plumbing Type	Adequate		
Sprinkler Type	None		
Exterior Wall	Metal, Light	CANOPY ROOF AND SLAB	2
Economic Obsolescence	Unsound	Paving - Asphalt	1
Element	Units	Description	Units
Wall Height	12		
Interior Finish Percent	100		




Account Number	Address	Owner Name	?
13-Digit Number	<input type="text"/>	<input type="text"/>	<input type="button" value="search"/>

Tax Year: 2014 ▼

**HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1206550010001**

Print E-mail

- Owner Services
Similar Owner Name
Nearby Addresses
Same Street Name
Related Map 5356D

[Ownership History](#) | [Fiduciary Information](#)

**Owner and Property Information**

Owner Name & Mailing Address: 
**Pete's Party Palace**  
**4919 Main Street**  
**Houston, Texas 77002**

Legal Description: RES A BLK 1  
 MAIN WICHITA FANNIN  
 Property Address: 4919 MAIN ST  
 HOUSTON TX 77002

State Class Code	Land Use Code	Building Class	Total Units
F1 -- Real, Commercial	7700 -- Comm. Tabled Specialty Land	E	0
Land Area	Building Area	Net Rentable Area	Neighborhood
24,500 SF	2,976	0	5903.01
		Market Area	Map Facet
		4002 -- South Main	5356D
			Key Map® 493W

**Value Status Information**

<a href="#">Capped Account</a>	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate	<a href="#">Online Tax Bill</a>
None	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700	<a href="#">View</a>
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	<a href="#">View</a>
	041	HARRIS CO FLOOD CNTRL	Certified: 08/15/2014	0.028270	0.027360	
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	953	MIDTOWN MGMT DIST	Certified: 08/15/2014	0.118100		
972	MIDTOWN TIRZ 2A (001)	Certified: 08/15/2014				

Valuations

	Value as of January 1, 2013		Appraised	Value as of January 1, 2014	
	Market			Market	Appraised
Land	1,225,000		Land	1,225,000	
Improvement	364,022		Improvement	300,000	
<b>Total</b>	<b>1,589,022</b>		<b>Total</b>	<b>1,525,000</b>	<b>1,525,000</b>

[5-Year Value History](#)

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	7700 -- Comm. Tabled Specialty Land	SF1	SF	24,500	1.00	1.00	1.00	Corner or Alley	1.00	50.00	50.00	1,225,000.00

Building

Building	Year Built	Type	Style	Quality	Impr	Sq Ft	Building Details
1	2000	Service Station (Self)	8419 -- Convenience Market	Good		2,976	Displayed

Building Details (1)

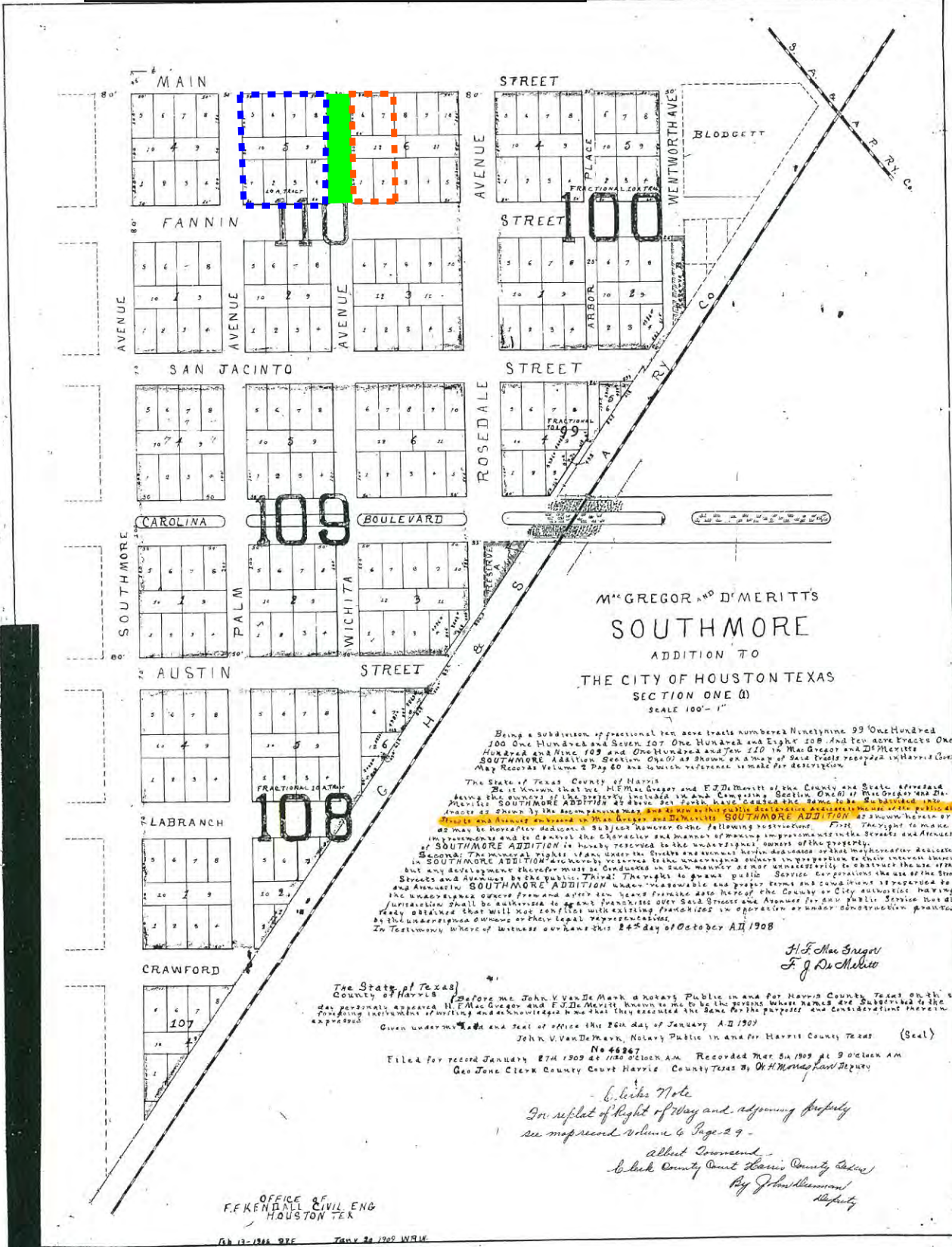
Texas law prevents us from displaying residential sketches on our website. You can see the sketch or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Building Data

Building Areas

Element	Details	Description	Area
Cooling Type	Central / Forced	CNPY ROOF SS GD -C	4,704
Construction Type	Fire Resistant Steel	BASE AREA PRI	2,976
Functional Utility	Avg/Normal		
Heating Type	Hot Air		
Partition Type	Normal		
Physical Condition	Avg/Normal	CANOPY ROOF SERV STN GOOD	1
Plumbing Type	Adequate	Paving - Heavy Concrete	1
Sprinkler Type	None	Electronic Dispenser	1
Exterior Wall	Frame / Res Stucco	Petroleum Stg Tank -Coated S -Sgl Wall -15,000 Gal	1
Economic Obsolescence	Normal	Petroleum Stg Tank -Coated S -Sgl Wall -20,000 Gal	1
Element	Units		
Wall Height	14		
Interior Finish Percent	100		

**Legend**  
 Requested Abandonment: ———  
 Property Holdings, LLC: - - - - -  
 Pete's Party Palace: - - - - -



M. GREGOR AND D. MERITT'S  
**SOUTHMORE**  
 ADDITION TO  
 THE CITY OF HOUSTON TEXAS  
 SECTION ONE (A)  
 SCALE 100'-1"

Being a subdivision of fractional ten acre tracts numbered Ninety-nine 99 One Hundred 100 One Hundred and Seven 107 One Hundred and Eight 108 and Ten acre tracts One Hundred and Nine 109 and One Hundred and Ten 110 in M. Gregor and D. Meritt's SOUTHMORE Addition Section One (A) as shown on a map of said tracts recorded in Harris County Map Records Volume 2 Page 60 and to which reference is made for description.

The State of Texas, County of Harris, Be it known that we, M. F. Gregor and F. J. D. Meritt of the County and State aforesaid being the owners of the property included in and comprising Section One (A) of the Gregor and D. Meritt's SOUTHMORE ADDITION as above set forth, having Section One (A) to be subdivided into lots and avenues as shown in M. Gregor and D. Meritt's SOUTHMORE ADDITION as shown herein or as may be hereafter defined. Subject however to the following restrictions: First: The right to make improvements and to do such the character and manner of making improvements in the Streets and Avenues of SOUTHMORE ADDITION is hereby reserved to the undersigned owners of the property. Second: The mineral rights (if any) under the Streets and avenues herein delineated or hereafter delineated in SOUTHMORE ADDITION are hereby reserved to the undersigned owners in proportion to their interest therein but any development thereof must be conducted in such manner as not unnecessarily to obstruct the use of the Streets and Avenues by the public. Third: The right to grant public Service franchises for the use of the Streets and Avenues of SOUTHMORE ADDITION under reasonable and proper terms and conditions is reserved to the undersigned owners from and after ten years from the date hereof the County or City authorities having jurisdiction shall be authorized to grant franchises over said Streets and Avenues for such public Service but already obtained that will not conflict with existing franchises in operation or under construction granted by the undersigned owners or their legal representatives. In Testimony whereof witness our hands this 24th day of October A.D. 1908

M. F. Gregor  
 F. J. D. Meritt

The State of Texas, County of Harris, Before me, John V. Van DeMark, a Notary Public in and for Harris County, Texas on this day personally appeared M. F. Gregor and F. J. D. Meritt, known to me to be the persons whose names are subscribed to the foregoing instrument of writing and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this 26th day of January A.D. 1909

John V. Van DeMark, Notary Public in and for Harris County, Texas (Seal)  
 No. 46267  
 Filed for record January 27th 1909 at 11:00 o'clock A.M. Recorded Mar. 28 1909 at 9 o'clock A.M.  
 Geo. Jones, Clerk County Court Harris County Texas 3; O. H. M. Jones, Secy

- Certificate Note  
 For replat of Right of Way and adjoining property  
 see map record Volume 6 Page 29 -  
 Albert Townsend  
 Clerk County Court Harris County Texas  
 By John Williamson  
 Deputy

OFFICE OF  
 F. F. KENDALL, CIVIL ENG.  
 HOUSTON, TEX.

Feb 12-1909 232E      July 26 1902 1914E