



Planning and Development Services Division
Department of Public Works and Engineering
Real Estate Branch



APPLICATION

CUIC

NUMBER:

TO BE ENTERED BY DEPARTMENT.

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: Karalynn Cromeens
Address: 9218 Sequoia Drive, Houston, Texas 77041

Contact:
Title: Property Owner of Lot 107
Telephone No.: 713-715-7334
Facsimile No.: 713-715-7335
Email Address: Karalynn@TheCromeensLawFirm.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: Jonelle Oldacre
Address: 8558 Katy Freeway, Suite 116
Houston, Texas 77007
Contact:
Telephone No.: 713-715-7334
Facsimile No.: 713-715-7335
Email Address: JOldacre@TheCromeensLawFirm.com

3. Key Map Location of area of your request (Example: 493X): 5060A
4. Council District (Example: District A): A

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*):

Street Easement, approximately 98ft by 15ft along Thunderbird Rd. on both sides of the road (Lot 107 and 119) and a platted but undeveloped cul-de-sac around 107, 119 and 120. TOTAL square footage approximately 1,400 square feet. Highlighted in purple.

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*):

LOT ONE HUNDRED SEVEN (107), BLOCK "N," OUT OF OUTPOST ESTATES, SEC. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 68 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

7. Statement of intended use and details of the requested street or alley to be sold:

Requested area is to be used as a part of the front, side, and back yard of a private single family residence. The area to be abandoned is highlighted in purple on the attached exhibits.

8. Is there a site plan if the property will be redeveloped? If so, please include a copy of the site plan with this application.

No. There is no current plan to redevelop the property.

9. What is the timeline for proposed redevelopment?

There is no current plan to redevelop the property.

10. What is the timeline to vacate the property if the property is currently occupied?

There is no plan to vacate the property or build on the easement.

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):

In exchange for the City's abandonment and sale of the property described above, Mrs. Karalynn Cromeens is willing to convey a dedicated public street right of way easement located between the back property line, the side backyard, the street/street easement and the abutting property (Lot 120) in the Southeast (or top right) corner of the property to the City of Houston. It is approximately 2726 SQ FT. This area is located in pink in the attached exhibits. The proposed dedication is attached hereto as Exhibit H. This exchange will be beneficial to all parties - The City, Mrs. Cromeens and the abutting property owners (Lot 120 and Lot 119). The abutting property owners of Lot 120 are favorable and consent to this exchange as they are also in the process of dedicating part of their property as a public street right of way to the City. See Addendum to No. 11 attached hereto.

12. Other abutting property owners (if applicable):

Name: SEE ADDENDUM
Address: _____
Contact: _____
Title: _____
Telephone No.: _____
Facsimile No.: _____
Email Address: _____

Signatures

Abutting Property Owners:

[Signature]
[Signature]
(Print Name)

Date: 12/7/2016
Date: 12-7-16

Applicant:

Karalynn Cromeens
Bradford Cromeens
(Print Name)

Date: 12-7-16
Date: 12-7-16

Agent:

(Print Name)

Date: _____
Date: _____

Addendum to Answer to Question No. 11 in Application for Abandonment and Sale of
Street or Sale.


For further information on this proposed exchange, please see Kirsten McBride with The City of Houston. Her phone number is 832-395-3150. She has been working on the transfer of a right of way from Mrs. Cromeens and the property owners of Lot 120 (The Mendes) to the City of Houston. The unexecuted dedication is attached hereto as Exhibit H.

The original plat of the subdivision included a cul de sac at the end of Thunderbird Road. Instead of building the cul de sac, the road merely ended at the border of Lot 107 and Lot 120. The three lots that abutted this undeveloped cul de sac were Lot 107, 119, and 120. A cul de sac has never been built. However, all three lots are subject to the street easement in the form of a cul de sac according to the exhibits attached hereto.

None of the property owners abutting the platted cul de sac want it to be built. They merely want the City to abandon the street easement (the cul de sac), and in return, Lot 107 and Lot 120 are willing and ready to execute a dedication of a public street right of way easement conveying part of their property interest to the City. After such dedication by Lot 107 and 120, the City can finish the road without a cul de sac and the three abutting property owners can enjoy their property fully.

Applicant (property owner of Lot 107) requests the City abandon the area outlined/shaded in purple in the exhibits attached hereto. This purple area is where the City has a public street right of way easement. Neither the applicant, nor either of the abutting property owners want a cul de sac to be built. They merely want to utilize their property fully without future risk of street construction interfering with their peace and enjoyment of land.

There are also emails and letters attached hereto as Exhibit I to provide more context and contact information. If the committee has any questions or needs more or different materials please do not hesitate to call The Cromeens Law Firm at 713-715-7334. Mrs. Cromeens or her authorized agent, Ms. Oldacre, will be happy to assist the committee.



Jonelle L. Oldacre

Jonelle L. Oldacre
Agent of Karalynn Cromeens - Applicant

**Addendum to Application for Abandonment and Sale of Street or Alley/
Application for Abandonment and Sale of Easement**

Other abutting property owners (if applicable):

Name: Alfred Pawelek

Address: 4714 Thunderbird Rd., Houston, Texas 77041

Contact:

Title: Abutting Property Owner of Lot 119

Telephone No.: 713-462-8117

Facsimile No.:

Email address:

Signature

Abutting Property Owner:

Alfred E. Pawelek

Date: 12-7-16

Other abutting property owners (if applicable):

Name: Nina Rangel

Address: 4718 Thunderbird Rd., Houston, Texas 77041

Contact:

Title: Abutting Property Owner of Lot 120

Telephone No.: 713-939-8230

Facsimile No.:

Email address: nina2paul@sbcglobal.net

Signature

Abutting Property Owner:

Nina Rangel

Date: 12/7/2016

COLOR KEY FOR EXHIBITS

RED – Abutting owners' property

GREEN – Property owners' property

PURPLE -- Requested area to abandon by City

PINK -- Proposed area to transfer to City (the Offset)