

## CITY OF TOMBALL

### RIGHT-OF-WAY ABANDONMENT REQUEST APPLICATION

Please provide the following information & return your submittal to the City Manager's Office,  
401 Market St., Tomball, Texas 77375.

#### Minimum Submittal Requirements

- \$1,000 application fee;
- Detailed description of entire limits or extent of the ROW and the limits to be abandoned, if different;
- Five (5) copies of the Boundary Survey and metes & bounds description of the ROW to be abandoned;
- Electronic File (PDF) of Boundary Survey and metes & bounds description of the ROW to be abandoned;
- Copy of letters to utility providers, drainage districts, and/or other interested agencies stating they have been notified of the requested ROW abandonment;
- Letter of "No Objection" from each of the concerned entities; and
- Completed and signed application form.

#### Applicant Information

Name Tomball Assembly of God

Mailing Address PO Box 1111

City Tomball State TX Zip Code 77377

Phone Number 281-351-5055 Fax Number N/A

E-mail Address pastorgreg@tomballog.com

#### Agent or Engineer Information

Name Lloyd Lertz, RLA

Mailing Address 701 N. Loop 336 E. Suite 105

City Conroe State TX Zip Code 77301

Phone Number 713-517-3318 Fax Number N/A

E-mail Address llertz@lma-design.com

We, the undersigned property owners of

Final Plat: Tomball Assembly of God Church F.C. No. 353037, HCMB

(name of subdivision, lot, and block number)

do hereby request that the City of Tomball release and vacate the said Right-of-Way as further described in the attached Boundary Survey.

**Adjacent Property Owners Signatures**

(please include your name, mailing address, HCAD number of your property, and signature)

1. PNC Bank, National Association, by: Kaitlyn A. Jayk, VP  
300 Fifth Ave, PT-PTWR-22-1, Pittsburgh, PA 15222

- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_

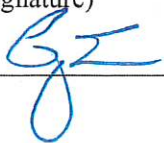
**Certification**

I, GREG JENKINS, being one of the above named persons, do hereby certify that the above named persons include all abutting property owners of the property being vacated and released.

Please list the reasons for the request and how this request will benefit the public:

We wish to make improvements including replacing the asphalt with concrete, installing a curb, and adding parking. We will assume responsibility for the maintenance of this property.

(Signature)



(Printed Name)

GREG JENKINS



CERTIFICATE

The undersigned, Kristin D. Biehl, Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify that the following is a true and correct copy of Resolutions adopted by the Board of Directors of the Bank at the organizational meeting held on April 26, 2023 and that said Resolutions are in full force and effect:

NOW, THEREFORE, BE IT RESOLVED, that Dana Armstrong, John Beggy, Thomas Byrd, Mark Chapman, Ashlea Hamilton, Sharon Mafriqi, Andrew Rapp, Joel Schroeder, Alyssa Sinicrope, Dara Slezak, Mario T. Spudic, Kathleen A. Taylor, Kevin J. Wade and Francis R. Walters be, and each of them hereby is, expressly authorized and empowered in the name and on behalf of PNC Bank, National Association (the "Bank") to purchase, sell or lease, or to guarantee a purchase, sale or lease, for such price or prices, or rents, and upon such terms and conditions as he or she may deem advisable, such Corporation and other properties, including but not limited to those properties occupied by the Bank in the transaction of its business, as he or she may hereinafter identify, including any buildings located thereon, and for and on behalf of the Bank and as its corporate act and deed, to negotiate, execute and deliver any deeds, leases or conveyances of such real estate, and guarantees of any purchase, sale or lease, together with such agreements, contracts, powers of attorney or other instruments which may be necessary in connection with such purchase, sale, lease or guarantee, and to affix the corporate seal of the Bank to any and all such instruments and to acknowledge the same before any person having authority to take such acknowledgments on such instruments, with the intent that they may be duly recorded.

IN WITNESS WHEREOF, the undersigned has hereunto set their hand and affixed the seal of the Bank this 4<sup>th</sup> day of December, 2023.



  
Kristin D. Biehl

Member of The PNC Financial Services Group

The Tower at PNC Plaza 300 Fifth Avenue Pittsburgh, Pennsylvania 15222  
www.pnc.com



CERTIFICATE

The undersigned, Kristin D. Biehl, Assistant Secretary of PNC Bank, National Association (the "Bank"), does hereby certify as follows:

1. Effective June 10, 2019, Compass Bank (FDIC #19048), a wholly owned subsidiary of BBVA USA Bancshares, Inc., was renamed BBVA USA.
2. Effective June 1, 2021, BBVA USA Bancshares, Inc., was merged with and into the PNC Financial Services Group, Inc., and BBVA USA became a wholly owned subsidiary of The PNC Financial Services Group, Inc.
3. Effective June 1, 2021, The PNC Financial Services Group, Inc. contributed and transferred all right, title and interest in BBVA USA to PNC Bancorp, Inc., and BBVA USA became a wholly owned subsidiary of PNC Bancorp, Inc.
4. Effective October 8, 2021, BBVA USA was merged with and into PNC Bank, National Association, pursuant to approval granted by the United States Office of the Comptroller of Currency (as evidenced by the official certification dated October 6, 2021, attached hereto as Exhibit A).
5. PNC Bank, National Association is a duly organized and existing national banking association (Charter No. 1316) and wholly owned subsidiary of PNC Bancorp, Inc. (a wholly owned subsidiary of The PNC Financial Services Group, Inc.), having its main office located at 222 Delaware Avenue, Wilmington, Delaware 19801 and using federal Employer Identification Number 22-1146430.

IN WITNESS WHEREOF, the undersigned has hereunto set their hand and affixed the seal of the Bank this 21<sup>st</sup> day of January, 2022.



  
Kristin D. Biehl

Member of The PNC Financial Services Group

The Tower at PNC Plaza 300 Fifth Avenue Pittsburgh Pennsylvania 15222

[www.pnc.com](http://www.pnc.com)

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HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0671000090004

Tax Year: 2024



Owner and Property Information										
Owner Name & Mailing Address: <b>COMPASS BANK 300 FIFTH AVENUE 21ST FLOOR, PITTSBURGH PA 15222-2401</b>						Legal Description: <b>LTS 4 THRU 9 &amp; TR 10 BLK 9 MAIN STREET - TOMBALL</b>				
						Property Address: <b>1111 W MAIN ST TOMBALL TX 77375</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map <sup>A®</sup>
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	41,410 SF	3,514	0	9929.01	5024 -- Far Northwest	4771C	288L

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
<b>None</b>	026	TOMBALL ISD	Pending	Pending	1.065200	
	040	HARRIS COUNTY	Pending	Pending	0.350070	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031050	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.005740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.143430	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004800	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107600	
	083	CITY OF TOMBALL	Pending	Pending	0.293320	
	679	HC EMERG SERV DIST 8	Pending	Pending	0.089819	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

**Valuations**

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	621,150		Land		
Improvement	545,044		Improvement		
<b>Total</b>	<b>1,166,194</b>	<b>1,166,194</b>	<b>Total</b>	<b>Pending</b>	<b>Pending</b>

**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	8002 -- Land Neighborhood Section 2	4351	SF	41,410	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1993	Bank	Bank	Good	3,514	Displayed

**Building Details (1)**

Building Data	
Element	Detail
Cooling Type	Central / Forced
Functional Utility	Fair
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Brick / Stone
Economic Obsolescence	Normal
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Wall Height (enclosure)	10
Wall Height (enclosure)	8
Interior Finish Percent	100
Bank: Drive-Thru	1

Building Areas	
Description	Area
BASE AREA UPR	64
BASE AREA PRI	3,386
BANK CANOPY -C	1,247
CNPY ROOF W/ SLAB -C	272
BASE AREA PRI	64

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	CANOPY ROOF AND SLAB	Poor	Average	272.00	1973
2	Bank Canopy - Drive Thru	Poor	Poor	1,247.00	1973
4	Paving - Heavy Concrete	Poor	Poor	21,500.00	1993

November 22, 2022

*Via Hand Delivery*

PNC Bank, NA  
1111 W. Main Street  
Tomball, Texas 77375  
Attn: Branch Manager

Re: Letter of No Objection to Tomball Assembly of God's Right-of Way  
Abandonment Request Application.

Dear Sir or Madame:

The Tomball Assembly of God Church (the "Church") has or will be filing an application to abandon the right of way that exists between the Church's and Bank's properties located in Tomball, Texas. A copy of the plat depicting the alley is enclosed herewith. As you are likely aware, the Bank and the Church own the entirety of Block 9. As you are also likely aware, there is a portion of the alley that has not previously been abandoned by the City of Tomball. The Church is in the process of developing a plan to redevelop its property and the alley is functionally obsolete. Accordingly, the Church will be requesting the abandonment of the alley to accommodate its redevelopment plans.

Per Tomball's Code of Ordinances, all adjoining landowners must consent to a landowner's request to abandon a right of way. Accordingly, the Church is requesting the Bank's consent and no objection to continue with its application to abandon the alley. The Church will spearhead the effort to secure the abandonment and will bear all costs and expenses associated with the abandonment. Assuming the application process is successful, the City of Tomball will quitclaim the alley in equal shares the Church and the Bank.

If you have any questions concerning this matter, you may contact me at the number shown above, or via email at [pastorgreg@tomballag.com](mailto:pastorgreg@tomballag.com). If you are represented by an attorney, please provide the contact information for said attorney so that I may put my attorney in contact with them. If the Bank is agreeable to the Church's application to abandon the alley, please indicate by countersigning this letter and returning it to me at your earliest convenience.



March 3, 2023

Greg Jenkins  
Lead Pastor  
Tomball Assembly of God  
1101 W Main St  
Tomball, TX 77375

**Re: Standard Land Survey 2.1364 Acres Total (93,279 Sq. Ft.)**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced survey dated February 2023.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street rights-of-way. Abandonment of any of the above requires a formal review, consent, and closure process.

Please feel free to contact me at 435-224-2356 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Houston".

Jeff Houston  
Authorized Representative





March 24, 2023

Tomball Assembly of God Church  
Attn: Greg Jenkins  
1101 W. Main St  
Tomball, TX 77375

Re: Street & Alley Closure for a 20-foot-wide alley at 1101 W. Main St.; Tomball, TX  
77375  
R/W File # 182167

Dear Greg Jenkins:

The City of Tomball has been asked to close and abandon a portion of a 20-foot-wide alley at 1101 W. Main St.; Tomball, TX 77375

CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc., herein collectively called "CenterPoint Energy", has investigated the request and determined that it has no facilities located within the area to be abandoned. Therefore, CenterPoint Energy will interpose no objection to the request as filed.

This letter of concurrence shall become null and void in the event two (2) years has transpired from the above date and this street/alley closure has not been completed. CenterPoint Energy respectfully requests that the City of Tomball forward a copy of the final abandonment ordinance to CenterPoint Energy in order to complete our files and to update our map records.

Yours truly,

CenterPoint Energy

A handwritten signature in black ink, appearing to read "Raymond Johnson".

Raymond Johnson  
Right of Way Agent  
Surveying & Right of Way  
713-207-6328

Enclosures

County: Harris  
Project: Tomball Assembly Of God Church  
M&B No.: 231430-R1  
Job Number: 4435-BDY

**FIELD NOTES FOR A 0.0813 ACRE TRACT**

Being a tract of land containing 0.0813 acre (3,540 square feet), located in the Joseph House Survey, A-34 in the City of Tomball, Harris County, Texas; Said 0.0813 acre tract being a portion of a platted 20' wide alley located between Lots 3, 4, 19, & 20 in Block 9 of the Main Street Addition recorded under Harris County Map Record (H.C.M.R.) Volume 15, Page 43, said 0.0813 acre tract being more particularly described by metes and bounds as follows (bearings based on the Texas Coordinate system of 1983, South Central Zone, per GPS observations.):

**BEGINNING** at a MAG Nail found at the northwest corner of said Lot 3, also being the northwest corner of the Final Plat of Tomball Assembly Of God Church, a subdivision recorded under Film Code No. 353037 of the H.C.M.R., also being the northeast corner of said 20' wide alley, being referenced by a 5/8-inch iron rod with a cap stamped 'Miller Survey' found at the northeast corner of said Final Plat of Tomball Assembly Of God Church, and at the northeast corner of Lot 1, Block 9, said Main Street Addition North 56 degrees 30 minutes 02 seconds East, a distance of 163.20 feet, said point being the intersection of the south right-of-way (ROW) of West Main Street (a.k.a. F.M. 2920) with the east line of said platted 20' wide alley;

**THENCE**, with the line common to said Lots 3, 20, and 19, said Final Plat of Tomball Assembly Of God Church, said 20' wide alley, and the herein described tract, South 02 degrees 34 minutes 27 seconds East, a distance of 183.16 feet to an X-cut in concrete set at the southwest corner of said Lot 19, being the northeast corner of a called 10' by 100' tract recorded in the name of Tomball Assembly Of God Church, under Harris County Clerk's File (H.C.C.F) No. H993596, and being the southeast corner of the herein described tract;

**THENCE**, with the line common to said 10' by 100' tract, the north line of a 10' by 300' tract recorded in the name of Tomball Assembly Of God Church, under H.C.C.F No. 2023133873, and the herein described tract, South 88 degrees 21 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a cap stamped 'Miller Survey' set at the southwest corner of said Lot 4, the northwest corner of said 10' by 300' tract, and southwest corner of the herein described tract;

**THENCE**, with the line common to said Lot 4, said 20' wide alley, and the herein described tract, North 02 degrees 34 minutes 27 seconds West, a distance of 170.85 feet to the northeast corner of said Lot 4, the northwest corner of said 20' wide alley, being on said south ROW of West Main Street, and being the northwest corner of the herein described tract, said point being referenced by a 5/8-inch iron rod found bearing South 10 degrees 46 minutes 12 seconds West, a distance of 0.60 feet;

**THENCE**, with the line common to said south ROW of West Main Street, said platted 20' wide alley, and the herein described tract, North 56 degrees 30 minutes 02 seconds East, a distance of 23.31 feet to the **POINT OF BEGINNING** and containing 0.0813 acre (3,540 square feet) of land.

A Category 1B, Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



John Mark Otto, R.P.L.S.  
Texas Registration No. 6672



**Miller Survey Group**

Texas Firm Registration No. 10047100

PH: (713) 413-1900

Date: December 21, 2023

Revised: January 8, 2024

M&B No.: 231430-R1

DWG No. 4435-BDY2