



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

November 22, 2024
Kenedy Junction, Ltd
Attn: Tony Pena with MBC Engineers
207 Roosevelt Avenue
San Antonio, Texas 78210

S.P. No. 0328 – Request to close, vacate and abandon 0.142 acre (6,192 square feet) of an improved portion of Roosevelt Avenue Public Right-of-Way located between New City Blocks 2987 and A-20.

Dear Mr. Pena:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of the request subject to the following conditions:

Planning: The property is unzoned right of way; The petitioner should coordinate with Public Works Department and Development Services Department to establish property boundaries, and to zone the property appropriately.

San Antonio Water System: San Antonio Water System (SAWS) has existing sewer and water facilities on Roosevelt Avenue. Please note that no permanent structures are allowed above sewer and water easements. SAWS will maintain perpetual access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing, and removing of said facilities. See attached Geocortex map.

Development Services Department: Property must be platted to remove the interior lot line to obtain access for all parts of the property.

Public Works Department: Storm Water Engineering: The owner is required to provide unrestricted access to COSA PW staff to maintain the existing public storm drain system. 2) Fences and gates must be elevated to at least the height of the curbs or higher to prevent impeding natural runoff flow. 3) The petitioner must comply with all local (city and/or county), state, and federal regulations, including obtaining a Floodplain Development Permit, prior to the start of any construction and/or improvements to the subject property. Traffic: The railroad crossing over Roosevelt was closed as part of the establishment of a Railroad Quiet Zone. However, with continued bridge strikes to the low vertical clearance railroad structure over S. St. Mary's St., it merits consideration to study reopening the crossing. Assuming the decision to close the railroad crossing cannot be reversed by the FRA, there are no objections. The STOP sign on Groveton at Roosevelt and the DEAD END sign on Roosevelt at Groveton shall be removed. Project Delivery: No objections as long as the Fire Department reviews and approves this new street configuration to allow proper fire movements at the intersection of Roosevelt and Groveton. They may require a cul-de-sac at the intersection. Right-of-Way: Kenedy Junction, Ltd (Petitioner) must confirm with all utilities that there are no conflicts with this request. Environmental: It is the Petitioner's responsibility to conduct

their own due diligence for this area. The city does not warrant that environmental impacts are not to be encountered when disturbing the land. The City shall not bear any financial burden related to environmental impacts (if any) encountered during the disturbance of the land. If environmental impacts are encountered, it is the Petitioner's responsibility to notify the City and the appropriate regulatory agencies of the issue.

The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance in accordance with current policies relevant to street/alley closures. The closure will not release rights relating to drainage, water and wastewater lines, electric transmission and distribution lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract. The City will expressly reserve all rights not released. Petitioner agrees to conform by all applicable local (city and/or county), state and federal governing laws. Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner must take the property subject to all easement rights for existing overhead, surface, or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to electrical, water, sewer, telephone, cable, fiber optic conduit, etc. and allow access to any such utilities or may seek the relocation of a specific utility with express permission and coordination of the respective owner of the utility at the sole expense of the petitioner. Petitioner understands that further coordination will be needed with the affected utility agencies to ensure their operations are not impacted.

Kenedy Junction, Ltd., plans to incorporate the Roosevelt Avenue public right-of-way closure with its current adjacent properties and will reconfigure and replat for the purpose of redevelopment into two commercial lots.

The fee established for this request is \$60,100.00, which includes the assessed value of the public right-of-way of \$60,000.00 plus \$100.00 for the recording fees. This total fee will be due and payable to the City of San Antonio prior to City Council consideration.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above-mentioned conditions, please countersign this letter in the space provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, a check payable to the City of San Antonio in the amount of \$60,100.00, a Contracts Disclosure Form from each entity and we will continue processing your request.

Sincerely,

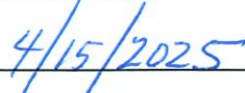
A handwritten signature in blue ink, appearing to read "Adrian Ramirez", is written over a horizontal line.

Adrian Ramirez
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:


By: Joseph Bakke, Kenedy Junction, Ltd.

Title: General Partner


Date: