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## PUBLIC WORKS

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

December 18, 2024  
Scott Felder Homes, LLC  
Attn: Marcus Moreno  
6414 River Place Blvd., Suite 100  
Austin, Texas 78730

Re: S.P. No. 20250000348 – Request to release a portion of an existing public permanent drainage easement located on private property

Dear Mr. Moreno:

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:

CPS ENERGY: Petitioner must call Texas 811 and verify no Gas Facilities exist.

DEVELOPMENT SERVICES DEPARTMENT: Drainage easement is to be replatted with the new development.

PLANNING DEPARTMENT: Applicant must follow the rules stated in Chapter 35 of the City Code, also known as the Unified Development Code (UDC), pertaining to drainage easements.

### PUBLIC WORKS:

**PROJECT DELIVERY**: Storm Water Division need to agree to the release of the permanent drainage easement and allow the replatting of the easement as a private lot. COSA needs to understand the reason the developer is requesting this and understand if there are any negative potential impacts from this action in the future.

**STORM WATER ENGINEERING**: 1) No fill or retaining walls are placed within what is now lot 901 per plat # 21-11800294 the LOMR that is currently in PWD purview is continued through SARA/FEMA review to effectively change the FIRM panel and remove lots from the Crown Ridge Manor Subdivision from the existing and regulatory floodplain. 2) Revise KEYNOTES #2 FROM “VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE)” TO “VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PERMEABLE)” AND \* Revise Open Space Note FROM “LOT 901, BLOCK 40 NCB 18333 (2.99 AC), IS DESIGNATED AS OPEN SPACE, COMMON AREA, AND DRAINAGE EASEMENTS.” TO “LOT 901, BLOCK 40 NCB 18333 (2.99 AC), IS DESIGNATED AS OPEN SPACE, COMMON AREA, AND AS A PRIVATE DRAINAGE EASEMENT.”

Per Municipal Code Chapter 37-14, there are no fees associated with releasing an easement on non-city-owned property.

Petitioner is responsible for the Bexar County Clerk recording fees. The amount will be determined prior to recording, and petitioner will provide a check for that amount payable to Bexar County Clerk.

Please complete and return the following forms:

Contracts Disclosure – Link to complete form electronically:

<https://webapp1.sanantonio.gov/ContractsDisclosure/>

Link to access PDF form to print and handwrite information:

<https://www.sanantonio.gov/portals/0/files/clerk/ethics/ContractsDisclosure.pdf>

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above 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 spaces provided below and return it with the Contracts Disclosure form as outlined above. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,



Adrian Ramirez  
Real Estate Manager

**AGREED AS TO TERMS AND CONDITIONS:**



By: Scott Felder Homes, LLC

V.P. LAND

Title:

1/2/2025

Date: