



CITY OF SAN ANTONIO  
**PUBLIC WORKS DEPARTMENT**

*Handwritten initials/signature*

August 31, 2022

RLR Investments LLC  
c/o Trey Jacobson  
Momentum | Advisory Services  
124 E Edgewood Place  
San Antonio, TX 78209

[VIA email: [trey@gainmomentum.us](mailto:trey@gainmomentum.us)]

**Re: Request to close, vacate and abandon a 0.188-acre (8,198 square feet) unimproved portion of an alley public right-of-way located near Kilrea Drive (south of IH-10 and west of WW White Road)**

Dear Mr. Jacobson,

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 your request subject to the following conditions:

- **Public Works Environmental:** It is the Petitioner's responsibility to conduct their own due diligence for this area. The City does not warranty 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. John Cantu, (210) 207-1450.
- **PWD Traffic:** No vehicular access shall be permitted onto the residential streets if the property use, zoning or development is commercial. Lilly Banda, P.E., PTOE (210) 207-7770.
- **CPS Energy Overhead Engineering:** No objections if conditions are met. 20' wide electric easement required. 14' gate with CPS lock. Consent and indemnity required.
- **CPS Energy Underground & Networking Engineering:** No objections if conditions are met – 24/7 access required for all electric facilities in proposed closure.
- **CPS Energy ROW Management:** No objections if the conditions listed are met. Easements must be granted/retained for any existing CPS facilities within closure.
- **CPS Energy Gas Engineering:** Customer must call Texas 811 and verify location of Gas Facilities prior to any release of alley Public Right-of-Way. Customer must provide easement documentation. CPS Energy Gas requires a 14' Gas and Electric Easement.



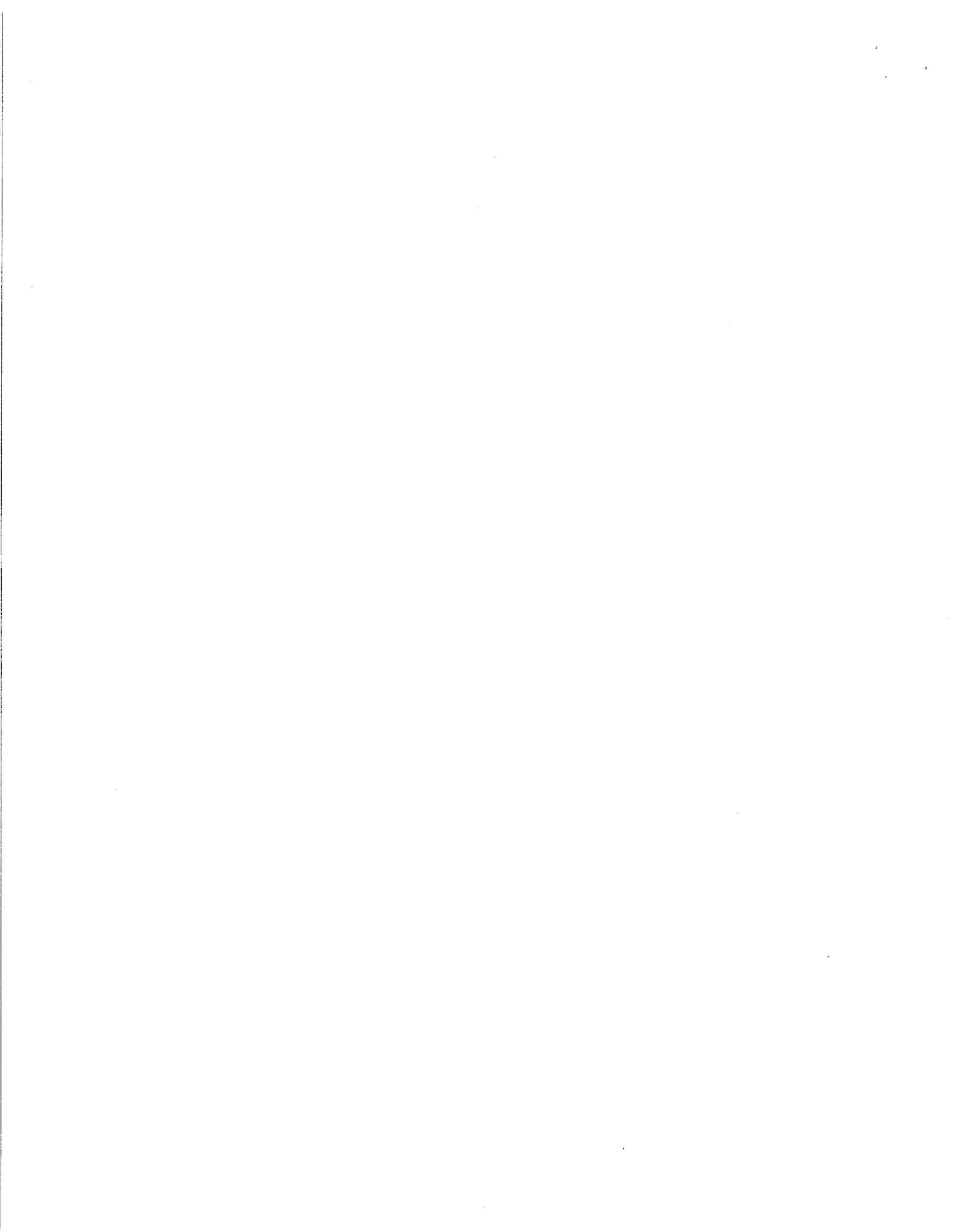
- **Development Services:** Applicant/Owner will ultimately need to replat as applicable in accordance with the Unified Development Code and proper permits obtained if they redevelop this area of their property. (See applicable UDC Sections 35-430, 35-502, 35-506, 35-515, and 35-B122). Note: There are platting exceptions that may apply, please see DSD – Information Bulletin IB531: <https://webapps1.sanantonio.gov/dsddocumentcentrl/upload/IB531.pdf> Petitioner will need to maintain utility and easement access as shown on the recorded plat with the neighboring residential lots on the highlighted area of the attachment.
- **Planning:** Petitioner's representative states the alley will not be used as an access point for operations. Traffic from operation/business should not be routed through the existing single family neighborhood to the south and to the east of subject property.
- **San Antonio Water System (SAWS):** SAWS has sewer infrastructure located in the alley (see GeoCortex map).
- **Transportation:** Ensure that development meets UDC requirements for streets, alleys, sidewalks, bike lanes, ADA access and other site improvements as specified.

The closure, vacation and abandonment of these public rights-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.

In compliance with Chapter 37 of the Municipal Code, fair market value of the proposed closure was determined by the average of the per-square-foot Bexar Appraisal District-assessed land values in the vicinity and the subject property was appraised at \$20,495.00. Petitioner is responsible for the Bexar County Clerk recordings fees. The amount will be determined prior to recording, and petitioner will provide a check for that amount payable to the 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>

- Texas Ethics Commission Form 1295 - Certificate of Interest Parties:  
<https://www.ethics.state.tx.us/whatsnew/elfinfoform1295.htm>. [Note: For Contract ID Number use: SP 3390 - RLR.]

This Letter of Agreement is being offered by 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 total closure fee of \$20,495.00 (check payable to City of San Antonio), and the ethics forms, as outlined above. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,



Andrew Lake  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS  
PETITIONER:



By



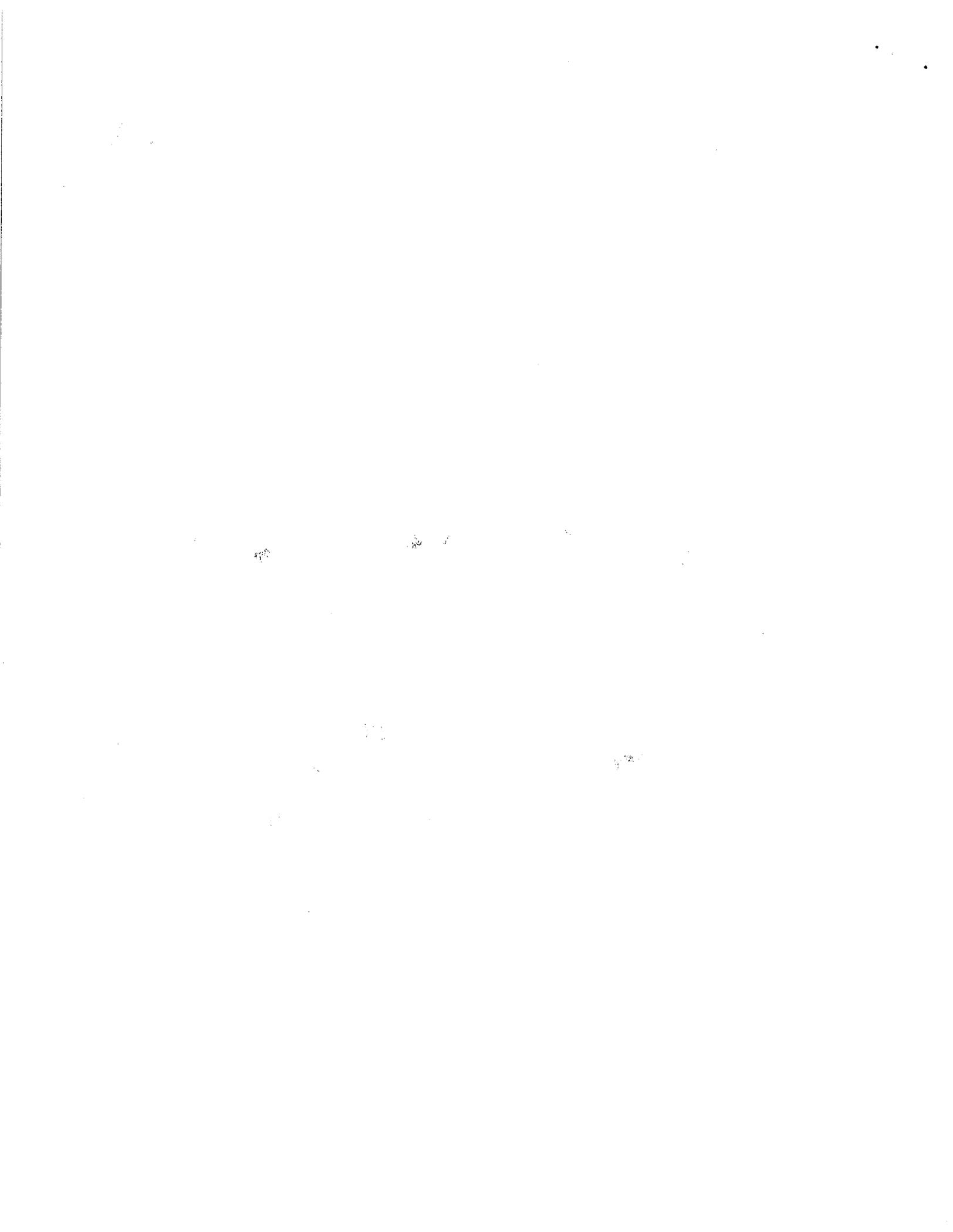
Print Name

VP

Title

9/12/22

Date





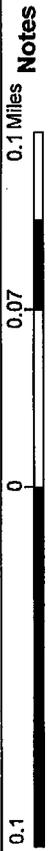
# Alley ROW (S of IH-10; W of WW White)



4099

- Water Hydrant**
- Water Valve**
  - Air Release Valve
  - Blow Off Valve
  - Bypass Valve
  - Check Valve
  - Division Valve
  - Fire Hydrant Valve
  - Fire Line Valve
  - Interconnect Valve
  - Mainline Valve
  - Pressure Reducing Valve
  - Service Line Valve
  - Swing Tie valve
- Water Mains**
  - Drain Line Main
  - Fire Hydrant Branch
  - Water Distribution Main
  - Water Transmission
- Water Lateral**
- Chill Water Mains**
- Sewer Pump**
- Sewer Manhole**
  - Private
  - SAWS
- Sewer Node**
- Sewer Main**
  - Air Bypass Main
  - Force Main
  - Gravity Main
  - Outfall Main
  - Siphon Main
  - Sludge Main
- Sewer Lateral**
  - SAWS

This utility map is for reference only. The information may not represent what actually has been constructed. S.A.W.S. Explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. S.A.W.S. prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.



1: 4,514 SAWS GIS: A wealth of information at your fingertips.

