



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

December 6, 2021

387, LLC c/o Roland Salazar
P.O. Box 830567
San Antonio, TX 78283

[VIA: Email 387@satx.rr.com]

Re: Request to close, vacate and abandon a portion of Teresa St.

Dear Mr. Salazar,

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:

CPS Energy – Overhead Engineering: The two CPS Energy poles and secondary power line within the 0.055-acre (2412.66 sq ft) portion of Teresa Street right-of-way may not be disturbed and must remain truck accessible to CPS Energy Crews. (Antulio Garcia (210) 353-4868)

CPS ROW – CPS must retain easements for existing electric and gas facilities located in street right-of-way. (Mark Brumbaugh (210) 353-3686)

CPS Energy Gas Engineering – Petitioner must call Texas 811 and verify location of Existing Gas Main. Petitioner must provide a 14' Gas and Electric Easement for existing Gas Main. (Hector Villareal (210) 353-3194)

Development Services: The closure of this segment of Teresa Street shall not create any property to be land locked. This area of closure on Teresa Street will ultimately need to be platted as applicable in accordance with the Unified Development Code and proper permits obtained. (See applicable UDC Sections 35-502, 35-506, 35-515, 35-526, and 35-8122. All tree preservation, landscape and buffer requirements shall apply. Closure of this segment of roadway will not have a significant impact to the transportation network system as this area has a grid network. (Christina De La Cruz (210) 207-7732)

Planning: All signs erected on the subject property shall follow the applicable standards for the "local" street classification. (Priscilla Rosales-Pina (210) 207-7839)

SAWS: San Antonio Water System (SAWS) has existing facilities within the Public right-of-way under or near where Petitioner is requesting to close, vacate and abandon City Public right-of-way 0.055 acre as shown on Exhibits; therefore Petitioner will allow SAWS perpetual access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing and removing of said facilities and should SAWS damage or destroy Petitioner's property during its operations, SAWS shall have no obligation to restore or replace any of Petitioner's property. See attached GeoCortex Map. (Bruce Haby (210) 233-3636)

Solid Waste Management: Street closure must ensure overflow traffic does not impede the right-of-way on Rochambeau between Hawthorne and Teresa which will result in limited access for Solid Waste vehicles. (Martin A. Perez (210) 206-8416)

Public Works 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. (John Cantu (210) 207-1450)

Public Works Project Delivery: The acreage area represented on the survey is incorrect. 2412.66 square feet is equal to 0.055 acres not 0.005 acres. Please provide a corrected survey. (Note: Survey has been corrected.) I defer to the traffic division as to the closure of this connection to the frontage road. The remaining residents along Teresa east of this closure should be notified of the potential street closure so they may provide comments as well. (David McBeth (210) 207-6342)

Public Works Traffic Engineering & Operations: Closure should be physically closed off. If it is not physically closed off, signs should be posted on both ends of the closure to notify the public that the street is now private. (Lilly Banda (210) 207-7770)

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.

In compliance with Chapter 37 of the City Code, Section 37-2 of the City Code, fair market value of the proposed closure was based upon an independent State of Texas Certified Professional Appraisal Report prepared by Darryl Petitt & Associates on September 30, 2021, and the subject property was appraised at \$21,000.00. 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://webappl.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/filinginfo/1295/>
[Note: For Contract ID Number use: SP 2267 387, LLC request to close a portion of Teresa St]

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 \$21,000.00 (make 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
Public Works Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS
PETITIONER:

Roland B. Salazar
By

President / owner
Title

ROLAND B. SALAZAR
Print Name

December 8, 2021
Date