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**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT**

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

November 15, 2021

Ward Christopher Hooter III
1703 Shirley Park Place
Alexandria, LA 71301

S.P. No. 2280 – Request to close, vacate and abandon an unimproved portion Palmetto Street Public Right-of-Way

Dear Mr. Hooter:

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:

DEVELOPMENT SERVICES DEPARTMENT: The area of closure 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-B122. All tree preservation, landscape, and buffer requirements shall apply. No site work or tree removal permitted without an approved tree permit (35-523, 35-510, 35-511, 35-477). Note there are platting exceptions that may apply, please see enclosed Information Bulletin: <https://webapps1.sanantonio.gov/dsddocumentcentrl/upload/IB531.pdf>

SAN ANTONIO WATER SYSTEM (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 a 30-foot portion of Palmetto Street; 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.

PUBLIC WORKS DEPRARTMENT: Environmental Services: 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. Storm Water Engineering: Prior to any construction and/or improvements to the property, all required studies, permits, and fees must be submitted to and approved by all applicable local (city and/or county), state, and federal governing bodies. Furthermore, all local (city and/or county), state, and general regulations must be complied with.


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.

The fee established for this request is \$34,921.00, which includes the assessed value of the public right-of-way of \$34,821.00 plus \$100.00 for the recording fees.

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 \$34,921.00, a Contracts Disclosure Form from each entity (to be completed on the <https://www.sanantonio.gov/portals/0/files/clerk/ethics/ContractsDisclosure.pdf> website link then printed and signed) and Form 1295 from each entity (located at <http://www.ethics.state.tx.us/dfs/1295Certificates.html> and emailed to ethics@sanantonio.gov), we will continue processing your request.

Sincerely,



Andrew Lake
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

By: Ward Christopher Hooter III

Title:

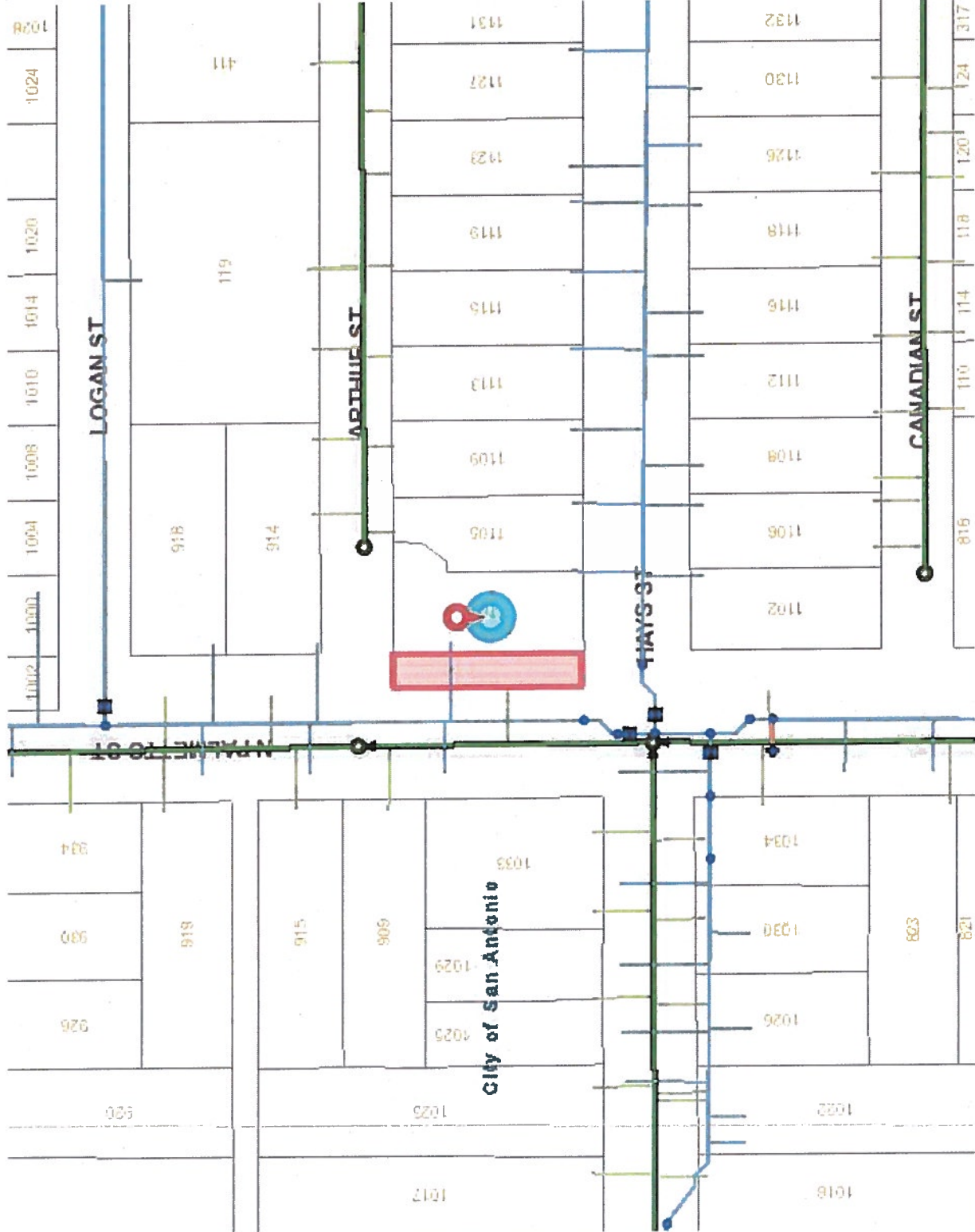
Date:



SP 2280
30' Portion of Palmetto Street
Close, Vacate, & Abandon

EZLink Map Portal

1103 Hays Street
NCB 1320
City Council District 2



0.0 0.02 0.0 Miles

Notes

1: 1,128 SAWS GIS: A wealth of information at your fingertips.

Water Pump
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 Wells

Water Fitting

Water Mains

Drain Line Main

Fire Hydrant Branch

Water Distribution Main

Water Transmission

Water Lateral

Storage Unit

Chill Water Fittings

Chill Water Valves

Chill Water Mains

Water Proposed Pumps

Water Proposed Hydrants

Water Proposed Valves

- Air Release Valve
- Blow Off Valve
- Bypass Valve
- Check Valve
- Division Valve

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.