

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

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

February 9, 2023

H-E-B, LP, a Texas limited liability partnership
646 South Flores Street
C/o Balanced Site Design, LLC
Attn: Chad Respondek, PE
12950 Country Parkway, Suite 150
San Antonio, Texas 78216

Re: S.P. No. 2022201 – Request for the City of San Antonio declare as surplus and sell property a .003 of an acre (1,511.225 square feet) vacant tract of City-owned real property within New City Block 928

Dear Mr. Respondek:

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:

OFFICE OF HISTORIC PRESERVATION: This property is designated in RIO-3, River Improvement Overlay district and designated in the Downtown Design Area. Any proposed exterior alterations or new construction associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of the petition does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work at this location.

TRANSPORTATION DEPARTMENT: Maintain the River Walk access and provides safe walkability access and ADA compliance and it ensures that development meets UDC requirements for streets, alleys, sidewalks, bike lanes, ADA access and other site improvements as specified.

SAN ANTONIO WATER SYSTEM: San Antonio Water System (SAWS) has existing sewer facilities within the subject tract. SAWS will still need perpetual access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing and removing said facilities. No permanent structures can be constructed on top of the easement. No easement can be released. See attached GeoCortex map.

CPS ENERGY: No objections as long as any easements within surplus must remain in place. Must call Texas 811 and verify location of all gas facilities. The overhead aerial 3 phase line and services will have to be re-located off the property at the customers expense or acquire easements for the electric. There are CPS Energy Owned poles in the ROW that will not be removed, if customer wants poles removed from the ROW, it will be at the petitioner's expense. Customer must apply to have power connected or disconnected at each property.

The fee established for this declaration of surplus and sale of property is \$90,000.00 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's named below and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner's 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 \$90,100.00 and a Contracts Disclosure Form (to be completed on the <https://www.sanantonio.gov/portals/0/files/clerk/ethics/ContractsDisclosure.pdf> website link then printed and signed), we will continue processing your request.

Sincerely,



Andrew Lake
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

Kathy Strimple
By: H-E-B, LP, a Texas limited liability partnership

Senior Due Diligence Manager
Title:

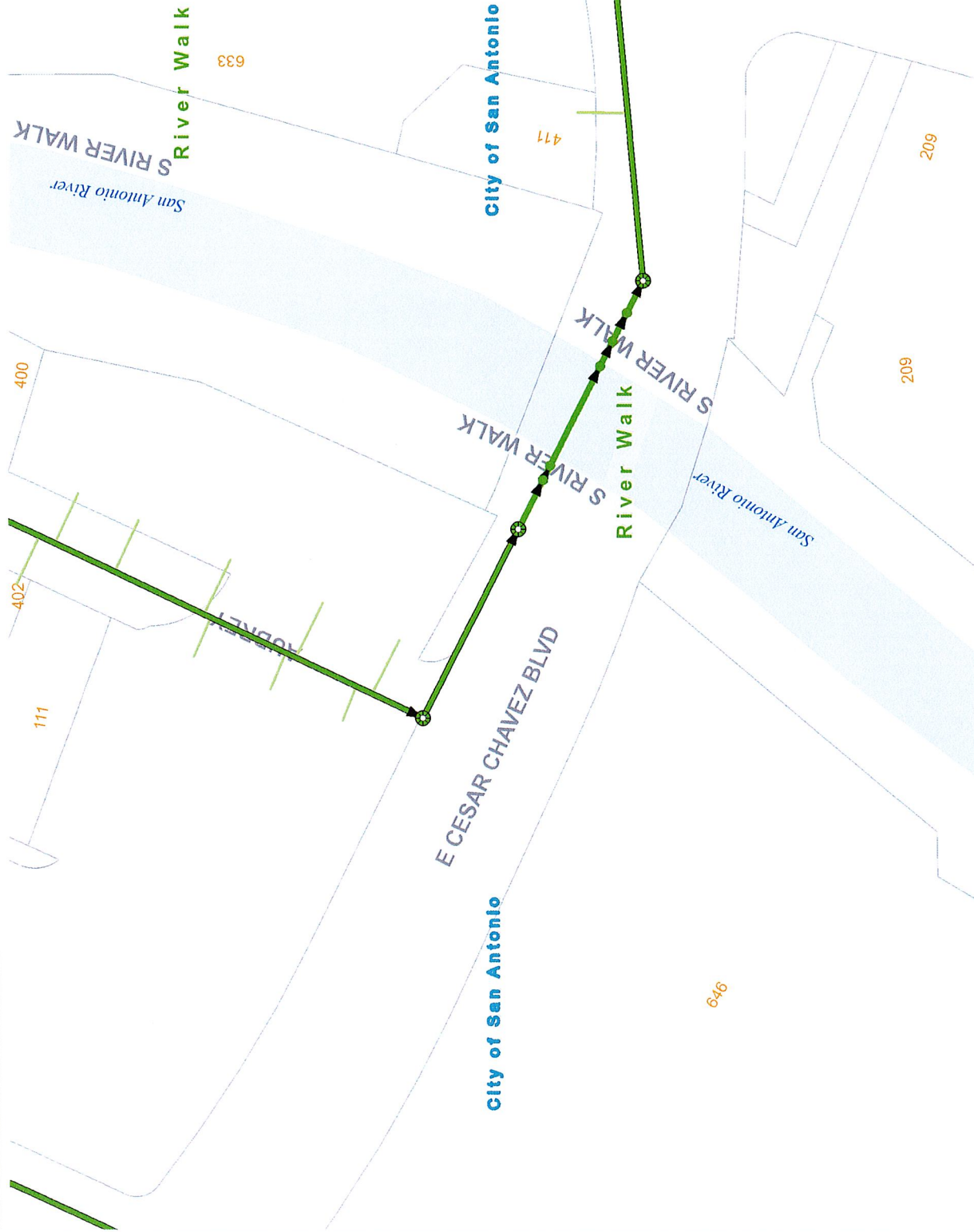
2-28-23
Date:



SP 2022201 - Surplus property to HEB



- Flow Meter
- Smart Lid
- Sewer Wet Well
- Above Ground
- Below Ground
- Sewer Pump
- Sewer Manhole
- Private
- SAWS
- Sewer Valve
- Air Release Valve
- Blow Off Valve
- Plug Valve
- Sewer Node
- Private Main
- Sewer Main
- Air Bypass Main
- Force Main
- Gravity Main
- Outfall Main
- Siphon Main
- Sludge Main
- Sewer Lateral
- SAWS
- PRIVATE
- Sewer Lift Station
- Streets
- Railroads
- Mapscos
- Bexar Incorporated Towns
- BCAD Parcels
- Bexar Lakes
- COSA Parks
- Anderson Habitat Preserve Area



0.0 0.02 0.0 Miles

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

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.