



# CITY OF SAN ANTONIO

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

December 15, 2014

**San Antonio Water System**  
**2800 Hwy. 281 North**  
**San Antonio, Texas 78212**

**Attn: Bruce Haby, Real Estate Manager**

**[Via Email: Bruce.Haby@SAWS.org]**

**Re: S.P. 1835 SAWS request to close, vacate and abandon an unimproved portion of a cul-de-sac located at the end of Capital Port Drive**

Dear Mr. Haby,

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:

**Development Services:** The site must be platted as applicable in accordance with the Unified Development Code, per Section 35-430. Please note there are platting exceptions that may apply, please see the enclosed Information Bulletin:

<https://webapps1.sanantonio.gov/dsddocumentcentral/upload/IB531.pdf>.

**TCI – Storm Water:** 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 federal regulations must be complied with. **Traffic:** The Fire Code does allow for other dead-end fire apparatus access road turnaround (i.e. Hammer head) (Fire Code Appendix D). Submit plans for review and approval to TCI Traffic to assure compliance with City code for geometry, striping, signage and markings. **Right of Way:** Contact and confirm with all utilities that there are no conflicts.

**CPS Energy – Overhead Engineering:** Needs to be done in conjunction with the overhead distribution re-route. **ROW Management:** SAWS has agreed to pay for the relocation of the overhead line and plans to reroute within a variable width electric easement along the property.

**EastPoint & Real Estate:** The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

Petitioner acknowledges that this property will be accepted in its "as is" condition.

Total closure fee:

Processing Fee: \$815.00 PAID

**Cost of Appraisal \$1,800.00.**

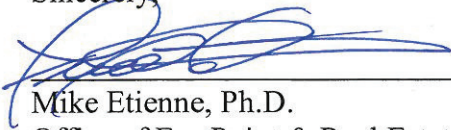
Fair Market Value of Capital Port Dr. cul-de-sac to be closed: \$86,000.00

**Total Amount: \$87,800.00**

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 to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,



Mike Etienne, Ph.D.

Office of EastPoint & Real Estate Services

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By \_\_\_\_\_

Title \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_