



# CITY OF SAN ANTONIO

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

September 19, 2016

210 Development Group  
c/o Big Red Dog Engineering | Consulting  
3710 W. Hausman, Suite 115  
San Antonio, Texas 78249  
Attn: Marissa Morales

[Via Email: [marissa.morales@bigreddog.com](mailto:marissa.morales@bigreddog.com)]

**Re: S.P. 1932 Request by 210 Development to close, vacate and abandon an unimproved alley for St. John's Seminary Mixed Use development**

Dear Ms. Morales,

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.

**Transportation & Capital Improvements – Right of Way:** Contact and confirm with all utilities that there are no conflicts. **Program Management:** Must verify if utility easements are needed.

**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 - Environmental:** It is the petitioner's responsibility to conduct the due diligence process (environmental assessments) 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.

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 closure fee is \$3,029.00 based on surrounding land value, Bexar County Appraisal District. Bexar County recording fees are \$62.00. **The total closure fee is \$3,091.00.**

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

In addition, please complete the following forms and return a copy with the letter.

**The Contracts Disclosure Form** can be found at:

<https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf>

**The Texas Ethics Commission Form 1295 – Certificate of Interested Parties** can be found here: [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm). [Note; For Contract ID Number, use 'SP1932, 210 Development alley closure'.]

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.

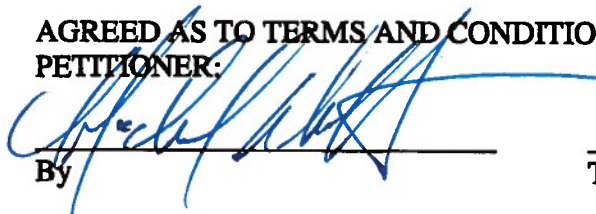
Sincerely,



Steve Hodges  
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

By  Title President

Michael Wibracht 10/11/16  
Print Name Date