



CITY OF SAN ANTONIO

P. O. BOX 838966
SAN ANTONIO TEXAS 78283-3966

January 19, 2017

John Randolph Harig
1133 Broadway
San Antonio, Texas 78215

[VIA Email: RHARIG@LIVESMALL.NET]

Re: S.P. 1957 Harig request to close, vacate and abandon an unimproved 0.275 acre right-of-way (Roper Street located between Dignowity Drive and Runnels Avenue)

Dear Mr. Harig,

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 (TCI) – Storm Water: Development must follow all requirements outlined in the CoSA Unified Development Code (UDC), particularly those related to FEMA floodplains. **Traffic Engineering:** As long as connectivity is made on Dignowity between Edgar and Roper this means the construction of that segment of road along Dignowity. **Right-of-Way:** Contact and confirm with all utilities that there are no conflicts. **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.

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>. A turn around easement may be required at the end of Runnels Road to avoid a dead-end street once a plat is submitted. Property shall be platted and meet the tree preservation, landscape and buffer requirements per the UDC (35-523, 35-510, 35-511).

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 \$6,469.00 based on surrounding land value, Bexar County Appraisal District. Bexar County recording fees are \$62.00. **The total closure fee is \$6,531.00.**

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:

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. [Note; For Contract ID Number, use 'SP1957, Roper Street ROW closure'.]

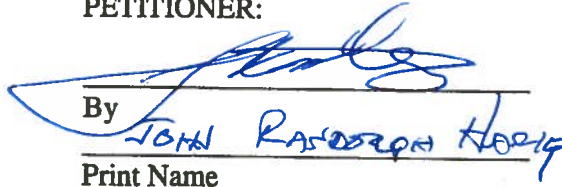
This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

Sincerely,



Steve Hodges
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:
PETITIONER:

By 
Print Name


Title
1-20-17
Date