



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

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

August 2, 2017

San Antonio Water System
Attn: Bruce Haby, Real Estate Manager
2800 U.S. Hwy. 281 North
San Antonio, TX 78298-2449

Re: S.P. No. 1975 - Request to declare as surplus and sell 27 properties

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:

DEPARTMENT OF TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI): Storm Water Engineering: The petitioner must comply with all (city and/or county), state, and federal regulations prior to the start of any construction and/or improvements to the following subject properties:

(Amy Ronnfeldt 207-5032): #1-802 Best Way, #5-26806 Duet, #9-201 Mabelle, #11- New World Lot, #12-Overlook Parkway & Hwy 281 N, #13-603 Poco Pass, #17-26719 Shadow Pass, #23-Timberline Drive #75 BCAD ID 263709, #24-Timberline Drive #75 BCAD ID 263713, and #25-Timberline Drive BCAD ID 263708.

(Ben E. Marshall 207-8084): #3- Clayton St., #4- 7811 Clegg, #6- 22936 US Highway 281, #8- Lost Lane, #10- 8501 Monument Oak, #14- 2315 Rabbit Nook, #15- 2838 Ray Lieck, #16- 13678 Remuda Ranch, #19- Shady Lane Dr., & #20- 19810 Shady Lane Dr.

Transportation Plan Review: (Christina De La Cruz 207-7732):

SAWS will reserve for the City of San Antonio a 13' Public Street Right-Of-Way easement as part of any sale or conveyance of the property currently addressed as 2838 Ray Lieck in order to help satisfy the City's Major Thoroughfare Plan requirement for Talley Road to be an 86' right-of-way (43' on each side from centerline of Talley Road). This will be done by SAWS when the property covering the necessary 13' is conveyed to new owners and shall be part of any deed. Bexar County/ARMA currently has a project on Talley Road for which this property falls within the limits of their project. Talley Road will be widened to its ultimate configuration per the City's Major Thoroughfare Plan (see attachment).

Right of Way (Ron Dominguez 207-6949): Contact and confirm with all utilities that there are no conflicts.

Environmental Services - Standard Conditions - (John Cantu 207-1450): It is the Buyer'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, if required by law, the appropriate regulatory agencies of the issue.

CPS Energy (Joyce Labus 353-2972): Metes & bounds and plats provided to San Antonio Water System for required easement for 22936 US Highway 281 S - Exhibit "B" page 6 of 27.

Development Services Department: (Melissa Quiroz 207-7874): The site must be platted, as applicable, 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/dsdocumentscentral/upload/TB531.pdf> . 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).

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, we will continue processing your request.

Sincerely,

Kevin Padilla for STEVE HODGES

Steve Hodges
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

Lanay Ruiz
By:

Vice President & General Counsel
Title:

0-3-17
Date:



ALAMO REGIONAL MOBILITY AUTHORITY
COUNTY OF BEXAR



Project: Talley Road Phase I – Non-Tolled (BC03)

Location Map



Precinct: 1

Limits: Potranco Road (FM 1957) to Wiseman

Scope: Expand from an existing two-lane rural roadway to a four-lane urban roadway consisting of two 12-foot travel lanes in each direction, a median, curb, and sidewalk.

Status: Currently in design

Funding Sources:

County Road and Bridge (\$1,875,000)

Vehicle Registration Fee (\$13,500,000)



Additional Information:

Consultant: CP&Y, Inc.

Contractor: TBD

Total Project Cost: \$15,375,000

Utility Joint Bid: Yes

Advertise Date: 2nd Quarter FY 2018

Construction Start Date: 3rd Quarter FY 2018

Construction End Date: 3rd Quarter FY 2020

Updated: March 1, 2017



**SAN ANTONIO WATER SYSTEMS
BEXAR COUNTY, TEXAS
0.664 OF AN ACRE ELECTRIC EASEMENT**

EXHIBIT "A"

BEING a 0.664 of an acre tract of land lying in the Domingo Losoya Survey 2, Abstract 7, County Block 4011, Bexar County, Texas, same being a portion of a 1.055 acre tract of land described as "Tract 1" and a portion of a 2.203 acre tract of land described as "Tract 2" and recorded in volume 6921, page 523, Official Public Record of Real Property of Bexar County, Texas, same also being described by a drawing (116292_0_664_AC.dwg dated January 24, 2017) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the west right-of-way line of U.S. Highway 281 S and the south line of a tract of land described as "Lot 10" and recorded in volume 1082, page 720, Deed Records of Bexar County, Texas, for the northeast corner of the aforementioned 1.055 acre tract and the most easterly northeast corner of the herein described 0.664 of an acre tract;

THENCE leaving the south line of the aforementioned "Lot 10", along the east line of the aforementioned 1.055 acre tract and the west right-of-way line of the aforementioned U.S. Highway 281 S, S03°45'29"W a distance of 20.74 feet (Record – S07°59'05"W) to a point for the most easterly southeast corner of the herein described 0.664 of an acre tract;

THENCE leaving the of the east line of the aforementioned 1.055 acre tract and the west right-of-way line of the aforementioned U.S. Highway 281 S, N85°57'42"W a distance of 31.23 feet to an angle point, N88°42'35"W a distance of 319.06 feet to an angle point and N88°35'10"W a distance of 376.60 feet to a point for the southwest corner of the herein described 0.664 of an acre tract;

THENCE N03°50'09"E a distance of 622.79 feet to a point in the north line of the aforementioned 2.203 acre tract and the south line of a 0.382 of an acre tract of land as described and recorded in volume 7014, page 835, Official Public Record of Real Property of Bexar County, Texas, for the northwest corner of the herein described 0.664 of an acre tract, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northwest corner of said 2.203 acre tract bears N86°13'36"W a distance of 36.34 feet (Record – N82°00'00"W);

THENCE along the north line of the aforementioned 2.203 acre tract, the south line of the aforementioned 0.382 of an acre tract and the south line of a 0.495 of an acre tract of land as described and recorded in volume 8942, page 1281, Official Public Record of Real Property of Bexar County, Texas, S86°13'36"E a distance of 28.00 feet (Record – S82°00'00"E) to a point for the most northerly northeast corner of the herein described 0.664 of an acre tract;

THENCE leaving the of the north line of the aforementioned 2.203 acre tract and the south line of the aforementioned 0.495 of an acre tract, S03°50'09"W a distance of 75.00 feet to point in a south line of said 2.203 acre tract and the north line of a 4.980 acre tract of land as described and recorded in volume 13332, page 504, Official Public Record of Real Property of Bexar County, Texas, for a southeast corner of the herein described 0.664 of an acre tract;

**SAN ANTONIO WATER SYSTEMS
BEXAR COUNTY, TEXAS
0.664 OF AN ACRE ELECTRIC EASEMENT**

THENCE along a south line of the aforementioned 2.203 acre tract and the north line of the aforementioned 4.980 acre tract, N86°13'36"W a distance of 14.26 feet (Record – N82°00'00"W) to a to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for an interior corner of said 2.203 acre tract, the northwest corner of said 4.980 acre tract and an interior corner of the herein described 0.664 of an acre tract;

THENCE along an east line of the aforementioned 2.203 acre tract and the west line of the aforementioned 4.980 acre tract, S03°46'24"W a distance of 500.00 feet (Record – S08°00'00"W 500.00') to a to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the north line of the aforementioned 1.055 acre tract for a southeast corner of said 2.203 acre tract, the southwest corner of said 4.980 acre tract and an interior corner of the herein described 0.664 of an acre tract;

THENCE along the north line of the aforementioned 1.055 acre tract and the south line of the aforementioned 4.980 acre tract, S86°13'36"E a distance of 13.72 feet (Record – S82°34'00"E) to a point for a northeast corner of the herein described 0.664 of an acre tract;

THENCE leaving the north line of the aforementioned 1.055 acre tract and the south line of the aforementioned 4.980 acre tract, S03°51'37"W a distance of 18.61 feet to a point for an interior corner of the herein described 0.664 of an acre tract;

THENCE S88°35'10"E a distance of 347.36 feet to an angle point and S88°42'35"E a distance of 135.37 feet to a point in an east line of the aforementioned 2.203 acre tract and the west line of the aforementioned "Lot 10" for a northeast corner of the herein described 0.664 of an acre tract;

THENCE along an east line of the aforementioned 2.203 acre tract and the west line of the aforementioned "Lot 10", S03°46'24"W a distance of 1.56 feet (Record – S08°00'00"W) to a chainlink fence corner post found in the north line of the aforementioned 1.055 acre tract for the most easterly southeast corner of said 2.203 acre tract, the southwest corner of said "Lot 10" and an interior corner of the herein described 0.664 of an acre tract;

**SAN ANTONIO WATER SYSTEMS
BEXAR COUNTY, TEXAS
0.664 OF AN ACRE ELECTRIC EASEMENT**

THENCE along the north line of the aforementioned 1.055 acre tract and the south line of the aforementioned "Lot 10", S86°47'36"E a distance of 215.94 feet (Record – S82°34'00"E) to the **PLACE OF BEGINNING** and containing 0.664 of an acre of land.

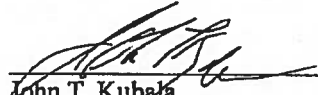
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.

**THE STATE OF TEXAS
KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR**

I, John T. Kubala, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in December 2016 and January 2017.

Date 23RD day of JANUARY 2017 A.D.





John T. Kubala
Registered Professional Land Surveyor
No. 4505 - State of Texas

- O - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- OB - PLACE OF BEGINNING
- R - PROPERTY LINES
- W. - RIGHT-OF-WAY
- C. - DEED RECORDS OF BEXAR COUNTY
- C. - OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY
- W) - RECORD CALL TAKEN FROM VOLUME 6921, PAGE 523, O.P.R.R.B.C.

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY ONLY
NO VISIBLE EASEMENTS OR EASEMENTS OF RECORD
ARE DEPICTED HEREON.



0.664 OF AN ACRE
ELECTRIC EASEMENT
DOMINGO LOSOYA SURVEY 2,
ABSTRACT 7
COUNTY BLOCK 4011
BEXAR COUNTY, TEXAS



DRAWING NAME:
116292_0_664_AC.dwg