



*Handwritten signature/initials.*

**CITY OF SAN ANTONIO  
TRANSPORTATION & CAPITAL IMPROVEMENTS**

P. O. BOX 839888  
SAN ANTONIO TEXAS 78283-3988

March 5, 2018

Bartlett Bexar LLC  
C/o: PSW Real Estate  
Jarred Corbell, PE  
2003 South 1<sup>st</sup> Street  
Austin, TX 78704

S.P. No. 2061 – A. Request to close, vacate and abandon an improved portion of Brackenridge Avenue Public Right of Way located between Tendick Street and Fort Sam Houston B. Request to close, vacate and abandon an unimproved 12-foot wide alley Public Right of Way located between Tendick Street and Fort Sam Houston

Dear Mr. Corbell:

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 these requests subject to the following conditions:

**CPS ENERGY:** No objections as long as overhead easements are obtained along existing City Public Service Energy facilities. If the closure of Brackenridge Avenue is approved, CPS Energy will provide metes and bounds description to reserve a gas easement for the existing gas lines. A 14-foot gas and electric easements must be provided for gas main within Brackenridge Avenue. Petitioner must call 811 Dig Tess.

**DEVELOPMENT SERVICES DEPARTMENT:** Provided proper permits are obtained. (See applicable UDC Sections: 35-506, 35-515, 35-523, 35-477 and 35-B123

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/IB531.pdf>.

**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:** The property must be assembled with petitioner's properties and platted in accordance with City Code.

**Joint Base San Antonio, DOD:** You are cleared to proceed as long as the landscape is returned to its original state when construction is completed.

**DEPARTMENT OF TRANSPORTATION & CAPITAL IMPROVEMENTS (TCD):** Environmental Services: 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. Right of Way: Contact and confirm with all utilities that there are no conflicts.

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 total fee established for these public rights of way closures is \$240,759.00, which includes the assessed value of \$240,587.00 plus \$72.00 for the posting of one (1) sign notifying the public of the proposed street closure and \$100.00 for the recording fees. The 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 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.

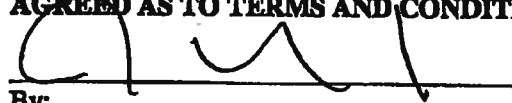
- If you concur with the above mentioned conditions, please countersign this letter in the space provided below and return it to the undersigned. Upon receipt of this executed Letter of Agreement, a check payable to the City of San Antonio in the amount of \$240,759.00, Form 1295 and a Discretionary Contracts Disclosure Form (to be completed on the <http://www.sanantonio.gov/utty/ethics/forms.asp> website link then printed and signed), we will continue processing your request.

Sincerely,



Steve Hodges  
Real Estate Manager

**AGREED AS TO TERMS AND CONDITIONS:**

  
\_\_\_\_\_

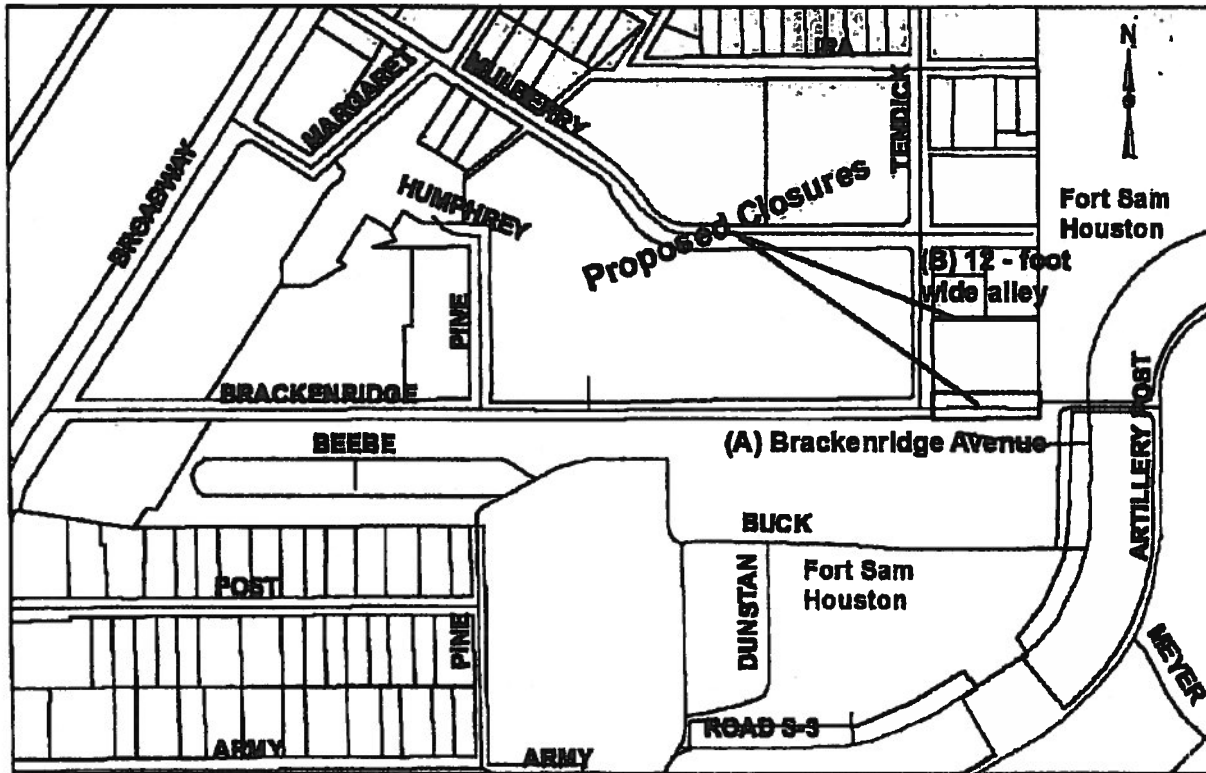
By:

Proj. Manager  
\_\_\_\_\_

Title:

3/15/18  
\_\_\_\_\_

Date:



Map of Proposed Closures



Aerial Map of Proposed Closures

## Exhibit "A"

Date: November 28, 2017  
MLS Co. Job No. 54382-05

STATE OF TEXAS  
COUNTY OF BEXAR

**14 FOOT WIDE GAS LINE EASEMENT  
0.080 ACRES**

DESCRIPTION of a fourteen (14) foot wide gas line easement being 0.080 acres out of the portion of Brackenridge Avenue (an 80 foot wide public right-of-way) south of Lots 31-40, Block 8, New City Block 1070 as shown by plat of OAKLAND TERRACE dated September 1890, recorded in Volume 72, Pages 506-509, Bexar County, Texas Deed Records, in all said 0.080 acre easement being more particularly described as follows:

COMMENCING at a ½ inch iron rod found at the northeast intersection corner of the east right-of-way line of Tendick Street (a 57.8 foot wide public right-of-way) and the north right-of-way line of said Brackenridge Avenue at the southwest corner of said Lot 40, Block 8,

THENCE across said Brackenridge Avenue along the extension of the east right-of-way line of said Tendick Street, South 00° 08' 08" East (bearing basis as shown by plat recorded in Volume 9652, Page 52, said Deed and Plat Records), 15.00 feet to a point for the northwest corner and POINT OF BEGINNING of this easement,

THENCE, continuing across said Brackenridge Avenue and along a line 15 feet south of and parallel to south line of said Lots 31-40, Block 8, North 89° 51' 52" East, 249.16 feet to point on the west line of TRACT A as shown by plat of the RETRACEMENT SURVEY OF THE FORT SAM HOUSTON, TEXAS MILITARY RESERVATION recorded in Volume 9541, pages 104-155, Deed and Plat Records of Bexar County, Texas (reference sheet 3 therein for said west line) for the northeast corner of this easement, same being South 00° 13' 20" East, 15.00 feet from the US ARMY monument found at the southeast corner of said Lot 31, Block 8,

THENCE, along the west line of said TRACT A, South 00° 13' 20" East, 14.00 feet to a point for the southeast corner of this easement,

THENCE, across said Brackenridge Avenue and along a line 14 feet south of and parallel to the north line of this easement, South 89° 51' 52" West, 249.18 feet to point on the extension of the east right-of-way line of said Tendick Street for the southwest corner of this easement,

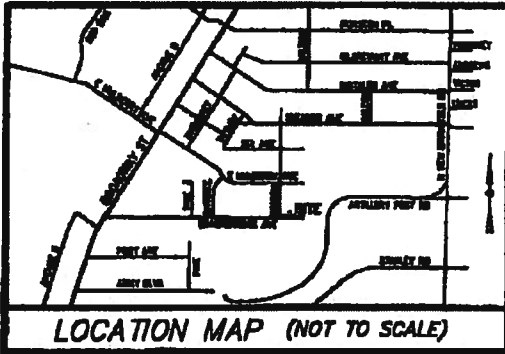
THENCE, along said extension line and continuing across said Brackenridge Avenue, North 00° 08' 08" West, 14.00 feet to the POINT OF BEGINNING.

ENCOMPASSING in all 3,488 Square Feet or 0.080 Acres of land, more or less. An exhibit showing herein described easement is found on sheet 2 of 2. The gas line as marked by the utility is more or less centered in the easement.



MAVERICK LAND SURVEYING COMPANY

*Jacob W. Oder*  
Jacob W. Oder, R.P.L.S. Texas No. 5846



SCALE: 1"=40'



NOTE:  
THE GAS LINE AS MARKED BY THE  
UTILITY IS MORE OR LESS CENTERED  
IN THE EASEMENT.

11-28-17  
MLS JOB No. 54382-05

EXHIBIT OF:  
**A 14 FOOT GAS  
LINE EASEMENT  
ACROSS  
BRACKENRIDGE AVE.**  
SAN ANTONIO,  
BEXAR COUNTY, TEXAS

**Maverick  
Land Surveying Co.**

1856 Lockhill-Selma, Suite 105  
San Antonio, Texas 78213  
PH. 210-342-9455  
FAX 210-342-9524  
TXLIS FIRM No. 10132700

TRACT A  
FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 982, PG. 39-84, DPR) (VOL. 9541, PG. 104-155, DPR)

ARTILLERY POST API  
(VOL. 11249, PG. 197, RPR)

S 00°13'39" E  
14.00'

FND. US ARMY  
MON.(B-102)  
31

32

33

34

35

36

37

38

39

40

FND. 1/2" R. 15.00'

COMMENCING POINT  
POINT OF BEGINNING  
(SEE DESCRIPTION ON SHEET 1 OF 2)

**TENDICK ST.**  
(57.8' RIGHT OF WAY)  
(VOL. 72, PG. 508-509, DR)  
(VOL. 4305, PG. 227-228, DPR)

N 89°51'52" E ~ 249.16'  
S 89°51'52" W ~ 249.18'

14 FOOT GAS LINE EASEMENT (3,488 SQUARE FEET)

**BRACKENRIDGE AVE.**  
(80' RIGHT OF WAY)  
(VOL. 72, PG. 508-509, DR)

TRACT A  
FORT SAM HOUSTON, TEXAS MILITARY RESERVATION  
(VOL. 982, PG. 39-84, DPR) (VOL. 9541, PG. 104-155, DPR)

14.00'  
N 00°08'08" W

DR = DEED RECORDS, BEXAR COUNTY, TEXAS  
DPR = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS  
RPR = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

SHT 2 OF 2