



CITY OF SAN ANTONIO

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

September 20, 2018

QuikTrip Corporation
222 North Loop 1604 E, Suite 150
San Antonio, Texas 78232
Attn: J.D. Dudley

[Via Email: jdudley@quiktrip.com]

Re: S.P. 2096 Request to close, vacate and abandon a 0.4742 portion of Chavaneaux ROW

Dear Mr. Dudley,

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: Project Delivery – I have no objections as long as TCI Traffic and TXDoT have approved the proposed plan for this site and the associated closure. [Traffic and TXDoT reviewed.] **ROW** – Contact and confirm with all utilities that there are no conflicts. **Storm Water** – The petitioner must comply with all local (city and/or county), state and federal regulations prior to the start of any construction and/or improvements to the subject property. **TCI Traffic** – The proposed development will have to conduct a Traffic Impact Analysis (TIA) per the Unified Development Code. The closure is conditionally approved subject to the TIA results showing no negative impact due to the closure/realignment. **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.

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>. Provided proper permits are obtained. (See applicable UDC Sections: 35-506, 35-515, 35-523, 35-477 and 35-B123). All tree preservation, landscape and buffer requirements shall apply.

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 \$23,433.00 based on surrounding land value, Bexar County Appraisal District.

[Closure: (20,656 square feet X \$1.78) less Dedication via plat: (7492.32 square feet X \$1.78) = Fee for this closure: \$23,433.00 (13,164 square feet X \$1.78)]

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:

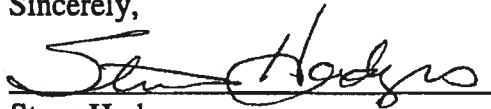
The **Contracts Disclosure Form** can be found at:

<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 'SP2096, Chavaneaux 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 Matthew D. Miller

Title Director of Real Estate

Matthew D. Miller
Print Name

9/25/18
Date