

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

ORDINANCE

**AUTHORIZING THE CLOSURE, VACATION, AND ABANDONMENT
OF THE UNIMPROVED PORTION OF ARCHER STREET PUBLIC
RIGHT-OF-WAY LOCATED IN NEW CITY BLOCK 3028 AS
REQUESTED BY HG PROPERTY MANAGEMENT L.P. AND
MODERN BUILDERS INC. FOR A FEE OF \$108,600.00 IN CITY
COUNCIL DISTRICT 1.**

* * * * *

WHEREAS, Petitioners HG Property Management L.P., a Texas limited partnership and Modern Builders Inc. (collectively, the “Petitioners”) is requesting the City of San Antonio to close, vacate and abandon the unimproved Archer Street Public Right-of-Way located within the in New City Blocks 3028 between Grayson Street and Josephine Street in City Council District 1 as shown on **Exhibit “A”** consisting of 0.103 acre or 4,478 square feet (“Subject ROW”); and

WHEREAS, Petitioners are the only abutting property owners to the Subject ROW; and

WHEREAS, if approved, Petitioners will replat the proposed closure with their adjacent properties and redevelop the property as a potential office tower or mixed use property with a local development group; and

WHEREAS, the closure of the Subject ROW would facilitate the layout and redevelopment of the area; and

WHEREAS, the Tobin Hill Community Association was canvassed and has approved the request with no conditions; and

WHEREAS, there was no opposition to the closures by City departments or utilities during the canvassing process and the City of San Antonio's Planning Commission recommended approval of this request at its regular meeting on March 11, 2020; and; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby authorizes, for a Final Closure Fee of \$108,600.00 the closure, vacation, and abandonment of its right of way interests as to 0.103 acre consisting of the unimproved Archer Street Public Right-of-Way located within the in New City Blocks 3028 between Grayson Street and Josephine Street as shown in **Exhibit “A”** and more accurately described in **Exhibit “B”**.

SECTION 2. All exhibits are incorporated into this Ordinance for all purposes as if they were fully set forth. **Exhibit “B”** controls over any discrepancy between it and **Exhibit “A”**.

VS
4/2/2020
Item No. ____

SECTION 3. Funds generated by this ordinance will be deposited in Fund 11001000, Internal Order 223000000253 and General Ledger Account 4903101.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this ____ day of _____, 2020.

M A Y O R
Ron Nirenberg

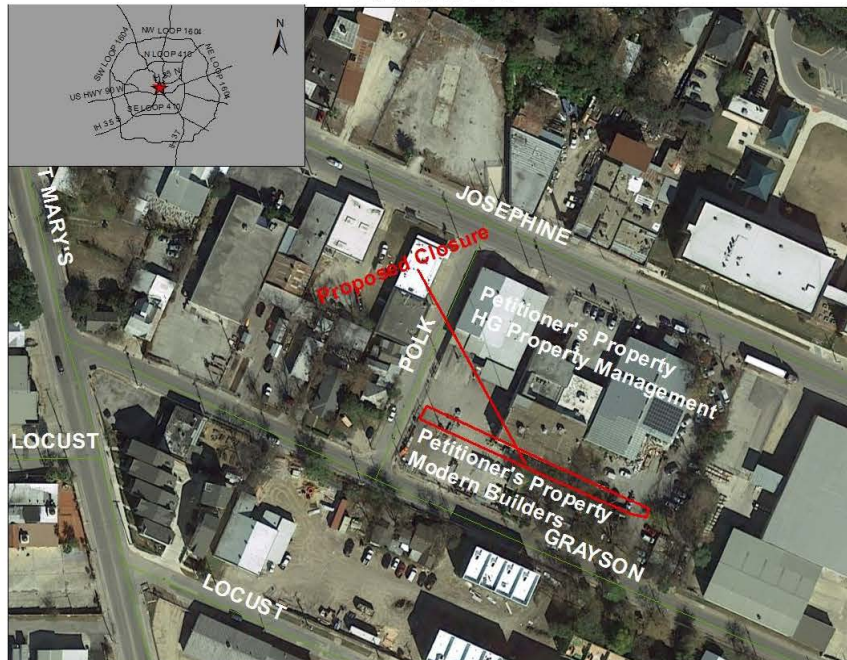
ATTEST:

APPROVED AS TO FORM:

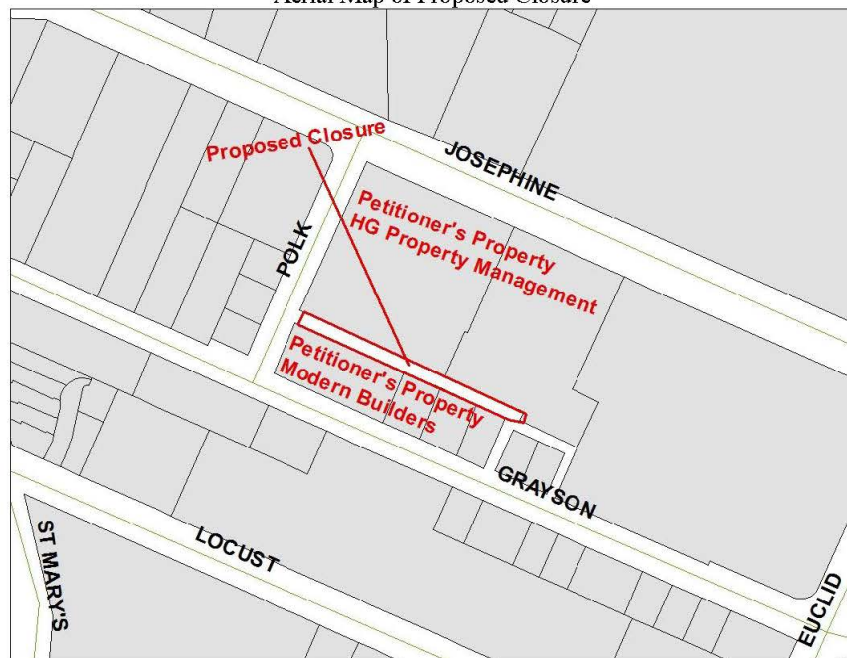
Tina Flores, Acting City Clerk

Andrew Segovia, City Attorney

EXHIBIT A



Aerial Map of Proposed Closure



Map of Proposed Closure

EXHIBIT B

Maverick
Land Surveying Co.

1856 Lockhill-Selma, Suite 105, San Antonio, Texas 78213
Phone: (210) 342-9455 Fax: (210) 342-9524

September 19, 2019

Job No. 57178-0002

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STATE OF TEXAS
COUNTY OF BEXAR

0.103 ACRE TRACT
ARCHER STREET RIGHT-OF-WAY

FIELD NOTE DESCRIPTION of a 0.103 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being a portion of Archer Street right-of-way according to the plat of the B.F. DITTMAR RESUBDIVISION OF LOTS 13 TO 18, BLOCK 1 GERTWOOD AND POLK STs, - C.B. 3028 as recorded in Volume 368, Page 76, of the Deed and Plat Records of Bexar County, Texas, in all said 0.103 acre tract of land being more particularly described as follows:

BEGINNING at a mag nail found with MLS Co stamped washer at the intersection of the east right-of-way line of Polk Street (a 40 foot wide right-of-way as according the plat of the ALFRED HAUBOLD SUBDIVISION as recorded in Volume 105, Page 74, said Deed and Plat Records) and north right-of-line said Archer Street, also being at the southwest corner of Lot F according said B.F. DITTMAR RESUBDIVISION for the northwest corner and POINT OF BEGINNING of this this tract,

THENCE, with the north line of said Archer Street and along the south lines of Lots A, B, remainder of C, E and F according said B.F. DITTMAR RESUBIVISION and south line of Lot 30, Block 1, New City Block 3028, according to the plat of GRUEN & MUELLER EQUIPMENT Co. SUBDIVISION as recorded in Volume 9502, Page 184, said Deed and Plat Records, South 66° 06' 37" East, 300.23 feet (record distance is 300 feet) to a cotton spindle set on the west line of Lot M according to the RE-SUBDIVISION of A-16 CITY BLOCK 3028 as recorded in Volume 368, Page 280, said Deed and Plat Records, at the southeast corner of said Lot A and the northeast corner of this tract,

THENCE along the east line of said Archer Street and with the west line of said RE-SUBDIVISION of A-16, being the west line of Lot M, South 23° 53' 23" West, 10.00 feet to a cotton spindle set at the southwest corner of said Lot M for the eastern southeast corner of this tract,

THENCE, across said Archer Street, South 87° 19' 29" West, 11.18 feet to a ½ inch iron rod set at the northeast corner of Lot G, Block 1, New City Block 3028 according said B.F. DITTMAR RESUBDIVISION for the southern southeast corner of this tract,

THENCE along the south line of said Archer Street and the north lines of Lot G, H, I, J, K and L according to said B.F. DITTMAR RESUBDIVISION, North 66° 06' 37" West, 290.23 feet (record distance is 290 feet) to a mag nail found with MLS Co stamped washer at the intersection of the

EXHIBIT B

0.103 ACRE TRACT
ARCHER STREET RIGHT-OF-WAY
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east right-of-way line of said Polk Street and south right-of-way line of said Archer Street, also being at the northwest corner of said Lot L and the southwest of this tract,

THENCE along said east right-of-way line, North 23° 53' 23" East, 15.00 feet (record distance is 15 feet) to the POINT OF BEGINNING.

CONTAINING in all 4,478 square feet or 0.103 acres of land, more or less. An on the ground survey of herein described tract was completed September 18, 2019 by Team Members of Maverick Land Surveying Company under my supervision. Bearings based on NAD83(2011) Texas South Central Zone 4204 State Plane Coordinate System from GPS observation made December 2018 reference to the east line of Polk Street. A boundary survey drawing of subject tract also prepared.



MAVERICK LAND SURVEYING CO.

J. W. Oder
Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700

