



578
20

CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

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

February 18, 2020

Meals on Wheels San Antonio
C/o Pape-Dawson Engineers Inc.
Attn: Lee Magnum, Sr. Project Manager
2000 NW Loop 410
San Antonio, TX 78213

Re: S.P. No. 2199 – Request to close, vacate and abandon an improved portion of Danbury Street Public Right-of-Way adjacent to New City Block 12104

Dear Mr. Magnum:

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 the request subject to the following conditions:

DEVELOPMENT SERVICES: 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/dsddocumentscentral/upload/IB531.pdf>.

FIRE DEPARTMENT: 1. An adequate number of fire hydrants must be provided for the structure. 2. The hydrants must have a flow capacity commensurate to the size of the structure. 3. Vehicle lanes must be wide enough to allow for the turning radius of the fire apparatus. 4. Access gates must be operable by fire personnel.

CPS ENERGY: There must be a 14-foot clearance from the pole on the south end of the closure.

SAN ANTONIO WATER SYSTEM: San Antonio Water System (SAWS) has existing facilities within the Public Right of Way under or near where Petitioner is requesting to close, vacate, and abandon an improved portion of Danbury Street Public Right of Way between Nacogdoches Road and Petitioner's property; therefore, Petitioner will allow SAWS perpetual access to its facilities at all times for the purpose of inspecting, maintaining, constructing, reconstructing, replacing, and removing of said facilities, and should SAWS damage or destroy Petitioner's property during its operations, SAWS shall have no obligation to restore or replace any of Petitioner's property. See attached GeoCortex map and plat (see attached pdf named SAWS Map).

DEPARTMENT OF TRANSPORTATION & CAPITAL IMPROVEMENTS (TCI): Storm Water Engineering: 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. This includes maintaining a property sized outfall for the drainage system on Danbury Drive and an associated easement. Right of Way: Contact and confirm with all utilities that there are no conflicts. Environmental Services: It is the Petitioner's responsibility to conduct their own due diligence 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. Transportation Plan Review: The proposed hammerhead must be located within public right-of-way to be dedicated to the City of San Antonio or within an easement granted to the City for vehicular access. At no time can access to the hammerhead be denied to the public by any physical barrier, e.g., fence, or gate. Real Estate: Dedicate 0.030 of an acre, or 1,304 square feet more or less, easement located on Lot 15, New City Block 12104 of the City of San Antonio, Bexar County to the City of San Antonio as shown on the attached land survey. The dedication is for public right-of-way for a hammerhead to be constructed by Meals of Wheels San Antonio when the property is re-platted.

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 this public right of way closure is \$94,672.00, which includes the assessed value of \$94,500.00 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 petitioners 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 \$94,672.00, a Contracts Disclosure Form (to be completed on the <http://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf> website link then printed and signed) and Form 1295 (located at <http://www.ethics.state.tx.us/dfs/1295Certificates.html> and emailed to ethics@sanantonio.gov), we will continue processing your request.

Sincerely,



Steve Hodges
Real Estate Manager

AGREED AS TO TERMS AND CONDITIONS:

 VINZEN FARIS
By: Meals on Wheels San Antonio

CHIEF EXECUTIVE OFFICER
Title:

MAY 6, 2020
Date:



SP 2198
Meals on Wheels-District 10

EZLink Map Portal

2728 Danbury Street
NCB 12104



0.1 0 0.04 0.1 Miles Notes

1: 2,500 SAWS GIS: A wealth of information at your fingertips.

- Open Locals SR
- Large Dam WTR Main
- SAWS Facility
- DGP Main
- SMR Main
- RCT Main
- Water Pump
- Water Hydrant
- Water Valve
- At Release Valve
- Blow Off Valve
- Regulate Valve
- Check Valve
- Isolation Valve
- Fire Hydrant Valve
- Fire Line Valve
- Isolation Valve
- Pressure Reducing Valve
- Service Line Valve
- Service To valve
- Water Wells
- Water Filtrig
- Water Meters
- Drain Line Main
- Fire Hydrant Branch
- Water Distribution Main
- Water Transmission
- Water Lateral
- Storage Tank
- Chil Water Filtrigs
- Chil Water Valves
- Chil Water Meters
- Water Proposed Pumps
- Water Proposed Hydrants

This utility map is for reference only. The information may not represent what actually has been constructed. SAWS. Explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be taken as necessary. SAWS. prohibits the reproduction or use of this document. This map may not be used, published in any form or media, or transmitted in any other manner without permission of the San Antonio Water System.



**METES AND BOUNDS DESCRIPTION
FOR
A VARIABLE-WIDTH
RIGHT-OF-WAY DEDICATION**

A 0.030 of an acre, or 1,304 square feet more or less, easement located on Lot 15, New City Block 12104 of the City of San Antonio, Bexar County, Texas, Oak Forrest Estates, Unit-4, recorded in Volume 5502, Page 45 of the Deed and Plat Records of Bexar County, Texas, described in deed to Meals on Wheels San Antonio in Document Number 20190053171 of the Official Public Records of Bexar County, Texas. Said 0.030 of an acre easement being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with cap marked "5005", being on the southwest right-of-way line of Danbury Drive, a 60-foot public right-of-way recorded in Volume 4960, Page 231 of said Deed and Plat Records, the east corner of Lot 11, said New City Block 12104, recorded in Volume 5140, Page 161 of the Deed and Plat Records of Bexar County, Texas, the north corner of said Lot 15;

THENCE: Along said southwest right-of-way line of Danbury Drive, the northeast line of said Lot 15, the following bearings and distances:

Southeasterly, along a curve to the right, said curve having a radius of 359.00 feet, a central angle of $05^{\circ}49'20''$, a chord bearing and distance of $S\ 52^{\circ}40'14''\ E$, 36.47 feet, for an arc length of 36.48 feet to a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson";

$S\ 49^{\circ}50'45''\ E$, a distance of 20.00 feet to a found $\frac{1}{2}$ " iron rod;

Southeasterly, along a curve to the right, said curve having a radius of 370.00 feet, a central angle of $06^{\circ}13'43''$, a chord bearing and distance of $S\ 47^{\circ}02'09''\ E$, 40.20 feet, for an arc length of 40.22 feet to a point;

THENCE: Departing said southwest right-of-way line of Danbury Drive, over and across said Lot 15, the following bearings and distances:

$S\ 46^{\circ}04'43''\ W$, a distance of 2.88 feet to a point;

$N\ 45^{\circ}49'14''\ W$, a distance of 24.47 feet to a point;

Page 1 of 2

0.030 Acres
Job No. 11924-00
Page 2 of 2

S 76°36'39" W, a distance of 21.96 feet to a point;

N 50°05'47" W, a distance of 45.00 feet to a point;

N 04°21'45" E, a distance of 23.64 feet to the POINT OF BEGINNING and containing 0.030 of an acre in the City of San Antonio, Bexar County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11924-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 8, 2019
JOB NO. 11924-00
DOC. ID. N:\CIVIL\11924-00\Word\11924-00_RS_DED_0.030-AC.docx



Paul T. Ross
08 AUG., 19

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	359.00'	5'49"20"	S52°40'14"E	36.47'	36.48'
C2	370.00'	6'13"43"	S47°02'09"E	40.20'	40.22'



LOT 9
NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 4860, PAGE 231 DPR

SCALE: 1"= 50'

LOT 10, NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 5140, PAGE 158 DPR

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190053171

**A VARIABLE-WIDTH
RIGHT-OF-WAY DEDICATION
0.030 OF AN ACRE
(1,304 SQUARE FEET MORE OR LESS)**

P.O.B.

N04°21'45"E 23.64'

LOT 11
MCB 1204
OAK FOREST ESTATES UNIT-4
VOLUME 5140, PAGE 761 DEP

(PD)

S49°50'45"E 20.00'

876°36'39"W 21.96

N45°49'14"W 24.47'

-S46°04'43"W 2.88'

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190063171

LOT 12,
NCB 12104
VOL. 5300, PG. 80 DPR

SYMBOL LEGEND

FOUND 1/2" IRON ROD

DEED/PLAT REFERENCE

B.S.L. BUILDING SETBACK LINE
DPR DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS.
OPR OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS.
(GD) GONZALEZ DELAGARZA & ASSOCIATES CAP
(PD) PAPE-DAWSON ENGINEERS CAP

LOT 15, NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 5502, PAGE 45 DPR

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190053171



08 AUG. 19

EXHIBIT OF

A 0.030 OF AN ACRE, OR 1,304 SQUARE FEET MORE OR LESS, EASEMENT LOCATED ON LOT 15, NEW CITY BLOCK 12104 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OAK FOREST ESTATES, UNIT-4, RECORDED IN VOLUME 6502, PAGE 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN DEED TO MEALS ON WHEELS SAN ANTONIO IN DOCUMENT NUMBER 20190058171 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



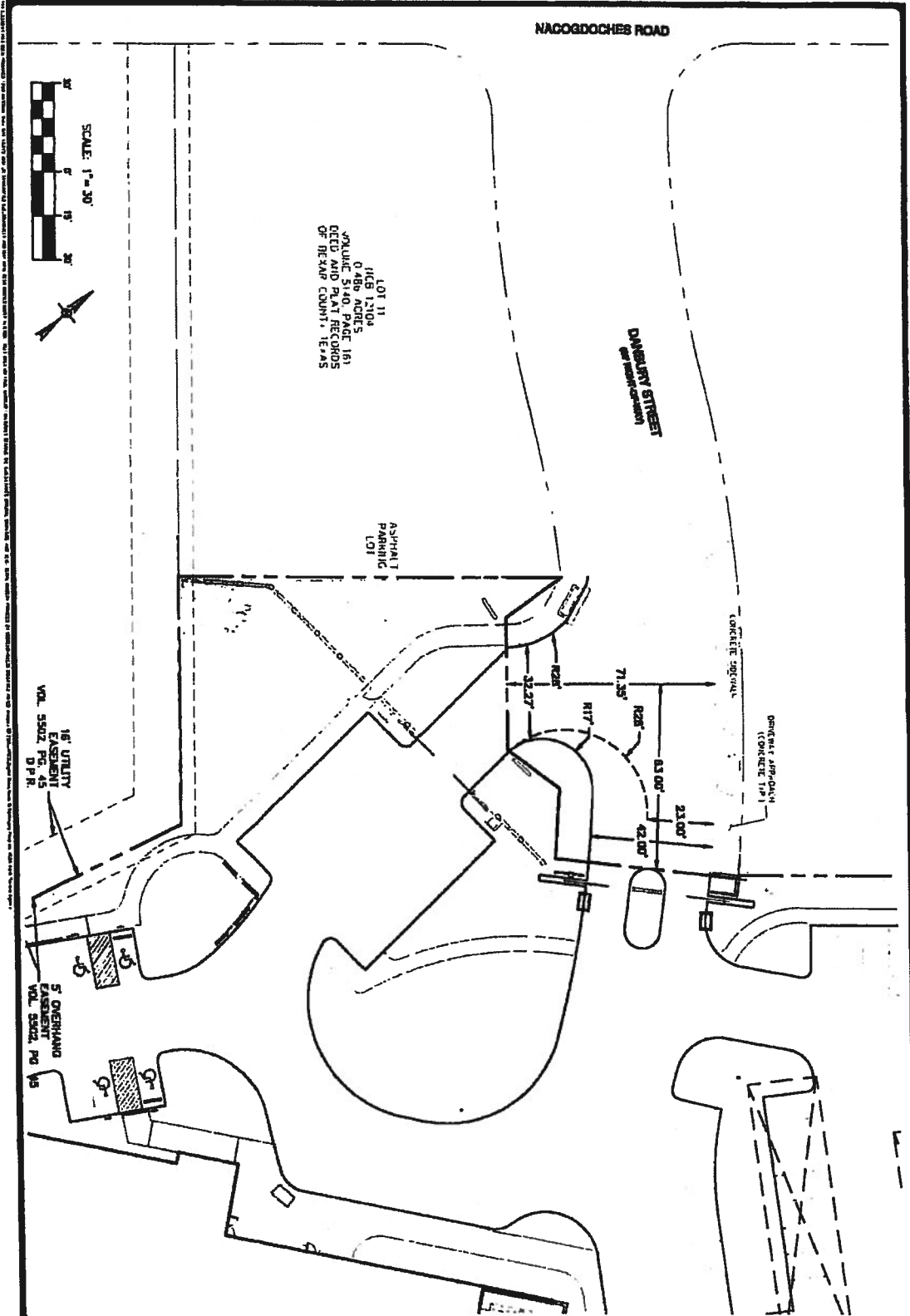
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2800 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.978.8000
TRIPLE FIRM REGISTRATION 0479 | TRIPLE FIRM REGISTRATION #10090000

AUGUST 08, 2019

SHEET 1 OF 1
JOB No.:11833-00/11924-00

REFERENCE: 1993-00



MEALS ON WHEELS
 SAN ANTONIO, TEXAS
 HAMMERHEAD EXHIBIT

PAPE-DAWSON ENGINEERS
 10000 DAWSON ROAD, SUITE 100, SAN ANTONIO, TEXAS 78217
 (512) 381-1111

DATE: 11-18-1988
 BY: JLD/ML
 CHECKED: JLD
 DRAWN: ML
 SHEET: 1 of 1