

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE MEMORANDUM

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**TO:** Mayor and City Council

**FROM:** Rebecca Waldman, Director, Department of Asset Management

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Erik J. Walsh, Assistant to the City Manager; Oscar Serrano, Real Estate Manager; File

**SUBJECT:** S.P. No. 1097—Request for the City of San Antonio to declare as surplus to its needs a 0.072-acre tract of land owned and controlled by the State of Texas through its Texas Transportation Commission

**DATE:** August 7, 2003

PETITIONER: State of Texas, through its  
Texas Transportation Commission  
c/o Juan A. Zaragosa, SR/WA  
P.O. Box 29928  
San Antonio, Texas 78284-3601

**SUMMARY AND RECOMMENDATIONS:**

This Ordinance will declare a State of Texas 0.072-acre tract of land at Loop 410 and Culebra Road surplus to the City's needs.

Staff recommends approval of this Ordinance.

**BACKGROUND:**

The State of Texas, through its Texas Transportation Commission (TxDOT) currently owns a 0.072-acre (3,140 square feet) tract of land located at the northwest corner of N.W. Loop 410 and Culebra Road, adjacent to Lot 4, Block 1, New City Block 16930, in the location as shown on attached Exhibits "A" and "B". This property was purchased by the Applicant in 1957 and is no longer needed by the public for highway purposes. TxDOT is requesting that the City of San Antonio declare this parcel of land surplus to the City's needs so that it may sell it to a private party. As a general courtesy, prior to the declaration and disposition of any TxDOT surplus property, the Texas Department of Transportation allows the City of San Antonio the right of first refusal over any properties which it may propose to dispose to the general public.

**POLICY ANALYSIS:**

This action is consistent with the City's policy in declaring properties surplus to its needs.

**FISCAL IMPACT:**

Once TxDOT sells the property to a private party, the property will be added to the City's tax roll.

**COORDINATION:**


In compliance with City procedures, petitioner's request has been canvassed through all interested City departments, utilities and applicable agencies. The City of San Antonio agrees to the sale of this property by TxDOT, subject to specific conditions. A Letter of Agreement executed on May 28, 2003 by the proper officer of the Texas Department of Transportation by which they agree to all conditions imposed by City Staff is attached for review.

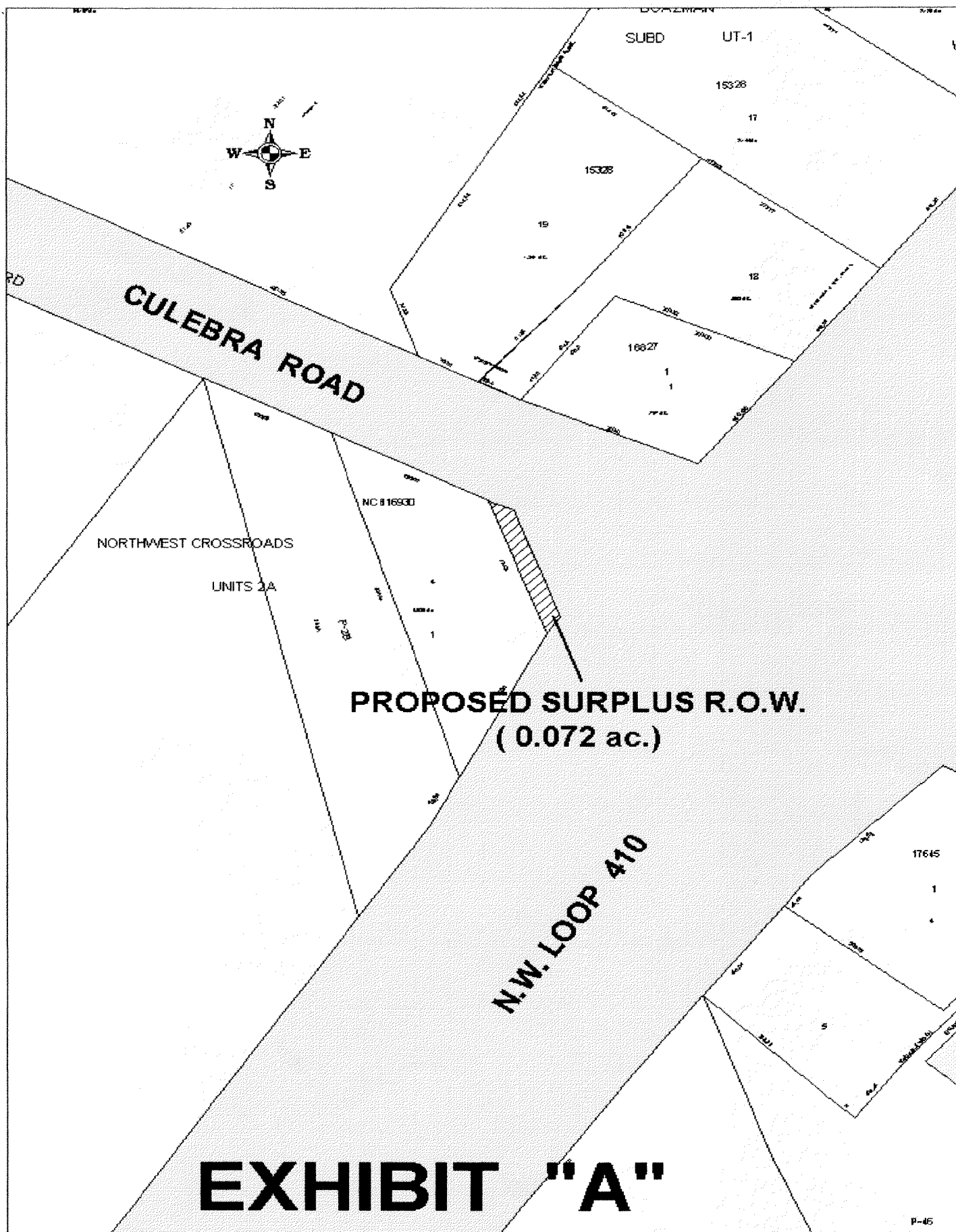
**SUPPLEMENTARY COMMENTS:**

The City of San Antonio's Planning Commission considered this request at its regular meeting of June 25, 2003 and recommended approval.

  
Rebecca Waldman, Director  
Department of Asset Management

Approved:

  
Erik J. Walsh  
Assistant to the City Manager

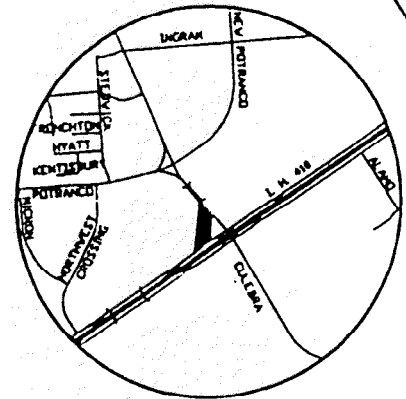


TRACT 1

OW  
TEXAS DEPARTMENT OF TRANSPORTATION  
TYP. OF CONV. QUIT CLAIM  
VOLUME PAGE  
STA. 96+75.58 TO STA. 97+11.84  
AREA ACQUIRED: 0.075 ACRES  
REMAINDER: 0.217 ACRES

VOLUME 4031 PAGE 535  
DEED RECORDS  
TOTAL ACREAGE: 0.075 ACRES

CULEBRA ROAD  
(FM 1957)  
R.O.W.



### VICINITY MAP

NOT TO SCALE

①

TOM SLICK  
DEED  
VOL. 4031, PAGE 535  
PARCEL "A" 0.768 ACRES  
PARCEL "B" 0.292 ACRES  
TOTAL 1.060 ACRES

CONTROL -2344 SECTION 1 JOB 1  
TEXAS HIGHWAY DEPARTMENT  
RIGHT OF WAY MAP  
F. M. 1957  
BEXAR COUNTY  
CULEBRA ROAD CONNECTION  
ACROSS LEON CREEK  
S-524 (2)  
APPROVED JULY 1, 1957

### LEGEND:

— PROPOSED R.O.W.  
— EXISTING R.O.W.

### CIVIL ENGINEERING CONSULTANTS

11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS (210) 641-9999

### SURVEY PLAT OF: TRACT 1

0.072 ACRES (3,140 SQ. FT.) OF LAND  
OUT OF 0.292 ACRES RECORDED IN  
VOL. 4031, PG. 535, DEED RECORDS,  
BEXAR COUNTY, TEXAS.

COUNTY:  
BEXAR

DATE OF SURVEY:  
JUNE 10, 1999

TAKING 0.072 ACRES (3,140 SQ. FT.)

SCALE: 1"=30'

LOT 4, BLOCK 1 NCB 16930  
NORTHWEST CROSSROADS  
UNIT 2A  
VOL. 9521 PG. 97

PROPERTY SKETCH

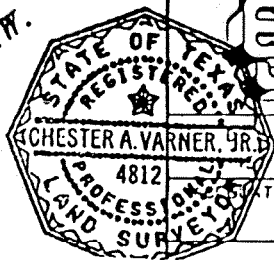
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE TIME OF  
THIS SURVEY AND THIS PROFESSIONAL SERVICE  
CONFORMS TO THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEY STANDARDS AND SPECI-  
FICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.  
SURVEYED THIS THE 10TH DAY OF JUNE, 1999.

*Chester A. Varner, Jr.* 12.16.99 8/9/99

CHESTER A. VARNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
# 4812  
TEXAS REGISTRATION NO.

JOB NO. F0195010

I.H. LOOP 410  
R.O.W. VARIES - 350' +



## EXHIBIT "B"



# CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT  
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966  
TEL. 210-207-4032 FAX 210-207-7888

May 14, 2003

Texas Department of Transportation  
Attn: Juan A. Zaragosa, SR/WA  
P.O. Box 29928  
San Antonio, Texas 78229-0928

SAN ANTONIO ROW SECTION

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JCB WMB KMC MDC RG

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MMS EWH KJK FLK TSM

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JWR MMS

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1/3 For Your Information

Handed Is This Acceptable?

Re: S. P. No. 1097—Request for the City of San Antonio to declare as surplus to our needs a 0.072 acre tract of land owned and controlled by the Texas Department of Transportation *PH's Review*

Dear Mr. Zaragosa:

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:

PLANNING DEPARTMENT: "The Planning Department has no objections to the request to declare as surplus a 0.072 Acre Tract of land located at the northwest corner of N.W. Loop 410 and Culebra Road. This property is adjacent to Lot 4, Block 1, NCB 16930, as shown on attached Exhibits "A" & "B". Any and all development on this property shall comply with the Unified Development Code (UDC) for the City of San Antonio". *OK*

DEVELOPMENT SERVICES DEPARTMENT: "The request to declare a 0.072 acre site (NCB 16930) surplus is recommended for approval provided it is sold to the adjacent property owner and the site is assembled with the adjacent property and platted". *OK*

SAN ANTONIO WATER SYSTEM: "Provided any existing water and/or sewer easements must remain accessible for operational and maintenance purposes at all times". *OK*

PUBLIC WORKS DEPARTEMENT: "The Storm Water utility has no drainage facilities in the property to be quitclaimed. However, when we visited the site we saw that there appeared to be utilities in the property. The property must retain easements in favor of the appropriate utility in order to be released for private ownership". -Storm Water Engineering Division *OK*

DEPARTMENT OF ASSET MANAGEMENT:

- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

- Petitioner asserts that all evidence of ownership of all property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. OK
- The petitioner acknowledges that this property will be accepted in its "as is" condition. OK
- Petitioner agrees to reserve a perpetual easement for all 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. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner. OK

This Letter of Agreement is being offered by the City of San Antonio to the Texas Department of Transportation in response to its inquiry as to the need of the above subject property at the local jurisdiction level.

If you concur with the above mentioned conditions please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement, we will continue processing your request and forward to Texas Department of Transportation an executed resolution/ordinance that will satisfy your requirement that this 0.072 acre tract of land is no longer needed for use by citizens as a road, or any other related roadway purposes.

Sincerely,

*Shawn P. Eddy*

Shawn P. Eddy  
Special Projects Manager

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: TEXAS DEPARTMENT OF TRANSPORTATION

*Juan A. Zaragosa*  
By:

*Juan A. Zaragosa*  
Print Name:

*District Right of Way Administrator*  
Title:

*May 28, 2003*  
Date: