

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE MEMORANDUM

TO: Mayor and City Council

FROM: Rebecca Waldman, Director, Department of Asset Management

THROUGH: Terry M. Brechtel, City Manager

COPIES: Christopher Brady, Assistant City Manager; Melissa Byrne Vossmer, Assistant City Manager; Erik J. Walsh, Assistant to the City Manager, Andrew Martin, City Attorney; Tom Wendorf, P.E., Director of Public Works, Oscar Serrano, Real Estate Manager; File

SUBJECT: S.P. No.1152—Request to convey a 3.079-acre tract of land to Bexar County for proposed realignment of Applewhite Road

DATE: March 25, 2004

PETITIONERS: Bexar County
c/o Mr. Gabriel Perez
Executive Director
Infrastructure Services Department

SUMMARY AND RECOMMENDATIONS:

This Ordinance will convey a 3.079-acre tract of land to Bexar County for road construction improvements to Applewhite Road, for a consideration of \$3,000.

Staff recommends approval of this Ordinance.

BACKGROUND:

In conjunction with the overall development of the Toyota general area, including its transportation infrastructure, the County of Bexar (County/Bexar County) is requesting that the City of San Antonio grant, sell and convey a 3.079 acre (134,123 square feet) tract of land for necessary road improvements upon a portion of Applewhite Road located between Watson and Neal Roads in the location as shown on attached Exhibits "A" and "B". Ordinance No. 98712 released the tract in question, among other properties, to the City of San Antonio from the control of the San Antonio Water System on January 15, 2004. As is noted on the exhibits, Applewhite Road currently runs in a true North/South direction,

except at the location where it crosses the Medina River. At this point, it deviates sharply in a East/West direction, creating a safety hazard for vehicular traffic. The property involved is approximately 60% within the 100-year floodplain. Presently, Applewhite Road is a two-lane road with no center lane. Bexar County proposes to realign (straighten) the road at this location by building a bridge across the Medina River, thus removing the unsafe condition. Additionally, Bexar County will turn Applewhite Road into a four-lane thoroughfare to include a center turning lane. Bexar Appraisal District comparable values in the area reflect a general value of \$1,000 per acre. Bexar County has agreed to pay \$3,000 for this 3-acre tract. Overall, Bexar County anticipates spending approximately \$25-30 million dollars on road and bridge improvements on Applewhite Road.

COORDINATION:

In compliance with City procedures, this project has been coordinated through the City Manager's Office, the City Attorney's Office, the Department of Public Works and Bexar County.

POLICY ANALYSIS:

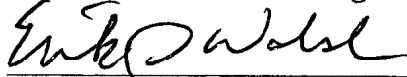
This action is consistent with the City's policy in making City-owned properties available for public purposes

FISCAL IMPACT:

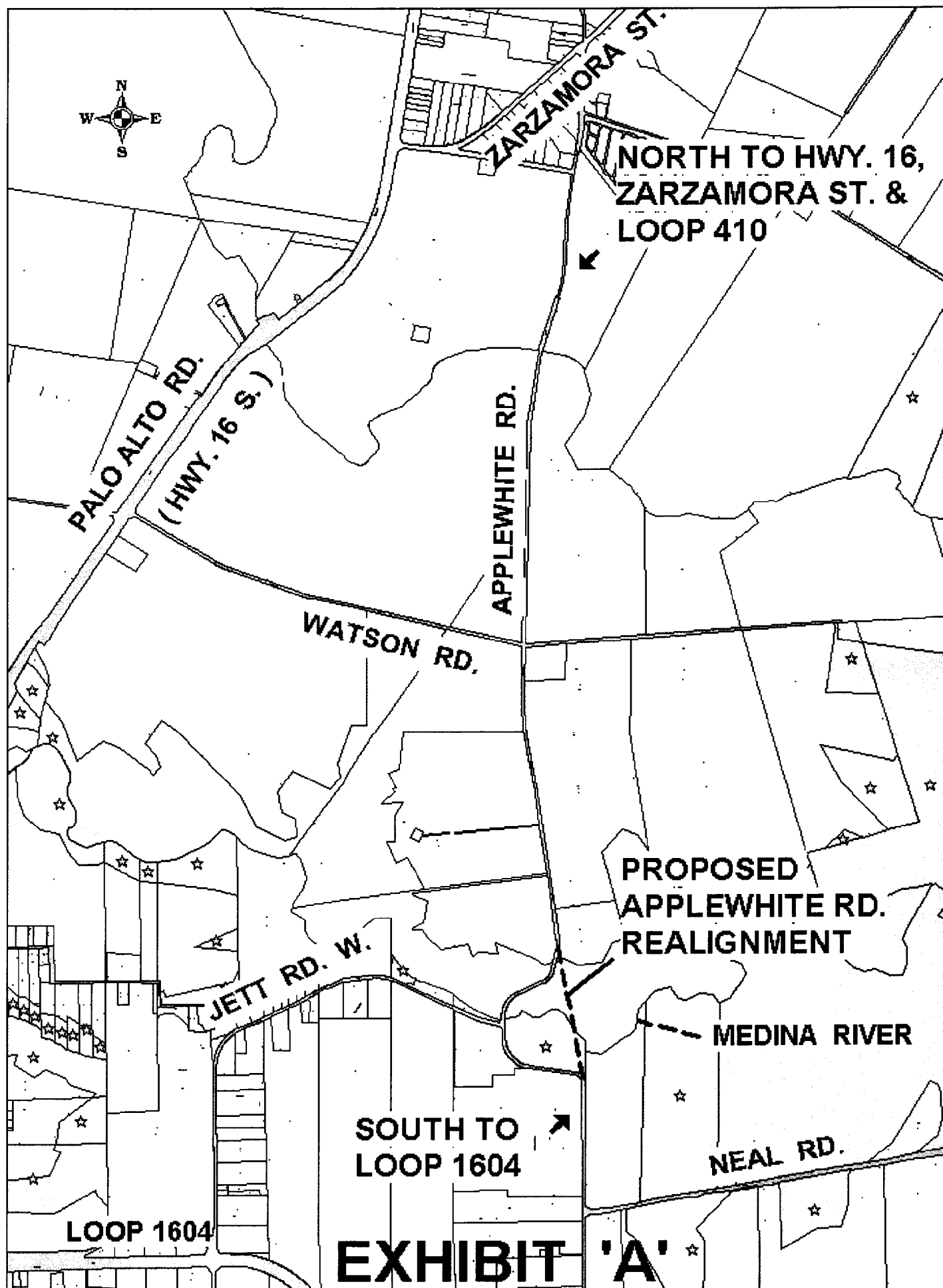
The City of San Antonio will generate \$3,000 in this transaction.



Rebecca Waldman, Director
Department of Asset Management



Erik J. Walsh
Assistant to the City Manager



NOTES:

1) THE BASIS OF MONUMENTATION FOR THIS EXHIBIT ARE THOSE SHOWN AS FOUND.

2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. FOR A SCALE FACTOR OF GRID TO SURFACE USE A SCALE FACTOR OF 1.00016.

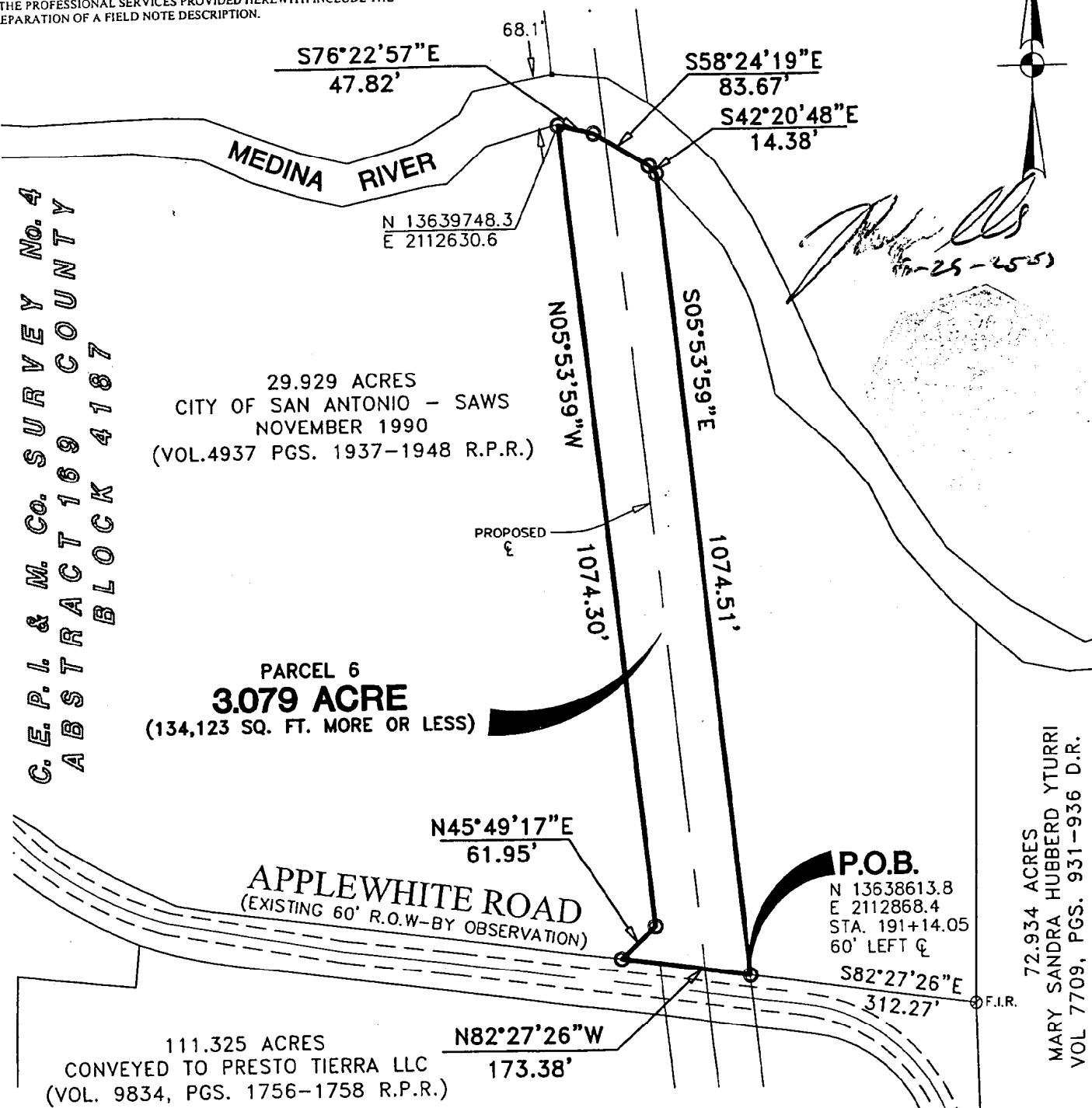
3) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.

FND. 1/2" IRON ROD ○ F.I.R.
FND. TxDOT MON. ⊗ F.D. MON.
FND. PIPE ○ PIPE
SET 1/2" IRON ROD ○

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

200 0 100 200
(IN FEET)
1 INCH = 200 FT.



PARCEL 6
A 3.079 ACRE, OR 134,123 SQUARE FOOT MORE OR LESS, TRACT OF LAND OUT OF A 29.929 ACRE TRACT, RECORDED IN VOLUME 4937, PAGES 1937-1948 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE C.E.P.I. & M. CO. SURVEY NO. 4, ABSTRACT 169, COUNTY BLOCK 4187, BEXAR COUNTY, TEXAS.

PAPE-DAWSON
CIVIL & ENVIRONMENTAL **ENGINEERS**

SAN ANTONIO TEXAS 78216

TEL: 210-375-9000
FAX: 210-375-9010

EXHIBIT 'B'

JOB No.: 5762-00