CITY OF ALAMO HEIGHTS
6116 BROADWAY
SAN ANTONIO, TEXAS 78209
210-822-3331
FAX 210-822-8197

# NOTICE OF PUBLIC HEARINGS

**The City of Alamo Heights Planning and Zoning Commission** will hold a public hearing on **Monday, December 04, 2017 at 5:30 p.m. in the Council Chambers at 6116 Broadway St., Alamo Heights, TX** for consideration of a request John A. Oberman, President, representing Texas Biomedical Research Institute (The Argyle) as authorized by Section 16-105 of the Code of ordinances to close, vacate, abandon, and sell the following parcel for the purpose of improvements being approximate 0.055 acre of public right-of-way out of Argyle Ave, or 2,417 square feet, in the City of Alamo Heights, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 180, Deed and Plat Records of Bexar County, Texas.

**The City Council of the City of Alamo Heights** will conduct another public hearing on **December 11, 2017 at its regular City Council meeting at 5:30 p.m.** for action on the recommendations of the Planning and Zoning Commission regarding the same issues. **Both public hearings will be held at 6116 Broadway St. (City Council Chambers located in City Hall), Alamo Heights, Texas.**

November 13, 2017 – Hand Delivered

Planning & Zoning Commission
City of Alamo Heights
6116 Broadway
San Antonio, TX 78209

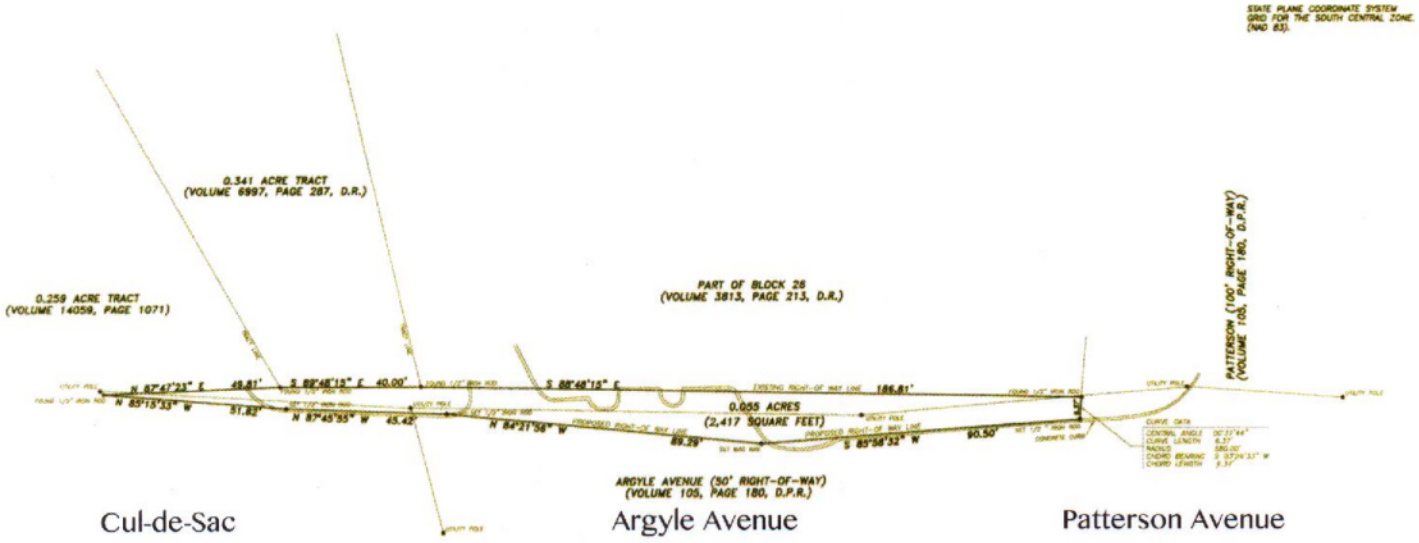
Re: The Argyle Petition for Abandonment of Public Rights-of-Way along Argyle Avenue

Ladies & Gentlemen:

The Argyle (Petitioner), on behalf of Texas Biomedical Research Institute (Owner), desires to purchase from the City of Alamo Heights (the "City") the street right-of-way located along the southern curb line of The Argyle club, on Argyle Avenue west of Patterson Avenue (the "Property").

This Property is desired for (i) expanding a patio, (ii) improving traffic on Argyle Avenue, (iii) eliminating off-street parking on Argyle Avenue, and (iv) providing a more attractive streetscape for the surrounding neighbors.

The total area of the Property is 2,417 square feet. The dimensions of this property are 277 feet in length (east to west) and an average 8.7 feet in depth (south to north). At this time, the City has not offered a purchase price of the Property to be determined by (i) market, or (ii) average of Bexar County Appraisal District assessed property values of surrounding property; adjusted for impairments due to easements & other encumbrances upon the Property.



The Argyle

November 13, 2017 – Hand Delivered
Re: The Argyle Petition for Abandonment of Public Rights-of-Way along Argyle Avenue

*The Code of Ordinances, City of Alamo Heights, dated January 31, 2017, under Article VI. Use or Disposition of Public Rights-of-Way, Section 16-105. Closure, vacation and abandonment of public rights-of-way*, require the Petitioner shall include the following information with this Petition:

- Requirement (b) (1) - From the owners of all the property which abuts the public right-of way to be closed ... a signed acknowledged written 1) approval .... and 2) release.... of any interest they have.... .
  - Answer – Not applicable. The Property Petitioner wishes to purchase only abuts Petitioner's property and the street City right-of-way.

- Requirement (b) (2) – A signed and acknowledged written consent and release ... from owners ... to which access would be ... impaired if the ... abandonment is granted.
  - Answer – Not applicable. The sale of the property to Petitioner will not change any access to any property owners on Argyle Avenue or Patterson Avenue and Argyle Avenue will still conform to all public ordinances and fire codes of the City.

- Requirement (b) (3) – A title report issued by a title insurance company acceptable to the City identifying the abutting property ownership;
  - Answer – A proposed title policy issued by Presidio Title, Alamo Heights, Texas could not be obtained with 2 day notice by the City and will be provided by 11/17/2017. The title policy should not be an impairment to this Petition since the City will only convey a deed without warranty and with all reservations and exceptions shown in the title report, whether or not recorded, and subject to all zoning and other laws affecting the Property to be abandoned, and any other conditions that may be imposed by the City Council.

- Requirement (b) (4) – (i) A survey, performed by a registered land surveyor duly licensed in the State of Texas, which shows the public right-of-way to be closed, abandoned and vacated, (ii) as well as the division of the public right of way between the abutting property owners according to the proportion of their abutting ownership.
  - Answer (i) – Attached are a signed survey and signed field notes of a licensed surveyor, Northstar Land Surveying, Inc.
  - Answer (ii) – Not applicable. Other than Petitioner's property, no other property owners abut the Property to be abandoned and purchased by Petitioner.

Respectfully submitted

John A. Oberman
President, The Argyle Board of Governors

Attached plan packet for reference as follows:

1. Title Policy (to be provided on 11/27/2017)
2. Signed Survey.
3. Signed Field Notes.
4. Photos of Argyle Avenue.
5. Plat of proposed garden expansion.

# *Northstar Land Surveying, Inc.*

***9033 Aero Street, Suite 105***
***San Antonio, Texas 78217***
***(210) 826-6228***
*TBPLS FIRM REGISTRATION NUMBER 10193967*


**FIELD NOTES FOR**

0.055 ACRES (2,417 SQUARE FEET) OF LAND OUT OF ARGYLE AVENUE, IN THE CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 180, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING:** At a found ½ inch iron rod at the intersection of the north right-of-way of Argyle Avenue and the west right-of-way line of Patterson, the southeast corner of a part of Block 26 as recorded in Volume 3813, Page 213, Deed Records of Bexar County, Texas, the beginning of a non-tangent curve to the left, the northeast corner of the herein described tract;

**THENCE:** 6.37 feet coincident with the curve to the left, concave to the east, having a central angle of 00 degrees 37 minutes 44 seconds, a radius of 580.00 feet and a chord bearing and distance of South 03 degrees 26 minutes 33 seconds West (Bearings are based on the Texas State Plane Coordinate System Grid for the South Central Zone, NAD 83), 6.37 feet to a set ½ inch iron rod, the southeast corner of the herein described tract;

**THENCE:** South 85 degrees 58 minutes 32 seconds West, 90.50 feet a set mag nail an angle point of the herein described tract;

**THENCE:** North 84 degrees 21 minutes 56 seconds West, 89.29 feet a set ½ inch iron rod, an angle point of the herein described tract;

**THENCE:** North 87 degrees 45 minutes 55 seconds West, 45.42 feet a set ½ inch iron rod, an angle point of the herein described tract;

**THENCE:** North 85 degrees 15 minutes 33 seconds West, 51.82 feet a found ½ inch iron rod on the north right of-way line of Argyle Avenue, the southwest corner of a 0.259 acre tract as recorded in Volume 14059, Page 1071, Official Public Records of Bexar County, Texas, the west corner of the herein described tract;

Continued . . . .

**THENCE:** With the north right-of-way line of Argyle Avenue the following:

North 87 degrees 47 minutes 23 seconds East, 49.81 feet coincident with the south line of the above referenced 0.259 acre tract, to a found ½ iron rod, the southeast corner of the 0.259 acre tract, the southwest corner of a 0.341 acre tract as recorded in Volume 6997, Page 287, Deed Records of Bexar County, Texas, an angle point of the herein described tract;

South 89 degrees 48 minutes 15 seconds East, 40.00 feet coincident with the south line of the above referenced 0.341 acre tract, to a found ½ iron rod, the southeast corner of the 0.341 acre tract, the southwest corner of the above referenced part of Block 26, an angle point of the herein described tract;

South 88 degrees 48 minutes 15 seconds East, 186.81feet coincident with the south line of the part of Block 26 to the **POINT OF BEGINNING**, containing 0.055 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.

Thomas C. Haberer
Registered Professional Land Surveyor #4350
October 27, 2017
Job No. 7-06-0066(ROW Purchase)

ARGYLE AVENUE - EAST TOWARDS PATTERSON AVENUE

ARGYLE AVENUE - SOUTH

ARGYLE AVENUE - SOUTH

ARGYLE AVENUE - WEST

LOCATION MAP

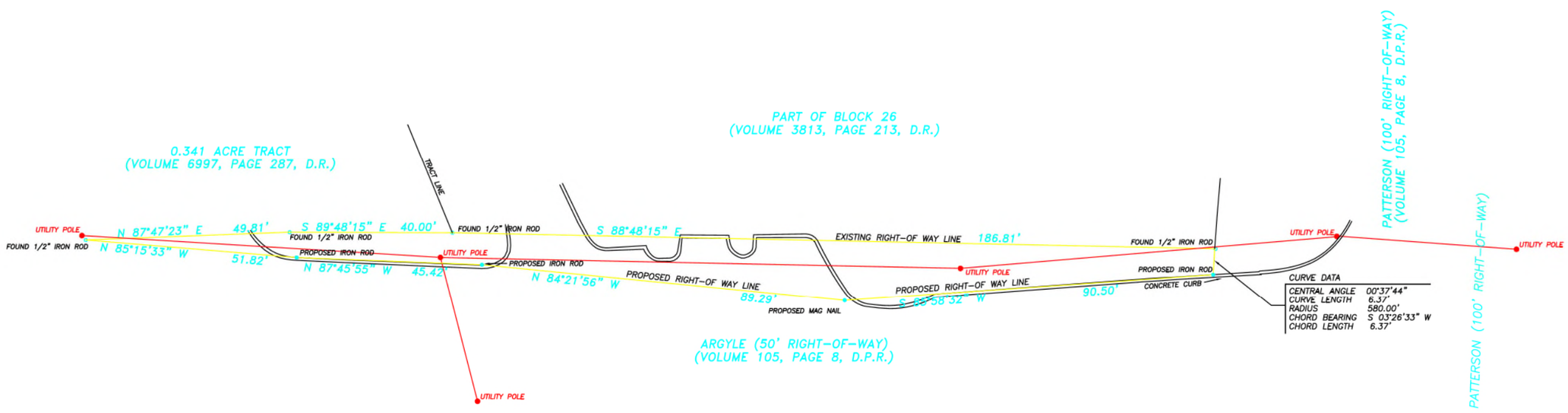
N

SCALE 1" = 20'

0' 10' 20' 40'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID FOR THE SOUTH CENTRAL ZONE. (NAD 83).

SOURCE: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 105, PAGES 179-182
PLAT OF ALAMO HEIGHTS




CURVE DATA

| | |
|---|---|
| CENTRAL ANGLE | 00°37'44" |
| CURVE LENGTH | 6.37' |
| RADIUS | 580.00' |
| CHORD BEARING | S 03°26'33" W |
| CHORD LENGTH | 6.37' |

LEGEND

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS


Northstar Land Surveying, Inc.
9033 Aero St., Suite 105
San Antonio, Texas 78217
(210) 826-6228
TBPLS FIRM REGISTRATION NUMBER 10193967


A WORKING SKETCH

A PROPOSED RIGHT-OF-WAY MODIFICATION ON ARGYLE

REVISIONS:

| DATE | NO: | DESCRIPTION | BY: |
|---|---|---|---|
| | | | |

DRAWN TOM HABERER
CHECKED CATHY MORENO
DATE 10-27-17
JOB NO. 7-06-0066C
SHEET 1 OF 1
CAD FILE ARGYLE.DWG
DISK NUMBER 1-2017

©2017