

AN ORDINANCE 59561

CLOSING AND ABANDONING A CUL-DE-SAC, BEING A PORTION OF SILVERWOOD DRIVE, ADJACENT TO LOTS 14, 15 AND 39, BLOCK 11, NEW CITY BLOCK 14815, AND AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE TWO QUITCLAIM DEEDS TO ADJACENT OWNERS, FOR A CONSIDERAION OF \$1.00.

\* \* \* \* \*

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

SECTION 1. That a cul-de-sac, being a portion of Silverwood Drive, adjacent to Lots 14, 15 and 39, Block 11, New City Block 14815, is hereby closed and abandoned as a public right-of-way in the City of San Antonio. Said cul-de-sac is between U. S. Highway 281 North and Springhill Drive and South of Kentwood Drive, being more particularly described by field notes contained in copies of two Quitclaim Deeds attached hereto.

SECTION 2. That the City Manager, or his designee, is hereby authorized to execute a Quitclaim Deed conveying a 0.057 acre tract of land, being a portion of the aforesaid cul-de-sac, to L. Z. PROPERTIES, an adjacent owner, for a consideration of \$1.00. Said 0.057 acre tract being more fully described in said Quitclaim Deed, a copy of which is attached hereto and incorporated herein for all purposes.

SECTION 3. That the City Manager, or his designee, is hereby authorized to execute a Quitclaim Deed conveying a 0.035 acre tract of land, being a portion of the aforesaid cul-de-sac, to LAMBETH BUILDING COMPANY, an adjacent owner, for a consideration of \$1.00. Said 0.035 acre tract being more fully described in said Quitclaim Deed, a copy of which is attached hereto and incorporated herein for all purposes.

SECTION 4. That the above-described Quitclaim Deeds are not to be delivered to the grantees until such time as the City Planning Commission has accepted and approved the proper vacating and resubdivision plat. Should the resubdivision plat not be approved by the Planning Commission within six (6) months from date hereof, this ordinance will be rescinded and should the petitioners desire to complete the transaction, it will be necessary to re-submit a petition and follow the entire procedure again.

PASSED AND APPROVED this 11th day of October, 1984.

Henry Cisneros  
M A Y O R

ATTEST:  
Romeo S. Rodriguez  
City Clerk

APPROVED AS TO FORM: Tom Finley  
City Attorney

84-47

2:35 P.M. - P.H.

**CLOSING  
CUL-DE-SAC**

ITEM NO. 7  
DATE: OCT 11 1964

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: Alderete

SECONDED BY: Harrington

ORD. NO. 59561

ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_

PETITION \_\_\_\_\_

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1		<input checked="" type="checkbox"/>	
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		<input checked="" type="checkbox"/>	
FRANK D. WING PLACE 4		<input checked="" type="checkbox"/>	
BERNARDO EURESTE PLACE 5		<input checked="" type="checkbox"/>	
BOB THOMPSON PLACE 6		ABSEN	
JOE ALDERETE, JR. PLACE 7		absent	
G.E. "ED" HARRINGTON PLACE 8		<input checked="" type="checkbox"/>	
VAN ARCHER PLACE 9		absent	
JAMES C. HASSLOCHER PLACE 10		abstain	
HENRY G. CISNEROS PLACE 11 (MAYOR)		absent	

**84-47**

AVIATION	
BUDGET & RESEARCH	1
BUILDING INSPECTIONS	2
BUILDING INSPECTIONS-HOUSE NUMBERING	
CITY WATER BOARD	
COMMERCIAL RECORDER	
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
GRANTS SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	1
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	
PERSONNEL DIRECTOR	
PLANNING	1
POLICE CHIEF	1
PUBLIC UTILITIES	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING DIVISION-CENTRAL MAPPING	1
WASTEWATER ENGINEERING	
REAL ESTATE DIVISION	1
TRAFFIC ENGINEERING DIVISION	1
PURCHASING	
ZONING ADMINISTRATION	
<b>SUSIE A.</b>	1

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

1985 SEP 20 PM 3:53

September 18, 1985

*Handwritten:*  
Ond  
59561  
10-11-84

Lambeth Building Company  
8520 Crownhill Boulevard  
San Antonio, Texas 78209

ATTENTION: G. Hasslocher  
President

RE: S. P. No. 84-21-5--Request to close and quitclaim a portion of  
Silverwood Drive, being a cul-de-sac.

PEPETIONERS: Leif A. Zars, and G. Hasslocher

Dear Mr. Hasslocher:

We are advised by the Planning Department that the vacating and resubdivision plat of replat establishing Zars Subdivision Unit 2, was approved by the Planning Commission on September 3, 1985, under their file number 85-450. In accordance with Ordinance number 59561, dated October 11, 1984, enclosed you will find the original Quitclaim Deed conveying a portion of Silverwood Drive to your company. A certified copy of said Ordinance is also enclosed for your records.

Please have the Quitclaim Deed recorded in the Bexar County Deed Records at your earliest opportunity to protect your company's interest in the property and to reflect the change in property status for the benefit of all concerned. After recording the instrument, please call and give us the file number.

This Quitclaim Deed must be recorded within 60 days. If the Quitclaim Deed is not filed within 60 days, the Ordinance will be repealed and the Quitclaim Deed will become null and void.

This transmittal concludes this transaction and we are closing our file accordingly.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

*Handwritten Signature:* Jack W. Curington  
JACK W. CURINGTON  
Real Estate Manager  
Real Estate Division

JWC/na  
cc: ~~na~~ City Clerk  
Director of Finance  
Arnold B. Finch

QUITCLAIM DEED  
\*\*\*\*\*

STATE OF TEXAS }  
                  {           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR }

That the CITY OF SAN ANTONIO, a municipal corporation incorporated under the laws of the State of Texas, hereinafter called "Grantor" acting by and through Alexander E. Briseno, Assistant City Manager, pursuant to Ordinance No. 59561, dated the 11th day of October, 1984, duly adopted by the City Council of said City, for and in consideration of the sum of ONE DOLLAR and NO/100 (\$1.00) DOLLAR in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, has BARGAINED, SOLD, QUITCLAIMED and RELEASED and by these presents does BARGAIN, SELL, QUITCLAIM and RELEASE unto LAMBETH BUILDING COMPANY, whose mailing address is 8520 Crownhill Boulevard, San Antonio, Texas 78209, all its right, title, interest and estate in and to the following described tract or parcel of land situated in Bexar County, Texas, to-wit:

Metes and bounds description of a 0.035 acre tract of land, being a portion of the Silverwood Drive cul-de-sac out of the Kentwood Manor Subdivision, recorded in Volume 3377, Page 135 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point, being the northeast point of the aforementioned Silverwood Drive cul-de-sac and being the northmost corner of Lot 15, Block 11 of aforementioned Kentwood Manor Subdivision;

THENCE southwesterly along said curvilinear right-of-way line of Silverwood Drive cul-de-sac on a curve to the right having a radius of 39.83 feet, a central angle of 89° 59' 41", and a chord length of 56.33 feet, an arc distance of 62.56 feet to a point being the north common point between Lot 14, Block 11 and said Lot 15 of the said Kentwood Manor Subdivision;

THENCE North 09° 08' 38" E., a distance of 74.83 feet to a point within the Silverwood Drive right-of-way;

THENCE southeasterly along a curve to the left having a radius of 35.00 feet, a central angle of 90° 00' 18", and a chord length of 49.50 feet, an arc distance of 54.98 feet;

THENCE South 80° 51' 40" E., a distance of 4.83 feet to the POINT OF BEGINNING; and containing 0.035 acre (1509 square feet) of land, more or less,

together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforescribed premises unto the said LAMBETH BUILDING COMPANY, its successors and assigns forever.

WITNESS my hand, this 18th day October 1984.

CITY OF SAN ANTONIO

BY: Alexander E. Briseno  
Assistant City Manager

(Alexander E. Briseno)

STATE OF TEXAS }  
                          }  
COUNTY OF BEXAR }

This instrument was acknowledged before me on October 18, 1984 by Alexander E. Briseno, Assistant City Manager, on behalf of the City of San Antonio, a municipal corporation.

Isela Gomez  
Notary Public in and for the State of  
T E X A S

(Isela Gomez)

My Commission expires: 9-30-88

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK

1985 SEP 20 PM 3:53

September 18, 1985

*59561  
10-11-84*

L. Z. Properties  
909 Alamo Savings Tower  
San Antonio, Texas 78209

ATTENTION: Leif A. Zars  
President

RE: S. P. No. 84-21-5--Request to close and quitclaim a portion of  
Silverwood Drive, being a cul-de-sac.  
PETITIONERS: Leif A. Zars, and G. Hasslocher

Dear Mr. Zars:

We are advised by the Planning Department that the vacating and resubdivision plat of replat establishing Zars Subdivision Unit 2, was approved by the Planning Commission on September 3, 1985, under their file number 85-450. In accordance with Ordinance number 59561, dated October 11, 1984, enclosed you will find the original Quitclaim Deed conveying a portion of Silverwood Drive to your company. A certified copy of said Ordinance is also enclosed for your records.

Please have the Quitclaim Deed recorded in the Bexar County Deed Records at your earliest opportunity to protect your company's interest in the property and to reflect the change in property status for the benefit of all concerned. After recording the instrument, please call and give us the file number.

This Quitclaim Deed must be recorded within 60 days. If the Quitclaim Deed is not filed within 60 days, the Ordinance will be repealed and the Quitclaim Deed will become null and void.

This transmittal concludes this transaction and we are closing our file accordingly.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

*Jack W. Curington*

JACK W. CURINGTON  
Real Estate Manager  
Real Estate Division

JWC/na  
cc/ City Clerk  
Director of Finance  
Arnold B. Finch

QUITCLAIM DEED  
\*\*\*\*\*

STATE OF TEXAS }  
                  {           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR }

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Metes and bounds description of a 0.057 acre tract of land, being a portion of the Silverwood Drived cul-de-sac out of the Kentwood Manor Subdivision, recorded in Volume 3377, Page 135 of the Deed and Plat Records of Bexar County, Texas, and being more particulary described as follows:

BEGINNING at a point on the curvilinear right-of-way line of aforementioned Silverwood Drive, said point being the north common point between Lots 14 and 15, Block 11 of aforementioned Kentwood Manor Subdivision;

THENCE northwesterly along said curvilinear right-of-way line of Silverwood Drive, on a curve to the right, having a radius of 39.83 feet, a central angle of 180° 00' 19", and a chord length of 79.66 feet, an arc distance of 125.13 feet to a point, being the southeastmost corner of Lot 39 comprising Zars Subdivision, as recorded in Volume 9502, Page 147 of the Plat Records of Bexar County, Texas;

THENCE South 09° 08' 38" W., a distance of 79.66 feet to the POINT OF BEGINNING; and containing 0.057 acre (2492 square feet) of land, more or less.

together with all and singular the hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforescribed premises unto the said L.Z.  
Properties, its successors and assigns forever.

WITNESS my hand, this 18th day October 1984.

CITY OF SAN ANTONIO

BY: *Alexander E. Briseno*  
Assistant City Manager

STATE OF TEXAS }  
                          }  
COUNTY OF BEXAR }

This instrument was acknowledged before me on October 18, 1984 by  
Alexander E. Briseno, Assistant City Manager, on behalf of the  
City of San Antonio, a municipal corporation.



*Licela Gomez*  
Notary Public in and for the State of  
TEXAS  
Licela Gomez

My Commission expires: 9-30-88



QUITCLAIM DEED  
\*\*\*\*\*

STATE OF TEXAS }  
                  }  
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SAN ANTONIO, a municipal corporation incorporated under the laws of the State of Texas, hereinafter called "Grantor" acting by and through \_\_\_\_\_ City Manager, pursuant to Ordinance No. \_\_\_\_\_, dated the \_\_\_\_\_ day of \_\_\_\_\_, 1984, duly adopted by the City Council of said City, for and in consideration of the sum of ONE DOLLAR and NO/100 (\$1.00) DOLLAR in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, has BARGAINED, SOLD, QUITCLAIMED and RELEASED and by these presents does BARGAIN, SELL, QUITCLAIM and RELEASE unto LAMBETH BUILDING COMPANY, whose mailing address is 8520 Crownhill Boulevard, San Antonio, Texas 78209, all its right, title, interest and estate in and to the following described tract or parcel of land situated in Bexar County, Texas, to-wit:

Metes and bounds description of a 0.035 acre tract of land, being a portion of the Silverwood Drive cul-de-sac out of the Kentwood Manor Subdivision, recorded in Volume 3377, Page 135 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point, being the northeast point of the aforementioned Silverwood Drive cul-de-sac and being the northmost corner of Lot 15, Block 11 of aforementioned Kentwood Manor Subdivision;

THENCE southwesterly along said curvilinear right-of-way line of Silverwood Drive cul-de-sac on a curve to the right having a radius of 39.83 feet, a central angle of 89° 59' 41", and a chord length of 56.33 feet, an arc distance of 62.56 feet to a point being the north common point between Lot 14, Block 11 and said Lot 15 of the said Kentwood Manor Subdivision;

THENCE North 09° 08' 38" E., a distance of 74.83 feet to a point within the Silverwood Drive right-of-way;

THENCE southeasterly along a curve to the left having a radius of 35.00 feet, a central angle of 90° 00' 18", and a chord length of 49.50 feet, an arc distance of 54.98 feet;

THENCE South 80° 51' 40" E., a distance of 4.83 feet to the POINT OF BEGINNING; and containing 0.035 acre (1509 square feet) of land, more or less,

together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforescribed premises unto the said LAMBETH BUILDING COMPANY, its successors and assigns forever.

WITNESS my hand, this \_\_\_\_\_ day \_\_\_\_\_ 1984.

CITY OF SAN ANTONIO

BY: \_\_\_\_\_  
City Manager

STATE OF TEXAS }  
{  
COUNTY OF BEXAR }

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_ City Manager, on behalf of the City of San Antonio, a municipal corporation.

\_\_\_\_\_  
Notary Public in and for the State of  
T E X A S

My Commission expires: \_\_\_\_\_





23-09-01  
CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

AGENDA ITEM NO. 7

TO: City Council

FROM: Jack W. Curington, Real Estate Manager, Real Estate Division

COPIES TO: Frank R. Kiolbassa, P. E., Director of Public Works

SUBJECT: S. P. No. 84-21-5--Request to close and quitclaim a portion of Silverwood Drive, being a cul-de-sac. PETITIONERS: Leif A. Zars and G. Hasslocher  
Date September 28, 1984

SUMMARY AND RECOMMENDATION:

This is a request for a public hearing to be held before the City Council on October 11, 1984, for the closing and quitclaiming of an unimproved cul-de-sac on Silverwood. A sign has been placed at the location, which gives notification on this proposed hearing. Letters have been sent to the abutting owners.

Mr. Leif A. Zars, President of L. Z. Properties and Mr. G. Hasslocher, President of Lambeth Building Company, are petitioning to close and quitclaim an unimproved cul-de-sac on Silverwood Drive, between U. S. Highway 281 North and Springhill Drive and South of Kentwood Drive, adjacent to Lots 14, 15 and 39, Block 11, New City Block 14815.

L. Z. Properties owns Lots 14 and 39, Lambeth Building Company owns Lot 15. No disclaimers have been signed by either party so they will share equally in the division of the land to be made surplus by the closing and quitclaiming of the cul-de-sac.

The cul-de-sac to be closed contains approximately 3,990 square feet which will be distributed between the two petitioners as follows: Leif A. Zars, 2,492 square feet, more or less; and G. Hasslocher, 1,498 square feet, more or less. No compensation has been set for this cul-de-sac, inasmuch as it is unimproved. Petitioners have paid the \$100.00 processing fee.

Closing of the cul-de-sac does not deter from the traffic configuration of Silverwood Drive; therefore, it is not being handled as a street closing in compliance with City Ordinance No. 58880.

This department recommends favorable action by Council.

POLICY ANALYSIS:

The action requested is in accordance with present policies and procedures. However, the Quitclaim Deeds are not to be delivered until such time as replatting is approved by the Planning Commission to cover the relocation of the non-access easement imposed by City Council (See ZC #8777) and the extension to Silverwood of a 7.5 foot utility easement to be retained for Southwestern Bell Telephone use. Petitioners are aware that property must be replatted with adjoining property.

FINANCIAL IMPACT:

By conveying this unimproved cul-de-sac, the City will be relieved of its maintenance obligation and the property return to the tax revenue roll.

SUPPLEMENTARY COMMENTS:

The request has been circulated through all City departments and utility agencies involved.

The Planning Commission, at its meeting of September 19, 1984, held a public hearing and concurred with the disposition of this unimproved cul-de-sac.

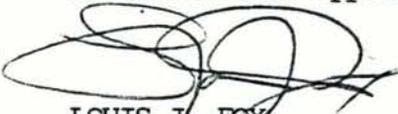


JACK W. CURINGTON  
Real Estate Manager  
Real Estate Division

JWC/ABF:na  
Attachments

APPROVED:

Recommendation Approved:



LOUIS J. FOX  
City Manager

---

FRANK R. KIOLBASSA, P. E.  
Director of Public Works

240 2:35 7

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO  <b>Request For Ordinance/Resolution</b>	For CMO use only	
Approval			Date Considered	Consent <input type="checkbox"/> Individual <input type="checkbox"/>
Finance	Budget		Item No.	Ord. No.
Legal	Coordinator		RECEIVED MANAGER'S OFFICE 4 OCT -2 10:36	

Date: Sept. 28, 1984	Department: Public Works	Contact Person/Phone # Jack W. Curington (8030)
Date Council Consideration Requested: October 11, 1984	Deadline for Action:	Dept. Head Signature: <i>James C...</i>

**SUMMARY OF ORDINANCE**

This is a request for a public hearing to be held before the City Council on October 11, 1984, for the closing and quitclaiming of an unimproved cul-de-sac on Silverwood. A sign has been placed at the location, which gives notification on this proposed hearing. Letters have been sent to the abutting owners.

Mr. Leif A. Zars, President of L. Z. Properties and Mr. G. Hasslocher, President of Lambeth Building Company, are petitioning to close and quitclaim an unimproved cul-de-sac on Silverwood Drive, between U. S. Highway 281 North and Springhill Drive and South of Kentwood Drive, adjacent to Lots 14, 15 and 39, Block 11, New City Block 14815.

L. Z. Properties owns Lots 14 and 39, Lambeth Building Company owns Lot 15. No disclaimers have been signed by either party so they will share equally in the division of the land to be made surplus by the closing and quitclaiming of the cul-de-sac.

The cul-de-sac to be closed contains approximately 3,990 square feet which will be distributed between the two petitioners as follows: Leif A. Zars, 2,492 square feet, more or less; and G. Hasslocher, 1,498 square feet, more or less. No Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify): The request has been circulated through all City departments and utility agencies involved. The Planning Commission, at its meet of Sept. 19, 1984, held a public hearing and concurred with the disposition of this unimproved

Contract signed by other party cul-de-sac.  
 Yes  No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized _____
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no. _____
Comments:	_____
	_____
	_____

Coordinator — White  
 Legal — Green  
 Budget — Canary  
 Finance — Pink  
 Originator — Gold