PROPOSED DEVELOPMENT
OF A MULTI FAMILY COMPLEX
(±1.726 ACRES S.E. CORNER OF E. HIGHLAND BLVD & PIEDMONT AVE.)
SAN ANTONIO, TEXAS
DUE DILIGENCE REPORT

February 23, 2018
MBC Job. No. 31959-1369

PREPARED BY:

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INTRODUCTION:

This report outlines a general summary of items related to the development of 1.726 acres of land to a multi-family apartment complex. The site is located at the southeast corner of East Highland Boulevard and Piedmont Avenue, within the city limits of San Antonio. The property currently exists as ten platted parcels with a ±14,000 SF commercial building owned by the San Antonio Moose Lodge #744. The site is platted as Lots 1-10 of the Highland Park Subdivision. Information included in this report is based on utility maps and availability letters obtained from various entities including CPS Energy, San Antonio Water System (SAWS), AT&T and Charter Communications. In addition, zoning and development regulations outlined in the City of San Antonio’s Unified Development Code, and floodplain and topographic conditions of the site have been reviewed for this site to identify potential impacts to the proposed development and summarized in this report.

EXECUTIVE SUMMARY:

The tract has reasonable topography for the intended use. The tract is currently zoned as C-2 (Commercial District) and is within the AHO (Airport Hazard Overlay) District. Multi-family development is permitted within this zoning district for this particular property. The project is within the Inner City Reinvestment and Infill Policy program area and is eligible for fee waivers and tax incentives associated with this program. A portion of the site is currently developed with a structure, paved parking and driveways that will be demolished with the proposed development. A 2 foot right of way dedication will be required along the south property line. The city will require curbs be constructed along E. Highland Blvd. where driveways are being removed and public sidewalks be constructed along the adjacent streets. In addition, the city can require developments to expand the pavement width on sub-standard streets adjacent to the property. This would require adding pavement width along the street and alley frontages. Utilities appear to be available to serve the proposed development; however, the tie-in locations will require the adjacent street to be cut and repaired. No other off-site improvements are anticipated for this development at this time. Low Impact Development and water quality treatment are not expected to be required for this development. A downstream drainage study is needed to determine if detention will be required. This report does not specifically address any environmental concerns and a Phase One Environmental Site Assessment is recommended.

SITE CHARACTERISTICS:

The site is situated at the southeast corner of E. Highland Boulevard and Piedmont. Much of the site is currently developed with a ±14,000 square foot structure with an asphalt parking lot and is currently being used as a fraternal building. Based on aerial topography obtained from the San Antonio River Authority, the highest elevation is 650 feet at the southeast corner and the lowest elevation is 643 feet at the northeast corner. The site has mild topography for the intended use with slopes ranging from approximately 1% to 3%.
WATER QUALITY/DRAINAGE:

According to FEMA Firm Map No. 48029C0415G, the property is not within the 100 year floodplain. Additionally, the property is not within the Edwards Aquifer Recharge Zone or Contributing Zone so a water quality submittal is not required by the state.

The site has relatively mild slopes. Much of the site currently drains toward E. Highland Blvd and Piedmont Ave, with some areas draining toward the adjacent alley to the south and ultimately to Piedmont Ave. Storm water runoff enters underground storm drains through curb inlets located at the intersection of E. Highland and Piedmont. The site is not within a mandatory detention area. Due to the much of the site already being developed with impervious cover, detention may not be required; however, a downstream drainage study is needed to further assess the need for on-site detention. Should on-site detention be required, stormwater increases would likely need be attenuated through underground storage chambers located near the intersection of E. Highland and Piedmont and discharge to the nearby underground storm drain. If it is determined that on-site detention will not be provided, the development will be required to participate in the City of San Antonio’s Regional Stormwater Management Program by paying a fee in-lieu of providing on-site detention. This fee is currently assessed at $0.20 per square foot of additional impervious cover. The proposed development would receive credit for existing impervious cover and is eligible for a 50% fee reduction due to the ICRIP designation (see incentive section below).

ZONING RESTRICTIONS:

The site is currently zoned C-2, (Commercial District). In addition, this property is within the AHO (Airport Hazard Overlay) District. Multi-family uses are not typically permitted in C-2 zoning however, per Section 35-D101(d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1938 districts as "F", "G", and "GG", prior to the adoption date of this chapter, so long as such tract is not subject the subject of rezoning in accordance with the provisions of this chapter and remain within the C-2 zoning district. Multi-family dwellings at or less than 33 units per acre will be permitted for this property. The surrounding area is mostly zoned R-4 (Residential Single-Family) with the exception of the adjacent tract east of the property which is zoned C2.

Airport Hazard Overlay District - Zoning Restrictions:
This zoning restriction prohibits structures or trees to be erected, altered, planted or otherwise established at a height greater than two hundred (200) feet above the ground or above a 100 to 1 (100:1) slope from the nearest point of the nearest runway of any airport unless a permit therefor shall have been applied for and granted.

Zoning Restrictions Setback Summary:
Building setbacks and buffers will comply with Sec. 35-310 of the current City of San Antonio Unified Development Code (UDC). Additional setbacks may apply based on deed restrictions, restrictive covenants, or any additional fire or building code requirements. Owner imposed construction setbacks or construction easements should be considered where
a minimal setback is being considered. The information described below is based on C-2 zoning with a MF-33 use (Multi-Family District with maximum density of 33 units per acre).

BUFFERR REQUIREMENTS: Not required.

FRONT SETBACK: A maximum front building setback of 20 feet is required for this site. There is a minimum front building setback of 25-feet on Lots 9 & 10 (a distance of 100 feet from the eastern property line).

SIDE SETBACK: A 5 foot side building setback is required on the site. However, building and fire code requirements will need to be considered during the site layout.

REAR SETBACK: A 10 foot rear building setback will be required (This may be reduced some based on ultimate alley width).

BUILDING HEIGHT: The building height restriction is 45 feet. This height restriction gets increased as the building is setback from the property line. Per the City of San Antonio UDC the building height is calculated based on the average elevation of the finished ground at the front of the building to the average roof top elevation.

TAXING JURISDICTION:

The ±1.73 acre tract is identified as parcel 144677 according to the Bexar County Appraisal District. Millage rates for the property are shown in the table below. This site may be eligible for tax abatement as a property that will be owned and operated by an affordable housing provider and through a partnership with a nonprofit (Prospera).

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SIGNAGE:

The City’s signage ordinance governs in this case. The county does have a signage ordinance relative to the type of signage that is used in an apartment complex. During our research, we determined that the Texas Administrative Code (Part 1, Ch. 21, Sub-chapter K) may not apply since the signage will not be visible from a state road. During the permitting process, the signage
company can coordinate to ensure that applicable codes are met. The City of San Antonio Sign Code can be found at the following link.

**RIGHT-OF-WAY DEDICATIONS:**

The site is fronting E. Highland Boulevard to the north, Piedmont Avenue to the west, and an alley to the south. Based on the provided site plan, access to the site will be from E. Highland Blvd. Piedmont is classified as a Local Type B with a 60 ft. right of way and E. Highland is classified as a collector and has a 100 ft right of way. No additional right of way dedications for Piedmont Avenue and E. Highland Boulevard are anticipated at this time except for a 15 foot radius right of way dedication at the corner of Piedmont and Highland. The alley south of the site currently has a 20 foot right of way which would likely require a 2 foot dedication along the south property line.

**EASEMENTS:**

Our firm has prepared a survey of this site which includes a title company review. The survey is provided as an attachment to this report. The tract consists of ten lots currently platted as Lots 1 through 10 of the Highland Park Subdivision. Based on the restrictive covenants, no dwelling house or fence shall be erected closer than 25 feet to the property line in front of Lots 9 and 10. In addition, as part of the platting process, CPS typically requires a 14-foot electric easement be provided along the public ROW. While it is likely CPS will request easements along Highland, Piedmont and the alley, we expect those can be reduced through negotiations with CPS to work with the site plan. It will need to be demonstrated that CPS has a sufficient alternate electric route to serve the area without imposing the 14’ easements. This will need to be worked out early in the design process.

**TREES/LANDSCAPING:**

The proposed development will be required to comply with the City of San Antonio’s 2010 Tree Preservation Ordinance, unless vesting is obtained. A tree survey has not been conducted but there appears to be few, (if any) protected trees on the property. Protected trees are defined as trees with diameters greater than 6” measured at breast height (for most species). Heritage trees have diameters greater than or equal to 24”. Mitigation equates to $200 per caliper inch for protected trees and $600 per inch for heritage trees. A minimum of 20% of the existing caliper inches, in each category, must be preserved. The remaining percentage may be mitigated by planting new trees or paying a fee to the City. Tree warranties and planting trees in lieu of paying the mitigation amounts are permitted. Additionally, the project will need to comply with the Final Tree Canopy requirement. This development is located in the Community Revitalization Action Group (CRAG) area and it must provide a tree canopy cover of 15% of the lot acreage. It is recommended to consult a landscape architect early so careful consideration can be given to
tree and landscaping requirements. We have provided a link to the tree ordinance which goes into more detail:
https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTVD
EST_DIV5NAREPR_S35-523TRPR

PARKLAND DEDICATION:

Multi-family projects are required to dedicate 1 acre of parkland for every 114 units. The site plan we have been supplied with indicates there will be 55 units. The required dedication for this number of units is 0.5 acres. Due to the low density of the proposed site plan, and the indicated space for amenities, on-site dedication is a viable option. If all parkland dedication was neglected at this time parkland fee-in-lieu would total approximately $38,750. Conversely, the City does give parkland credit for on-site amenities such as swimming pools, athletic courts, etc. There are many different scenarios for gaining parkland credit. For example, a basketball court earns 0.75 acres of credit, a picnic area earns 0.25 acres of credit and a pavilion earns 0.25 acres of credit. Additionally, a 1,000 square foot recreational building would earn 0.5 acres of credit. We will work closely with your landscape architect so that we can choose and place as many amenities as possible to receive the maximum amount of parkland credit. You will then be required to pay the fee-in-lieu of for the remaining required acreage. The City of San Antonio Parkland Dedication information can be found at the following link:
(http://library.municode.com/index.aspx?clientId=14228&stateId=43&stateName=Texas)

ROUGH PROPORTIONALITY:

This project will fall under the City’s Rough Proportionality Ordinance (RPO). The RPO requires any development creating over 76 peak hour trips to do a level 1 or above Traffic Impact Analysis (TIA) and construct roadway improvements based on their impact to the system. Based on the current site plan of 55 units, this development would create 32 peak hour trips; therefore, it does not need a detailed traffic impact analysis. The city will require improvements be made to any sub-standard street sections adjacent to the site to the center line of the roadway. The maximum amount the City can force a developer to pay is calculated through Rough Proportionality which has been estimated to be $117,210 for this development. Piedmont Avenue is classified as a Local Type B with a standard pavement width of 40 feet and currently has a pavement width of 24 feet. This would require adding 8 feet of pavement width to Piedmont adjacent to the property. E. Highland Boulevard is classified as a Collector with a standard pavement width of 44 to 55 feet and currently has a pavement width of 36 feet. This would require adding 4 to 10 feet of pavement width to E. Highland Blvd. The alley along the south property line has a standard pavement width of 18 to 24 feet and is currently unpaved. This would require adding 9 to 12 feet of pavement to the alley. The city has also started enforcing the bike facility requirement for developments fronting Collector and Arterial Streets. E. Highland Boulevard is classified as a Collector, therefore the city can require bike facilities to be constructed along the frontage. The bike facility requirement can be satisfied by providing a 5 foot lane on the street designated for bicycles or an expanded shared side path with pedestrian use. The type of facility would need to be coordinated with the CoSA. Since the public improvements listed above as well as the potential right-of-way dedication would likely exceed
$117,210, it is unclear at this time what street improvements (if any) would be required. At a minimum, sidewalks will need to be constructed/re-constructed along Highland and Piedmont street frontages and a curb will need to be reconstructed at locations where driveways are being removed.

ACCESS:

The City of San Antonio limits the number and spacing of drives on public streets. The site layout and grading should also be considered when deciding final driveway placement. The site plan provided shows the proposed site with one entrance/exit location along E. Highland Blvd.

Generally, the City requires 125’ of clearance from a street intersection (this is only enforced on major thoroughfares) and a minimum of 50-foot spacing between other drive locations. Based on the current site plan, the proposed driveway location appears to be compliance with this requirement. Throat length also needs to be considered at each access point. The UDC requires 40’ of throat from the property line to the first conflict (parking space). Currently the plan shows 23 feet. If 40’ cannot be accommodated, an AEVR needs to be submitted to the City for consideration. The City does not traditionally approve a throat length of less than 20’.

CODES AND REGULATIONS:

The property is located within the San Antonio City Limits and will be required to follow the regulations set forth by the City’s Unified Development Code. The City of San Antonio will review the project during the platting and building permit process. Thus the project will have to meet City of San Antonio standards for access, traffic, sidewalks, utilities, drainage, tree preservation, etc. Also, Fair Housing regulations will apply along with ADA and TAS for the leasing and residential Lobby.

Compliance with Fair Housing regulations is an important issue, especially with apartment complexes. Our firm is familiar with these regulations and will help ensure the site conforms to fair housing to the best of our ability. It is strongly recommended that the owner hire a fair housing consultant during the design phase to help ensure compliance and eliminate costly changes during construction. Our firm can recommend a fair housing consultant if needed.

The site will fall under the following codes:
- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- 2014 National Electric Code
UTILITIES:

Sewer:

Based on San Antonio Water System (SAWS) sanitary sewer maps, there is an 8 inch line located within the alley along the south property line. Based on the sewer maps this line is 6-7 feet below the property elevation. It appears the existing building is served through this line and the proposed development would likely be served through this line. Sewer tie in locations for the proposed development will need to be confirmed by SAWS.

The site is located with the SAWS Lower Collection wastewater service area. SAWS requires that an impact fee of $1,505.00 per Equivalent Dwelling Unit (EDU) be assessed in this service area. SAWS calculates EDU’s for apartment sites as 0.5 EDU’s per unit and 1 EDU for the office/leasing building.

Water:

Based on SAWS water maps, there is a 12 inch line located along the south side of E. Highland Blvd. Water service for the proposed development will likely be from this existing line but tie in locations will need to be confirmed by SAWS.

The site is located within the Low Elevation water service area as determined by SAWS. SAWS requires that an impact fee of $4,597 per Equivalent Dwelling Unit (EDU) be assessed in this service area. SAWS calculates EDU’s for apartment sites as 0.5 EDU’s per unit and 1 EDU for the office/leasing building.

A fire flow test was performed on the existing 12” water main on E. Highland Blvd. The results of that test are located as an attachment within this report. The static pressure as tested was 75 psi and the residual pressure was 73 psi. The theoretical fire flow at 25 psi would be 7,694 gallons per minute (gpm). These pressures are adequate and there should be no issues with providing fire protection for the project. Booster pumps may be required depending on building height and water requirements.

Electric, Gas, Telephone:

Electric and gas availability letters have been requested from CPS. There is existing overhead electric located along the south property line within the alley and appears available to serve the development.

Charter Communications has indicated has exiting coax and/or fiber facilities near this location that may provide a possible point of connection for available services.

AT&T has indicated that the subject property is within the service area of AT&T and that service arrangements will be subject to later discussions and agreements between the developer and AT&T.
INCENTIVES AND PROGRAMS:

The Center City Development Office (CCDO) utilizes a variety of incentive programs to promote growth and development in targeted areas of the City, specifically in the underserved residential and commercial real estate markets within the center city. They concentrate on revitalizing targeted sectors and alleviating challenges to development by providing incentives that meet the development and revitalization goals of the City of San Antonio. The site falls within the Inner City Reinvestment and Infill Policy (ICRIP) area but not Center City Housing Incentive Policy (CCHIP) area. To benefit from the ICRIP incentives it is recommended to start coordination early in the development process because the funds are subject to availability and timing constraints.

The ICRIP establishes priority areas of the City targeted for private reinvestment. The intent of the policy is to coordinate and prioritize public incentives in these areas to stimulate and facilitate private investment. Such incentives include financial assistance, such as fee waivers and tax abatements for eligible projects, and staff support for assistance in navigating regulatory and procedural obstacles which sometimes serve as a hindrance to infill development. It is the policy of the City of San Antonio and the San Antonio Water System (SAWS) to promote growth and development in targeted areas of the City, as described in ICRIP. Under the City’s Fee Waiver Program, eligible development projects may qualify for a fee waiver that waives certain City development fees, and SAWS impact fees up to 1% of the total project cost. City fee waivers are valid for one year. SAWS fee waivers are valid for 6 months. Applicants may renew applications within 30 days of fee waiver expiration, but processing charges may apply. All City and SAWS fee waivers are subject to funding availability.

PLATTING

The subject property is currently platted as Lots 1 through 10, Block 70, N.C.B. 3338. Please reference the Highland Park Subdivision Plat included as an attachment within this report. The tract will need to re-platted into a single lot. The platting process helps ensure that streets, parks and utilities can adequately serve new development. It also minimizes hazards by ensuring that new development is sensitive to environmental considerations such tree preservation, floodplains and drainage. Re-platting this lot may be accomplished by routing the plat through the city under the “amending plat” process or the “minor plat” process. The review time for an amending plat is about 2 months versus 4-5 for a minor plat.

BUILDING PERMITTING:

Commercial building permit applications normally go through a plan review process by the City of San Antonio to ensure compliance with local building codes and regulations. The time frame for this process is typically 2 to 3 months for multi-family developments and can run concurrently with the platting process, however; this time frame varies depending on the project scope and complexity.
N.P.D.E.S. REQUIREMENTS:

Currently, the Environmental Protection Agency (EPA) requires that certain procedures are followed for the construction of developments that are similar in size and scope to this one. This will require the preparation of a Notice of Intent, a Notice of Termination, a written Pollution Prevention Plan and an Erosion Control Plan. These plans must be adhered to during construction.

FIRE REQUIREMENTS:

San Antonio requires that all apartment buildings built according to the 2015 International Fire Code with the City of San Antonio 2015 Amendments. Buildings over 30 feet in height must have a fire lane running the entire length of one side of the building (minimum of 50 feet) or 25% of the entire building perimeter. These lanes shall run parallel to the building and shall be located at a distance between 15 and 39 feet to the building. If the building is greater than 124,000 square feet or more than 200 units then two access drives would be required to adequately provide cover for the structure.

STUDIES:

Studies were not available at the time of this report, it is recommenced to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.

CONCLUSION:

In conclusion, there are several civil related factors that must be addressed in order to develop the project. These items are summarized below and must be taken into consideration to efficiently develop the site as desired.

1. The site will need to be re-platted through an amending plat or minor plat processed through the City of San Antonio.
2. There is a 25-foot building setback located along the frontage of Lots 9 and 10 (100 feet from the eastern property line). This will need to be considered for building layout.
3. A downstream drainage study is needed to determine if on-site stormwater detention will be required.
4. A 2-foot right of way dedication is expected along the south property line adjacent to the alley.
5. The city can require the following public street improvements be constructed adjacent to the site up to a maximum estimated cost of $117,210.
   o Public Sidewalk along E. Highland Boulevard and Piedmont Avenue.
   o Curb reconstruction along E. Highland Blvd
   o 9 to 12 feet of pavement width to the alley south of the site.
   o 4 to 10 feet of pavement width along E. Highland Boulevard
- 8 feet of pavement width along Piedmont Avenue.

Since the public improvements listed above as well as the potential right-of-way dedication would likely exceed $117,210, it is unclear at this time what street improvements (if any) would be required. At a minimum, the city will require sidewalks be constructed along E. Highland and Piedmont Avenue.

6. CPS will request 14’ easements adjacent to all public ROW during platting. It is recommended to coordinate with CPS early in the design phase to minimize these easement requirements so they do not impact the site plan.

7. The UDC requires 40’ of throat from the property line to the first conflict (parking space). Currently the plan shows 23’. If 40’ cannot be accommodated, an AEVR needs to be submitted to the City for consideration. The City does not traditionally approve a throat length of less than 20’.

8. It is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.

9. It is recommended to coordinate with a landscape consultant early in the design process to identify potential impacts to the site layout.
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A. Location Map
B. Survey
C. Bexar CAD Tax Map
D. Site Plan
E. Fee Estimate Summary
F. COSA Permit Fee Estimate
G. Aerial and Topographic Exhibit
H. USGS Map
I. FEMA Firm
J. GIS Maps
   1. Zoning Map
   2. Land Use Map
K. Letters of Availability
   1. Water & Wastewater
   2. Electric and Gas
   3. Charter Communications
   4. AT&T
   5. Waste Management
L. Utility Maps
   1. Water
   2. Wastewater
M. Fire Flow Test
N. Highland Park Subdivision Plat
O. Pavement Condition Evaluation
P. Zoning Verification/Ordinance
ATTACHMENT A

LOCATION MAP
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an “as is” basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone’s use of the information.
ATTACHMENT B

SURVEY
ATTACHMENT C

BEXAR CAD TAX MAP
Property Identification #: 144677

Geo ID: 03338-070-0011
Situs Address: 826 E HIGHLAND BLVD SAN ANTONIO, TX 78210
Property Type: Real
State Code: F1

Property Information: 2018

Legal Description: NCB 3338 BLK 70 LOT 1 THRU 10
Abstract: S03338
Neighborhood: NBHD code12070
Appraised Value: N/A
Jurisdictions: 11, 10, 21, CAD, 09, 06, 08

Owner Identification #: 103604

Name: SAN ANTONIO MOOSE LODGE #744
Exemptions: EX-XG
DBA: MOOSE LODGE #744

Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.
# Bexar CAD

## Property Search > 144677 SAN ANTONIO MOOSE LODGE #744 for Year 2018

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### Owner

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<td>Mailing Address:</td>
<td>PO BOX 10456</td>
</tr>
<tr>
<td></td>
<td>SAN ANTONIO, TX 78210-0456</td>
</tr>
<tr>
<td>Owner ID:</td>
<td>103604</td>
</tr>
<tr>
<td>% Ownership:</td>
<td>100.0000000000%</td>
</tr>
<tr>
<td>Exemptions:</td>
<td>EX-XG</td>
</tr>
</tbody>
</table>

### Values

- (+) Improvement Homesite Value: + N/A
- (+) Improvement Non-Homesite Value: + N/A
- (+) Land Homesite Value: + N/A
- (+) Land Non-Homesite Value: + N/A
- (+) Agricultural Market Valuation: + N/A
- (+) Timber Market Valuation: + N/A

---------

- (=) Market Value: = N/A
- (-) Ag or Timber Use Value Reduction: - N/A

---------

- (=) Appraised Value: = N/A
- (-) HS Cap: - N/A

---------

- (=) Assessed Value: = N/A

### Taxing Jurisdiction

Owner: SAN ANTONIO MOOSE LODGE #744
% Ownership: 100.0000000000%
Total Value: N/A

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>06</td>
<td>BEKAR CO RD &amp; FLOOD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>08</td>
<td>SA RIVER AUTH</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>09</td>
<td>ALAMO COM COLLEGE</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>10</td>
<td>UNIV HEALTH SYSTEM</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>11</td>
<td>BEKAR COUNTY</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>21</td>
<td>CITY OF SAN ANTONIO</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>57</td>
<td>SAN ANTONIO ISD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CAD</td>
<td>BEXAR APPRAISL DISTRICT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Total Tax Rate: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Taxes w/Current Exemptions: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Taxes w/o Exemptions: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Improvement / Building**

**Improvement #1:** Commercial  
State Code: F1  
Living Area: 13720.0 sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>630</td>
<td>FRATERNAL BLDNG</td>
<td>C - F WD</td>
<td>1958</td>
<td>13720.0</td>
<td></td>
</tr>
</tbody>
</table>

**Improvement #2:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNP</td>
<td>Canopy</td>
<td>* - A</td>
<td>0</td>
<td>1144.0</td>
<td></td>
</tr>
</tbody>
</table>

**Improvement #3:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CON</td>
<td>Concrete</td>
<td>* - A</td>
<td>0</td>
<td>4305.0</td>
<td></td>
</tr>
</tbody>
</table>

**Improvement #4:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASP</td>
<td>Asphalt</td>
<td>* - A</td>
<td>0</td>
<td>15000.0</td>
<td></td>
</tr>
</tbody>
</table>

**Improvement #5:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH4</td>
<td>Shed (4 sides open)</td>
<td>F - NO</td>
<td>0</td>
<td>140.0</td>
<td></td>
</tr>
</tbody>
</table>

**Improvement #6:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEN</td>
<td>Fence</td>
<td>S - A</td>
<td>0</td>
<td>680.0</td>
<td></td>
</tr>
</tbody>
</table>

**Land**
Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>$116,600</td>
<td>$96,000</td>
<td>0</td>
<td>212,600</td>
<td>$0</td>
<td>$212,600</td>
</tr>
<tr>
<td>2016</td>
<td>$116,600</td>
<td>$96,000</td>
<td>0</td>
<td>212,600</td>
<td>$0</td>
<td>$212,600</td>
</tr>
<tr>
<td>2015</td>
<td>$116,600</td>
<td>$96,000</td>
<td>0</td>
<td>212,600</td>
<td>$0</td>
<td>$212,600</td>
</tr>
<tr>
<td>2014</td>
<td>$116,600</td>
<td>$96,000</td>
<td>0</td>
<td>212,600</td>
<td>$0</td>
<td>$212,600</td>
</tr>
</tbody>
</table>

Deed History - (Last 3 Deed Transactions)

2018 data current as of Jan 31 2018 12:36AM.
2017 and prior year data current as of Jan 19 2018 9:24AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".
ATTACHMENT D

SITE PLAN
ATTACHMENT E

FEE ESTIMATE SUMMARY
### Piedmont Lofts

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of San Antonio Drainage Fee-in-Lieu of Detention Fee</td>
<td>4,465.20</td>
</tr>
<tr>
<td>(Assumes stormwater runoff will not be mitigated through a on-site detention and that the 1.73 acre property will be developed with 75% impervious cover. This includes a credit for approximately 35,500 SF of existing impervious cover)</td>
<td></td>
</tr>
<tr>
<td>City of San Antonio Parkland Fees</td>
<td>0.00</td>
</tr>
<tr>
<td>(Required Parkland is 0.5 acres. Assumes dedication can be mitigated with credit acres as described by Table 503-4, a picnic area and a pavillion may be assessed up to 0.5 acres, however must comply with the requirements listed in Table 503-4.)</td>
<td></td>
</tr>
<tr>
<td>City of San Antonio Platting Fee Estimate</td>
<td></td>
</tr>
<tr>
<td>Base Fee</td>
<td>630.70</td>
</tr>
<tr>
<td>Lot Fee</td>
<td>80.00</td>
</tr>
<tr>
<td>Acreage Fee</td>
<td>0.00</td>
</tr>
<tr>
<td>Parks &amp; Rec Fee</td>
<td>175.00</td>
</tr>
<tr>
<td>Historic Review Fee</td>
<td>175.00</td>
</tr>
<tr>
<td>Tree Review Fee</td>
<td>450.00</td>
</tr>
<tr>
<td>Filing Fee</td>
<td>265.00</td>
</tr>
<tr>
<td>Recordation (est. 1 sheet)</td>
<td>82.00</td>
</tr>
<tr>
<td>Recordation Handling</td>
<td>50.00</td>
</tr>
<tr>
<td>Total Platting</td>
<td>1,907.70</td>
</tr>
<tr>
<td>SAWS Impact Fees</td>
<td></td>
</tr>
<tr>
<td>Domestic Water (55 Units, Office/Leasing, 29 EDUs)</td>
<td>133,313.00</td>
</tr>
<tr>
<td>Irrigation (1 1/2-inch Meter)</td>
<td>22,985.00</td>
</tr>
<tr>
<td>Sanitary Sewer (55 Units, Office/Leasing, 29 EDUs)</td>
<td>43,645.00</td>
</tr>
<tr>
<td>Total SAWS Impact Fees</td>
<td>199,943.00</td>
</tr>
<tr>
<td>San Antonio Permit Fee Estimate</td>
<td>21,302.90</td>
</tr>
<tr>
<td>(Based on Construction Valuation estimated at $6.7 million, see attached sheet for breakdown)</td>
<td></td>
</tr>
<tr>
<td>Total Fees</td>
<td>227,618.80</td>
</tr>
<tr>
<td>Total Off-Site Street Improvement Cost</td>
<td>117,210.00</td>
</tr>
</tbody>
</table>
ATTACHMENT F

COSA PERMIT FEE ESTIMATE
PLAN FEE ESTIMATOR

Commercial/Residential: COMMERCIAL
Type of Work: NEW
Tree Affidavit Option: A1
# of Acres: 1.77
Valuation: 6700000

Tree Option: Description:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN REVIEW FEE</td>
<td>$5,468.40</td>
<td>$5,468.40</td>
</tr>
<tr>
<td>TREE CANOPY - COMMERCIAL</td>
<td>$50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>AFFIDAVIT FEE COMMER TREE PRESERV</td>
<td>$150.00</td>
<td>$150.00</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$164.05</td>
<td>$164.05</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$164.05</td>
<td>$164.05</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>$5,996.50</td>
<td>$5,996.50</td>
</tr>
</tbody>
</table>

Note: Although every attempt is made to ensure the accuracy of these calculations, they should be used as estimates only. For estimates on multiple commercial buildings, please call 207-0143.
ATTACHMENT G

AERIAL AND TOPOGRAPHIC EXHIBIT
ATTACHMENT H

USGS MAP
USGS QUAD: SAN ANTONIO EAST

PIEDMONT LOFTS
SAN ANTONIO, TEXAS

USGS EXHIBIT
ATTACHMENT I

FEMA FIRM
ATTACHMENT J

GIS MAPS

1. Zoning Map
2. Land Use Map
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
Future Land Use Map
Piedmont Lofts
Printed: Jan 31, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
ATTACHMENT K

LETTERS OF AVAILABILITY

1. Water and Wastewater
2. Electric and Gas
3. Charter Communications
4. AT&T
5. Waste Management
Mr. Don Miller

Re:  E. Highland Blvd. and Piedmont Ave. Availability of SAWS’ Infrastructure

Mr. Miller:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding”. Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 3 which has a static gradient of 828 ft. The approximate maximum elevation of the tract is 648 feet & 78 PSI and the approximate minimum elevation of the tract is 644 feet & 80 PSI. There is an existing 12-inch water main along the south side of E. Highland Blvd. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.
**WATER IMPACT FEE ZONE (Pressure Zone)**

<table>
<thead>
<tr>
<th>Water Impact Fee Zone (Pressure Zone)</th>
<th>Flow</th>
<th>System Development</th>
<th>Water Supply</th>
<th>Total Water Impact Fees (per 1 EDU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PZ 3 Low</td>
<td>$1,182</td>
<td>$619</td>
<td>$2,796</td>
<td>$4,597</td>
</tr>
</tbody>
</table>

**RECYCLE WATER**

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

**WASTEWATER**

The Tract is situated within SAWS’ sewer service area and lies within the Salado Creek-San Antonio River Watershed. There is an existing 8-inch gravity sewer main along the south side of the tract. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

<table>
<thead>
<tr>
<th>Wastewater Impact Fee Area</th>
<th>Collection</th>
<th>Treatment</th>
<th>Total Wastewater Impact Fees (per 1 EDU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower</td>
<td>$719</td>
<td>$786</td>
<td>$1,505</td>
</tr>
</tbody>
</table>

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation, pressure requirements, estimated demand and discharge, and the infrastructure requirements as set...
forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development http://www.saws.org/business_center/developer/newdevel/ for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments
  1. Water Utility Map
  2. Wastewater Utility Map
2/15/2018

Macina, Bose, Copeland a
Attn: Don Miller
1035 Central Parkway N
San Antonio, TX 78232

Re: Letter of Availability (Electric and Gas)

Proposed Development: The proposed property located 826 E Highland Blvd. There is gas and electricity in the surrounding area.

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy’s electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity’s procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submittal to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee
Gregory Lee
Customer Service Supervisor
Customer Engineering Department
2/7/2018

Don Miller  
Macina, Bose, Copeland and Associates, Inc.  
1035 Central Parkway North  
San Antonio, TX 78232

SUBJECT: Will Serve – Piedmont Lofts

In concern of Charter facilities at the property located at 826 E Highland Blvd in San Antonio, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866) 519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zach Marcum
Charter Communications
February 22, 2018

Don Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

RE: Piedmont Lofts, 826 E. Highland Blvd, San Antonio, Texas

Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at Piedmont Lofts, 826 E. Highland Blvd, San Antonio, Texas by AT&T. This letter acknowledges that Piedmont Lofts, 826 E. Highland Blvd, San Antonio, Texas is located in an area served by AT&T. Any service arrangements for Piedmont Lofts, 826 E. Highland Blvd, San Antonio, Texas will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Piedmont Lofts, 826 E. Highland Blvd, San Antonio, Texas.

Please contact the AT&T OSP Design Engineer for this service area, Bo Averill, with any project specific inquiries. He can be reached at (210) 283-1701.

Thank you for contacting AT&T.

Sincerely,

[Signature]

for
Philip Austin
Civic Coordinator
February 16, 2018

To Whom It May Concern,

This document serves as confirmation for availability of service for Piedmont Lofts at approximately 626 E. Highland Blvd., San Antonio, TX 78210. Waste Management can provide recycling and waste disposal services as needed for this location.

The point of contact for this location is:

Ben Hernandez
210-245-1637
bham17@wm.com

Thank you,

Ben Hernandez

Benjamin Hernandez
ATTACHMENT L

UTILITY MAPS

1. Water
2. Wastewater
ATTACHMENT M

FIRE FLOW TEST
PROJECT INFORMATION

Project Name: ________________________________
Street Address: ________________________________
City, State, Zip Code: ________________________________

FIRE FLOW TESTING COMPANY INFORMATION

Name of individual preparing this report: Jeff Meeks
Company represented: American Backflow Services
Street address: 6514 Gin Road
City, State, Zip Code: Marion, Texas 78124
Phone Number: (210) 413-7790
Signature of individual preparing report attesting to the accuracy of data contained herein: ________________________________
Date of this report: 7 February 2018

WATER PURVYOR INFORMATION

Name of individual witnessing flow test: Joe Castillon
Name of water purveyor: San Antonio Water System
Telephone Number: 210-233-3252
Signature of water purveyor witness attesting to accuracy of data shown below on this page: ________________________________

FIRE FLOW INFORMATION

Date and Time of flow test: 7 February 2018 2:30 PM
Location of flow hydrant: F
Location of test hydrant: T
Theoretical fire flow available at 25 psi: 7694 g.p.m.
FIRE FLOW TEST DATA SHEET

PROJECT INFORMATION:

Project Name: 

Street Address: 

City, State, Zip Code: 

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>T TEST HYDRANT</th>
<th>F FLOWING HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>TOTAL FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/14</td>
<td>2:30</td>
<td>75</td>
<td>73</td>
<td>65 2½</td>
<td>1503</td>
</tr>
</tbody>
</table>

SKETCH FLOW TEST LOCATION:
ATTACHMENT N

HIGHLAND PARK SUBDIVISION PLAT
**State of Texas**  
County of Bexar

WITNESSES: 

WHEREAS, the accompanying plat of a portion of "Highland Park," an addition to the City of San Antonio, in Bexar County, Texas, was heretofore prepared by a surveyor from a survey made by him upon the ground, and constitutes an accurate plat thereof; and,

Now, it appears that said plat has never been recorded in the deed and title records of Bexar County, and it is now desired that some be placed of record.

Now, therefore, it is known, that L.P. Peck, do hereby adopt this said plat as a true and correct plat of that certain portion of "Highland Park," which is to be covered hereby, and do hereby dedicate to the public the streets and alleys as shown in said plat.

Executed this December 16th, 1921.

L. P. Peck

State of Texas  
County of Bexar

Before me, the undersigned authority, on this day personally appeared L. P. Peck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therefor expressed.

Given under my hand and seal of office, on this the 15th day of December, 1921.

Adela Find Meyer  
Notary Public in and for  
Bexar County, Texas.

Filed for record December 19, 1921 at 10:55 A.M.  
Recorded and indexed December 22, 1921 at 9:30 A.M.

*Note: The text continues with detailed descriptions of the plat.*

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**Bexar County Plat Book 642 Page 38**
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 02/06/2018
Street: E. HIGHLAND BLVD
From: PIEDMONT AVE
To: S. PALMETTO AVE.

Company Requesting PCI: MBC
Company Telephone: 210-545-1122

Person Requesting: Marcos Cervantes
Email: mcervantes@nbceonlines.com

PCI: 51-85
Inspector Providing PCI: Thomas Rivera

Response Date: 2-1-18 U.S. Mail: Fax: Other: email

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base failure, rutting and raveling are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The type and extent of restoration of the pavement becomes the responsibility of the Right-of-Way User.

Pavement Restoration Criteria:

☐ PCI OF 86-100
Excavations in streets and/or Right of Way with PCI values of 86 or greater shall be deemed 100% loss of pavement life. These excavations require block-to-block and curb-to-curb Pavement reconstruction. Use of a “Hot Mix Asphalt Repaving Process” is an option, which requires approval by the Director of Public Works. Specifications are available in the Right-of-Way Management Office. In the event of a trench failure in the street or Right of Way during the warranty period, the Right of Way User shall reimburse the City for its costs to repair the failure and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

✓ PCI OF 51-85
In the event of an excavation in a street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repave the trench envelope and surface in accordance with the specifications set forth in the Right-of-Way Management Office. In the event of failure of the repair during the warranty period, the Right of Way User/ excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-of-Way Management Ordinance.

☐ PCI OF 0-50
Excavation in streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets with nominal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with specifications set forth herein and in the UBCM. The repair shall have a warranty by the Right of Way User as set forth in the Right-of-Way Management Ordinance.

Disclaimer: The provided information is not authorization to open cut the pavement is not a variance from pavement restoration requirements or spatial alignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., un-predicted excavations. The following pavement improvements, emergency offsite construction and/or changes in pavement conditions due to climatic conditions.
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 2-13-18
Street: PIEDMONT AVE
From: E. HIGHLAND AVE
To: AVANT AVE

Company Requesting PCI: MBC
Company Telephone: 210-341-1122
Person Requesting: Marcos Cervantes
Email: mcerventes@mbceengineers.com
PCI: 51 - 85
Inspector Providing PCI: Thomas Rivera

Response Date: 2-18-18 U.S. Mail: Yes
Fax: Other

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distresses, i.e., cracking, base failures, rutting and mellowing are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The type and extent of restoration of the pavement becomes the responsibility of the Right-of-Way User.

Pavement Restoration Criteria:

☐ PCI OF 86-100
Excavations in Streets and/or Right of Way with PCI values of 86 or greater shall be deemed 100% loss of pavement life. These excavations require block-to-block and curb-to-curb pavement reconstruction. Use of a "Hot Mix Asphalt Repaving Process" is an option, which requires approval by the Director of Public Works. Specifications are available in the Right-Of-Way Management Office. In the event of any trench failure in the Street or Right of Way during the warranty period, the Right of Way User shall reimburse the City for its costs to repair the failure and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-Of-Way Management Ordinance.

☐ PCI OF 51-85
In the event of an Excavation in a Street or Right of Way having a PCI of 51-85, the Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with the specifications set forth in the Right-Of-Way Management Office. In the event of failure of the repair during the warranty period, the Right of Way User excavator shall reimburse the City for its pavement restoration cost and pay the Pavement Degradation Recovery Fee, calculated as set forth in the Right-Of-Way Management Ordinance.

☐ PCI OF 0-50
Excavations in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in areas with normal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with specifications set forth herein and in the USCM. The repair shall have a warranty by the Right of Way User as set forth in the Right-Of-Way Management Ordinance.

Note: The provided information is for information to open cut the pavement, is not a variance from pavement restoration requirements or special assignment requirements. PCI rating is valid for 38 fils and is subject to change due to unforeseen circumstances, e.g., on-pavement excavations, City initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.
ATTACHMENT P

ZONING VERIFICATION/ORDINANCE
January 9, 2018

Brown & Ortiz  
112 E. Pecan Street, Suite 1360  
San Antonio, TX 78205

SUBJECT: ZV2018152: Lots 1-10, Block 70, NCB 3338; 826 E. Highland Blvd., San Antonio, TX

To Whom It May Concern:

As of the date of this letter, the property referenced above is zoned "C-2 AHOD" Commercial Airport Hazard Overlay District. The subject property was a part of the original 36 square miles of San Antonio and was zoned "F" Local Retail District by Ordinance Ol-191, dated November 9, 1938. The property converted from "F" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Per Section 35-D101(d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1938 districts as "F", "G", and "GG", prior to the adoption date of this chapter, so long as such tract is not the subject of rezoning in accordance with the provisions of this chapter and remain within the "C-1" and "C-2" zoning districts.

Please reference Articles III and V of San Antonio's UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. If you wish to ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, please contact a Development Services Department Engineer at (210) 207-8281 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further assistance, please contact Daniel Hazlett, the Planner who worked on your request, at (210) 207-0107 or via email at Daniel.Hazlett@sanantonio.gov. Thank you.

Cordially,

[Signature]

Logan Sparrow  
Principal Planner