MEMORANDUM

To: Mr. Ryan Wilson
Franklin Companies

From: Nicholas Holscher, P.E.
Kimley-Horn and Associates, Inc.

Date: February 28, 2017

Subject: Civil Engineering Feasibility Study
Artisan at Ruiz, San Antonio, Texas

As requested, Kimley-Horn and Associates, Inc. has prepared this Preliminary Civil Engineering Feasibility letter addressing several development items related to the proposed 102-unit multi-family project on approximately 4.139-acres spread across three (3) tracts, Tract A, Tract B, and Tract C, at the intersection of Ruiz Street and N. Elmendorf Street in the City of San Antonio, Bexar County, Texas. Issues covered in this letter include zoning, existing site conditions, floodplain, applicable City impact/development fees, potential for off-site improvements, and adjacent utility availability.

Sources of information for the report include a site visit, publicly available data, research and phone conversations with City of San Antonio and San Antonio Water System staff, utility company records, and Kimley-Horn’s land development experience in the area.

SITE AERIAL
EXECUTIVE SUMMARY

Based on review of available City, and County information and the Preliminary Engineered Site Plan, the site is of adequate size, exposure and contour to accommodate the proposed project. A few important development related items to consider are:

- Two of the three tracts, Tract A and Tract C, are currently zoned MF-33. However, the majority of Tract B is zoned O-2 with a small portion being MF-33. Tract B will need to be re-zoned to MF-33 for multi-family use allowing up to 33 dwelling units per acre.

- Portions of the subject property appear to be platted. However, the twenty-seven (27) existing lots within the three tracts will be combined to form three individual lots. Based on the information known at this time, it is anticipated that a major plat will be required to be submitted to the City of San Antonio by a licensed surveyor or engineer.

- Sewer service will be obtained through existing public 8-inch sanitary sewer mains that border the subject tracts within the adjacent street rights-of-way (ROW). No off-site improvements are anticipated to provide sanitary sewer service for the project.

- Regarding water service for the project, all three tracts are currently being served by a combination of 6-inch DI and AC mains that border the subject tracts within the adjacent street rights-of-way (ROW). Through preliminary discussions with the San Antonio Water System (SAWS), it is anticipated that the off-site water improvements will consist of the following: upsizing the 6-inch AC and DI mains in Arbor Place to an 8-inch PVC main, connecting the 6-inch DI mains in Ruiz Street together with an 8-inch PVC main, and connecting the 6-inch AC main in N. Elmendorf Street to the proposed 8-inch PVC in Ruiz Street. The exact limits of replacement will be determined by (SAWS) at a later date.

- Electric and gas service appear to be available to serve the proposed project. Overhead electric infrastructure may have to be relocated/removed for the proposed development.

- No existing storm sewer infrastructure is located adjacent to the subject area, with the exception of one curb inlet in Delgado St. Tracts A & B currently discharge on-site runoff into the adjacent street rights-of-way, which then is conveyed to Alazan Creek to the east. All of Tract C discharges directly into Alazan Creek.

- On-site detention is not anticipated for this project. A fee-in-lieu-of (FILO) will be paid at the time of permit based on the project's proposed additional impervious square footage.

- Tracts A and B are located completely within Zone X (outside of the 100-yr floodplain) per the published FEMA FIRM Panels 48029C0385G and 48029C0395G, dated September 29, 2010. The majority of Tract C is located within Zone X (outside of the 100-yr floodplain). However, a small portion of the northeast corner of the tract is within Zone AE (inside the 100-yr floodplain) per the published FEMA FIRM Panel 48029C0385G, dated September 29, 2010. All proposed building finished floor elevations within Tract C are more than one foot above the base floodplain elevation, while all portions of the parking lot are not within the floodplain limits.

- Mitigation of the existing on-site protected trees will be required by the City of San Antonio.

- Each tract will have its own access. Tract A will have one access point on N. Elmendorf Street and one access point on Ruiz Street, Tract B will have one access point on Arbor Place, and Tract C will have one access point on Arbor Place and another access point on Delgado Street. See the section titled “Access” below for more information.
EXISTING SITE CONDITIONS

The subject site is comprised of twenty-seven (27) individual lots across three (3) city blocks totaling 4.139-acres. For the purposes of this report, the western most tract has been named Tract A, the middle tract has been named Tract B, and the north tract has been named Tract C. All three tracts are currently vacant. The site improvements that were recently on Tract B, have been demolished.

Approximately half of Tract A is paved with asphalt pavement while all three tracts contain several large trees. Tract A and approximately half of Tract B generally slope from west to southeast at varying slopes over an elevation range of 690’ to 681’. The other half of Tract B and all of Tract C generally slope from west to the northeast at an average slope of 3.0% over an elevation range of 690’ to 662’. Tract A is bordered by North Elmendorf Street to the east, Ruiz Street to the south, single-family residences to the west, and a church to the north. Tract B is completely enclosed by the North Elmendorf Street, Arbor Place, Ruiz Street, and N. Murry Lane rights-of-way. Tract C is bordered by Arbor Place to the south, Delgado Street to the north, single-family residences to the west, and Alazan Creek to the east.

Existing Bexar County Parcel IDs and Millage Rates:

The three (3) proposed tracts are currently comprised of five (5) parcels per the Bexar County Appraisal District (BCAD). The parcel breakdown per tract can be found below. The millage rates for all five tracts is consistent and has only been reflected for Tract A.

- **Tract A**
  - BCAD Parcel ID: 127444
  - Millage Rates per Jurisdiction
    - Bexar County Road and Flood: 0.012868
    - San Antonio River Authority: 0.017290
    - Alamo Community College: 0.149150
    - University Health System: 0.276235
    - Bexar County: 0.291229
    - City of San Antonio: 0.558270
    - San Antonio ISD: 1.532600
    - Total: 2.837642

- **Tract B**
  - BCAD Parcel IDs: 127474, 127476

- **Tract C**
  - BCAD Parcel IDs: 127199, 127208
ON-SITE REQUIREMENTS

Zoning:
Two of the three tracts, Tract A and Tract C, are currently zoned MF-33, which allows for the proposed multi-family use by right. The majority of Tract B is zoned O-2 with a small portion being MF-33. Tract B will need to be re-zoned to MF-33 for multi-family use allowing up to 33 dwelling units per acre.

Platting/Subdivision:
 Portions of the subject property appear to be platted. However, the twenty-seven (27) existing lots within the three tracts will be combined to form three individual lots. Based on information known at this time, it is assumed that water main improvements totaling more than 300 linear feet will be required for the project, therefore, this subdivision will be considered a Major Plat through the City of San Antonio. The Plat will need to be prepared by a licensed surveyor or engineer and will be submitted to the City of San Antonio along with the stormwater management plan, and water main improvement plans. The plat will also be submitted to SAWS, CPS Energy, AT&T, and Charter, for review and approval. It is anticipated this major plat process will include one hearing at Planning Commission at which time the plat will be considered for approval. In total, the entire platting process is expected to take 5-6 months.

Access:
Tract A is bordered by North Elmendorf Street and Ruiz Street. The tract will have one access point on North Elmendorf Street and one access point on Ruiz Street. North Elmendorf Street is a 55.6-foot ROW, 2-lane local street within the City of San Antonio. Ruiz Street is a 53.3-foot (measured) ROW, 2-lane local street within the City of San Antonio. The current speed limit along North Elmendorf Street and Ruiz Street is 30 mph.

Tract B is completely enclosed by North Elmendorf Street, Arbor Place, Ruiz Street, and N. Murry Lane. The tract will have one access point off Arbor Place. Arbor Place is a 38.9-foot ROW, 2-lane local street within the City of San Antonio. N. Murry Lane is an alley within the City of San Antonio and does not have a recorded ROW width. However, the ROW width was measured as 14.0-feet. The current speed limit along Arbor Place is 30 mph while the speed limit along N. Murry Lane is unknown.

Tract C is bordered by Arbor Place and Delgado Street. The tract will have one access point on Delgado Street and one access point on Arbor Place. Delgado Street is a 55.6-foot ROW, 2-lane local street within the City of San Antonio. The current speed limit along Delgado Street is 30 mph.

Some of the adjacent ROW widths do not meet current City of San Antonio standards. Therefore, ROW dedication is anticipated to be required during the platting of this project. A summary of the ROW dedication per street is below (all ROW dedication is assumed to only be required along the subject property’s frontage). In addition, it is anticipated that a 15-foot radius corner clip will be required to be dedicated at all intersections within the subject property’s platted limits.
- Delgado Street – 2.2-feet along the southern ROW line
- Ruiz Street – 4.5-feet along the northern ROW lines
- Arbor Place – 11.1-feet along the southern ROW line
- N. Murry Lane – No ROW dedication has been assumed at this time
- N. Elmendorf Street – 2.2-feet along the western and eastern ROW lines

None of the intersections within the project limits are signalized.

It is assumed that the City of San Antonio Fire Marshal and traffic reviewers will only require one primary access point per block due to the number of units proposed in each block.

Site Layout:

Lot Regulations: Per the MF-33 zoning classification, there is no minimum lot size, but the minimum street frontage and lot width is 50 feet.

Building Setbacks: Within a MF-33 zoning district, there is no minimum front setback, but there is a maximum front setback of 90 feet, with a restriction that no parking or drives are located within 20-feet of the front property line (excluding ingress and egress drives). The minimum side setback shall be 5 feet. The minimum rear setback shall be 10 feet, unless the rear property line is adjacent to single-family residential use, at which case the rear setback extends to 40 feet. All setbacks are measured from the property line.

Landscape: A landscape plan must be submitted as part of the building permit submittal and must be sealed and signed by a registered landscape architect. In addition, an irrigation plan sealed and signed by a licensed irrigator must be submitted. Below is a summary of the individual landscape requirements.

Buffer/Setback – No landscape buffers are required along any public ROW or adjacent to a single-family subdivision. There is a required 30-ft. riparian buffer parallel to the 100-year floodplain, which serves as a tree and understory preserve.

Street Tree Requirement - There are no mandatory street tree requirements. However, in addition to the mandatory requirements, landscape plans shall earn a minimum of 70 points awarded for elective requirements. For street trees, 25 points are awarded for the installation of large trees that meet the following requirements:

- The trees extend along a minimum of 75% of the total frontage of the street yard of the parcel;
- The trees shall be spaced on average no more than 50-ft. apart measured trunk to trunk provided the distance between trees does not exceed 100-ft;  
- The trees shall be located no more than 17-ft. from the street right-of-way line.
Parking Lot Requirement - Shading shall be required for parking lots that are located within the project area. Canopy trees shall be provided to shade a minimum of 25% of a parking lot. Medium or large trees may be used.

- Existing trees preserved on a site within 12-ft. of any edge of a parking lot or in an island or peninsula not less than 9-ft. x 18-ft. shall be calculated at 100% of the shade coverage shown in Appendix E of the unified development code.
- Newly planted trees planted in an island or peninsula not less than 9-ft. x 18-ft. shall be calculated at 75% of the shade coverage shown in Appendix E of the unified development code.
- Newly planted trees planted adjacent to a parking lot within 12-ft. of an edge of a parking lot shall be calculated at 50% of the shade coverage shown in Appendix E of the unified development code.

In addition to the mandatory requirements above, landscape plans can earn 5 additional elective points for providing shade for a minimum of 35% of the parking lot; and 15 additional elective points for providing shade for a minimum of 50% of the parking lot.

Screen Requirement - Off-street loading spaces, refuse and outdoor storage areas, antennas, satellite dishes, and mechanical equipment within the street yard shall be screened from all public streets. The screening shall be a minimum of 6-ft. in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less. The screening may be provided by plants, a solid screen fence or wall, or a combination thereof. The height of plants shall be based on reaching their size at maturity within 5 growing seasons.

In addition to the mandatory requirements above, landscape plans can earn 25 elective points by meeting the following requirements:

- The screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways.
- The screening must be at least 30” in height. If plants are used, they just achieve the minimum height and form an opaque visual barrier at maturity. If non-living materials are used to satisfy the screening requirements, plants must be provided along a minimum of 25% of the screen’s frontage.

Tree Mitigation/Preservation - For significant trees, 40% of all diameter inches on-site must be preserved or mitigated. A significant tree means a tree of 6” or greater DBH for all tree species (with noted exceptions in the UDC). If 40% cannot be reserved, significant trees can be mitigated at a 1:1 ratio. A minimum of 20% of all diameter inches must be preserved.

For Heritage trees, 100% of all diameter inches on-site must be preserved or mitigated. A heritage tree means a tree of 24” or greater DBH for all tree species (with noted exceptions in the UDC). Any heritage tree removed must be mitigated at a 3:1 ratio. A minimum of 20% of all diameter inches must be preserved.

Mitigation can be achieved by planting new, 3” caliper trees with the new development, or by paying into the mitigation fund at $200/inch.
Landscape elective points can also be obtained for preserving existing healthy trees, as well as for the preservation of existing understory vegetation.

**Density:** The maximum density is 33 units per acre in the MF-33 zoning classification.

**Parking:** A minimum of 1.5 parking spaces per unit and a maximum of 2.0 parking spaces per unit are required in an MF-33 zoning district. Standard 90° parking spaces must be 9 feet by 18 feet, 45° parking spaces must be 9 by 19, and parallel parking spaces must be 8.5 feet by 22 feet. Bicycle parking spaces shall equal 10% of the number of minimum required vehicle spaces, but no more than 24 shall be required. From the proposed site plan, 156 spaces are proposed for 102 units, which meets the City code minimum of 153 spaces.

**Building Height:** The MF-33 zoning requirements state that no building or structure shall be greater than 45-feet in height. Within Tract A and Tract C, buildings within 50-feet of the property line adjacent to the single-family lots to the west cannot exceed the maximum building height allowed in the residential “R” zoning districts, which is 35-feet.

**Fire Lanes:** It is anticipated that only Tract C will require an on-site fire lane. Due to the proposed 3-story heights of the two buildings within Tract C, the fire lane will need to be classified as an aerial apparatus access road and be 26-feet in width, with an inside minimum turning radius of 25-feet. Fire coverage for Tracts A and B is planned to come from the adjacent rights-of-way.

**Drainage:**

Tracts A and B are located completely within Zone X (outside of the 100-yr floodplain) per the published FEMA FIRM Panels 48029C0385G and 48029C0395G, dated September 29, 2010.

The majority of Tract C is located within Zone X (outside of the 100-yr floodplain). However, a small portion of the northeast corner of the tract is within Zone AE (inside the 100-yr floodplain) per the published FEMA FIRM Panel 48029C0385G, dated September 29, 2010. All proposed building finished floor elevations within Tract C are more than one foot above the base floodplain elevation, while all portions of the parking lot are not within the floodplain limits.

No existing storm sewer infrastructure is located adjacent to the subject area, with the exception of one curb inlet in Delgado St. Tracts A & B currently discharge on-site runoff into the adjacent street rights-of-way, which then is conveyed to Alazan Creek to the east. All of Tract C discharges directly into Alazan Creek. The proposed grading conditions will mimic the existing on-site conditions and drain to the adjacent ROW and Alazan Creek via a combination of sheet flow and underground storm sewer.

The site is not located within a City of San Antonio mandatory detention area. With its close proximity to Alazan Creek, the fact that the site is within an almost fully developed watershed, and that a majority of the 4.139-acres has been previously developed, it is assumed that Alazan Creek has adequate capacity to convey the developed runoff from the subject property. Therefore, we have assumed on-site detention will not be required for the project and that the City of San Antonio
fee-in-lieu of detention (FILO) can be paid. The current FILO rate for a multi-family development is $0.20 per square foot of additional imperious cover added to the development.

The capacity analysis of downstream infrastructure and Alazan Creek will be done concurrent with any on-site drainage design and will be submitted to the City along with the plat submittal.

**Building and Fire Codes:**

The City of San Antonio has adopted the 2015 International Codes, with the exception of the 2014 National Electric Code, including the appendix chapters, as well as published amendments to the International Fire Code.

Although not adopted yet, the City of San Antonio is planning on going to the 2018 International Codes in June or July of 2018.

**UTILITY AVAILABILITY**

**Water – San Antonio Water Systems (SAWS):**

*Richard McWhirter, (210) 233-3751, richard.mcwhirter@saws.org*

There is an existing 6-inch AC water main that runs along the north boundary of Tract C within the Delgado Street ROW, an existing 6-inch AC and 6-inch DI water main that run within the Arbor Place ROW, an existing 6-inch DI water main on the east side of N. Murry Lane, and disconnected 6-inch DI mains within the Ruiz Street ROW that split at the N. Elmendorf intersection. Per preliminary discussions with SAWS, offsite water main improvements will be necessary to provide adequate fire service to the project. A summary of the anticipated improvements can be found below in the “Off-Site Requirements” section of this memorandum. There are no existing fire hydrants immediately adjacent to the three tracts associate with this project, therefore, a combination of public and on-site fire hydrants will be proposed to obtain the required fire coverage.

The project team has obtained a letter of availability from SAWS confirming they can provide water service. Please see attached.

**Sanitary Sewer – San Antonio Water Systems (SAWS):**

*Richard McWhirter, (210) 233-3751, richard.mcwhirter@saws.org*

There are five public sanitary sewer mains adjacent to the three subject tracts. There are two separate existing 8-inch CT sewer mains within the Delgado Street and N. Elmendorf Street ROW, an 8-inch PVC sewer main within the Arbor Place and N. Murry Lane ROW, an 8-inch CT sewer main within the Ruiz Street ROW from the N. Spring Street intersection to the N. Elmendorf Street intersection, and an 8-inch PVC main within the Ruiz Street ROW from the N. Elmendorf Street intersection to the N. Murry Lane intersection. A combination of the mains will be utilized to serve the proposed buildings within the development. No off-site sanitary sewer improvements are anticipated to be required for the development.
The project team has obtained a letter of availability from SAWS confirming they can provide sewer service. Please see attached.

**Electric – City Public Services (CPS):**  
**Gregory Lee, (210) 353-4285, gdlee@cpsenergy.com**  
CPS has existing single-phase overhead electric lines along Ruiz Street, Arbor Street, and portions of N. Elmendorf Street. There is also existing 3-phase overhead electric along Delgado Street and N. Elmendorf Street. The project team has obtained a letter of availability from CPS confirming they can provide electric service. Please see attached. Overhead electric infrastructure may have to be relocated/removed for the proposed development.

**Gas – City Public Services (CPS):**  
**Gregory Lee, (210) 353-4285, gdlee@cpsenergy.com**  
CPS has existing gas mains within the vicinity of the tracts. The project team has obtained a letter of availability from CPS confirming they can provide gas service. Please see attached.

**OFF-SITE REQUIREMENTS**

It is anticipated that off-site water and paving improvements will be required by SAWS and the City of San Antonio for the development. As discussed previously, all water mains that currently border the subject development are 6-inch AC or DI mains and will not supply sufficient fire flow to a multi-family development. Per preliminary discussions with SAWS, it is anticipated that the off-site water improvements will consist of the following: upsizing the 6-inch AC and DI mains in Arbor Place to an 8-inch PVC main, connecting the 6-inch DI mains in Ruiz Street together with an 8-inch PVC main, and connecting the 6-inch AC main in N. Elmendorf Street to the proposed 8-inch PVC in Ruiz Street.

With regards to off-site paving improvements, per preliminary discussions with the City of San Antonio, Arbor Place will be deemed a “substandard street” due to it not having the minimum required width for a Local A street. Currently, the existing pavement width is approximately 20-ft., and will need to be widened to 28-ft. to meet current standards.
DEVELOPMENT/PERMIT PROCESS

Platting

Platting within the City of San Antonio is done in three steps.

First, a draft plat is prepared for the subject site, along with the plat application and fee estimation. These items, along with a check made payable to the City of San Antonio are submitted to the City to obtain a Plat ID number, which will go on each of the remaining plat documents throughout the process. This submittal is processed on the spot by a City clerk. Anticipated platting fees at this step are estimated to be $3,499 for a major plat, and include the recording fees.

Second, a preliminary plat and other plat submittal related documents/reports such as the Storm Water Management Plan, Traffic Threshold Worksheet, and off-site water main plans are submitted to the different agencies for review, such as the City, SAWS, CPS Energy, AT&T, and Charter. Each agency will review the plat and provide comments. This step generally takes 16-20 weeks and would only include a Tree Affidavit and Review fee of $825.

Last, after each reviewing agency issues a Letter of Certification (LOC), Final Plat mylars, copies of each LOC, and tax certificates are submitted to the City for final review and approval. As this is assumed to be a major plat, the plat will be heard at the Planning Commission for final approval. This step takes approximately 4 weeks before the plat is recorded and will include payment of the $265 Filing Fee.

Building Permit

A Building Permit application can be made concurrently with the plat package. In some instances, a conditional building permit will be issued by the City of San Antonio if the plat is not yet recorded, however no Certificate of Occupancy will be issued on a conditional permit until the plat is fully recorded. The Building Permit will be submitted to the City of San Antonio Development Services Department and will include the completed application and checklist, two copies of the complete construction plans, building elevations, International Energy Conservation Code COMcheck reports, two copies of the plat, address plat, tree affidavit, fire flow test, traffic threshold worksheet, and various other plan sheets and applications. The total timeline for permit is between 90-120 days.

ESTIMATED PERMIT/DEVELOPMENT COSTS

Water: (102 Units = 51 EDU’s + 1 EDU’s for clubhouse = 52 total EDU’s)
SAWS Domestic Impact Fee (Low Service Area) = $4,597.00 per EDU * 52 = $239,044.00
SAWS Irrigation Impact Fee (Low Service Area) = $27,582.00 (assuming 1” Irrigation Meters for each tract – 3 qty.)

Sewer: (102 Units = 51 EDU’s + 1 EDU’s for clubhouse = 52 total EDU’s)
SAWS Sewer Impact Fee (Lower Area) = $1,505.00 per EDU * 52 = $78,260.00
Building Permit:
Plan Review Fees (Assuming Valuation of $5,000,000 or more):
$4,618.40 + $0.50 / $1,000, or fraction thereof, over $5,000,000.

Permit Fees (Assuming Valuation of $75,000 or more):
$560.00 + $2.00 / $1,000, or fraction thereof, over $75,000.

Certificate of Occupancy = $200

Stormwater Fee-In-Lieu of Detention:
$0.20 per square foot of impervious cover added (multi-family)

ESTIMATED ON-SITE DEVELOPMENT COSTS

Anticipated on-site improvements include grading, utility installation, paving, and landscape. Kimley-Horn has collaborated and reviewed the estimates prepared by the Development Team and concurs with the estimated values based on the information obtained for the site.

ATTACHMENTS:

Location Map
Utility Will Serve Letters
  San Antonio Water Systems (SAWS) – Water and Sewer
  CPS Energy – Electric and Gas

This summary memorandum may be relied upon only by Kimley-Horn’s Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client’s decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. Our assessment is based in large part on information provided to us by others (city staff, DOT staff, Utility Company Representatives, etc.) and therefore is only as accurate and complete as the information provided to us. This report is based on our knowledge as of February 2018, and is based on the desires of the Client that have been specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.
Ms. Lucille Diaz

Re: Ruiz Street and N. Elmendorf Availability of SAWS’ Infrastructure

Ms. Diaz:

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 690 feet & 60 PSI and the approximate minimum elevation of the tract is 678 feet & 65 PSI. There is an existing 6-inch water main along the south side of Arbor Pl., there is an existing 6-inch water main along the east side of the tract and an existing 6-inch water main along Ruiz St. 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.
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 San Pedro Creek Watershed. There is an existing 8-inch gravity sewer main along the centerline of Arbor Pl., there is an existing 8-inch gravity sewer main along the east side of the tract, there is an existing 8-inch gravity sewer main along the centerline of Ruiz St. and an existing 8-inch gravity sewer main along the centerline of N. Elmendorf. 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>
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<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>
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<td>$1,182</td>
<td>$619</td>
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</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
2/26/2018

FRANKLIN COMPAINES
Attn: Lucila Diaz
21260 Gathering Oak, St
San Antonio, TX 78260

Re: Letter of Availability (Electric and Gas)

Proposed Development: Proposed property located at 1240 Delgado, 1507 Ruiz and 1214 Arbor. These sites are serviced with gas and electricity.

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

145 Navarro P.O. Box 1771 San Antonio, Texas 78296