THE LEGACY AT BUENA VISTA

FEASIBILITY STUDY

PREPARED FOR

SA THE LEGACY AT BUENA VISTA, LP

Please note that this entire document along with all exhibits, enclosures, amendments, and supplements (the “Document”) consists of confidential and/or proprietary information and strategies that are not otherwise available to the public and that, if disclosed, could cause substantial injury to the competitive position of the parties involved. Without limiting the above, the Document constitutes information that would give an advantage to a competitor or bidder pursuant to section 552.104 of the Texas Public Information Act and confidential commercial information protected pursuant to section 552.110(b) of the Texas Public Information Act, the release of which would cause substantial competitive harm. Accordingly, we respectfully request that this Document be afforded confidential treatment, that it be excepted from public disclosure, that it not be posted on the TDHCA’s website, and that prompt notice of any public information act request seeking this Document be provided to (i) vendor and/or its attorney and (ii) applicant at 305-357-4733 or dwilson@apcompanies.com so that we have an opportunity to submit briefing to the Attorney General. Without limiting the above, we request that this Document be treated as confidential pursuant to Texas Government Code Sections 552.104 and 552.110 and Boeing Co. et al. v. Paxton, 466 S.W.3d 831 (Tex. 2015), which exempt such information from disclosure under the Texas Public Information Act. See also Tex. Gov’t Code §§ 2306.67041; 2306.6717.

Prepared By:

Vickrey & Associates, Inc.

TBPE Registration #159 / TBPLS Registration #10004100

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San Antonio, Texas 78216-2004

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Job No. 2764-001

February 2018
# Table of Contents

EXECUTIVE SUMMARY ......................................................................................................................... 4  
SITE SUMMARY ................................................................................................................................... 5  
ZONING RESTRICTIONS ....................................................................................................................... 5  
  Infill Development Zone-Zoning Restrictions .................................................................................. 6  
  Airport Hazard Overlay District- Zoning Restrictions ................................................................. 6  
SUBDIVISION REQUIREMENTS .......................................................................................................... 6  
DEVELOPMENT ORDINANCES .......................................................................................................... 6  
BUILDING CODES AND DESIGN REQUIREMENTS ......................................................................... 6  
FIRE CODE REQUIREMENTS ............................................................................................................. 7  
PARKING AND TRAVELWAY REQUIREMENTS ................................................................................. 7  
TREES/LANDSCAPING ....................................................................................................................... 8  
UTILITIES .......................................................................................................................................... 8  
  Sewer .............................................................................................................................................. 8  
  Water ............................................................................................................................................. 9  
  Electric, Gas, Telephone ............................................................................................................... 9  
SITE INGRESS AND EGRESS REQUIREMENTS .............................................................................. 9  
PERMITTING ...................................................................................................................................... 9  
WATER QUALITY/DRAINAGE ........................................................................................................... 10  
OVERVIEW OF PROCESS, TIMING, AND COSTS .......................................................................... 11  
  Overview of Entitlement and Site Development Permitting Process and Associated Timing .... 11  
  Building Permitting and Process and Timing ............................................................................ 11  
  Cost Itemization of all Anticipated Fees (Anticipated Impact, Site Development Permit, Building  
  Permit, and Other Required Fees) ......................................................................................... 11  
CONCLUSION ..................................................................................................................................... 12
LIST OF EXHIBITS

Attachment A  Aerial Map
Attachment B  Bexar County Appraisal District (BCAD) Map
Attachment C  FEMA Floodplain Map
Attachment D  Water Block Map
Attachment E  Sanitary Sewer Black Map
Attachment F  Letter of Availability for Water and Sanitary Sewer Services
Attachment G  Letter of Availability for Gas and Electric Services
Attachment H  Letter of Availability for Telecommunication Services
Attachment I  Zoning Requirements
Attachment J  Fire Requirements
Attachment K  EDU Calculations
Attachment L  Future Land Use
Attachment M  Karst Zone Map
Attachment N  Wetland Map
Attachment O  Preliminary Site Plan
Attachment P  Survey
THE LEGACY AT BUENA VISTA
FEASIBILITY STUDY

EXECUTIVE SUMMARY

Vickrey and Associates, Inc. (V&A) has completed its civil site development due diligence that is standard for an apartment complex development. This report discusses the site investigation performed as it relates to zoning, subdivision platting, site access, utilities, fire prevention, building permit, topography, drainage and detention, and floodplain issues. This report does not address environmental issues related to the site. An environmental site assessment is recommended to be performed on the site and will be reviewed upon receipt. V&A has communicated with the following agencies and their department via phone conversations, emails, web pages, letters, or in person:

- City of San Antonio Development Services Dept.
- San Antonio Water System
- CPS Energy
- Charter Communications
- Bexar County Appraisal District (BCAD)
- United States Fish & Wildlife Service (USFWS)

The subject 1.7-acre tract is currently not included in a recorded subdivision plat. The lots are currently zoned I-1 and C-2 and will need to be rezoned as Infill Development Zone (IDZ). This area is not in a mandatory detention area; however, a downstream drainage study is needed to determine if on-site stormwater detention will be required. A portion of the site is currently located in the FEMA floodplain and it will need to be surveyed to confirm the location of the floodplain. Depending on the results from the survey, additional work may need to take place such as preparing a CLOMR-F and LOMR-F to FEMA. Tree Canopy mitigation will be needed to comply with the City of San Antonio 2010 Tree Ordinance due to the lack of existing trees onsite. All existing utilities and their respectful easements need to be located. The existing site was previously a dry cleaner and show repair shop that could have various implications. Lastly, a proposed site utility layout will need to be determined so that appropriate easements and associated costs can be established.
SITE SUMMARY

The subject tract is located at 1409 Buena Vista within the City of San Antonio in Bexar County. The proposed 96-unit apartment complex will be contained within the block made up of 8 existing parcels totaling 1.7 acres. The property has approximately 230 linear feet of frontage on Buena Vista, 340 linear feet of frontage on Alazan Street, 235 linear feet of frontage on West Commerce Street, and 340 linear feet of frontage on South Las Moras Street. According to historical aerial maps this site was previously developed with a dry cleaner and show cleaner and an associated paved parking lot. Please consult environmental engineer to perform an environmental site assessment for implications. This means that there may be existing utilities under the site that need to be located. Visiting the site revealed that there is a possible stub out for gas, water, and sewer that serves the property, but the locations of these utilities need to be confirmed. There is remaining asphalt and concrete still on the site. There are existing overhead utility poles located on all sides of the property as well as an underground stormwater curb inlet at the corner of W Commerce and Alazan St. There is sidewalk around the majority of the property perimeter that is approximately 4 feet in width however, it does vary from side to side. The site is not currently platted. The Bexar County Appraisal District Property ID Numbers are 129999, 130000, 130001, 130002, 130004, 130008, 130009, and 130011 (Attachment A).

The topography of the property has mild slopes, with a high point located in the southwest corner of the property and stormwater flows generally for west to east towards West Commerce Street, Alazan St, and Buena Vista. The site currently does not have many existing trees and it is likely that tree mitigation will be required to meet the 15% canopy cover as required by the 2010 tree ordinance in the City’s UDC. The property has no existing water features, but portions of the property lie within the 100-year floodplain for the Alazan Creek.

Millage Rates for all Taxing Jurisdictions

Below is a list of the rates for all taxing entities for this property:

- BEXAR CO RD & FLOOD – 0.012868 %
- SA RIVER AUTH – 0.017290 %
- ALAMO COM COLLEGE – 0.14915 %
- UNIV HEALTH SYSTEM – 0.276235 %
- BEXAR COUNTY – 0.291229 %
- CITY OF SAN ANTONIO – 0.55827 %
- SAN ANTONIO ISD – 1.5326 %

ZONING RESTRICTIONS

This site is currently zoned I-1 and C-2. This site will have to be rezoned to Infill Development Zone (IDZ). In addition, this property is within the Guadalupe Westside Community Plan as a community commercial property. However, by rezoning this property IDZ, a master development plan will not be required. This
zoning district has no limit on the level of density, therefore the proposed development of a 96-unit apartment complex is allowed.

**Infill Development Zone-Zoning Restrictions**

There are no front or side setbacks associated with the IDZ base zoning classification, but a 5-foot rear setback will apply. Additional setbacks may apply on deed restrictions, restrictive covenants, or an additional fire or building code requirements. Owner imposed construction setbacks or construction easements should be considered where a minimal setback is being considered. There will be no requirements for parking, a TIA, nor rough proportionality for this development because of the IDZ zoning. There is also a provision that states that sidewalks are only required to be as large as are currently there as long as ADA requirements are met.

**Airport Hazard Overlay District-Zoning Restrictions**

The 1.7-acre tract is included in the Airport Hazard Overlay District (AHOD). The Airport Hazard Overlay District limits the size of structures or trees within the vicinity of an airport to a height of 200 feet or less. The four-story proposed building will fall below this requirement.

**SUBDIVISION REQUIREMENTS**

The subject property is not currently platted. A subdivision plat will need to be prepared and recorded before the City of San Antonio will issue a building permit. This document must be recorded before the City of San Antonio will issue a Certificate of Occupancy, but the platting process can be done concurrently with the building permit review process. The City’s fees for a one-lot major plat would amount to approximately $1,700.

**DEVELOPMENT ORDINANCES**

The development ordinances for project in San Antonio can be found in the City of San Antonio Unifies Development Code (UDC): https://municode.com/library/tx/san_antonio/codes/unified_development_code. This includes ordinances on zoning, tree preservation, stormwater management, parking, and transportation.

**BUILDING CODES AND DESIGN REQUIREMENTS**

The city reviewing updates but currently have adopted:

- 2015 International Building Code
- 2015 Chapter 10, Building – Related Codes (COSA)
- 2015 International Residential Code for One and Two-Family Dwellings
- 2015 International Fire Code
2015 Chapter 11, International Fire Code with local amendments
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Existing Building Code
2015 International Fuel Gas Code
2015 International Energy Conservation Code
2014 National Electric Code

FIRE CODE REQUIREMENTS

The development is subject to the 2015 International Fire Code (IFC) with local amendments however, the 2018 IFC is scheduled to be adopted in Summer of 2018. With the assumption that the apartment building will have an approved automatic sprinkler system, the COSA Code of Ordinance allows for all portions of the building to be a maximum distance of 200 feet away from the fire apparatus road. The maximum length of a dead-end fire apparatus access road is 200 feet. The maximum distance from hydrants to all exterior portions of all the apartment buildings is 750 feet as the hose lays. Aerial apparatus access must also be provided for buildings with a roof height that exceeds 30 feet from the grade plain. An aerial apparatus road is required to be a minimum of 25’ wide and located a minimum of 15 feet and maximum of 39 feet from the building along the entire length of one building side (50-foot minimum) or 25% of the entire building perimeter. For the existing site layout, there is assumed to be fire walls between the buildings, therefore it will be treated as three separate buildings. The buildings located on Buena Vista and W. Commerce are within the requirements for the aerial apparatus road. The center building with the foyer and club does not currently meet the aerial apparatus road because the building is located closer than 15 feet to the fire lane. This matter can be resolved by either moving the building 7 feet away from the fire lane or by requesting an administrative variance from the City which is not guaranteed to be approved.

PARKING AND TRAVELWAY REQUIREMENTS

Per the UDC, the IDZ base zoning does not have any parking requirements. However, where parking is provided, subsections 35-526(c) through 35-526(f) shall apply (UDC 35-343(k)). The total number of proposed parking spaces is 90 spaces in the current site layout. The Americans with Disabilities act (ADA) and Fair Housing Act (FHA) will require that 8 of the spaces are handicapped spots with 2 of the them being van accessible. Of the remaining parking spaces, 30% of them can be compact-sized spaces with
minimum dimensions of 8’x18’. Bicycle spaces will be required for this development at a rate of 10% of the MF-60 required parking (144) or 15 spaces (Attachment P).

TREES/LANDSCAPING

The proposed development will be required to comply with the City of San Antonio’s 2010 Tree Preservation Ordinance. Multi-family developments are required to preserve 40% of the existing total diameter inches excluding the street rights-of-way and easements. A minimum of 25% of the existing diameter inches must be preserved, the remaining 15% can be mitigated to meet the 40% preservation requirements. 100% of the heritage trees within the platted lot must be preserved. This site is within the Community Revitalization Action Group (CRAG) area and will be required to provide a minimum of 15% final tree canopy cover (Attachment K). With the limited number of trees on this property, planting additional trees will be required to meet the 15% canopy cover. There are no requirements for parks and open space, fencing nor buffering standards. However, landscaping and streetscape planting standards shall apply.

UTILITIES

Sewer

Based on San Antonio Water System (SAWS) sanitary sewer maps there is an existing 10-inch gravity sewer main line along the centerline of S. Las Moras Street, there is an existing 12-inch gravity sewer main along the centerline of Buena Vista Street, and an existing 8-inch gravity sewer main along the centerline of Alazan Street. Based on the sewer maps sent by SAWS, the sanitary sewer mains are between 4-8 feet in depth. An existing sanitary sewer lateral may currently serve the project site since there was a previous development. The proposed sewer tie in location for the development will need to be confirmed by SAWS through their cursory review. The developer will be responsible for any additional sanitary wastewater main extensions, right-of-way and easement acquisitions, private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees, along with payment of all applicable fees in effect at time of play recordation or the latest date allowable by law. Since the property was previously served by an existing sanitary sewer main, items such as main extensions, force mains, a lift station, and all associated costs are not anticipated at this time but all associated costs for the lateral have been included in the cost estimate.

The site is located in SAWS lower sewer service area and lies within the San Pedro Creek Watershed. The impact fees for this area are $1,505 per Equivalent Dwelling Unit (EDU) and SAWS calculates an EDU as 0.5 per unit. This proposed development will have 96 units or 48 EDUs and 1 EDU for the office. The SAWS impact fees for the apartment complex will be approximately $73,745.
**Water**

Based on the maps received by SAWS, there is a 6-inch water main located along the east side of Alazan Street and an existing 12-inch water main along the north side of Buena Vista St. Based on the current site layout and pressure requirements, water service for the proposed development will likely be from the existing 12" main in Buena Vista Street. SAWS will require that a 12-inch or greater sized main be provided to ensure adequate fire flow and domestic demand. There will also be an assumed 1.5-inch irrigation meter equivalent to 5 EUDs.

Within SAWS pressure zone 3, the impact fees are $4,597 per EDU. Based on the current site plan, there are 96 units or 48 EDUs, 1 EDU for the office, and 5 EDUs for the irrigation meter for a total of 54 EDUs. The SAWS water impact fees for the apartment complex will be approximately $248,238 (Attachment G).

**Electric, Gas, Telephone**

The electric and gas availability letter has been received from CPS. Based on the CPS letter, the proposed development can be served by CPS Energy’s electric and gas.

Charter Communications (formerly Time Warner Cable) has indicated that existing coax and/or fiber facilities near this location (Attachment I).

**SITE INGRESS AND EGRESS REQUIREMENTS**

A traffic impact and rough proportionality will not be required for this property because of the IDZ zoning. There will be two driveway access points from Alazan Street and two driveway access points from Las Moras Street that will be permitted through the City of San Antonio with a required minimum throat depth of 40 feet, a minimum width of 24 feet and the maximum is 30 feet, and curb return radii of 25 feet. The development will be allowed 1 driveway per 200 feet of frontage and the driveways may not be closer than 50 feet apartment (Section 35-506 (r)(3) – Attachment Q). The current layout for the driveways does not have the current minimum throat depth for any of the four driveways, there is currently an approximate 10-20 feet in throat depth from the existing edge of pavement to the first site turning conflict.

**PERMITTING**

The 1.7-acre tract is currently composed of 8 unplatted lots and will be platted to combine all parcels into one lot. This project will need driveway permits from the City of San Antonio. Utility plans will need to be submitted to SAWS for all water and sanitary sewer permitting. A site plan must be submitted by the architect at the time of rezoning and it must include all requirements in UDC Sec 35-343 (m)(2) (Attachment J). The following are the permits needed:

- Address Permit
- Building Permit
- Drainage Permit
- Electric Permit
- Fire Permit
- Flood Permit
- Irrigation Permit
- Landscape Permit
- Plumbing Permit
- SAWS Permit
- TIA Permit
- Traffic Permit
- Tree Permit
- Zoning Permit

**WATER QUALITY/DRAINAGE**

Stormwater management will apply for this development. According to FEMA Firm Maps 4800450395G, the northern portion of the 1.7-acre tract is located within the 1% AC (100-year) floodplain. At this time, a proposed elevated building over a parking lot is located within the floodplain based on a preliminary site layout. Although up to half a foot of water is permitted within a parking lot, there are other methods to remove the area out of the floodplain. A survey is recommended in the area identified to be within the floodplain to verify if the existing elevations are below the current Base Flood Elevation. If the elevations confirm the site is within the base flood elevations, a conditional Letter of Map Revision based on fill (CLOMR-F) can be submitted to the San Antonio River Authority (SARA), on behalf of FEMA, to elevate the property above the base flood elevation. Then a Letter of Map Revision based on Fill (LOMR-F) can be submitted to SARA once the site is elevated (filled) above the base flood elevations. A floodplain permit will also be required from the City of San Antonio to perform any work within the floodplain.

This site is not within the Edwards Aquifer Recharge Zone or Contribution Zone; therefore, neither a water quality submittal nor permanent water quality structures will be required by the Texas Commission on Environmental Quality (TCEQ). Since less than five acres will be disturbed during construction, a Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared and implemented as well, the Texas Pollutant Discharge Elimination System (TPDES) General Permit will need to be posted at the site. The purpose of this SWPPP is to identify potential onsite pollutants and specify practices which will minimize the extent of these pollutants being discharged from the site. TCEQ has been given authority to administer and oversee the implementation of this process.
This site has relatively mild slopes. The site currently drains from west to east out onto the surrounding streets. There is a stormwater drain at the corner of W Commerce and Alazan Street. This site is not within a mandatory detention area; however, a downstream drainage study is needed to further assess the need for on-site detention or public drainage improvements.

**OVERVIEW OF PROCESS, TIMING, AND COSTS**

**Overview of Entitlement and Site Development Permitting Process and Associated Timing**

This site will need a major subdivision plat submitted to the City of San Antonio. The plat review and approval process typically takes approximately 6 months from initial submittal to final recordation. A building permit will not be issued for the development until the plat is recorded; however, the plat and building permit reviews can occur concurrently.

**Building Permitting and Process and Timing**

It is recommended that the developer schedule a preliminary plan review meeting with the City prior to beginning the design process to clarify design and permitting requirements. Once the design documents are completed, a complete building permit application will be submitted to the City of San Antonio Development Services Department and then be distributed internally for review by the required City departments (Address, Building, Drainage, Electric, Fire, Historical, Irrigation, Landscape, Mechanical, Plumbing, SAWS, Sidewalk, TIA, Traffic, Tree, and Zoning). These departments will then issue comments and/or approvals. Once all departments have approved the plans and the plat is recorded, a building permit will be issued. The process typically takes approximately four months.

**Cost Itemization of all Anticipated Fees (Anticipated Impact, Site Development Permit, Building Permit, and Other Required Fees)**

Below is an estimate of the required fees associated with the development of the 96-unit, 1.7-acre apartment complex:

- SAWS Water Impact Fee: $73,745
- SAWS Sewer Impact Fee: $248,238
- COSA Major Plat Fee: $1,700
- COSA Preliminary Plan Review Meeting Fee: $500 (assuming one-hour meeting with reviewers from five departments)
- COSA Building Permit Fee: $30,000
- Offsite Improvements: No offsite costs expected at this time.
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 require a subdivision plat.
2. A downstream drainage study is needed to determine if on-site stormwater detention or public drainage improvements will be required. If detention is required, appropriate calculations need to be done to determine the type and size of detention.
3. The site will need to be surveyed to confirm its location in the flood plain. A possible CLOMR-F and LOMR-F will need to be submitted to SARA.
4. Tree canopy mitigation will need to be performed.
5. Layout of utilities so that easements and estimated costs can be established.
6. Locations of existing utilities easements and easements need to be verified.
7. The site was previous a dry cleaner and show repair shop.
EXHIBIT A

AERIAL MAP
EXHIBIT B

BEXAR COUNTY APPRAISAL DISTRICT (BCAD) MAP
EXHIBIT C

FEMA FLOODPLAIN MAP
SANITARY SEWER BLOCK MAP
EXHIBIT F

LETTER OF AVAILABILITY FOR
WATER AND SANITARY SEWER SERVICES
Ms. Tracy Freimarck

Re: Buena Vista Street and Salazan Availability of SAWS’ Infrastructure

Ms. Freimarck:

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 650 feet & 77 PSI and the approximate minimum elevation of the tract is 646 feet & 79 PSI. There is an existing 6-inch water main along the east side of Salazan, and an existing 12-inch water main along the north side of Buena Vista 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 10-inch gravity sewer main along the centerline of S. Las Moras St., there is an existing 12-inch gravity sewer main along the centerline of Buena Vista St. and an existing 8-inch gravity sewer main along the centerline of Salazan. 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
EXHIBIT G

LETTER OF AVAILABILITY FOR
GAS AND ELECTRIC SERVICES
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,

Jenna Keylich
Jenna Keylich
Customer Service Supervisor
Customer Engineering Department
EXHIBIT H

LETTER OF AVAILABILITY FOR
TELECOMMUNICATION SERVICES

CONFIDENTIAL - Exempt from Texas Public Information Act and Exempt from Posting on TDHCA's website; Notice and Briefing Opportunity Required. See, e.g., Tex. Gov't Code §§ 552.104 and 552.110; Boeing Co. et al. v. Paxton, 466 S.W.3d 831 (Tex. 2015).
1/5/2018

Tracy Freimarck  
City of San Antonio  
12940 Country Parkway  
San Antonio, TX 78216

SUBJECT: Will Serve – Legacy Park at Buena Vista

In concern of Charter facilities at the property located at the northwest corner of Alazan St and Buena Vista St 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
EXHIBIT I

ZONING REQUIREMENTS
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.
EXHIBIT J

FIRE REQUIREMENTS
APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101

GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

SECTION D102

REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34,050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

<table>
<thead>
<tr>
<th>TABLE D103.4</th>
<th>REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LENGTH (feet)</td>
<td>WIDTH (feet)</td>
</tr>
<tr>
<td>0-150</td>
<td>20</td>
</tr>
<tr>
<td>151-500</td>
<td>20</td>
</tr>
<tr>
<td>501-750</td>
<td>26</td>
</tr>
<tr>
<td>Over 750</td>
<td>Special approval required</td>
</tr>
</tbody>
</table>

For SI: 1 foot = 304.8 mm.

For SI: 1 foot = 304.8 mm.

FIGURE D103.1

DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

2015 INTERNATIONAL FIRE CODE®
EXHIBIT K

EDU CALCULATIONS
### San Antonio Water System

**Infrastructure Planning Equivalent Dwelling Unit (EDU) Calculation Sheet**

Subdivision Name: The Reserve at Thousand Oaks  
Plat I.D.#

The estimated Average Sewer Flows or Equivalent Dwelling Units that are shown on the SAWS Infrastructure Planning Application for Subdivision Plat Review has been calculated by one of the following methods:

- **Equivalent Dwelling Units (EDU) Calculation sheet.**
- **Engineering Study using actual consumption data from similar facilities based on twelve month data also submitted for review.**
- **Calculate estimated sewer discharge utilizing accepted SAWS referenced material.**
- **Unknown land use will be calculated at four (4) EDU’s per acre.**

SAWS has established recommended guidelines to be employed for future discharge calculations which are shown next to the referenced facility. The numbers shown, for each type of development, are based on flow rate table measurements from TNRCC regulations, ASCE Manuals on Engineering Practice, EPA Technology Transfer Manuals, Uniform Plumbing Code fixture unit count and other Wastewater Engineering texts. All applicants will use these guidelines to calculate average daily flows or EDU’s.

SAWS will accept sewage flow calculations for any proposed development which is derived through an engineering study of actual measured sewer flows for similar facilities in lieu of the above criteria to determine the total estimated average daily flow or EDU’s for the proposed development. If this data is not provided or new calculations are not submitted with initial plat package, the undersigned will allow SAWS to calculate the estimated average daily flows or EDU’s at four EDU’s per acre. The undersigned will then also accept SAWS these EDU calculations as final.

#### Types of Development

Identify all types of development that will be part of the proposed project and complete the related information listed for each to calculate as Estimated Average Daily Flow (EADF) or Equivalent Dwelling Units (EDU’s).

- **Note:** One (1) EDU equals 240 gallons per day as average sewage flow and 313 gallons per day for average water flow. (Circle type of units used - EADF or EDU’s)

#### Single Family Homes

- **EDU (Lot)**

#### Manufactured Homes

- **(1 EDU/Lot)**

#### Number Lots

#### Number Pads

#### EADF or EDU’s

### Additional Information:

If additional space is needed add a separate sheet, on letterhead, and attach it to this sheet at time of submittal.

This form must be completely filled out and submitted with an original signature. No other form be accepted.
CONFIDENTIAL - Exempt from Texas Public Information Act and Exempt from Posting on TDHCA's website; Notice and Briefing Opportunity Required.

See, e.g., Tex. Gov't Code §§ 552.104 and 552.110; Boeing Co. et al. v. Paxton, 466 S.W.3d 831 (Tex. 2015).
### Land Use Categories

The land use plan recommends the following land use categories and associated zoning districts*:

<table>
<thead>
<tr>
<th>LAND USE CATEGORY</th>
<th>CORRESPONDING ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL</td>
<td>R3, R4, R5, R6</td>
</tr>
<tr>
<td>MEDIUM DENSITY RESIDENTIAL</td>
<td>R3, R4, R5, R6, RM-4, RM-5, RM-6</td>
</tr>
<tr>
<td>HIGH DENSITY RESIDENTIAL</td>
<td>R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories), MF-33 (3 stories), MF-40 (5 stories)</td>
</tr>
<tr>
<td>NEIGHBORHOOD COMMERCIAL</td>
<td>NC, C1</td>
</tr>
<tr>
<td>LOW DENSITY MIXED-USE</td>
<td>R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories); IDZ, TOD, MXD, UD, O-1</td>
</tr>
<tr>
<td>HIGH DENSITY MIXED-USE</td>
<td>RM-4, RM-5, RM-6, MF-25, MF-33, MF-40; NC, C1, C2-P; C2, IDZ, TOD, MXD, UD, O-1</td>
</tr>
<tr>
<td>COMMUNITY COMMERCIAL</td>
<td>NC, C1, C2, C2-P, O-1, UD, O-1</td>
</tr>
<tr>
<td>LIGHT INDUSTRIAL</td>
<td>C-3, O-2, L, I-1, MI-1, BP</td>
</tr>
<tr>
<td>PUBLIC / INSTITUTIONAL</td>
<td></td>
</tr>
<tr>
<td>PARKS / OPEN SPACE</td>
<td></td>
</tr>
</tbody>
</table>

*Land Use does not constitute zoning regulations or establish zoning district boundaries.
City of San Antonio
Karst Zones 1 & 2 and Projected Golden-cheeked Warbler Habitat

Karst Zone Map
LEGACY PARK AT BUENA VISTA

ATTACHMENT: 0 DATE: JAN 2018

CONFIDENTIAL - Exempt from Texas Public Information Act and Exempt from Posting on TDHCA’s website; Notice and Briefing Opportunity Required. See, e.g., Tex. Gov’t Code §§ 552.104 and 552.110; Boeing Co. et al. v. Paxton, 466 S.W.3d 831 (Tex. 2015).
EXHIBIT N

WETLAND MAPS
EXHIBIT O

PRELIMINARY SITE PLAN