PROPOSED DEVELOPMENT
OF A MULTI FAMILY COMPLEX
(2.857 ACRES NEAR S. COLORADO ST. & EL PASO ST)
SAN ANTONIO, TEXAS
DUE DILIGENCE REPORT

February 26, 2019
MBC Job. No. 32300-1270

PREPARED BY:

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
dba MBC Engineers
Texas Registered Engineering Firm F-784 | SBE Certified #214046463
TBPLS Firm Registration No. 10011700
1035 Central Parkway North | San Antonio, Texas 78232
(210) 545-1122 Phone | (210) 545-9302 Fax
www.mbcengineers.com
# TABLE OF CONTENTS:

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTRODUCTION:</td>
<td>3</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY:</td>
<td>3</td>
</tr>
<tr>
<td>SITE CHARACTERISTICS:</td>
<td>3</td>
</tr>
<tr>
<td>WATER QUALITY/DRAINAGE:</td>
<td>4</td>
</tr>
<tr>
<td>ZONING RESTRICTIONS:</td>
<td>4</td>
</tr>
<tr>
<td>TAXING JURISDICTION:</td>
<td>5</td>
</tr>
<tr>
<td>SIGNAGE:</td>
<td>5</td>
</tr>
<tr>
<td>RIGHT-OF-WAY DEDICATIONS:</td>
<td>6</td>
</tr>
<tr>
<td>EASEMENTS:</td>
<td>6</td>
</tr>
<tr>
<td>TREES/LANDSCAPING:</td>
<td>7</td>
</tr>
<tr>
<td>PARKLAND DEDICATION:</td>
<td>7</td>
</tr>
<tr>
<td>ROUGH PROPORTIONALITY:</td>
<td>7</td>
</tr>
<tr>
<td>ACCESS:</td>
<td>8</td>
</tr>
<tr>
<td>CODES AND REGULATIONS:</td>
<td>8</td>
</tr>
<tr>
<td>UTILITIES:</td>
<td>9</td>
</tr>
<tr>
<td>INCENTIVES AND PROGRAMS:</td>
<td>10</td>
</tr>
<tr>
<td>PLATTING:</td>
<td>10</td>
</tr>
<tr>
<td>BUILDING PERMITTING:</td>
<td>11</td>
</tr>
<tr>
<td>N.P.D.E.S. REQUIREMENTS:</td>
<td>11</td>
</tr>
<tr>
<td>FIRE REQUIREMENTS:</td>
<td>11</td>
</tr>
<tr>
<td>STUDIES:</td>
<td>11</td>
</tr>
<tr>
<td>CONCLUSION:</td>
<td>11</td>
</tr>
<tr>
<td>INDEX OF ATTACHMENTS:</td>
<td>13</td>
</tr>
</tbody>
</table>
INTRODUCTION:

This report outlines a general summary of items related to the development of 2,857 acres of land into an 88-unit multi-family apartment complex. The site consists of parcels near S. Colorado Street and El Paso Street, within the city limits of San Antonio. The properties currently exist as 18 parcels and are non-contiguous. 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 as well as preliminary discussions with the City of San Antonio’s planning and zoning department, fire department and transportation department. 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 property has reasonable topography for the intended use. The property is currently zoned as MF-33 (Multi-Family District at maximum density of 33 units per acre) and is within the AHO (Airport Hazard Overlay) District. A parking lot built on a lot with no multi-family building is not a permitted use within this zoning district. Therefore, the property will need to be re-zoned. The property will need to be re-platted into 5 lots. A portion of the site is currently developed with a structure, paved parking and driveways that will be demolished with the proposed development. This development may be eligible to participate in the city’s Fee Waiver Program, where projects may receive fee waivers for certain city fees and SAWS impact fees. The type of project must meet the qualifications of affordable housing as outlined in this program. Right of way dedications are likely and are summarized in the associated section below. The city will require curbs and public sidewalks to 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 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. A Phase One Environmental Site Assessment is recommended, if one has not already been performed.

SITE CHARACTERISTICS:

Many of the parcels have street frontage on two and three sides of the property. Adjacent streets include Torreon Street, El Paso Street, S. Smith Street and S. Colorado Street. The site is located approximately 600 feet west of Alazan Creek. Some of the parcels are undeveloped and others contain areas of concrete rip-rap. One of the parcels currently has a dilapidated structure. Existing improvements will be demolished as part of this project. The property has reasonable topography for the intended use with slopes ranging from approximately 1% to 5%. Based on
aerial topography obtained from the San Antonio River Authority, the highest elevation is 649 feet at the northwest parcel and the lowest elevation is 641 feet at the southeast parcel.

**WATER QUALITY/DRAINAGE:**

According to FEMA Firm Map No. 48029C0395G, a small portion of the eastern-most parcel is within the 100 year floodplain. 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. The properties drain to adjacent streets where stormwater runoff generally flows east to existing curb inlets on El Paso Street near Alazan Creek. The site is not within a mandatory detention area; 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 and discharge to the nearby underground storm drain. If it is determined on-site detention is not required, a rezoning of the site to IDZ (Infill Development Zone) would exempt the development from the City of San Antonio drainage fee (fee in-lie-of providing on-site detention).

**ZONING RESTRICTIONS:**

The site is currently zoned MF-33, (Multi-Family with maximum density of 33 units per acre). In addition, this property is within the AHO (Airport Hazard Overlay) District. The density limitation will apply to each lot. Also, based on conversations with City of San Antonio’s planning and zoning department, a lot developed with only a parking lot (and no multi-family building) will not be a permitted use under MF-33 zoning. Therefore, this development will need to be re-zoned. Much of the surrounding zoning is MF-33 with a few scattered parcels zoned C-1, C-3NA, C-3R, O-1, C-2P.

The site will be re-zoned to IDZ-3 (High Intensity Infill Development Zone). As part of the rezoning application, a detailed site plan will need to be submitted indicating proposed uses and unit densities. A ground floor comparison form will also need to be submitted for review and approval by the City. The zoning restrictions and setbacks for the proposed zoning of IDZ-3 are described below. 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.

**High Intensity Infill Development Zone - Zoning Restrictions:**

1. Minimum parking requirements may be reduced by 50% (which would equate to 0.75 spaces per dwelling unit). The minimum parking for this 88-unit apartment complex is 66 spaces.
2. There are no setbacks or buffering standards other than what is required for parking lot screening/shading.
3. There is no building height limitation. Building height must be shown on the site plan associated with the zoning application and approved by the city.
4. The front setback shall be shown on the site plan and approved by the city with zoning.
5. There is a 5 foot side and rear setback.
6. Parkland dedication will not be required for this development.
7. This zoning classification requires buildings to incorporate specific architectural design requirements. New buildings shall be compatible in massing to buildings on abutting lots and abutting block faces.

**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.

**TAXING JURISDICTION:**

The total acreage of the parcels is 2.857 and the Bexar County Appraisal District Parcel Identification numbers are shown in the table below.

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Parcel ID</th>
<th>Parcel ID</th>
<th>Parcel ID</th>
<th>Parcel ID</th>
<th>Parcel ID</th>
<th>Parcel ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>131176</td>
<td>131177</td>
<td>131178</td>
<td>131179</td>
<td>131180</td>
<td>131181</td>
<td>131182</td>
</tr>
<tr>
<td>131183</td>
<td>131184</td>
<td>131185</td>
<td>131186</td>
<td>131187</td>
<td>131802</td>
<td>131803</td>
</tr>
<tr>
<td>131808</td>
<td>131811</td>
<td>986051</td>
<td>986052</td>
<td>986053</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

According to the Bexar County Appraisal District, Millage rates for the property are shown in the table below.

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>2018 Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Fund</td>
<td>0.023668</td>
</tr>
<tr>
<td>Alamo Community College</td>
<td>0.149150</td>
</tr>
<tr>
<td>Hospital District</td>
<td>0.276235</td>
</tr>
<tr>
<td>Bexar County</td>
<td>0.277429</td>
</tr>
<tr>
<td>San Antonio River Authority</td>
<td>0.018580</td>
</tr>
<tr>
<td>City of San Antonio</td>
<td>0.558270</td>
</tr>
<tr>
<td>San Antonio ISD</td>
<td>1.562600</td>
</tr>
<tr>
<td>San Antonio TIF #30 Westside</td>
<td></td>
</tr>
</tbody>
</table>

**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:

Right of way dedications for various streets are as follows:

- Torreon Street currently has a 35 foot right of way and would require a 12.5 foot dedication for all adjacent properties to meet the street classification of a Local Type B with a 60 foot right of way.
- S. Colorado Street (south of El Paso) has a 56.2 foot right of way and would need a 6.9 foot dedication for all adjacent properties to meet the street classification of a Collector with a 70 foot right of way.
- S. Colorado (north of El Paso) has a 55.6 foot right of way and would need a 7.2 foot dedication for all adjacent properties to meet the street classification of a Collector with a 70 foot right of way.
- El Paso has a 55.6 foot right of way and would need 7.2 foot dedication for all adjacent properties to meet the street classification of a Collector with a 70 foot right of way.
- S. Smith has a 55.6 foot right of way and would need a 2.2 foot dedication for all adjacent properties to meet the street classification of a Local Type B with a 60 foot right of way.
- Due to previous dedications, the platted property at the southwest corner of El Paso & S. Colorado would only need to dedicate 2.2 feet along the El Paso Street frontage and no dedication along the S. Colorado Street frontage. It may be possible to reclaim ±2 feet along the S. Colorado Street frontage given the current right-of-way width and the previous 10 foot dedication.
- The city will require a 15 foot radius right of way dedication at the corner of street intersections.

The right of way dedications listed above represent our best guess of the worst-case scenario. Ultimately, the right of way dedications are determined at the time of platting and there is often some negotiation involved. Specifically the City’s definition of a collector is vague and not mapped so in some cases the potential dedications can be reduced by 5 feet to match a Local Type A or B street classification.

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. There is an existing 14 foot electric easement along the street frontage of the three platted lots located at the southeast corner of El Paso and S. Colorado. The tract consists of eighteen lots currently and will need to be re-platted into 5 lots. As part of the platting process, CPS typically requires a 14-foot electric easement be provided along the public right of ways. While it is likely CPS will request these easements, 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. The current site plan shows the proposed building within the existing utility easement. This easement will need to be vacated with the re-plat will require approval by CPS Energy.
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 full tree survey has not been conducted but there appears to be few protected trees scattered throughout 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. A heritage tree survey has revealed two existing heritage trees on separate lots. These trees will need to be preserved to meet city requirements. 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=ARTVIDEST_DIV5NAREPR_S35-523TRPR

PARKLAND DEDICATION:

Parkland dedication is not required within IDZ zoning districts.

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 88 units, this development would create 51 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 $187,500 for this development. Standard pavement sections for the adjacent streets are described as follows:

- El Paso Street current pavement width is 30 feet and has a standard pavement width of 44 feet (Collector classification). This would require installing 7 feet of additional pavement on both sides.
- S. Colorado Street current pavement width is 30 feet a standard pavement width of 44 feet (Collector classification). This would require installing 7 feet of additional pavement on both sides.
- S. Smith Street current pavement width is 30 feet a standard pavement width of 40 feet (Local Type B classification). This would require installing 5 feet of additional pavement on both sides.
• Torreon Street current pavement width is 20 feet a standard pavement width of 40 feet (Collector classification). This would require installing 20 feet of additional pavement width.

The city has also started enforcing the bike facility requirement for developments fronting Collector and Arterial Streets. El Paso Street and S. Colorado Street appear to be classified as collectors, therefore the city can require bike facilities to be constructed along the frontage of these streets. 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. At a minimum, the city will require a 6 foot sidewalk and curbing to be constructed along the streets.

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 (4) driveway locations along S. Colorado Street and one along S. Smith Street.

Generally, the City requires 125 feet of clearance from a street intersection to the property line point of curvature (this is only enforced on major thoroughfares) and a minimum of 50-foot spacing between other drive locations and minor streets. Based on the current site plan, and preliminary discussions with the City traffic department, the proposed driveway locations are in compliance with city requirements. Throat length also needs to be considered at each access point. The UDC requires 40 feet of throat from the property line to the first conflict (parking space or drive lane). If 40 feet 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 feet.

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:
  • 2018 International Building Code
UTILITIES:

Sewer:

Based on San Antonio Water System (SAWS) sanitary sewer maps, there is an existing 8-inch gravity main along Torreon St., an existing 8-inch gravity sewer main along El Paso St. and an existing 18-inch gravity sewer main along S. Colorado St. Based on the sewer maps the sewer invert elevations range from 8 to 15 feet below ground. 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.

Water:

Based on SAWS water maps, there is an existing 6-inch water main along Torreon St., there is an existing 8-inch water main along El Paso St., and an existing 6-inch water main along S. Colorado St. Tie in locations will need to be confirmed by SAWS. As stated in the SAWS availability letter, commercial development requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand. However, based on recent experience this is not enforced when adequate fire flow can be demonstrated with the smaller main.

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.

A fire flow test was performed on the existing 8” water main on El Paso Street. The results of that test are located as an attachment within this report. The static pressure as tested was 70 psi and the residual pressure was 66 psi. The theoretical fire flow at 25 psi would be 4,962 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.

There is a potential impact fee increase expected sometime in June 2019. Based on the draft report issued by SAWS on 02-13-2019, the total impact fee (water and sewer) is expected to increase by 3.3% for this service area.
Impact fees are based upon the date of plat recordation, however properties requesting an increase beyond that designated in the original plat will be subject to current impact fees.

**Electric, Gas, Telephone:**

CPS has indicated that the proposed development can be served by CPS Energy’s electric and gas distribution systems. There is an existing 3-phase overhead electric located along the north side of El Paso Street and appears available to serve the development. There is also existing overhead electric along the south side of Torreon Street and the west side of S. Colorado Street.

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 City of San Antonio has recently approved replacing the Inner City Reinvestment and Infill Policy (ICRIP) program with the City of San Antonio Fee Waiver Program. To benefit from the program incentives it is recommended to start coordination early in the development process because the funds are subject to availability and timing constraints.

It is the policy of the City of San Antonio to encourage responsible development in the city. The City of San Antonio Fee Waiver Program specifically addresses these goals by encouraging the development and preservation of affordable/workforce housing, the rehabilitation of historic properties, and to foster business development. Incentives include financial assistance, such as fee waivers and tax abatements for eligible projects. 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 $250,000 for affordable housing projects. 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 will need to be re-platted into 5 lots and be routed through the city as a major plat. 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. The review time for a major plat is about 4 to 6 months.

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 timeframe 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. Based on preliminary discussions with the City of San Antonio Fire Reviewer, the current site layout is in compliance with this requirement. If the building is greater than 124,000 square feet or more than 200 units then two access drives throughout 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-zoned to IDZ 3. A site plan indicating proposed uses and unit density will need to be submitted with the zoning application and ultimately approved by the City.

2. The site will need to be re-platted, processed through the City of San Antonio.

3. A downstream drainage study is needed to determine if on-site storm water detention will be required.

4. Right of way dedications for all adjacent streets are likely and outlined in the section above.

5. The city can require the following public street improvements be constructed adjacent to the site up to a maximum estimated cost of $187,536:
   - Public Sidewalk and curbing along all street frontages
   - Additional pavement width added to existing streets (summarized in rough proportionally section above).

6. CPS will request 14’ easements adjacent to all public right of ways 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. The current site plan shows the proposed building within the existing electric easement. This easement will need to be vacated with the as part of the re-plat and ultimately approved by CPS.

7. The UDC requires 40’ of throat from the property line to the first conflict (parking space). 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.

10. There is a potential impact fee increase expected sometime in June 2019. Based on the draft report issued by SAWS on 02-13-2019, the total impact fee (water and sewer) is expected to increase by 3.3% for this service area.

*All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.*
INDEX OF ATTACHMENTS:

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. Flood & Water Resources Map
   3. Major Thoroughfare/Historic District/Future Land Use Map
K. Letters of Availability
   1. Water & Wastewater
   2. Electric and Gas
   3. Spectrum
   4. AT&T
   5. Waste Management
L. Utility Maps
   1. Water
   2. Wastewater
   3. Spectrum
M. Fire Flow Test
N. Avenida Guadalupe El Paso Plat
O. Pavement Condition Evaluations
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.

Location Map
Alazan Lofts
ATTACHMENT B

SURVEY
ATTACHMENT C

BEXAR CAD TAX MAP
<table>
<thead>
<tr>
<th>Property Identification #: 131187</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo ID: 02417-005-0020</td>
</tr>
<tr>
<td>Situs Address: 1201 EL PASO ST SAN ANTONIO, TX 78207</td>
</tr>
<tr>
<td>Property Type: Real</td>
</tr>
<tr>
<td>State Code: F1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information: 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description: NCB 2417 BLK 5 LOT E 38.1 FT OF 2</td>
</tr>
<tr>
<td>Abstract: S02417</td>
</tr>
<tr>
<td>Neighborhood: NBHD code 1650</td>
</tr>
<tr>
<td>Appraised Value: N/A</td>
</tr>
<tr>
<td>Jurisdictions: 11, 10, 57, 2*, SA030, CAD, 06, 09, 08</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner Identification #: 88880</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: SAN ANTONIO HOUSING AUTHORITY</td>
</tr>
<tr>
<td>Exemptions: EX-XV</td>
</tr>
<tr>
<td>DBA: Null</td>
</tr>
</tbody>
</table>

---

**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.
Property Identification #: 131186

Geo ID: 02417-005-0012
Situs Address: 1201 EL PASO ST SAN ANTONIO, TX 78207
Property Type: Real
F1

Legal Description: NCB 2417 BLK 5 LOT 1
Abstract: S02417
Neighborhood: NBHD code11650
Appraised Value: N/A
Jurisdictions: 10, CAD, 57, 09, 11, 21, 08, 3A030, 06

Owner Identification #: 88880
Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
Property Identification #: 131185

Geo ID: 02416-006-0050
Situs Address: 1121 EL PASO ST SAN ANTONIO, TX 78201
Property Type: Real
State Code: C1

Property Information: 2019

Legal Description: NCB 2416 BLK 5 LOT 5, 6, 8 W 9 FT OF 4
Abstract: S02416
Neighborhood: NBHD code:1650
Appraised Value: N/A
Jurisdictions: 10, 11, 06, 24, 09, CAD, 08, 37, SA030

Owner Identification #: 88880

Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
Property Identification # 131184

Geo ID: 02416-005-0040
Situs Address: 316 TORREON SAN ANTONIO, TX 78207
Property Type: Real
State Code: C1

Property Information: 2019

legal: NCB 2416 BLK 6 LOT W 8 FT OF 3 & E 457 FT OF
Description: 4
Abstract: S02416
Neighborhood: NBHD code 11650
Appraised Value: N/A
Jurisdictions: 11, 10, 57, CAD, 21, 08, 06, 49, SA030

Owner Identification # 88880

Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
<table>
<thead>
<tr>
<th>Property Identification #: 131183</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo ID: 02416-006-0330</td>
</tr>
<tr>
<td>Situs Address: 1107 EL PASO ST SAN ANTONIO, TX 78201</td>
</tr>
<tr>
<td>Property Type: Real</td>
</tr>
<tr>
<td>State Code: C1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information: 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal: NCB 2416 BLK 6 LOT W 8 FT OF 2 &amp; E 457 FT OF</td>
</tr>
<tr>
<td>Description: 3</td>
</tr>
<tr>
<td>Abstract: S02416</td>
</tr>
<tr>
<td>Neighborhood: NBHD code11650</td>
</tr>
<tr>
<td>Appraised Value: N/A</td>
</tr>
<tr>
<td>Jurisdictions: 10, CAD, 57, 09, 11, 21, 08, 3A030, 06</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner Identification #: 88880</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: SAN ANTONIO HOUSING AUTHORITY</td>
</tr>
<tr>
<td>Exemptions: EX-XV</td>
</tr>
<tr>
<td>DBA: Null</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Property Identification #</th>
<th>131182</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo ID</td>
<td>02416-005-0010</td>
</tr>
<tr>
<td>Situs Address:</td>
<td>1101 EL PASO ST SAN ANTONIO, TX 78207</td>
</tr>
<tr>
<td>Property Type:</td>
<td>Real</td>
</tr>
<tr>
<td>State Code:</td>
<td>F1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information: 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>legal Description:</td>
</tr>
<tr>
<td>abstract:</td>
</tr>
<tr>
<td>Neighborhood:</td>
</tr>
<tr>
<td>appraised Value:</td>
</tr>
<tr>
<td>jurisdictions:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner Identification #</th>
<th>88880</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name:</td>
<td>SAN ANTONIO HOUSING AUTHORITY</td>
</tr>
<tr>
<td>Exemptions:</td>
<td>EX-XV</td>
</tr>
<tr>
<td>DBA:</td>
<td>vacant lot</td>
</tr>
</tbody>
</table>

---

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.
<table>
<thead>
<tr>
<th>Property Identification #</th>
<th>131181</th>
</tr>
</thead>
<tbody>
<tr>
<td>Geo ID</td>
<td>02415-007-0060</td>
</tr>
<tr>
<td>Situs Address</td>
<td>1021 EL PASO ST SAN ANTONIO, TX 78207</td>
</tr>
<tr>
<td>Property Type</td>
<td>Real</td>
</tr>
<tr>
<td>State Code</td>
<td>F1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Information: 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description</td>
</tr>
<tr>
<td>Abstract</td>
</tr>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>Appraised Value</td>
</tr>
<tr>
<td>Jurisdictions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner Identification #</th>
<th>88880</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>SAN ANTONIO HOUSING AUTHORITY</td>
</tr>
<tr>
<td>Exemptions</td>
<td>EX-XV</td>
</tr>
<tr>
<td>DBA</td>
<td>Null</td>
</tr>
</tbody>
</table>

---

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.
Property Identification #: 131176
Geo ID: 02415-007-0033
Situs Address: 1013 EL PASO ST SAN ANTONIO, TX 78207
Property Type: Real
State Code: C1

Property Information: 2019
Legal: NCB 2415 BLK 7 LOT W 203 FT OF 3 & E 10.4 FT
Description: OF 4
Abstract: S02415
Neighborhood: NEHD code=11860
Appraised Value: NA
Jurisdictions: 10, 11, 06, 57, 21, CAD, SA060, 09, 08

Owner Identification #: 88880
Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
<table>
<thead>
<tr>
<th>Property Identification #: 986051</th>
</tr>
</thead>
</table>

| Geo ID:    | 02440-002-D-60 |
| State Code: | C1 |
| Situs Address: 1022 EL PASO ST SAN ANTONIO, TX 78207 |
| Property Type: Real |

<table>
<thead>
<tr>
<th>Property Information: 2019</th>
</tr>
</thead>
</table>

| legal | NCB 2440 BLK 2 LOT 16 AVENIDA GUADALUPE EL |
| Description:  | PASO |
| Abstract:  | S02440 |
| Neighborhood:  | NEHD code11650 |
| appraised Value:  | N/A |
| jurisdictions:  | 08, 10, 09, S4030, 06, 21, 57, CAD, 11 |

<table>
<thead>
<tr>
<th>Owner Identification #: 88880</th>
</tr>
</thead>
</table>

| Name:  | SAN ANTONIO HOUSING AUTHORITY |
| Exemptions:  | EX-XV |
| DBA:  | Null |

**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.
Property Identification #: 986052

Geo ID: 02440-002-07-00
Situs Address: 1018 EL PASO ST SAN ANTONIO, TX 78207
Property Type: Real
State Code: C1

Property Information: 2019

Legal: NCB 2440 BLK 2 LOT 17 Avenida Guadalupe EL
Description: PASO
Abstract: S02440
Neighborhood: NEHD code: 11650
Appraised Value: N/A
Jurisdictions: 08, 09, 10, 06, SA030, 11, 57, 21, CAD

Owner Identification #: 88880

Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
Property Identification #: 131803

Geo ID: 02439-003-0020
Situs Address: 803 S COLORADO ST SANANTONIO, TX 78207
Property Type: Real
State Code: C1

Property Information: 2019

Legal Description: NCB 2439 BLK 3 LOT 2 THRU 6
Abstract: S02439
Neighborhood: NBHD code11650
Appraised Value: N/A
Jurisdictions: 11, 10, 06, 57, CAD, 21, SAC30, 08, 09

Owner Identification #: 88880

Name: SAN ANTONIO HOUSING AUTHORITY
Exemptions: EX-XV
DBA: Null

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.
ATTACHMENT D

SITE PLAN
<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alazan Lofts</td>
<td></td>
</tr>
<tr>
<td>City of San Antonio Drainage Fee-In-Lieu of Detention Fee</td>
<td>0.00</td>
</tr>
<tr>
<td>City of San Antonio Parkland Fees</td>
<td>0.00</td>
</tr>
<tr>
<td>Re-Zoning Fee</td>
<td>3,520.00</td>
</tr>
<tr>
<td>City of San Antonio Platting Fee Estimate</td>
<td></td>
</tr>
<tr>
<td>Base Fee</td>
<td>662.50</td>
</tr>
<tr>
<td>Lot Fee</td>
<td>25.00</td>
</tr>
<tr>
<td>Acreage Fee</td>
<td>1,672.00</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>625.00</td>
</tr>
<tr>
<td>Filing Fee</td>
<td>265.00</td>
</tr>
<tr>
<td>Recodation (est. 2 sheets)</td>
<td>164.00</td>
</tr>
<tr>
<td>Recodation Handling</td>
<td>50.00</td>
</tr>
<tr>
<td><strong>Total Platting</strong></td>
<td>3,813.50</td>
</tr>
<tr>
<td>SAWS Impact Fees</td>
<td></td>
</tr>
<tr>
<td>Domestic Water (88 Units, Office/Leasing, 45 EDUs)</td>
<td>206,865.00</td>
</tr>
<tr>
<td>Irrigation (5-1&quot; meters)</td>
<td>45,970.00</td>
</tr>
<tr>
<td>Sanitary Sewer (88 Units, Office/Leasing, 45 EDUs)</td>
<td>67,725.00</td>
</tr>
<tr>
<td><strong>Total SAWS Impact Fees</strong></td>
<td>322,560.00</td>
</tr>
<tr>
<td>San Antonio Permit Fee Estimate</td>
<td>31,280.92</td>
</tr>
<tr>
<td><strong>Total Fees</strong></td>
<td>359,174.42</td>
</tr>
<tr>
<td>Off-Site Street Improvements</td>
<td>187,536.00</td>
</tr>
</tbody>
</table>
ATTACHMENT F

COSA PERMIT FEE ESTIMATE
FEE ESTIMATOR

PLAN FEE ESTIMATOR

Commercial/Residential: Commercial
Type of Work: New
Tree Affidavit Option: P2
# of Acres: 3
Valuation: 1020000

Tree Options

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Affidavit Option 1 - Site has no protected, significant, heritage, or historic trees</td>
</tr>
<tr>
<td>A2</td>
<td>Affidavit Option 2 - Site has protected trees, but this work will in no way cause damage to or the destruction of said trees</td>
</tr>
<tr>
<td>P1</td>
<td>Permit Option 1 - Site has Rights Determination (RD aka Vested Rights)/Consent Agreement (CA)</td>
</tr>
<tr>
<td>P2</td>
<td>Permit Option 2 - Site has protected, significant, heritage, or historic trees that will be removed</td>
</tr>
<tr>
<td>PAID</td>
<td>Preservation fees paid and a previous plan has been approved for this site</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 email dsdplansmanagement@sanantonio.gov.

Estimate Fees  Reset

Minimum Fees Due at Time of Submission:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN REVIEW FEE</td>
<td>$7,218.40</td>
</tr>
<tr>
<td>TREE CANOPY - COMMERCIAL</td>
<td>$75.00</td>
</tr>
<tr>
<td>REVIEW FEE COMMER TREE PRESERV</td>
<td>$100.00</td>
</tr>
<tr>
<td>PERMIT FEE COMMER TREE PRESERVATION</td>
<td>$525.00</td>
</tr>
<tr>
<td>TPCH SURCHARGE</td>
<td>$716.55</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$216.55</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$8,351.50</strong></td>
</tr>
</tbody>
</table>

Minimum Fees Due for Permit Issuance:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMIT FEE BUILDING</td>
<td>$20,810.00</td>
</tr>
<tr>
<td>LANDSCAPE FEE</td>
<td>$821.52</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$648.95</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$648.95</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$23,039.42</strong></td>
</tr>
</tbody>
</table>
ATTACHMENT G

AERIAL AND TOPOGRAPHIC EXHIBIT
ATTACHMENT H

USGS MAP
ATTACHMENT I

FEMA FIRM
ATTACHMENT J

GIS MAPS

1. Zoning Map
2. Flood & Water Resources Map
3. Major Thoroughfare/Historical District/Future Land Use Map
Zoning Map
Alazan Lofts

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 legal 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.
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. Spectrum
4. AT&T
5. Waste Management
Mr. Don Miller

Re: El Paso St. and S. Colorado St. 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 650 feet & 77 PSI and the approximate minimum elevation of the tract is 642 feet & 81 PSI. There is an existing 8-inch water main along Torreon and an existing 6-inch water main along S. Colorado 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.
<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 4 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 San Pedro Creek Watershed. There is an existing 8-inch gravity sewer main along Torreon and an existing 18-inch gravity sewer main along S. Colorado St. 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/](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
1/30/2019

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

SUBJECT: Will Serve – Apartment site located on Torreon St, S. Colorado St. and El Paso St

In concern of Charter facilities at the property located on Torreon St, S. Colorado St. and El Paso St, 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,

[Signature]

Zachary H.P. Marcum
February 8, 2019

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

RE: Alazon, Torreon Street, S. Colorado Street and El Paso Street, San Antonio, Texas

Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at Alazon, Torreon Street, S. Colorado Street and El Paso Street, San Antonio, Texas by AT&T. This letter acknowledges that Alazon, Torreon Street, S. Colorado Street and El Paso Street, San Antonio, Texas is located in an area served by AT&T. Any service arrangements for Alazon, Torreon Street, S. Colorado Street and El Paso Street, 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 Alazon, Torreon Street, S. Colorado Street and El Paso Street, San Antonio, Texas.

Please contact the AT&T OSP Design Engineer for this service area, Bo Averill, with any project specific inquiries. She can be reached at (210) 536-4549.

Thank you for contacting AT&T.

Sincerely,

[Signature]
for
Philip Austin
Civic Coordinator
February 11th, 2019

To Whom It May Concern,

This document serves as confirmation for availability of service for Alazan Lofts at the surrounding area near the intersection of El Paso St. and S. Colorado St., San Antonio, TX 78207. Waste Management can provide recycling and waste disposal services as needed for this location.

The point of contact for this location is:

Ben Hernandez
210-245-1687
bhernan7@wm.com

If you need Roll-Off Containers for the project, please contact our Construction Rep.:

Jeff Fiedler
210-612-4199
jfiedler@wm.com

Thank you,

Ben Hernandez
ATTACHMENT L

UTILITY MAPS

1. Water
2. Wastewater
3. Spectrum
ATTACHMENT M

FIRE FLOW TEST
City of San Antonio Fire Department
Building Permit Fire Flow Test Report

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: 4 February 2019

WATER PURVEYOR INFORMATION

Name of individual witnessing flow test: Rigo Arambula
Name of water purveyor: San Antonio Water System
Telephone Number: 210-232-3252
Signature of water purveyor witness attesting to accuracy of data shown below on this page:

FIRE FLOW INFORMATION

Date and Time of flow test: 4 February 2019 3:30 PM
Location of flow hydrant: F
Location of test hydrant: T
Theoretical fire flow available at 25 psi: 6314 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>TEST HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>TOTAL FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AM</td>
<td>STATIC (psig)</td>
<td>RESIDUAL (psig)</td>
<td>PITOT (psig)</td>
<td>DIA (in)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>THEOR FLOW (gpm)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>HYD COEF</td>
</tr>
<tr>
<td>3/19</td>
<td>3:30</td>
<td>77</td>
<td>74</td>
<td>65</td>
<td>2 1/2</td>
</tr>
</tbody>
</table>

### SKETCH FLOW TEST LOCATION:

[Sketch of flow test location with streets and hydrants marked]
ATTACHMENT N

AVIENDA GUADALUPE EL PASO SUBDIVISION PLAT
ATTACHMENT O

PAVEMENT CONDITION EVALUATION
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 3/30/19
Street: TERRITORY
From: S. SMITH ST.
To: S. COLORADO
Company Requesting PCI: MBC
Company Telephone: 210-545-1122
Person Requesting: Marcos Corvantes
Email: mccorvantes@mbeengineers.com
PCI: 51-85
Inspector Providing PCI: ACGR
Response Date: 2/13/19
U.S. Mail: Other: CEW

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 rideability and asphalt distress, i.e., cracking, base failures, 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. Those 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
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 UEIH. 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 assignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., un-permitted excavations, City initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 01/30/19
Street: S. COLORADO ST.
From: TORREON ST.
To: GUADALUPE ST.

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

Person Requesting: Marcos Corvantes
Email: mcorvantes@nbconinc.com
PCI: 51-85
Inspector Providing PCI: Thomas Rivera
Response Date: 2-13-14 U.S. Mall:
Fax: __________________________

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 failures, 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 guaranty 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 guaranty 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 UECM. The repair shall have a guaranty by the Right of Way User as set forth in the Right-of-Way Management Ordinance.

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

Date of Request: 3/30/19
Street: GUADALUPE ST.
From: S. COLORADO ST.
To: S. SMITH ST.

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

Person Requesting: Marcos Cervantes
Email: incervantes@mbeengineers.com
PCI: 51-85
Inspector Providing PCI: Thomas Rivera
Response Date: 2/19/19
U.S. Mail: 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 distress, i.e., cracking, base failures, rutting and raveling are considered when assigning a rating.

Any excavation in a City street requires a permit and inspection. The time 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
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 UECM. 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 assignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., non-authorized excavations, City-initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climate conditions.
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 01/30/19
Street: S. SMITH ST.
From: GUADALUPE ST.
To: TORREON ST.

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

Person Requesting: Marcos Cervantes
Email: incervantea@mbcengineers.com
PCI: 51-85

Inspector Providing PCI: Thomas Rivera

Response Date: 2/15/19 U.S. Mail: 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 distress, i.e., cracking, base failures, 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 any trench failure in the Street or Right of Way during the guarantee 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 guarantee 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 100% loss of pavement with minimal 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 UECM. The repair shall have a guarantee 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. It is not a variance from pavement restoration requirements or spatial assignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., non-permitted excavations, Clip initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.