PROPOSED DEVELOPMENT
OF A MULTI FAMILY COMPLEX
(1.518 ACRES at 4415 SAN PEDRO AVE.)
SAN ANTONIO, TEXAS
DUE DILIGENCE REPORT

February 26, 2019
MBC Job. No. 32298-1272

PREPARED BY:

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INTRODUCTION:

This report outlines a general summary of items related to the development of 1.567 acres of land to a 69-unit apartment complex. The site consists one tract of land located at 4415 San Pedro Ave., within the city limits of San Antonio. 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 Spectrum. 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 to identify potential impacts to the proposed development and are summarized in this report.

EXECUTIVE SUMMARY:

The property has reasonable topography for the intended use. The property is currently zoned as C-3 (General Commercial District) and is within the AHO (Airport Hazard Overlay) District. The property will need to re-zoned to allow for multi-family development. The property consists of two tracts and will need to be re-platted. This project may qualify for the city’s Fee Waiver Program, where eligible projects may qualify for waivers for certain city and SAWS fees. The site is fully developed with several structures, parking lots, etc. that will be demolished with the proposed development. Right of way dedications are likely and summarized in the section below. The city will require curbs and public sidewalks be constructed along the adjacent streets. In addition, the city can require developments to expand the pavement width on sub-standard streets adjacent to the property, although this is not expected due to the anticipated right of way dedications and the rough proportionality estimate of the proposed development. 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. Due to this site being impervious under existing conditions, on-site storm water detention and FILO (fee in-lieu of providing on-site detention) are not expected to be required. This report does not specifically address any environmental concerns and a Phase One Environmental Site Assessment is recommended, if not already performed.

SITE CHARACTERISTICS:

The site is currently fully developed as a used car lot. The site is bordered by public streets, (San Pedro Ave, Carney St., Fresno St., and Alametos St.). Existing improvements will be demolished as part of this project. The property has reasonable topography for the intended use with average slopes of 1% to 3%. Based on aerial topography obtained from the San Antonio River Authority, the highest elevation is 727 feet at the southeast corner and the lowest elevation is 721 feet at the northwest corner of the tract.
WATER QUALITY/DRAINAGE:

According to FEMA Firm Map No. 48029C0405G, the property is not within the 100 year floodplain. Additionally, the property is not within the Edwards Aquifer Recharge Zone or Contributing Zone so a water quality submittal is not required by the state. Permanent storm water quality controls will not be required for this site.

The site has relatively mild slopes. Most of the property drains to an existing curb inlet located on Carney Street, near the northwest corner of the tract where it enters an underground storm drain system. The site is not within a mandatory detention area and is fully developed; therefore, detention should not be required. Additionally, this development should not be subject to City’s FILO (fee-in-lieu of) providing on-site detention due to the existing impervious cover on the property. Existing drainage patterns of the site will need to be honored with the proposed development.

ZONING RESTRICTIONS:

The site is currently zoned C-3 (General Commercial District) and within the AHO (Airport Hazard Overlay) District. Multi-family apartments are not a permitted use within the C-3 zoning district; therefore, this property will need to be re-zoned to accommodate the proposed development. The surrounding zoning consists of MF-33 (Multi-Family), C-3, R-4 and R-5 (Single Family Residential). The site will be re-zoned to IDZ-3 (High Intensity Infill Development Zone). As part of the re-zoning application, a detailed site plan will need to be submitted to the City indicating proposed uses and unit densities. 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 a 69 unit apartment complex would amount to 52 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 1.567 and the Bexar County Appraisal District Parcel Identification number is 435113. According to the Bexar County Appraisal District, Millage rates for the property are shown in the table below.

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SIGNAGE:

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

RIGHT-OF-WAY DEDICATIONS:

Right of way dedications for various streets are as follows:
- Carney Street currently has a 59.6 foot right of way. This street should be classified as a Local Type B with a 60-foot right of way. The site would be required to dedicate the required width from the centerline of the street or 0.2 feet.
- Fresno St. currently has a varying right of way widths across the property frontage. This street is classified as a secondary arterial type B with a minimum right of way width of 70-feet and 86 to 110 feet at intersections with other major arterials as determined by the director of development services. Based on preliminary meetings and discussions with city staff, they have indicated that the required dedication would be 17 feet for the
northern half and 13 feet for the southern half to meet the street classification with an 86 foot right of way.

- San Pedro Ave. currently has a 78.3 foot right of way. This street is classified as a primary arterial type B and due to the property being located at the intersection of another arterial (Fresno Street), right of way widths between of 86 feet and 120 feet are required for San Pedro and are subject to the findings of the TIA as determined by the director of development services. Based on preliminary meeting and discussions with City staff, they have indicated they can support a reduced dedication amounting to 12-foot along the San Pedro frontage; however, a TIA and variance must be prepared and submitted to the City for approval.

- No right of way dedications are expected to be required for Alemento St./Breeden Avenue.

- The city will require a 35 foot radius right of way dedication at the San Pedro and Fresno intersection and 15 feet at all other intersections.

**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 9.5-foot roadway easement located along San Pedro at the northern half of the site, a 25-foot building setback located along all street frontage of the platted lot (lot 2), and a 49.5-foot building setback located along the San Pedro frontage of the platted lot. These building setbacks were platted under different rules/zoning regulations; therefore, they can be removed when the property is re-platted. 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 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-foot easements. This will need to be worked out early in the design process.

**TREES/LANDSCAPING:**

The proposed development will be required to comply with the City of San Antonio’s 2010 Tree Preservation Ordinance, unless vesting is obtained. 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. There does not appear to be any protected trees on the property; however, the project will need to comply with the Final Tree Canopy requirement and provide a tree canopy cover of 25% of the lot acreage. It is recommended to consult a landscape architect early so careful consideration can be given to tree and landscaping requirements. We have provided a link to the tree ordinance which goes into more detail:

[https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTVD_EST_DIV5NAREPR_S35-523TRPR](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTVD_EST_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 69 units, this development would create 30 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. Carson, Fresno and San Pedro are currently sub-standard streets; however, the maximum amount the City can force a developer to pay is calculated through Rough Proportionality which has been estimated to be $105,000 for this development. Right of way dedications are included in Rough Proportionality and are based on the cost of the property using appraisal district values. Based on the 2018 land appraisal values, the total cost of right of way using dedications anticipated for this project amount to approximately $90,500; therefore, street improvements should not be required.

The city has also started enforcing the bike facility requirement for developments fronting Collector and Arterial Streets. San Pedro and Fresno are identified as Arterial streets; 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 with an expanded multi-use path with pedestrian use. The city is expected to establish a mitigation fund soon for bike facility requirements, where the city may allow developers to pay a fee into this fund in-lieu of constructing bike lane facilities. The type of facility would need to be coordinated with the City of San Antonio. At a minimum, the city will require 6-foot sidewalks and curbing to be constructed along the streets.

ACCESS:

The City of San Antonio limits the number and spacing of drives on public streets to one access point for every 200 feet on frontage. The site layout and grading should also be considered when deciding final driveway placement.

Generally, the City requires 125’ of corner clearance from a street intersection measured from the point of curvature along the property line (this is only enforced on major thoroughfares) and a minimum of 50-foot spacing between other drive locations and minor roads. Based on the current site plan, and preliminary discussions with the City traffic department, the proposed driveway locations are in compliance city requirements. Throat length also needs to be considered at each access point. The UDC requires 40’ of throat from the property line to the first conflict (parking space or drive lane). If 40’ cannot be accommodated, an AEVR needs to be submitted to the City for consideration. The City does not traditionally approve a throat length of less than 20’.
CODES AND REGULATIONS:

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

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

The site will fall under the following codes:
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2017 National Electric 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 10-inch gravity sewer main along the north side of Fresno and an existing 8” gravity sewer main along the east side of Carney. Based on the sewer maps the sewer invert elevations range from 8 to 10 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 Middle Collection wastewater service area. SAWS requires that an impact fee of $2,255 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 8-inch water main along the west side of San Pedro Ave. and an existing 12-inch water main along the south side of Fresno Street. Tie in locations will need to be confirmed by SAWS.
The site is located within the Low Elevation water service area as determined by SAWS. SAWS requires that an impact fee of $4,597 per Equivalent Dwelling Unit (EDU) be assessed in this service area. Developers can receive a credit with regard the impact fee assessment when there is existing active water meters on-site. Further investigation into the type and status of the existing meters located on this property is needed in order to identify any potential impact fee credits.

A fire flow test was performed on the existing 12” water main on Fresno. The results of that test are located as an attachment within this report. The static pressure as tested was 80 psi and the residual pressure was 78 psi. The theoretical fire flow at 25 psi would be 8,406 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 and pressure reducing valves will be required where static pressures will exceed 80 psi.

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 8.2% for this service area.

**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 south side of Fresno, the west side of San Pedro and along the east side of Carney 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.

Pavement Condition Evaluations received from the city indicate Fresno as having a Pavement Condition Index of 86-100 requiring block to block pavement reconstruction for excavations in this right of way. A variance may be submitted to the City of San Antonio for approval that could limit pavement reconstruction to 100 feet in width. Based on existing utility locations, utility excavations for service lines can be limited to the other adjacent streets where the city will only require pavement repairs limited to the trench envelope.

**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 and 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 and be routed through the city as a minor 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 minor plat is about 4 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 time frame for this process is typically 2 to 3 months for multi-family developments and can run concurrently with the platting process, however; this time frame varies depending on the project scope and complexity.

**N.P.D.E.S. REQUIREMENTS:**

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

San Antonio requires that all apartment buildings built according to the 2018 International Fire Code with the City of San Antonio 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 and overhead electric may not be located between the lane and building.

**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. Right of way dedications for adjacent streets are likely and outlined in the section above.
4. The city can require the right of way dedication and public street improvements to be constructed adjacent to the site up to a maximum estimated cost of $105,000. This will likely only consist of right of way dedications in this case.
5. 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.
6. 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’.
7. It is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.
8. It is recommended to coordinate with a landscape consultant early in the design process to identify potential impacts to the site layout.
9. 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 8.2% 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. Zoning Overlay 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. Orsinger Subdivision Plat
O. Pavement Condition Evaluations
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
ATTACHMENT B

SURVEY
ATTACHMENT C

BEXAR CAD TAX MAP
Property Identification #: 435113
Geo ID: 09200-000-0010
Situs Address: 4415 SAN PEDRO AVE SAN ANTONIO, TX 78212
Property Type: Real
State Code: F1

Property Information: 2019
Legal Description: NCB 9200 BLK LOT 2
Abstract: S09200
Neighborhood: NBHD code10440
Appraised Value: N/A
Jurisdictions: 09, 57, 21, 10, 06, 11, 08, CAD

Owner Identification #: 2857648
Name: AMTUL PROPERTY GROUP LIMITED
Exemptions:
DBA: LUNA CAR CENTER

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 Search > 435113 AMTUL PROPERTY GROUP LIMITED for Year 2019

Property

Account
Property ID: 435113  
Geographic ID: 09200-000-0010  
Type: Real  
Property Use Code: 390  
Property Use Description: USED CAR SALES (INDEPENDENT)

Protest
Protest Status:  
Informal Date:  
Formal Date:  

Location
Address: 4415 SAN PEDRO AVE  
SAN ANTONIO, TX 78212  
Mapsco: 582D6  
Neighborhood: NBHD code10440  
Neighborhood CD: 10440

Owner
Name: AMTUL PROPERTY GROUP LIMITED  
Owner ID: 2857648  
Mailing Address: 4415 SAN PEDRO AVE  
SAN ANTONIO, TX 78212-1450  
% Ownership: 100.0000000000%

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

(=) Market Value: = N/A  
(=) Assessed Value: = N/A  
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(=) HS Cap: = N/A  

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

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

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### Taxing Jurisdiction

**Owner:** AMTUL PROPERTY GROUP LIMITED  
**% Ownership:** 100.0000000000%  
**Total Value:** N/A

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Taxes w/Current Exemptions: N/A  
Taxes w/o Exemptions: N/A

### Improvement / Building

**Improvement #1:** Commercial  
**State Code:** F1  
**Living Area:** 6732.0 sqft  
**Value:** N/A

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<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>350</td>
<td>SERVICE GARAGE - AUTOMOTIVE</td>
<td>C - F</td>
<td>CB</td>
<td>1970</td>
<td>6732.0</td>
</tr>
</tbody>
</table>

**Improvement #2:** Commercial  
**State Code:** F1  
**Living Area:** 2016.0 sqft  
**Value:** N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>OFFICE</td>
<td>C - A</td>
<td>CB</td>
<td>1965</td>
<td>2016.0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CON</td>
<td>Concrete</td>
<td>* - A</td>
<td></td>
<td>1970</td>
<td>1790.0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNP</td>
<td>Canopy</td>
<td>* - A</td>
<td></td>
<td>1970</td>
<td>556.0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDK</td>
<td>Loading Dock</td>
<td>* - A</td>
<td></td>
<td>1970</td>
<td>60.0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH1</td>
<td>Shed (1 side open)</td>
<td>A - NO</td>
<td></td>
<td>1970</td>
<td>315.0</td>
</tr>
</tbody>
</table>

**Improvement #7:** Commercial  
**State Code:** F1  
**Living Area:** sqft  
**Value:** N/A
<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNP</td>
<td>Canopy</td>
<td>* - A</td>
<td></td>
<td>1970</td>
<td>392.0</td>
</tr>
</tbody>
</table>

**Improvement #8:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASP</td>
<td>Asphalt</td>
<td>* - G</td>
<td></td>
<td>1970</td>
<td>49590.0</td>
</tr>
</tbody>
</table>

**Improvement #9:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPT</td>
<td>Detached Carport</td>
<td>* - A</td>
<td></td>
<td>1970</td>
<td>580.0</td>
</tr>
</tbody>
</table>

**Improvement #10:** Commercial  
State Code: F1  
Living Area: sqft  
Value: N/A

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Class CD</th>
<th>Exterior Wall</th>
<th>Year Built</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>FEN</td>
<td>Fence</td>
<td>S - A</td>
<td></td>
<td>1970</td>
<td>380.0</td>
</tr>
</tbody>
</table>

**Land**

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CSS</td>
<td>Commercial Store Site</td>
<td>1.5674</td>
<td>68275.94</td>
<td>0.00</td>
<td>0.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Roll Value History**

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>$366,540</td>
<td>$856,180</td>
<td>0</td>
<td>1,222,720</td>
<td>$0</td>
<td>$1,222,720</td>
</tr>
<tr>
<td>2016</td>
<td>$305,000</td>
<td>$856,180</td>
<td>0</td>
<td>1,161,180</td>
<td>$0</td>
<td>$1,161,180</td>
</tr>
<tr>
<td>2015</td>
<td>$292,170</td>
<td>$826,140</td>
<td>0</td>
<td>1,118,310</td>
<td>$0</td>
<td>$1,118,310</td>
</tr>
<tr>
<td>2014</td>
<td>$278,830</td>
<td>$786,540</td>
<td>0</td>
<td>1,065,370</td>
<td>$0</td>
<td>$1,065,370</td>
</tr>
</tbody>
</table>

2019 data current as of Jan 23 2019 12:43AM.  
2018 and prior year data current as of Jan 4 2019 9:30AM  
For property information, contact (210) 242-2432 or (210) 224-8511 or email.  
For website information, contact (210) 242-2500.

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

SITE PLAN
1. This plan materially adheres to all applicable zoning, site development, and building code ordinances.
2. Contours shown are based on 1 ft. aerial topography obtained from the San Antonio River Authority.
3. Site plan shown is based on a proposed 55 unit multi-family complex.
4. This site is not within a mandatory drainage study is needed to further assess the need for detention.
5. Existing overhead electric
6. Existing overhead telephone
7. Existing gas valve
8. Existing water valve
9. Existing clean-out
10. Existing electrical meter
11. Existing water meter
12. Existing gas line
13. Existing water line
14. Existing sanitary sewer line
15. Existing telephone manhole
16. Existing power pole
17. Existing light pole
18. Proposed fire department connection
19. Proposed fire hydrant
20. Proposed remote fire department
21. Proposed fire line
22. Proposed storm drain
23. Proposed domestic water line
24. Proposed sanitary sewer line
25. Proposed gas line
26. Proposed water line
27. Proposed underground electric
28. Proposed underground telephone
29. Proposed fire department connection
30. Proposed manhole connection
31. Proposed gas line
32. Proposed water line
33. Proposed sanitary sewer line
34. Proposed fire line
35. Proposed storm drain
36. Proposed domestic water line
37. Proposed underground electric
38. Proposed underground telephone
39. Proposed gas line
40. Proposed water line
41. Proposed sanitary sewer line
42. Proposed fire line
43. Proposed storm drain
44. Proposed domestic water line
45. Proposed underground electric
46. Proposed underground telephone
47. Proposed gas line
48. Proposed water line
49. Proposed sanitary sewer line
50. Proposed fire line
51. Proposed storm drain
52. Proposed domestic water line
53. Proposed underground electric
54. Proposed underground telephone
55. Proposed gas line
56. Proposed water line
57. Proposed sanitary sewer line
58. Proposed fire line
59. Proposed storm drain
60. Proposed domestic water line
61. Proposed underground electric
62. Proposed underground telephone
63. Proposed gas line
64. Proposed water line
65. Proposed sanitary sewer line
66. Proposed fire line
67. Proposed storm drain
68. Proposed domestic water line
69. Proposed underground electric
70. Proposed underground telephone
71. Proposed gas line
72. Proposed water line
73. Proposed sanitary sewer line
74. Proposed fire line
75. Proposed storm drain
76. Proposed domestic water line
<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<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><em>(Parkland Dedication not required within IDZ zoning Districts)</em></td>
<td></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>630.70</td>
</tr>
<tr>
<td>Lot Fee</td>
<td>80.00</td>
</tr>
<tr>
<td>Acreage Fee</td>
<td>-</td>
</tr>
<tr>
<td>Parks &amp; Rec Fee</td>
<td>175.00</td>
</tr>
<tr>
<td>Historic Review Fee</td>
<td>175.00</td>
</tr>
<tr>
<td>Tree Review Fee</td>
<td>450.00</td>
</tr>
<tr>
<td>Filing Fee</td>
<td>265.00</td>
</tr>
<tr>
<td>Recordation (est. 1 sheet)</td>
<td>82.00</td>
</tr>
<tr>
<td>Recordation Handling</td>
<td>50.00</td>
</tr>
<tr>
<td><strong>Total Platting</strong></td>
<td><strong>1,907.70</strong></td>
</tr>
<tr>
<td>SAWS Impact Fees</td>
<td></td>
</tr>
<tr>
<td>Domestic Water (74 Units, Office/Leasing, 38 EDUs)</td>
<td>174,686.00</td>
</tr>
<tr>
<td>Irrigation (1&quot; meter)</td>
<td>9,194.00</td>
</tr>
<tr>
<td>Sanitary Sewer (74 Units, Office/Leasing, 38 EDUs)</td>
<td>85,690.00</td>
</tr>
<tr>
<td><strong>Total SAWS Impact Fees</strong></td>
<td><strong>269,570.00</strong></td>
</tr>
<tr>
<td>San Antonio Permit Fee Estimate</td>
<td>26,376.80</td>
</tr>
<tr>
<td><em>(Based on Construction Valuation estimated at $8.5 million, see attached sheet for breakdown)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Total Fees:</strong></td>
<td><strong>301,374.50</strong></td>
</tr>
<tr>
<td>Off-Site Street Improvements</td>
<td>0.00</td>
</tr>
<tr>
<td><em>(Assumes right of way dedication occur for a total land value of $112,000)</em></td>
<td></td>
</tr>
</tbody>
</table>
ATTACHMENT F

COSA PERMIT FEE ESTIMATE
PLAN FEE ESTIMATOR

Commercial/Residential: Commercial
Type of Work: New
Tree Affidavit Option: A1
# of Acres: 2
Valuation: 8500000

<table>
<thead>
<tr>
<th>Tree Options</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 dsplansmanagement@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>$6,368.40</td>
</tr>
<tr>
<td>TREE CANOPY - COMMERCIAL</td>
<td>$50.00</td>
</tr>
<tr>
<td>AFFIDAVIT FEE COMMERCIAL</td>
<td>$350.00</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$191.05</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$191.05</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$7,150.50</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>$17,410.00</td>
</tr>
<tr>
<td>LANDSCAPE FEE</td>
<td>$728.02</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$544.14</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$544.14</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$19,226.30</strong></td>
</tr>
</tbody>
</table>
ATTACHMENT G

AERIAL AND TOPOGRAPHIC EXHIBIT
ATTACHMENT I

FEMA FIRM
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2019 at 3:48:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
ATTACHMENT J

GIS MAPS

1. Zoning Map
2. Zoning Overlay Map
3. Major Thoroughfare/Historical District/Future Land Use Map
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
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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: San Pedro Ave. and Fresno 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 4 which has a static gradient of 930 ft. The approximate maximum elevation of the tract is 726 feet & 88 PSI and the approximate minimum elevation of the tract is 722 feet & 90 PSI. There is an existing 8-inch water main along the west side of San Pedro Ave. and an existing 12-inch water main along the south side of Fresno 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 north side of Fresno St. and an existing 8-inch gravity sewer main along the east side of Carney. 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>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>

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
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 the Northwest corner of San Pedro Ave and Fresno in San Antonio.

In concern of Charter facilities at the property located at apartment site located on the Northwest corner of San Pedro Ave and Fresno, 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,

Zachary H.P. Marcum
February 8, 2019

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

RE: Luna Flats, San Pedro Avenue and Fresno Street, San Antonio, Texas

Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at Luna Flats, San Pedro Avenue and Fresno Street, San Antonio, Texas by AT&T. This letter acknowledges that Luna Flats, San Pedro Avenue and Fresno Street, San Antonio, Texas is located in an area served by AT&T. Any service arrangements for Luna Flats, San Pedro Avenue and Fresno 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 Luna Flats, San Pedro Avenue and Fresno 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,

(Signed)
for
Philip Austin
Civic Coordinator
February 11th, 2019

To Whom It May Concern,

This document serves as confirmation for availability of service for the property that will be located at the northwest corner of San Pedro & Fresno, San Antonio, TX 78212. 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
SAWS GIS Mapping: A wealth of information at your fingertips
 inaccuracies in the map regardless of how caused. Field disclaims any representation of the accuracy of the information.
Red - Existing Spectrum aerial facilities within or near the project limits.
Green - Existing Spectrum underground facilities within or near the project limits.
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: 210-233-3252
Signature of water purveyor witness attesting to accuracy of data shown below on this page:

FIRE FLOW INFORMATION

Date and Time of flow test: 4 February 2019 1:30 PM
Location of flow hydrant: F
Location of test hydrant: T
Theoretical fire flow available at 25 psi: 8406 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>F</th>
<th>FLOWING HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>TOTAL FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td></td>
<td>STATIC (psig)</td>
<td>RESIDUAL (psig)</td>
<td>PITOT (psig)</td>
<td>DIA (in)</td>
<td>THEOR FLOW (gpm)</td>
</tr>
<tr>
<td>24/19</td>
<td>1:30</td>
<td>80</td>
<td>78</td>
<td>70</td>
<td>2 1/2</td>
<td>1560</td>
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</tbody>
</table>

**SKETCH FLOW TEST LOCATION:**

[Sketch of location with various landmarks and streets]
ATTACHMENT N

ORSINGER PASO SUBDIVISION PLAT
ATTACHMENT O

PAVEMENT CONDITION EVALUATIONS
DATE OF REQUEST: 2/30/19

STREET: ALAMETOS ST.

FROM: CARNEY ST.

TO: SAN PEDRO AVE.

COMPANY REQUESTING PCI: MBC

COMPANY TELEPHONE: 210-545-1122

PERSON REQUESTING: MARES CERVANTES

PCI: 51-85

INSPECTOR PROVIDING PCI: THOMAS RIVER

RESPONSE DATE: 2/12/11

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 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 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 the UICCM. The repair shall have a warranty by the Right of Way User as set forth in the Right-of-Way Management Ordinance.

DISCLAIMERS: 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, City initiated pavement improvements, emergency utility construction and/or changes to pavement conditions due to climatic conditions.
RIGHT-OF-WAY MANAGEMENT DIVISION
PAVEMENT CONDITION INDEX (PCI) REQUEST

Date of Request: 01/30/19

Street: San Pedro Ave.

From: Alamentos St.

To: Fresno

Company Requesting PCI: MBC

Company Telephone: 210-545-1422

Person Requesting: Mercedes Cervantes

Email: mcervantes@mbcengineers.com

PCI: 51-85

Inspector Providing PCI: Thomas Rivera

Response Date: 2/24/19 U.S. Mail: Fax: Other: Email

Pavement Condition Index (PCI) is a measure of the condition of the Right-of-Way (Pavement) on a scale of 1-100. In determining the PCI, factors such as ride ability and asphalt distress, i.e., cracking, base 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 50-0

Excavation in Streets and/or Right of Way with PCI values of 50 or less shall be deemed to be excavations in streets 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; is not a variance from pavement restoration requirements or signed assignment requirements. PCI rating is valid for 30 days and is subject to change due to unforeseen circumstances e.g., unintended excavations. City funded pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.
Date of Request: 01/30/19
Street: FRESNO
From: SAN PEDRO AVE.
To: CARNEY ST.
Company Requesting PCI: MBC
Company Telephone: 210-545-1122
Person Requesting: Marco Cervantez
PCI: 86-100
Inspector Providing PCI: Thomas Rivera
Response Date: 2-12-19

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 to be excavations in streets with nominal loss of life. The Right of Way User excavator shall promptly repair the trench envelope and surface in accordance with specifications set forth herein and in the UBCM. The repair shall have a 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; 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 excavation. 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: CARNEY ST.
From: FRESNO
To: ALAMETAS ST.
Company Requesting PCI: MBC
Company Telephone: 210-545-1122 Company Fax:
Person Requesting: Marcos Corvantes Email: mcorvantes@mbcengineers.com
PCI: 51-85 Inspector Providing PCI: Thomas Rivera
Response Date: 2/24/9 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 Repairing 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 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.

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., unplanned excavations, City initiated pavement improvements, emergency utility construction and/or changes in pavement conditions due to climatic conditions.