

El Chaparral Redland Road

SITE INVESTIGATION MEMORANDUM



A handwritten signature in black ink, appearing to read "Justin M. Lieck", written over the bottom right portion of the professional seal.

06/25/2021

June 2021

MODECO, LLC

CIVIL ENGINEERING SOLUTIONS
TBPE FIRM #14593

MEMO

MODECO, LLC

CIVIL ENGINEERING SOLUTIONS (TBPE FIRM #14593)

To: Mr. Carlos Garcia
Gabelos Restaurant Group, LLC

Date: 06/25/2021

Re: El Chaparral Redland Road (Site Investigation Memorandum)

From: Justin M Lieck, P.E. *jl*

Project No.: 21-014

Background

This memorandum will provide a summary of our site investigation pertaining to the development of the subject property into a new restaurant location for the El Chaparral Mexican Restaurant. The subject property is located at 18111 Redland Road, San Antonio, TX 78259. A site location map is attached for reference. The property is located within the Corporate Limits of the City of San Antonio and within Bexar County. The subject property is bound by Redland Road Right-Of-Way (ROW) to the east, and residential properties to North, South and West. The property was once a large lot residential property with a home and impervious cover for driveways, flatwork and improvements but over time the home and improvements were demolished and removed from the property. The site was platted, and development plans were started to develop the property into a commercial professional office type development. Currently, the property has minimal impervious cover onsite and is mostly undeveloped.

A location map, aerial exhibit, a zoning map, FEMA flood map, utility availability letters and the subdivision plat have been attached for reference.

Zoning and Use

The property is zoned "C-3 ERZD" Commercial District in the Edwards Aquifer Recharge Zone according to the City of San Antonio's online zoning data base. The proposed food service establishment without cover charge for 3 or more days a week with accessory live entertainment appears to be an approved permitted use under the C-3 ERZD zoning designation. MODECO recommends that the client confirm with the seller/owner if additional covenants and/or restrictions are in recorded or in place on the subject property. Copies of the Unified Development Code Section 35-311 (Use Regulations) are available online.

- Building Height Regulation: 35 feet max.

Excerpt from the City of San Antonio's Unified Development Code: "The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deck line of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a

floor and the ceiling immediately above. Additional height may be provided pursuant to subsection 35-517(d)."

- Lot Size: Minimum and Maximum lot size are not applicable.
- Front Setback: Minimum and Maximum setback are not applicable.
- Side and Rear Setback: Minimum 30 feet when abutting a residential use or residentially zoned tract of land. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district, or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course.
- Buffer yards: The required buffer yard for this properties Zoning District C-3 when it adjoins the Residential Zoning Districts R-6 on the North, West and South boundaries and an Arterial Street (Redland Road) along the eastern boundary line is Type C (See Section 35-510 – Buffers, Table 510-1 Required buffer yards and Table 510-2 Minimum Plant materials required for each buffer yard type). The minimum buffer yard width is 15 feet from the front, side and rear property lines. The buffer yards are landscape area's and parking, or buildings can encroach upon that area onsite. There are certain reductions in the required buffer yards that are acceptable and minimum plant material types that are required and therefore, MODECO recommends that the site layout be evaluated by the landscape architect prior to permit submittal and during the schematic site layout phase and design phase.
- Parking: Minimum = 1 to 100 GFA
Maximum = 1 to 40 GFA
(for the permitted use of Service, Food – Restaurant or Cafeteria)
- Bicycle Parking Spaces: minimum of 10% of the number of the minimum required parking spaces but no more than 24 per development. Bike racks must be located within 50 feet of an entrance to the building, in plain sight from the roadway and mounted to a concrete paved surface.
- Truck Loading spaces: Truck Loading facilities shall be required for the development. There shall be two (2) sizes of off-street truck loading spaces designated "large" and "small." Each large space shall have an overhead clearance of at least fourteen (14) feet, shall be at least twelve (12) feet wide, and shall be at least fifty (50) feet long, exclusive of access or maneuvering area, platform, and other appurtenances. Each small space shall have an overhead clearance of at least ten (10) feet, shall be at least eight (8) feet wide, and shall be at least twenty (20) feet long, exclusive of access or maneuvering area, platform and other appurtenances. These spaces shall not be located more than 300 feet from the site or structure they service. Service entrances and service yards shall be located only in the rear or side yard. Service yards shall be screened from adjacent residentially zoned or used properly by the installation of a buffer yard as set forth the landscaping standards

Table 527-3
Minimum Truck Loading Spaces

Square Feet of Gross Floor Area in Structure	Required Number of Spaces
0 up to and including 12,500	1 (small)
12,501 up to and including 25,000	2 (small)
25,001 up to and including 40,000	1 (large)
40,001 up to and including 100,000	2 (large)
For each additional 80,000 over 100,000	1 (large)

Master Plan/Development Rights/Deed Restrictions

MODECO, LLC was unable to determine if Development Rights and/or deed restrictions exist for this property. MODECO, LLC recommends that the client engage a land use or real estate attorney and title company if additional information or research is desired or needed for this development item.

Platting

Deed research and review of recorded documents indicate that the subject property has been platted as Lot 208, Block 1, N.C.B. 18981, Alamo Team Development (3.391 Acres) as recorded in Volume 9611, page 17 of Bexar County's Deed and plat records.

Tree Preservation and Landscape Ordinance

The City of San Antonio's Tree Preservation and Landscape Ordinances are applicable to this development, and demonstration of compliance with the ordinances will be required to obtain a building permit on the property.

A formal tree preservation plan, landscape plan and irrigation plan with applicable fees will be required for the building permit submittal on the development.

MODECO, LLC

MODECO, LLC recommends that the Client consult with a Landscape Architect to discuss the building permit requirements for the property, during the schematic design phase.

Edwards Aquifer Recharge Zone Requirements

The property is located within the Edwards Aquifer Recharge Zone. Development on properties that are within the limits of the Edwards Aquifer Recharge Zone must meet the requirements of three agencies. The San Antonio Water System, the Texas Commission on Environmental Quality, and the Edwards Aquifer Authority all have some regulatory control or requirements for developments on the Edwards Aquifer Recharge Zone. A brief description of the requirements and related information follows.

- *San Antonio Water System Aquifer Protection*

In January of 1995 the City of San Antonio passed the Aquifer Recharge Zone and Watershed Protection Ordinance. This ordinance limited the impervious cover allowed to be constructed on properties over the Edwards Aquifer Recharge Zone as is governed by the San Antonio Water System Aquifer Protection. The ordinance did this by classifying properties in a three-tiered category system. The first category, Category 1, describes any property, for which development has been started prior to this ordinance. The start of a development includes but is not limited to an approved Preliminary Overall Development Plan (POADP) or a Subdivision Plat. A Category 1 property is not limited to the impervious cover restrictions established by the ordinance. A Category 2 property is a property within the corporate limits of the City of San Antonio, and not considered Category 1. The impervious cover restrictions for a Category 2 property are as follows: a maximum of 30% gross impervious cover for single-family residential, and a maximum of 50% gross impervious cover for multi-family residential, a maximum of 65% gross impervious cover for commercial development. The final category, Category 3 property, is defined by any property not a Category 1 or Category 2 and is within the City of San Antonio's Extra-Territorial Jurisdiction (ETJ). A Category 3 property is restricted to a Maximum of 15% gross impervious cover for any type of development.

MODECO was able to obtain a Category Determination Letter from the City of San Antonio as part of the open records request for the Storm Water Management Plan and the property is categorized as a Category 2 (see attached letter). A new category request letter may be required as part of the permitting process for future development of the property.

- *Texas Commission on Environmental Quality (TCEQ)*

Properties located within the Recharge Zone must comply with 30 TAC 213 Subchapter A. TCEQ's regulations have a very broad definition of "regulated activity". In simple terms any soil disturbing activity is considered a regulated activity. Regulated activities must obtain TCEQ approval before any construction work can commence on the property. To obtain approval from TCEQ a developer or developers engineer must submit a Water Pollution Abatement Plan (WPAP) for review. As part of the WPAP, TCEQ requires all storm water runoff from the site to be treated through permanent best management practices (BMP's). The permanent BMP's are achieved in several ways but the most popular method for similar developments are a sand filtration type water quality basin and/or other approved methods as required. Once the final site layout and general grading and drainage plan is

completed the permanent BMP's best suited for this site and the proposed development will be determined and designed. As part of the WPAP it is also anticipated that if sensitive features are identified onsite by the Geologic Assessment (GA) then TCEQ will generally require a 50' radius preservation buffer around the feature and the immediate drainage area upgradient of the feature. If sensitive features exist onsite, they must also be considered and planned for in the site layout.

- **Edwards Aquifer Authority (EAA)**

The Edwards Aquifer Authority is a regional body that was established by the State Legislature to regulate pumping of water from the Edwards Aquifer and to protect water quality. The EAA has passed regulations requiring registration of water wells, which take water from the Edwards Aquifer and set imposed limitations on the amount of water that the wells can pump. There appears to be a plugged water well onsite and a possibly a proposed or active water well and MODECO recommends that the client obtain information on the water wells from the seller prior to real estate closing.

The EAA does not currently have its own regulations for development on the recharge zone. The EAA has passed regulations, which prohibit new underground hydrocarbon and hazardous materials storage tanks as well as setting limitations on any new above ground storage tanks.

Geotechnical Engineering Study

MODECO, LLC recommends that the client complete a Geotechnical Engineering Study for the proposed development on this property. The report will identify any site-specific issues related to soil suitability that may affect building foundation design and settlement, retaining wall design and design recommendations for pavement and concrete flat work.

Environmental Site Assessment (ESA)

This memorandum does not identify potential or existing environmental contamination issues. MODECO recommends that the client obtain a copy of any ESA's that may have been completed by the Seller or complete a new ESA for this property prior to any real estate closings to identify any potential or existing contamination issues.

Geologic Assessment (GA)

This memorandum does not identify or study any potential or existing geologic features found onsite. This item is required by TCEQ for projects on the Edwards Aquifer Recharge Zone and accompanies the Water Pollution Abatement Plan (WPAP). MODECO recommends that the client obtain a copy of any Geologic Assessment previously completed by the seller or complete a new GA for this property prior to any real estate closings.

Endangered Species Habitat

MODECO's scope of services for this site investigation does not include an Endangered Species Assessment. A desktop review indicated that the property appears to be located within a Karst Zone 2 and possibly a projected habitat area for the Golden Cheeked Warbler. Since a desktop review shows the property is in this area for the endangered species habitat MODECO, LLC recommends the client obtain an endangered species assessment from a qualified biologist (See Attachment B – COSA Karst Zone Map).

Utility Availability

At the time this site investigation memorandum was completed, utility availability letters were requested from the utility service providers in the vicinity of the project site. The responses that were received from these agencies are attached. The utility information is summarized as follows:

- Television Service

Cable television service appears to be available from AT&T and Spectrum. Confirmation of service availability has been received from both, see the attached letters. Direct TV or Dish Network may also provide Satellite Television Service.

- Telephone Service

Telephone service appears to be available from AT&T and Spectrum. Confirmation of such has been received from both, see attached letter.

- Electric Service and Natural Gas Service

Electric and Gas service is available from CPS Energy and overhead electric runs along Redland Road on the east side of the ROW. The service appears to be 3 phase and single phase is extended across the right of way to the property. Service will most likely need to be replaced or upgraded to extend primary 3 phase to the property. CPS Energy will determine the cost and potential alignments for electric and gas service once permit plans are completed and submitted to CPS for service. A letter confirming that electric and gas service is available, and maps have been attached.

- Water Service

Water service is available from San Antonio Water System (SAWS). There is an existing 16-inch water main along the westside of Redland Road. Water mains in the vicinity of the property are shown on the attached SAWS block maps. The watermain appears to be under pavement in the lane immediately adjacent to the curb and sidewalk approximately five (5) off the face of curb. The City of San Antonio may require traffic control and block to block pavement replacement/resurfacing and traffic control for lane closures in this area for the needed water services onsite. SAWS will review and approve utility permit plans and provide additional information for water service if needed during design and formal plan review. A letter confirming that water service is available has been attached for reference.

Please be aware that a SAWS Utility Service Agreement (USA) will also be required for development on the property to confirm water service commitments for a new water service lateral, irrigation service lateral and/or fire hydrant if needed.

- Sanitary Sewer Service

Sewer Service is available from San Antonio Water System (SAWS) and the property lies within the Mud Creek Watershed. There is an existing 8-inch gravity sewer main crossing Redland Road approximately 175LF south of the southeast corner of the tract. A sewer main extension and sewer lateral will be required to service the property. A proposed 8" sewer main extension to service this property will be routed in the ROW and has multiple utility conflicts that will require a detailed analysis of the existing underground utilities

during the design phase. Based on a preliminary review of the utilities in the ROW MODECO, LLC believes that the 8" sewer main extension will be in the 2 lanes in order to minimize utility conflicts and maintain vertical and horizontal separations between other utilities. This will also require traffic control for lane closures and pavement replacement. The sewer main extension will need a Sewer Collection System (SCS) Plan to be submitted and approved with the Texas Commission of Environmental Quality (TCEQ). SAWS will also review and approve utility permit plans and provide additional information for sewer service if needed during the design phase or formal permit plan review phase. A letter confirming that sewer service is available has been attached for reference.

Please also be aware that a SAWS Utility Service Agreement (USA) will also be required for development on the property to confirm water service commitments for a new sewer service lateral and/or sewer main extension.

Traffic, Site Access and ROW/Street Improvements

Traffic Impact Analysis

City ordinance requires all permits and plats to be accompanied by a Traffic Impact Analysis (TIA) report or TIA worksheet to document the number of vehicular trips generated by the proposed development during peak hour. Trip generation is dependent on the land use and size of the project.

Based on our understanding the proposed development will be a +/-7000 sqft restaurant, that will be designated as a Quality Restaurant with 7.8 trips per 1000 sqft. The total peak hour trips (PHT) for the proposed development will be less than 76 PHT therefore, MODECO believes that only a TIA worksheet will be required by the city and shall be submitted with the building permit. If the restaurant size is increased or another building or use is proposed that results in an increase in the peak hour trips above 76 PHT then a TIA report will be required. MODECO recommends that the buyer obtain a copy of the approved TIA report or worksheet from the seller that was submitted with the plat for review and records.

Site Access

The subject property has approximately 409 linear feet of frontage along the Redland Road ROW with is considered a Secondary Arterial Type A 86' ROW be the City of San Antonio's Major Thoroughfare Plan 2021. The property currently has two (2) driveway approaches that appear to have been constructed with the Redland Road widening and improvement project. MODECO recommends that the existing driveway approaches are used for the future development. Current City of San Antonio Regulations allows for one curb cut for every 200 feet of frontage and a minimum of 125 feet from the intersection. City Ordinance also restricts driveways to be spaced a minimum of 50 feet from existing or adjacent driveways where possible and to align with other driveways or streets where possible.

ROW Sidewalk, Bicycle and Street Improvements

The client shall be aware that the City of San Antonio typically requires a new sidewalk or widening of the existing sidewalk to a minimum of 6' wide, a curb and/or pavement repair and replacement, road widening, restriping, and construction of a bicycle lane or path

MODECO, LLC

within the ROW for the a proposed development on an arterial roadway. Based on our desktop review of the improvements it appears that the existing sidewalk and ROW improvements for Redland Road are in good condition and meet the minimum width requirements set forth by the City of San Antonio and MODECO does not expect that the city will request any additional improvements to the sidewalk. If the existing sidewalk is disturbed or tied to as part of the proposed development improvement, then the sidewalk will need to be restored to the original conditions.

Additionally, in some cases when the Pavement Condition Index (PCI) rating for a roadway is high enough the City of San Antonio will require block to block pavement replacement for any new utility service extensions or ROW improvements that disturb the existing pavement in the adjacent City Street. It is anticipated that the existing pavement will maybe be disturbed for the water service connections to the 16" water main and/or the sewer main extension.

Please keep in mind that these required ROW improvements will be a large cost consideration for the utility service extensions.

Drainage Review

FEMA Floodplain

According to the FEMA map (Firm Map # 48029C0255G) effective September 29, 2010, the property is in Zone X and no portion of the property is located within a FEMA 100-yr floodplain. A copy of the FEMA map is attached for your reference.

Drainage Patterns

The property is situated within the Upper Salado Creek Watershed and within the Edwards Aquifer Recharge Zone (EARZ). The site slopes and naturally drains storm water runoff by surface flow from north to south onto the southern adjoining lots that are part of the Redland Heights, Unit-2 PUD, where a platted interceptor easement conveys the water to Redland Road. The site has an average slope of 1% - 3% with a total of approximately 7 feet of vertical elevation change from the highest to lowest point onsite. A proposed grading plan was not available, prepared or completed as part of these services for analysis for the specific use; however, we anticipate that the site can be grading and improved to accommodate construction of the development and provide adequate drainage.

City Drainage Ordinance

The City of San Antonio has a drainage detention ordinance that requires developers to provide detention for any increase in storm water runoff from a proposed development. Alternatively, this ordinance allows, in some cases, the developers to pay a storm water fee to the city in lieu of providing storm water detention. The City of San Antonio's Storm Water Engineering Department will evaluate, review and/or approve a Storm Water Management Report for each development on a case-by-case basis once a building permit or plat is submitted. If a developer desires to submit a Storm Water Management report for a Fee In Lieu Of (FILO) detention for consideration to determine eligibility to participate in the program, the developers engineer will need to prepare a drainage report that outlines the developments impact to a point 2000 feet downstream of the property.

The report must demonstrate that the proposed and ultimate development of the property will not adversely impact downstream habitable structures, drainage structures or property to a point 2000 feet downstream.

The drainage ordinance makes it difficult to determine if a property will be eligible for a fee in lieu of detention during a preliminary engineering phase because a formal study of the offsite upstream and downstream hydrology of the watershed will need to be evaluated. Once the hydrology is evaluated and hydraulic calculations for culverts, creeks, natural lows, drainage channels, street/storm drain capacity are completed a final determination can be made.

The results of these two major analyses will allow the engineer to understand if the development will meet the ordinance requirements and criteria for a FILO. If the results and outcome of this analyses show that the subject property maybe eligible for submittal of a FILO type Storm Water Management Report then, the report will be finalized, submitted and a fee of \$0.25 per square foot of the increase in impervious cover for Commercial type use will be required to be paid prior to permit approval and release. This study should be completed and submitted to the City during building permit process for consideration and approval.

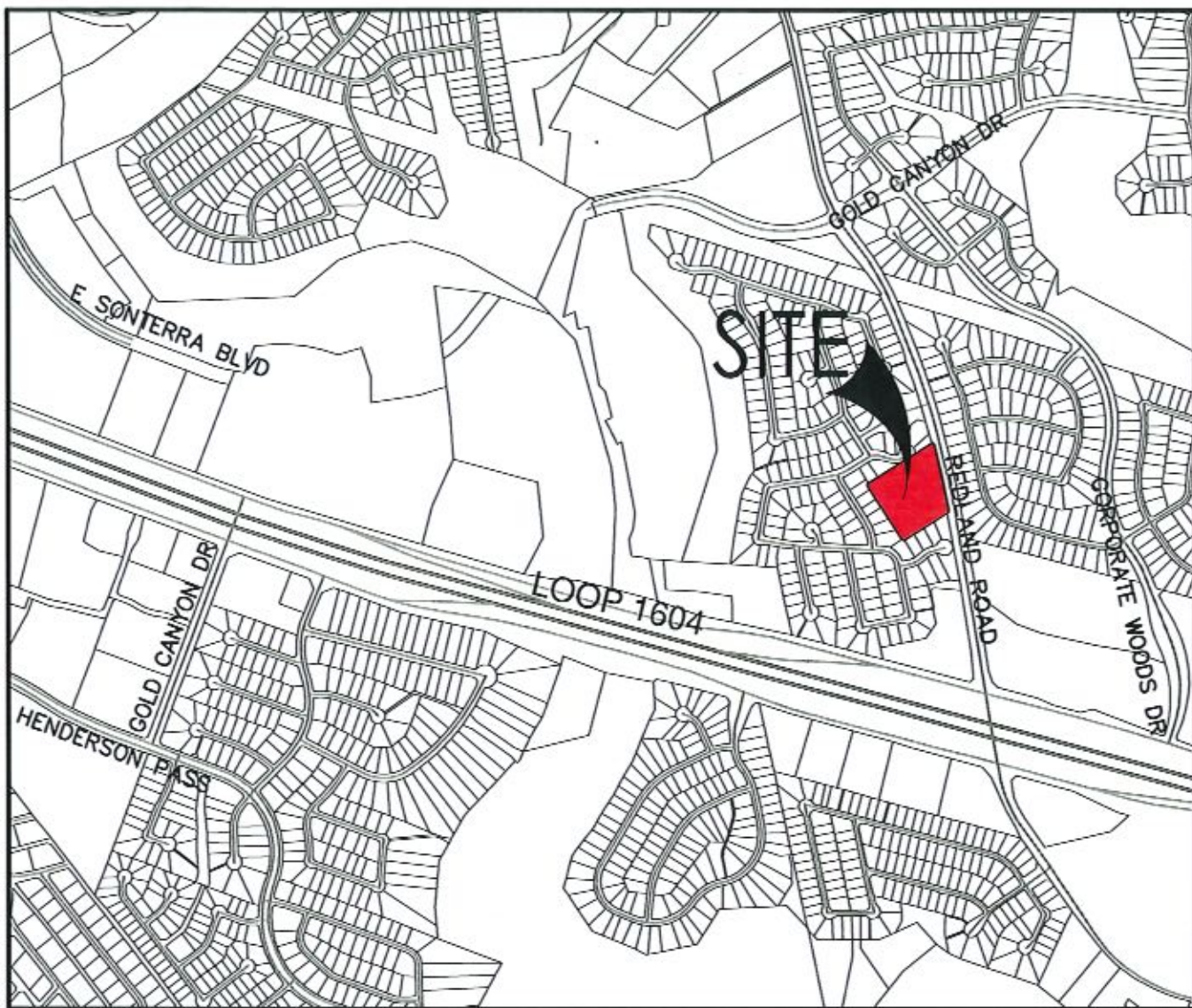
MODECO, LLC obtained a copy of the existing Storm Water Management Plan (SWMP) that was completed as part of the platting process. Based on a basic review of the approved SWMP on file with the City of San Antonio it appears that the project site was eligible for a fee in lieu of detention at the time of platting with the previously approved UDC rainfall intensities. Therefore MODECO, LLC believes that the property may require a new storm water management plan or an engineer's letter of no impact to be submitted with the building permit to determine if the city will continue to allow the site participate in the fee in lieu of detention program with the new Atlas 14 rainfall intensities.

Note:

This memorandum serves as a preliminary investigation of the basic developmental items that should be taken into consideration for any proposed development. As with any property or development, there are many other developmental items or issues that should be reviewed and considered beyond that contained herein.

We appreciate the opportunity to work with you on this project. We trust this memorandum serves your current need. If additional information is required, please do not hesitate to contact our office.

EXHIBITS



SCALE: 1" = 1000'

MODECO, LLC

ENGINEERING & CONSTRUCTION SOLUTIONS

12790 FM 1560 N #216

HELOTES, TEXAS 78023

PHONE: 210-688-0000

TDPE, FIRM REGISTRATION # 14593

18111 REDLAND ROAD

SAN ANTONIO, TEXAS

LOCATION MAP

JOB NO. 21-014

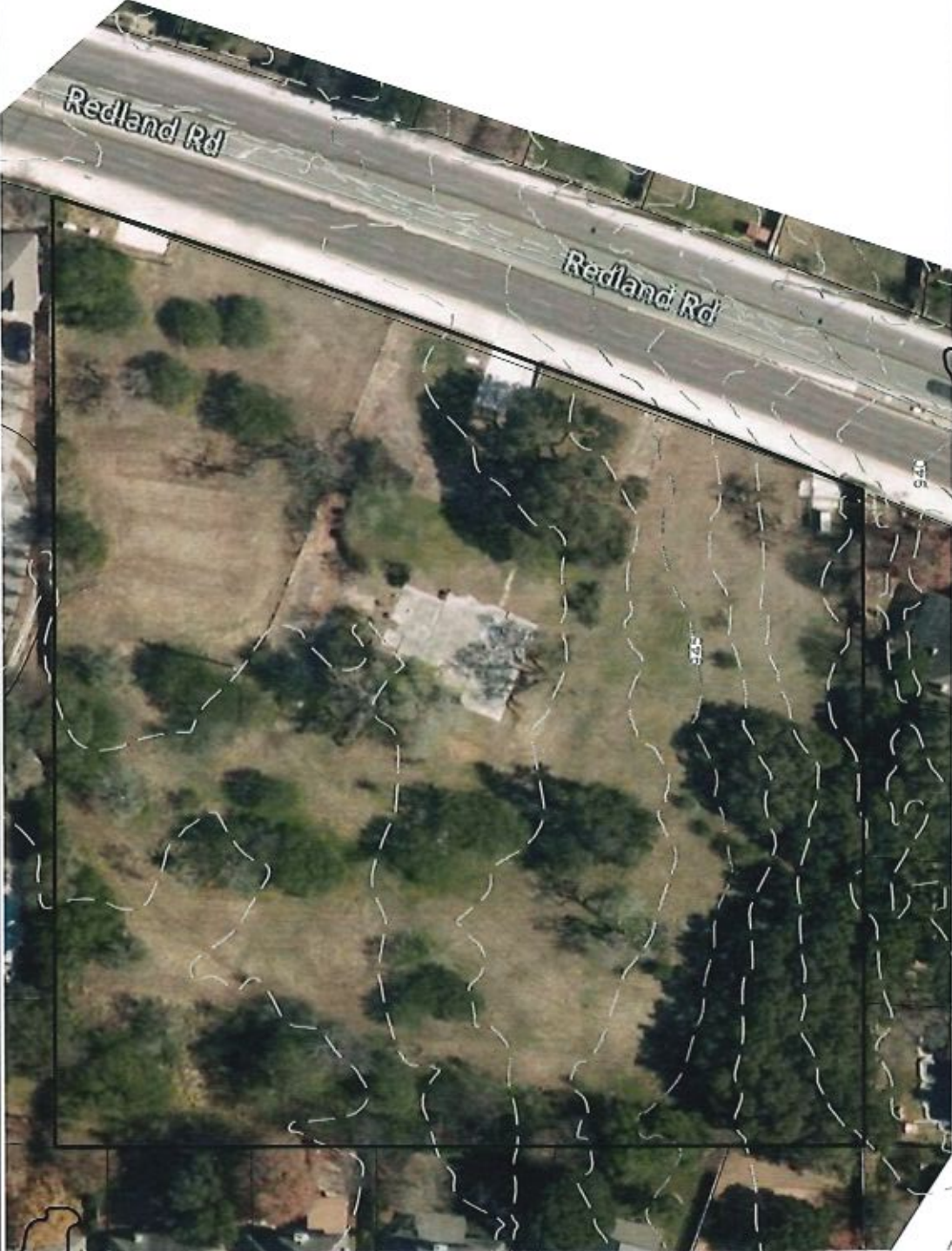
DATE JUNE 2021

DESIGNER JML

CHECKED JML

DRAWN JML

SHEET: EX 1



LEGEND

- PROPERTY BOUNDARY LINE
- 1' 2017 BEXAR COUNTY
- LIDAR CONTOURS



SCALE: 1"=50'



MODECO, LLC
 ENGINEERING & CONSTRUCTION SOLUTIONS
 12790 FM 1960 N. #216
 P.O. BOX 10045, DALLAS, TEXAS 75223
 PHONE: 214-658-0000
 WWW.MODECO.COM

EL CHAPARRAL - REDLAND ROAD
 18111 REDLAND ROAD, SAN ANTONIO, TEXAS 78259
 AERIAL MAP

SHEET:
EX 2

JOB NO. 21-014
 DATE: JUNE 2021
 DESIGNED: JAL
 CHECKED: JAL
 DRAWN: JAL

LEGEND

- PROPERTY BOUNDARY LINE
- 1" 2017 BEXAR COUNTY
- ULAR CONTOURS
- EXISTING SAWS WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER MAIN
- EXISTING SAWS SEWER MAIN
- EXISTING UNDERGROUND
- UTILITY
- EXISTING OVERHEAD
- ELECTRIC
- EXISTING GAS MAIN
- EXISTING STORM DRAIN



NOTE:
ALL UTILITY'S SHOWN ON THIS EXHIBIT HAVE BEEN DRAFTED IN FROM REFERENCING FROM UTILITY SERVICE BLOCK MAPS AND RECORD DRAWINGS. THE LOCATIONS ARE APPROXIMATE AND FOR PRELIMINARY PLANNING PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE USED OR DESIGN OR CONSTRUCTION PURPOSES.



EL CHAPARRAL - REDLAND ROAD
18111 REDLAND ROAD, SAN ANTONIO, TEXAS 78259
SITE UTILITY EXHIBIT

SHEET:
EX 3

JOB NO. 21-014
DATE JAN 2021
DESIGNER JAL
CHECKED JAL
DRAWN JAL

MODECO, LLC
ENGINEERING & CONSTRUCTION SOLUTIONS
12790 FM 1560 N #215
HELOTES, TEXAS 78023
PHONE 210-688-0030
WWW.MODECO.COM

ATTACHMENTS

ATTACHMENT A: UTILITY AVAILABILITY LETTERS



5/26/2021

Modeco LLC
Attn: Justin M Lieck
12790 FM 1560 N
San Antonio, TX 782

Re: Letter of Availability (Electric and Gas)

Proposed Development: 18111 Redland Rd

To Whom It May Concern:

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

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

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

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

Sincerely,

Jenna Keylich

Jenna Keylich
Customer Service Supervisor
Customer Engineering Department



AT&T Texas
7159 San Pedro Ave. Rm. 103
San Antonio, Texas 78216
Phone: 210.905.2110
Email: sm6929@att.com

June 3, 2021

Justin M. Lieck, P.E.
Modeco, LLC
Engineering and Construction Solutions
12790 FM 1560 N #216
Helotes, Texas 78023

RE: Proposed Development, 18111 Redland Road, San Antonio, Texas 78259

Dear Mr. Lieck:

This letter is in response to your request for information on the availability of service at 18111 Redland Road, San Antonio, Texas 78259 by AT&T. This letter acknowledges that 18111 Redland Road, San Antonio, Texas 78259 is located in an area served by AT&T. Any service arrangements for 18111 Redland Road, San Antonio, Texas 78259 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 18111 Redland Road, San Antonio, Texas 78259.

Please contact the AT&T OSP Design Engineer for this service area, Clint Norton, with any project specific inquiries. He can be reached at (210) 905-2152.

Thank you for contacting AT&T.

Sincerely,

Sandra Mercer
for
Philip Austin
Civic Coordinator



5/26/2021

Justin Lieck
MODECO, LLC
12790 FM 1560 N #216
Helotes, Texas 78023

SUBJECT: Will Serve –

In concern of Charter facilities at the property located at 18111 Redland rd, 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,

Tod Hoover
Construction Coordinator



May 25, 2021

Mr. Justin Lieck

Re: 18111 Redland Rd., San Antonio, Texas 78259 Availability of SAWS' Infrastructure

Mr. Lieck:

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, 2019. 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 7 which has a static gradient of 1111 ft. The approximate maximum elevation of the tract is 948 feet & 71 PSI and the approximate minimum elevation of the tract is 942 feet & 73 PSI. There is an existing 16-inch water main along the west side of Redland Rd. 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 – 290 gallons per day of average daily flow. Current impact fees are shown in the table below.

Water Impact Fee Zone (Pressure Zone)	Flow	System Development	Water Supply	Total Water Impact Fees (per 1 EDU)
PZ 7 Middle	\$1,188	\$1,014	\$2,706	\$4,908

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 Mud Creek Watershed. There is an existing 8-inch gravity sewer main crossing Redland Rd. approximately 175 LF south of the southeast corner of the tract. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System's collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

Wastewater Impact Fee Area	Collection	Treatment	Total Wastewater Impact Fees (per 1 EDU)
Upper	\$2,800	\$651	\$3,451

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 = 200 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



SAWS GIS Mapping: A wealth of information at your fingertips

<ul style="list-style-type: none"> Check By-pass Swing Division Manhole Other 	<ul style="list-style-type: none"> Flow Control Pressure Reducing Fire Hydrants Flow Control Push Point Backflow Control 	<ul style="list-style-type: none"> Pump Active Pipeline Closure Flagged
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WATER DISTRIBUTION MAINS
 WATER TRANSMISSION
 CHIEF RETURN MAINS
 Service Centers Subareas
 FIRE LATERALS
 SERVICE MAINS
 CHIEF MAINS
 SAWS Service Centers

San Antonio Water System

0 100 200 Feet

WATER BLOCK MAP

176644

**SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION**

Revised Date: Apr 06, 2021

Disclaimer:
 This utility map is for reference only. The information may not represent what actually has been constructed. SAWS explicitly disclaims any representation of the accuracy of the information and assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. SAWS prohibits the reproduction or sale of this document. This utility map may not under any circumstances, be copied, reproduced or published in any form or media, or transferred to another without written permission of the San Antonio Water System.

174 646	176 646	178 646
174 644	176 644	178 644
174 642	176 642	178 642

ATTACHMENT B: CITY OF SAN ANTONIO ONE STOP MAPS

City of San Antonio One Stop - Zoning Map



May 25, 2021

CoSA Addresses

Community Service Centers

Pre-K Sites

CoSA Parcels

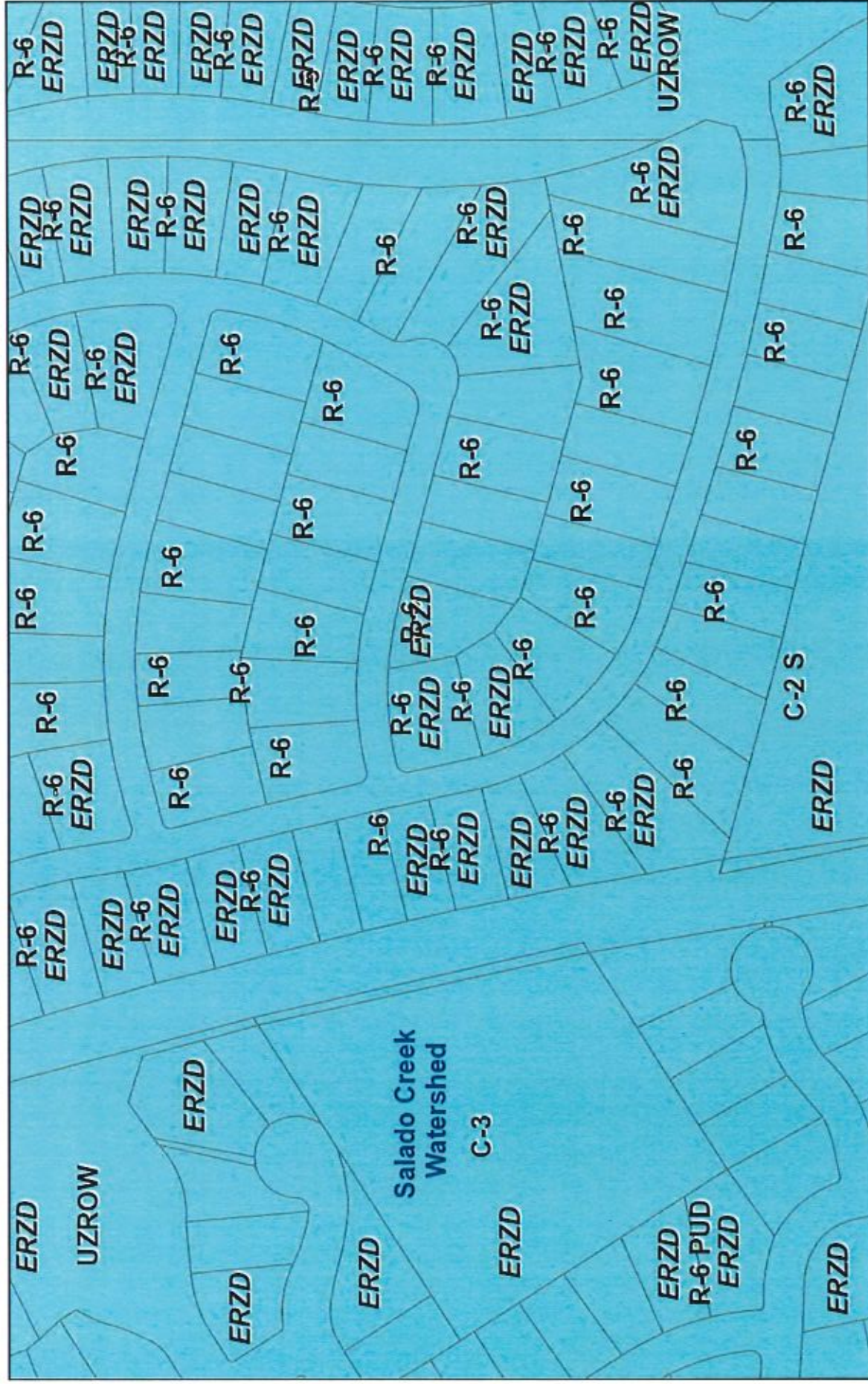
1:2,000

0 0.015 0.03 0.06 mi

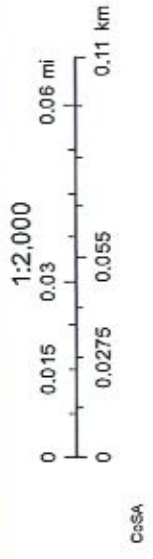
0 0.0275 0.055 0.11 km

CoSA

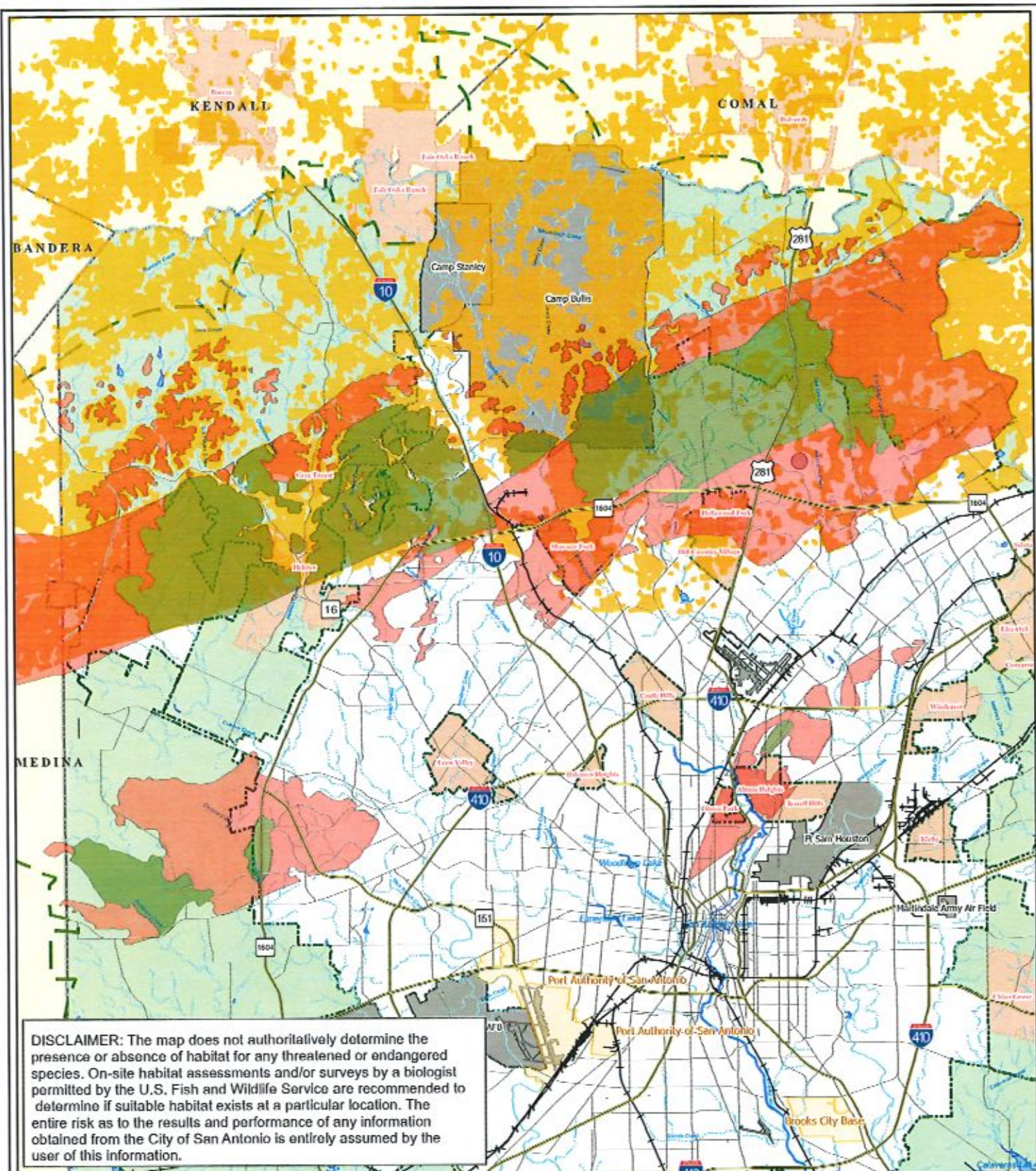
City of San Antonio One Stop - Edwards Aquifer Recharge Zone



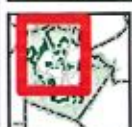
May 25, 2021



- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- Drainage Area
- Recharge Zone
- Artesian Zone



DISCLAIMER: The map does not authoritatively determine the presence or absence of habitat for any threatened or endangered species. On-site habitat assessments and/or surveys by a biologist permitted by the U.S. Fish and Wildlife Service are recommended to determine if suitable habitat exists at a particular location. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the user of this information.



- | | | | | |
|--|-------------|--------------------------------|----------------------------|------------------------------------|
| Karst Zone | Expressways | Medium Flowing Rivers | Military Bases | Extraterritorial Jurisdiction Line |
| 1 | Major Roads | Flowing Streams & Small Rivers | Limited Purpose Annexation | Cities and Towns |
| 2 | Railroads | Intermittent Streams | City of San Antonio | Adjacent Counties |
| Projected Golden-cheeked Warbler Habitat | Lakes | | | Bexar County |

Data Source: City of San Antonio Enterprise GIS, Bexar County GIS, Bexar County GIS
 Map Created by: Theresa Rios-Molina
 Map Revision: 10/20/2009
 Map Last Edited: August 20, 2009
 PDF Filename: 00000006.pdf



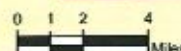
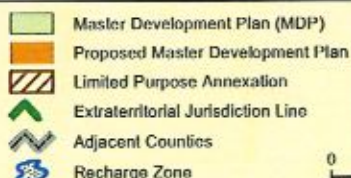
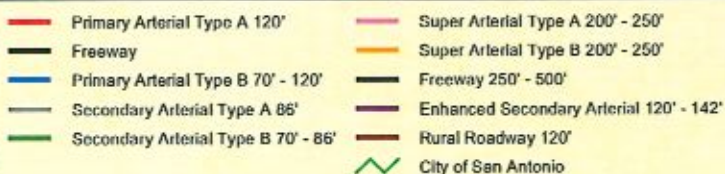
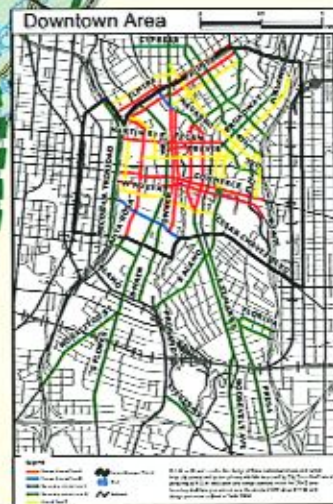
City of San Antonio

Karst Zones 1 & 2 and Projected Golden-cheeked Warbler Habitat



City of San Antonio
 Planning and Development
 Services Department
 Rodrick J. Sanchez, AICP, CBO
 Director

City of San Antonio
 Planning and Development
 Services Department
 1001 South Alamo
 San Antonio, TX 78205



City of San Antonio
Major Thoroughfare Plan 2021

Map Last Edited: 18/2021
PDF Filename: 2006GG16.pdf

City of San Antonio
Information Technology Services Division
GIS Public Services Division
Overview Systems
111 Bulverde St., 5th Floor
San Antonio, TX 78205

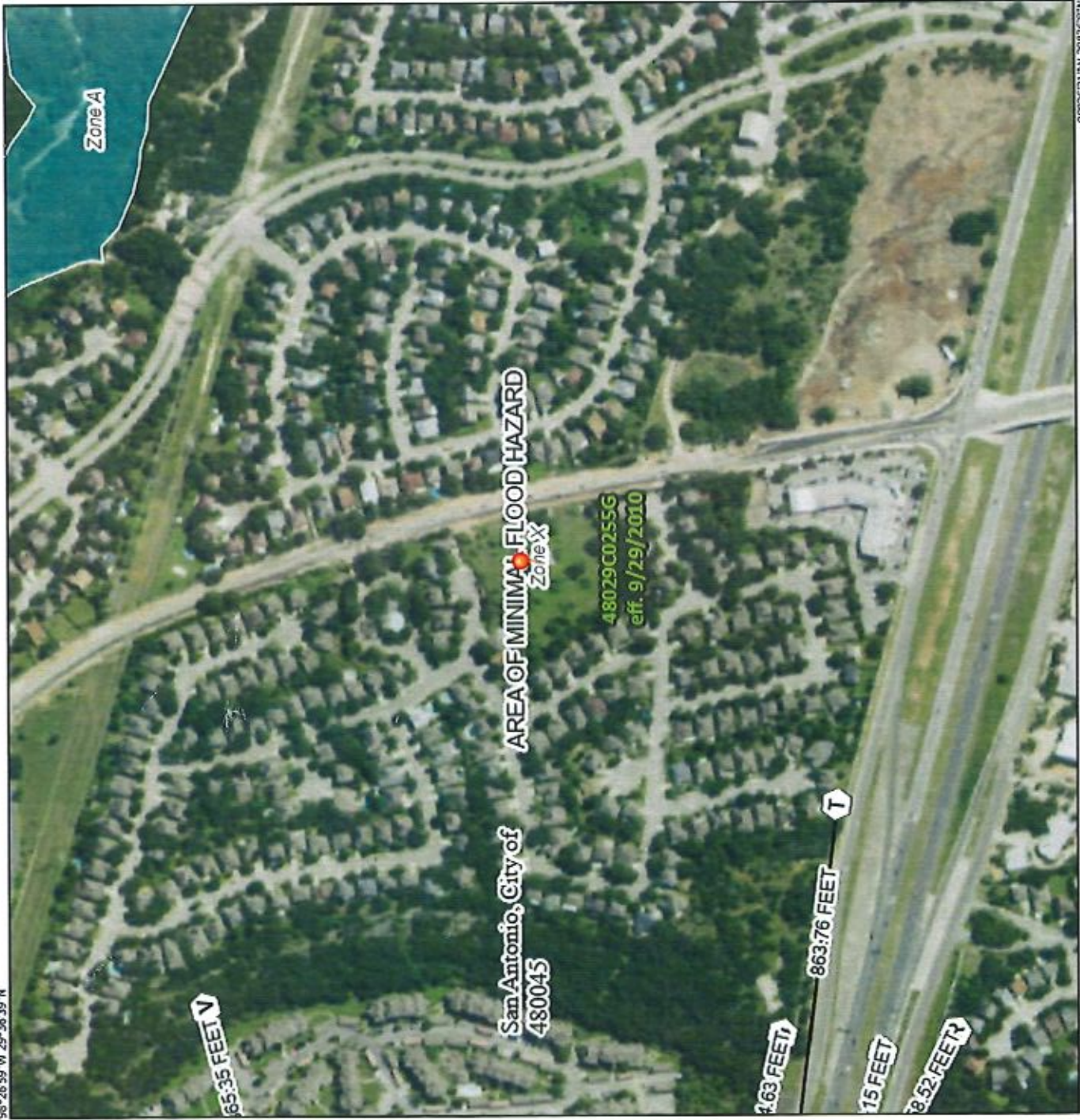


ATTACHMENT C: FEMA FLOOD MAP

National Flood Hazard Layer FIRMette



98°26'59"W 29°36'39"N



98°26'21"W 29°36'3"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <p>Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR Regulatory Floodway</p>	
<p>OTHER AREAS OF FLOOD HAZARD</p> <p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D</p>	
<p>OTHER AREAS</p> <p>No SCREEN Area of Minimal Flood Hazard Zone X Effective LOMIR Area of Undetermined Flood Hazard Zone D</p>	
<p>GENERAL STRUCTURES</p> <p>Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall</p>	
<p>OTHER FEATURES</p> <p>Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature</p>	
<p>MAP PANELS</p> <p>Digital Data Available No Digital Data Available Unmapped</p>	



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 5/25/2021 at 1:09 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 D: SUBDIVISION PLAT