

May 13, 2022  
(Revised October 28, 2022)

Mr. Jack Thurmon  
Nardis Investment Company  
4818 IH-10 East  
San Antonio, TX 78219

RE: Nardis – 1604/Nacogdoches ±51 Acres  
West Fork of Green Mountain Creek

Dear Mr. Thurmon:

The purpose of this letter is to update you on the status of the attached scope of services dated October 14, 2021 for civil engineering services related to the West Fork of Green Mountain Creek. We have completed work under Tasks I-III as necessary to communicate our design intent to staff at the City of San Antonio and determine if variances to the City of San Antonio development code are required. We discussed the proposed project in detail with Sabrina Santiago, P.E. and provided plans for her review. Sabrina's concerns included providing compensatory excavation within the existing floodplain and minimizing velocity and water surface increases at the downstream property line.

As we have discussed, the San Antonio River Authority (SARA) is in process of revising the floodplain models within Bexar County. Based on our review of SARA's preliminary data, flow rates within the Cibolo Creek watershed were significantly lower than flow rates modeled using previous methodologies. Best available models within Bexar County were released to the engineering community on April 21, 2022. The best available models provided for the Cibolo Creek watershed included flows which are significantly lower than the current effective models.

With the release of SARA's best available flow data, we provided the attached preliminary construction documents dated July 2022 for a trapezoidal concrete channel. Based on your direction, we also prepared the attached preliminary construction documents dated October 2022 for a rectangular concrete channel. We believe both proposed channel designs address Sabrina's concerns and no City floodplain variances will be required. It should be noted that achieving compensatory excavation to avoid formal city code variances does not necessarily translate to the most efficient concrete channel design allowable within other sections of the code.

With release of the best available data, SARA has given clear direction regarding use of the data for submittal of new CLOMR studies. Therefore, we recommend moving forward with the remaining tasks included in our scope of services dated October 14, 2021. In addition, you may also want to consider platting the remaining property to allow for a more formal review of construction documents for the proposed drainage channel and utilities.

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Please let me know if you have any questions or concerns regarding the status of our civil engineering services. At this point, we will be on hold pending further direction from you to move the project forward.

Sincerely,  
Pape-Dawson Engineers, Inc.



Shauna L. Weaver, P.E.  
Sr. Vice President

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