



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

July 24, 2007

Mr. Scott Halty
San Antonio Water System
2800 U.S. Highway 281 North
San Antonio, TX 78212

Re: Kyle Seale 214.52 Acres

Dear Mr. Halty:

As you are aware, we just completed the zoning case on the newly annexed property on the Kyle Seale property. This zoning case was Z2007045. In this zoning case, we zoned 85.88 acres of the total Seale tract 214.52 acre commercial tract.

During the zoning case, the City of San Antonio imposed a 50% impervious cover limit as a condition of the zoning case. The purpose of this letter is to determine the impacts of this action on the overall value of the property. The entire Seale tract 214.52 acres is a category 1 property and has recognized vested rights for commercial development by the City of San Antonio.

Based on the category 1 status of the entire tract, the property that had been previously annexed and zoned (120.64) acres, does not have a limit of impervious cover. We would like to verify that we can combine the two impervious cover requirements as specified under Section 34-930 (d)(1) Multi-Use Projects in the Water Quality Ordinance. Applying the multi-use impervious cover concept to this situation yields the following equation.

$$\frac{(35.31 + 95.33)1.0 + (15.25 + 70.63)0.5}{214.52} = 80\%$$

Therefore, under the application of the ordinance, the total Seale property will therefore be limited to 80% impervious cover. See attached exhibit titled, "Allowable Impervious Cover."

Based on the above calculation, we would also like to at this time establish a tract by tract allowable impervious cover based on the overall limit of 80% impervious cover. The following table outlines the distribution of the 80% impervious cover across the site.

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ENGINEERS, INC.
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Please see attached exhibit titled, "Tract Distribution of Impervious Cover."

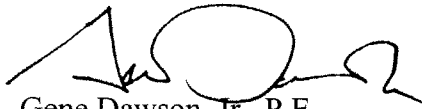
PARCEL	DESCRIPTION	ACREAGE	IMPERVIOUS COVER	ACRES IMPERVIOUS
Tract 1	Commercial Development	15.25		
1A	Commercial Development	12.46	90%	11.21
1B	Buffer	2.79	0%	0.00
Tract 2	Commercial Development	35.31	90%	31.78
Tract 3	Commercial Development	93.33		
3A	Commercial Development	9.51	90%	8.56
3B	Commercial Development	66.43	90%	59.79
3C	Commercial Development	2.57	90%	2.31
3D	Flood Plain	10.25	0%	0.00
3F	Flood Plain	4.57	0%	0.00
Tract 4	Commercial Development	70.63		
4A	Commercial Development	26.29	90%	23.66
4B	Buffer	1.35	0%	0.00
4C	Flood Plain	3.68	0%	0.00
4D	Commercial Development	12.55	90%	11.29
4E	Buffer	0.87	0%	0.00
4F	Residential	4.67	50%	2.33
4G	Commercial Development	20.86	65%	13.56
4H	Buffer	0.36	0%	0.00
Total Acres		214.52	Total Acres Impervious Cover	164.49
Total Proposed Impervious Cover = $\frac{164.49}{214.52} = 0.7668 = 77\%$				

Please verify the ability to use the multi weighted impervious cover calculation on this tract and the resulting tract impervious covers by providing your acknowledgement in the space provided below. If these calculations are acceptable to the San Antonio Water System, they will be used to sale property and restrict impervious cover.

Mr. Scott Halty
Kyle Seale 214.52 Acres
July 24, 2007
Page 3 of 3

If you need any additional information to support this request, please contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Gene Dawson, Jr., P.E.
President

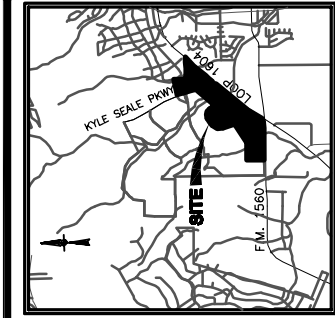
AGREED AND ACCEPTED:



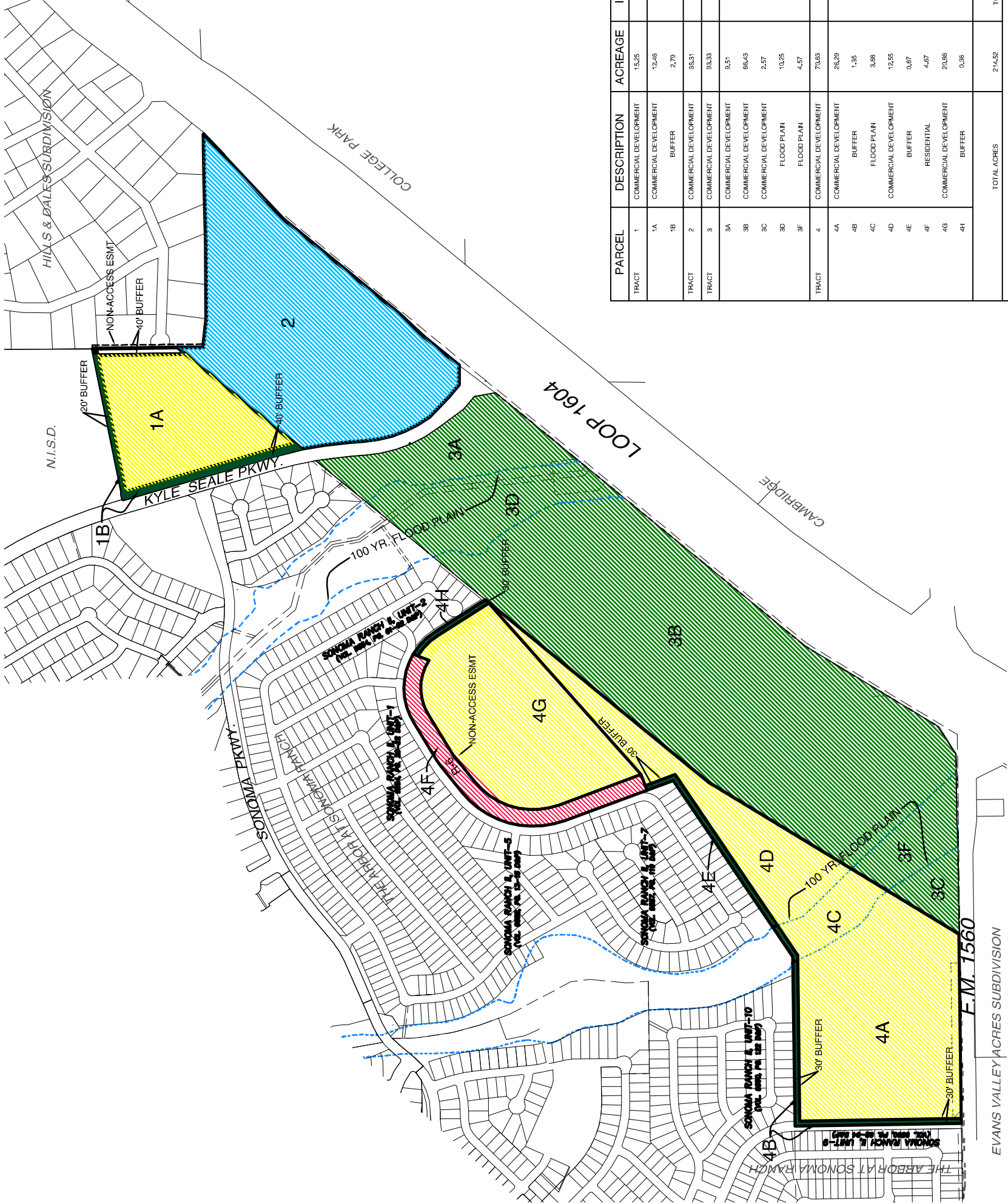
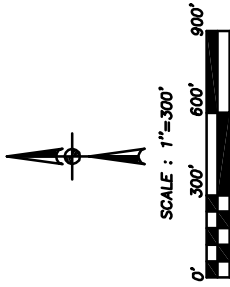
Scott R. Halty
Director of Resource Protection and Compliance
San Antonio Water System

Date: August 9, 2007

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LOCATION MAP
N.T.S.



PARCEL	DESCRIPTION	ACREAGE	IMPERVIOUS COVER	ACRES IMPERVIOUS
TRACT 1	COMMERCIAL DEVELOPMENT	15.25		
1A	COMMERCIAL DEVELOPMENT	12.46	90%	11.21
1B	BUFFER	2.79	0%	0.00
TRACT 2	COMMERCIAL DEVELOPMENT	55.51	90%	51.76
TRACT 3	COMMERCIAL DEVELOPMENT	93.33		
3A	COMMERCIAL DEVELOPMENT	9.51	90%	8.56
3B	COMMERCIAL DEVELOPMENT	66.43	90%	59.79
3C	COMMERCIAL DEVELOPMENT	2.57	90%	2.31
3D	FLOOD PLAIN	10.25	0%	0.00
3E	FLOOD PLAIN	4.57	0%	0.00
TRACT 4	COMMERCIAL DEVELOPMENT	70.63		
4A	COMMERCIAL DEVELOPMENT	26.29	90%	23.86
4B	BUFFER	1.35	0%	0.00
4C	FLOOD PLAIN	3.88	0%	0.00
4D	COMMERCIAL DEVELOPMENT	12.55	90%	11.29
4E	BUFFER	0.87	0%	0.00
4F	RESIDENTIAL	4.67	50%	2.33
4G	COMMERCIAL DEVELOPMENT	23.86	65%	13.56
4H	BUFFER	0.36	0%	0.00
TOTAL ACRES		214.52	TOTAL ACRES IMPERVIOUS COVER	164.49
TOTAL PROPOSED IMPERVIOUS COVER =		164.49	=	0.7668
		214.52	=	77%

JOB NO. 519220
DATE JULY 2007
DESIGNER ED. JR.
CHECKED JRC. DRAWN LRV
SHEET 1 OF 1

KYLE SEALE PROPERTIES
214.52 ACRE COMMERCIAL TRACT
TRACT DISTRIBUTION OF IMPERVIOUS COVER

Pape-Dawson
ENGINEERS
555 EAST HAMMEY
SAN ANTONIO TEXAS 78216
PHONE: 210.375.9000
FAX: 210.375.9000

REVISIONS:

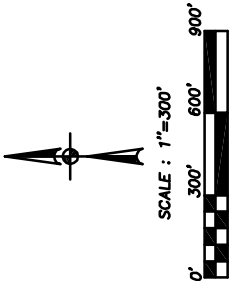
KYLE SEALE PROPERTIES
214.52 ACRE COMMERCIAL TRACT
ALLOWABLE IMPERVIOUS COVER

Pape-Dawson
ENGINEERS
555 EAST HAMMEY
SAN ANTONIO TEXAS 78216
PHONE: 210.379.9000
FAX: 210.379.9010

JOB NO. 6193200
DATE JULY 2007
DESIGNER
ED. JR.
CHECKED JRC. DRAWN LRV
SHEET 1 OF 1



LOCATION MAP
N.T.S.



ALLOWABLE IMPERVIOUS COVER	
TRACT 1 - 15.25 ACRES	50% IMPERVIOUS COVER
TRACT 2 - 35.31 ACRES	100% IMPERVIOUS COVER
TRACT 3 - 93.83 ACRES	100% IMPERVIOUS COVER
TRACT 4 - 70.83 ACRES	50% IMPERVIOUS COVER

635.31 + 95.52 + 13.0 + 15.25 + 70.83 = 80% 214.52	
80% ALLOWABLE IMPERVIOUS COVER	

