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HARWELL CO., LTD

HARWELL HOLDING COMPANY, LTD

October 17, 2024

Proposal – 277 Acre Timberlake property, South Loop 410, San Antonio, Texas

From: Harwell Holding Co, Ltd. -

Site 1. – 276 Acres

1. **Location / Zoning** - ½ Mile of Loop 410 frontage between Union Pacific Railroad and Moursund Blvd.
Rail Frontage – approximately 1 mile on west site of property.
Zoning – MI-1. Entire property is In Federal Opportunity Zone
2. **Engineering in process** – Flood plain delineation and correction into a FEMA CLOMR.
Locations set up for detention ponds. Estimated approval date April – May 2025.
3. **Highway access** – Exit ramp for east bound access directly to the property. West bound access exit Moursund Blvd to turn around at Railroad Bridge. Entry ramps to east and west bound freeway at Moursund Blvd.
4. **Utilities**
 - a. **Electrical** along Loop 410 frontage road. See CPS Energy for service availability.
 - b. **Natural Gas** – line in frontage road on loop 410. See CPS Energy for resizing.
 - c. **Water** – 16” DI water line along Loop 410 frontage. 20” DI waterline at northwest corner of property. See SAWS for service availability
 - d. **Wastewater** – lift station as shown on survey directed to sewer on Moursund Blvd. See SAWS for availability
5. **On site geothermal water well** – A 120 gallon per minute artesian water well which discharges at 140 degrees, is located on the property. The water is from 4,000 feet and is unregulated by the State currently.
6. **Studies available for review**
 - a. Endangered Species Habitat Assessment – July 22, 2024, by Frost Geosciences
 - b. Wetlands and Waters of the US Determination and Delineation December 6, 2023, by Frost Geosciences.
 - c. Survey and Field Notes – May 2, 2011
 - d. Wildlife Management Plan - Bexar County Appraisal District, approval 5-10-21
 - e. Phase I Environmental Site Assessment May 16, 2011, by Frost Geosciences.

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