



290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

December 20, 2022

Eric Schulze, P.E.
11 Commercial Plaza
Schertz, TX 78154

RE: STX Frio – Preliminary Plat Certification, Wastewater Waiver Request

Dear Mr. Schulze:

HMT Engineering & Surveying hereby officially requests a waiver to the City of Schertz UDC Section 21.15.3 Wastewater Systems to forego immediate connection to a public wastewater system.

The property is a 24.83-acre lot located approximately 900 feet from the y-intersection of FM 2252 and FM 482. The proposed facility (approximately 325,689 sf) is to be a cold storage, including office space and general facility maintenance rooms. Currently residing in the M-1 zone of the City of Schertz, this project will be platted in one lot.

Since this property is located more than 500 feet from a City of Schertz sanitary sewer line, and proposed extensions of public wastewater lines to a point closer than 500 feet are still in the future, design of the site will be centered around a septic system. A 20' utility easement will be provided on the plat in the northwest corner of the site to provide for future tie-in to a public wastewater system.

While Boomerang Investments, LLC is cautiously optimistic about the discussions with the City of Schertz and Schertz Economic Development Cooperation on this sewer extension project, the design of the sewer line, obtaining the necessary easements through downstream properties and installation of the sewer could easily take two or more years to be completed. Therefore, we believe that it is an undue burden for platting to require this gravity sewer extension at this time. Also, please note that the revised plat has sewer easements where we believe that they make the most sense for this and the adjacent properties.

Please let us know if you have any questions about this request.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Van Heerde, P.E.'.

Chris Van Heerde, P.E.
Managing Partner

cc: Andy Cyrus acyrus@boomeranginterests.com
Beau Bellow bbellow@boomeranginterests.com