

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's Permit Number.

State of Texas §
 §
County of Bexar §

Public Street Encroachment Permit

This Permit is issued under Sec. 37-3 of the City Code of San Antonio, Texas. Permittee may construct, maintain, repair, replace, and reconstruct the Permitted Encroachment on the Affected Right of Way subject to this permit and Sec. 37-23 of the City Code of San Antonio, Texas.

This permit does not relieve Permittee of any building code requirements, zoning restrictions, other city-imposed requirements, or other applicable land use restrictions. If the Permitted Encroachment entails excavation or entails intrusion into space near overhead or underground utilities, Permittee must follow all rules imposed by public utilities whose facilities may potentially be affected. If excavation is involved, Permittee must obtain a permit from the City's Right-of-Way Division.

Delegated Authority: City Code of San Antonio, Texas § 37-3

Name of Permittee: River North Apartments, Ltd.
Clinton L. Wynn
Vice President of River North Apartments GP, L.L.C.
The General Partner of River North Apartments, Ltd.

Address of Permittee: 315 E. Commerce Street, Suite 300
San Antonio, Texas 78205

Permitted Encroachment Description: A metal overhead sign over Roy Smith Street Public Right of Way between Avenue A and the San Antonio River, adjacent to NCBs 476 and 862, and depicted in **Exhibits A and B**, which is incorporated by reference for all purposes as if fully set forth.

Description of Affected Public Right of Way: Roy Smith Street Public Right of Way located between Avenue A and the San Antonio River, adjacent to NCBs 476 and 862 as shown in Exhibit A.

Fee: \$500

Term: A period of ten years commencing on December 1, 2016.

1.1 The City agrees to permit the Permittee to place the Permitted Encroachment Description (the “Improvements”) within the Affected Public Right of Way in the location documented as Description of Affected Public Right of Way and as shown in **Exhibit A**.

1.2 The City and the Permittee agree that the above-described Permit is granted subject to the following conditions, terms and reservations:

- a) The Permittee is responsible for paying for the Improvements stated herein;
- b) The Permittee is responsible for the maintenance and replacement of the Improvements;
- c) In the event the City disturbs the Improvements while maintaining the City’s right of way, the City shall not be responsible for repair or replacing the Improvements installed by the Permittee;
- d) Permittee is solely responsible for obtaining any necessary permission from other owners or interest holders whose property will be used or impacted by Permittee’s activities under this Permit;
- e) No improvements are permitted within the traveled areas (pedestrian or vehicular, i.e., sidewalk, car lanes) of the right of way;
- f) Permittee must allow SAWS perpetual access on, over and across said public right of way for inspection, operations, maintenance, construction, reconstruction and realignment of its facilities. SAWS shall have no obligation to restore and/or replace any of the Permittee’s property damaged or destroyed as a result of these activities.
- g) This permit is subject to all generally applicable conditions and restrictions of Chapter 37 of the City Code of the City of San Antonio related to permits issued under section 37-3 (Permits for Encroachment onto public streets, alleys, or drainage easements);
- h) All Chapter 35 of the City Code of San Antonio (Unified Development Code) requirements must be met related to clearance, design, permits and installation; and
- i) Permittee shall notify City of any change of address within 5 business days of such change.

1.3 This Permit is made subordinate to the right of the City to use the Affected Public Right of Way for a public purpose. It is understood and agreed that should the City deem it in the public interest to use the Affected Public Right of Way, or any portion thereof, for a public purpose that conflicts with the Permit granted, or use by Permittee interferes with the ability of the City or public

to use the Affected Public Right of Way, then, and in those events, the City acting through the Director of Transportation and Capital Improvements may revoke this Permit upon providing written notice and the Permittee, or anyone claiming any rights under this instrument, shall remove any Improvements and encroachments from the Affected Public Right of Way at the Permittee's expense. The Permittee shall have a right of cancellation upon giving the City 30 days written notice of the Permittee's intention to cancel. Upon cancellation, this Permit shall become null and void, and the Permittee, or anyone claiming any rights under this instrument, shall remove any Improvements and encroachments from the Affected Public Right of Way at the Permittee's expense. All work shall be done at the Permittee's sole cost and to the satisfaction of the City. The determination by the Director of Transportation and Capital Improvements or his designee as to the public necessity of the use of the Property shall be final and binding upon the parties.

1.4 This Permit is subject to all state and federal laws, the provisions of the Charter of the City, as it now exists or as it may hereafter be adopted or amended, and the ordinances of the City now in effect or which may hereafter be passed, adopted, or amended.

1.5 The Permittee must apply for and receive any necessary permits from pertinent City boards or departments.

Miscellaneous Provisions

2.1 The phrases, clauses, sentences, paragraphs or sections of this Permit to use agreement are severable and, if any phrase, clause, sentence paragraph, or section hereof should be declared invalid by the final decree or judgment of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Permit.

2.2 The rights under this permit may be transferred or assigned to a new owner of property that is adjoining the permitted encroachment area, or to an eligible property owners association, provided such transferee would qualify under the city code as if applying for the original permit. Permittee must provide City of San Antonio written notice prior to any transfer.

2.3 Any notice required to be given pursuant to the terms and provisions of this Permit shall be in writing and shall be mailed by certified, return receipt requested, addressed as set forth below, or at such other address as may be specified by written notice

If to: **CITY OF SAN ANTONIO**

City Hall, P.O. Box 839966
(Attention: Director, Transportation and Capital Improvements
Department)
San Antonio, Texas 78283

If to: **PERMITEE**

River North Apartments, Ltd.
Clinton L. Wynn

Vice President of River North Apartments GP, L.L.C.
The General Partner of River North Apartments, Ltd.
315 E. Commerce Street, Suite 300
San Antonio, Texas 78205

2.4 The City and Permittee agree that this Permit shall be construed in accordance with the laws of the State of Texas.

2.5 Venue for any dispute arising out of this Permit shall lie in a court of competent jurisdiction in Bexar County, Texas.

City of San Antonio, a Texas municipal corporation

River North Apartments, Ltd.

by and through
River North Apartments GP, L.L.C.,
It's General Partner

By: _____

By: _____

Steve Hodges,
Real Estate Manager,
Transportation and Capital
Improvements Department

Clinton L. Wynn,
Vice President

Date: _____

Date: _____

Approved as to Form:

City Attorney

State of Texas §
 §
County of Bexar §

This instrument was acknowledged before me this date by Steve Hodges of the City of San Antonio in the capacity therein stated and on behalf of that entity.

Date: _____

Notary Public State of Texas

My Commission Expires: _____

State of Texas §
 §
County of Bexar §

This instrument was acknowledged before me this date by _____ of _____, _____, on behalf of that entity.

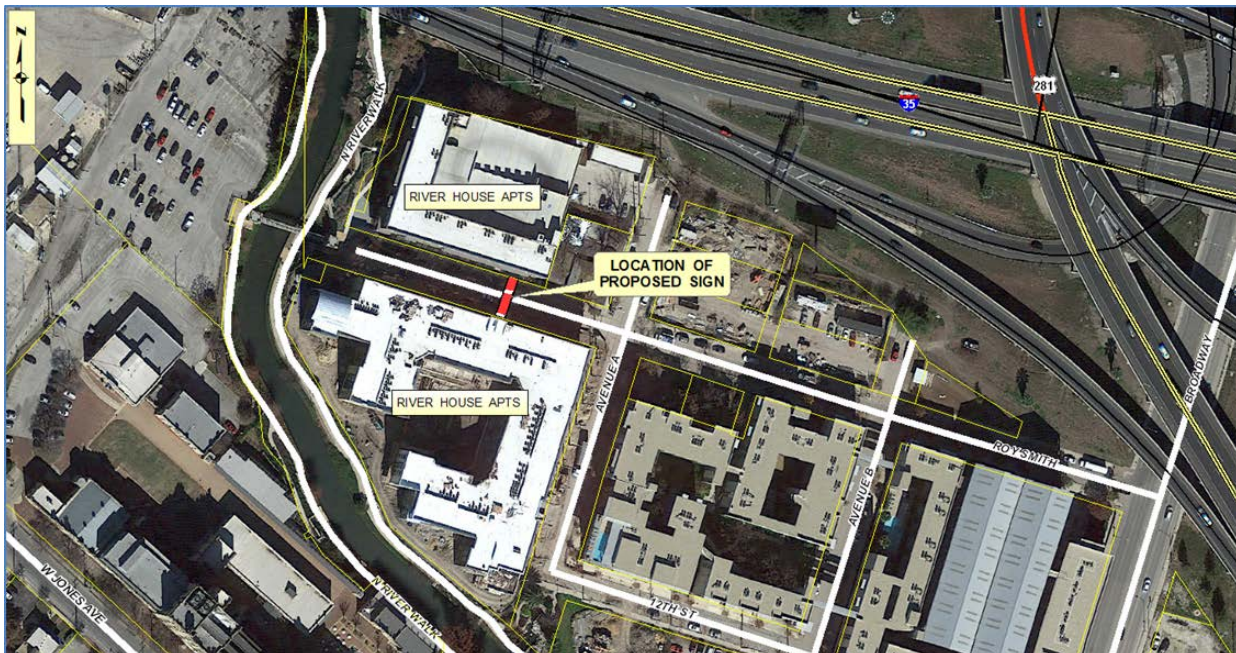
Date: _____

Notary Public State of Texas

My Commission Expires: _____

Exhibit A

The sign will have an approximate 196 foot clearance and is to be located about 120 feet west of the Avenue A intersection.





RIVER HOUSE ENTRANCE SIGN PROJECT
 SAN ANTONIO, TX
 FEB. 2018



WALTON
 ARCHITECTURAL FIRM
 1201 WEST 20TH STREET
 SAN ANTONIO, TX 78205
 TEL: 214.223.1111
 WWW.WALTONARCHITECTURALFIRM.COM

Client: **DR. RICHARD L. JONES, JR.**
 Address: **2450 WEST 20TH STREET**
 Location: **SAN ANTONIO, TX, 78205**
 Scale: **SCALE**
 Date: **2018**

Project Description: **Architectural rendering of a large sign for River House, located at the intersection of River House and West 20th Street in San Antonio, Texas. The sign is a large, black, rectangular structure with 'RIVER HOUSE' written in white letters across the top. The structure has decorative cross-hatching on the top and bottom horizontal bars.**

Project Status: **Completed**

Project Number: **149005**

Project Number: **149005**

Project Name: **RIVER HOUSE ENTRANCE SIGN PROJECT**

Project Location: **SAN ANTONIO, TX**

Project Date: **FEB. 2018**

Project Status: **Completed**

Project Description: **Architectural rendering of a large sign for River House, located at the intersection of River House and West 20th Street in San Antonio, Texas. The sign is a large, black, rectangular structure with 'RIVER HOUSE' written in white letters across the top. The structure has decorative cross-hatching on the top and bottom horizontal bars.**

Project Number: **149005**

Project Name: **RIVER HOUSE ENTRANCE SIGN PROJECT**

Project Location: **SAN ANTONIO, TX**

Project Date: **FEB. 2018**

Project Status: **Completed**



ORTHOGONAL PROJECTION

WALTON
 CIVIL & ARCHITECTURAL
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WALTONCIVIL.COM

PROJECT INFORMATION

PROJECT NAME: **WALTON CIVIL & ARCHITECTURAL**

PROJECT NUMBER: **1000 WEST 10TH AVENUE**

PROJECT LOCATION: **1000 WEST 10TH AVENUE, DENVER, CO**

PROJECT DESCRIPTION: **ARCHITECTURAL SITE PLAN**

DATE: **08/11/2011**

SCALE: **AS SHOWN**

DESIGNED BY: **WALTON CIVIL & ARCHITECTURAL**

CHECKED BY: **WALTON CIVIL & ARCHITECTURAL**

APPROVED BY: **WALTON CIVIL & ARCHITECTURAL**

DATE: _____

SCALE: _____

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____

MFC149005

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WALTON
 ENGINEERING
 1000 W. 10th Street
 Suite 100
 Ft. Worth, TX 76102
 Phone: 817.335.1111
 Fax: 817.335.1112
 www.waltoneng.com

PROJECT INFORMATION
 Project Name: **WALTON ENGINEERING**
 Project Location: **1000 W. 10th Street, Suite 100, Ft. Worth, TX 76102**
 Project No.: **149005**
 Drawing No.: **149005-01**
 Drawing Title: **Site Plan**
 Drawing Date: **08/14/14**
 Drawing Scale: **AS SHOWN**
 Drawing Status: **FOR PERMIT**

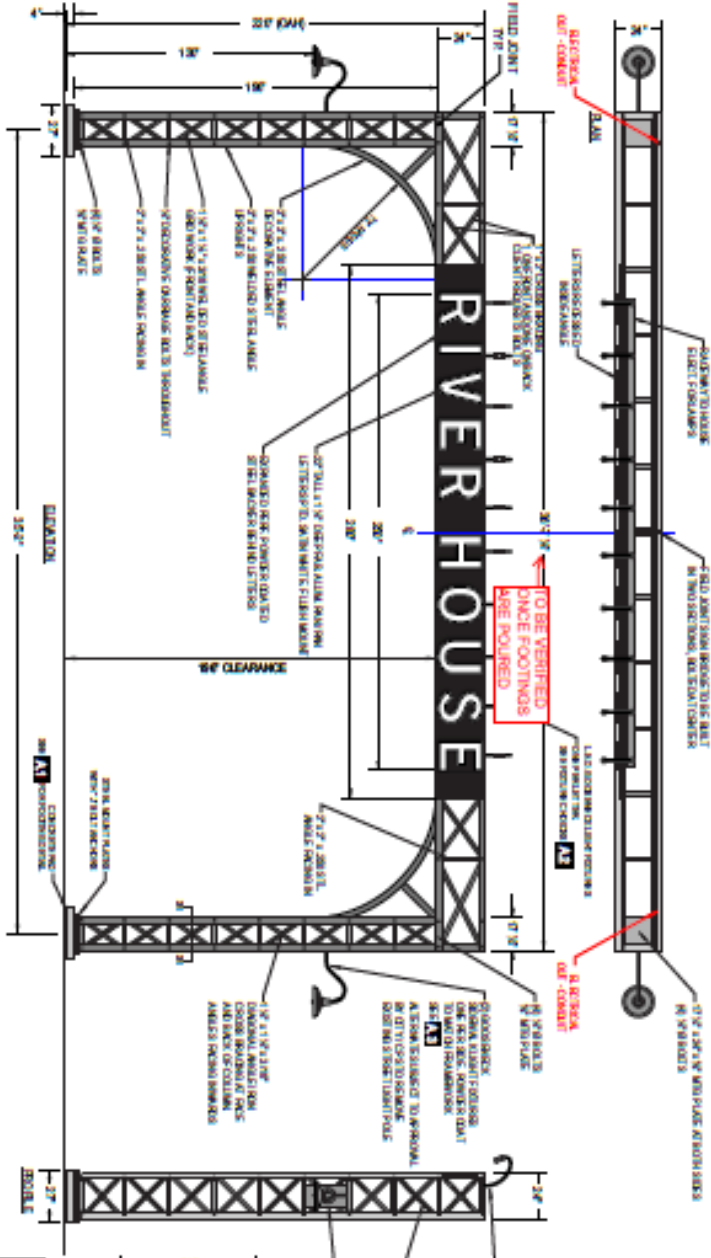
NOTICE TO THE PUBLIC:
 THIS DRAWING IS THE PROPERTY OF WALTON ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALTON ENGINEERING.

DESIGNER'S CERTIFICATION:
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that I am the Designer of the above described work and that I am a duly Licensed Professional Engineer in the State of Texas.

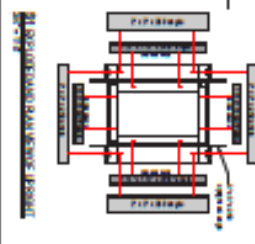
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
DATE:	DATE:

MFG149005
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- REINFORCING BARS SHALL BE TOP BAR**
- MAIN UPTAKE DAMPING ALL (1) NEW ROOM CONCRETE STEEL
 - EXTERIOR DOOR
 - THROUGH AND WATCH PLACE ON STRUCTURE
 - TO BE BUILT IN 2 SECTIONS
 - POWER COUNT RISE - 100V 1PSTLE @ RISE



WALTON
DESIGN-BUILD-CONTRACTOR

1000 WEST BROADWAY, SUITE 1100
DENVER, CO 80202
TEL: 303.556.8800
WWW.WALTONCONTRACTOR.COM

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUE FOR PERMIT	01/15/2015

PROJECT NO. **MC149005**

DATE **01/15/2015**

1

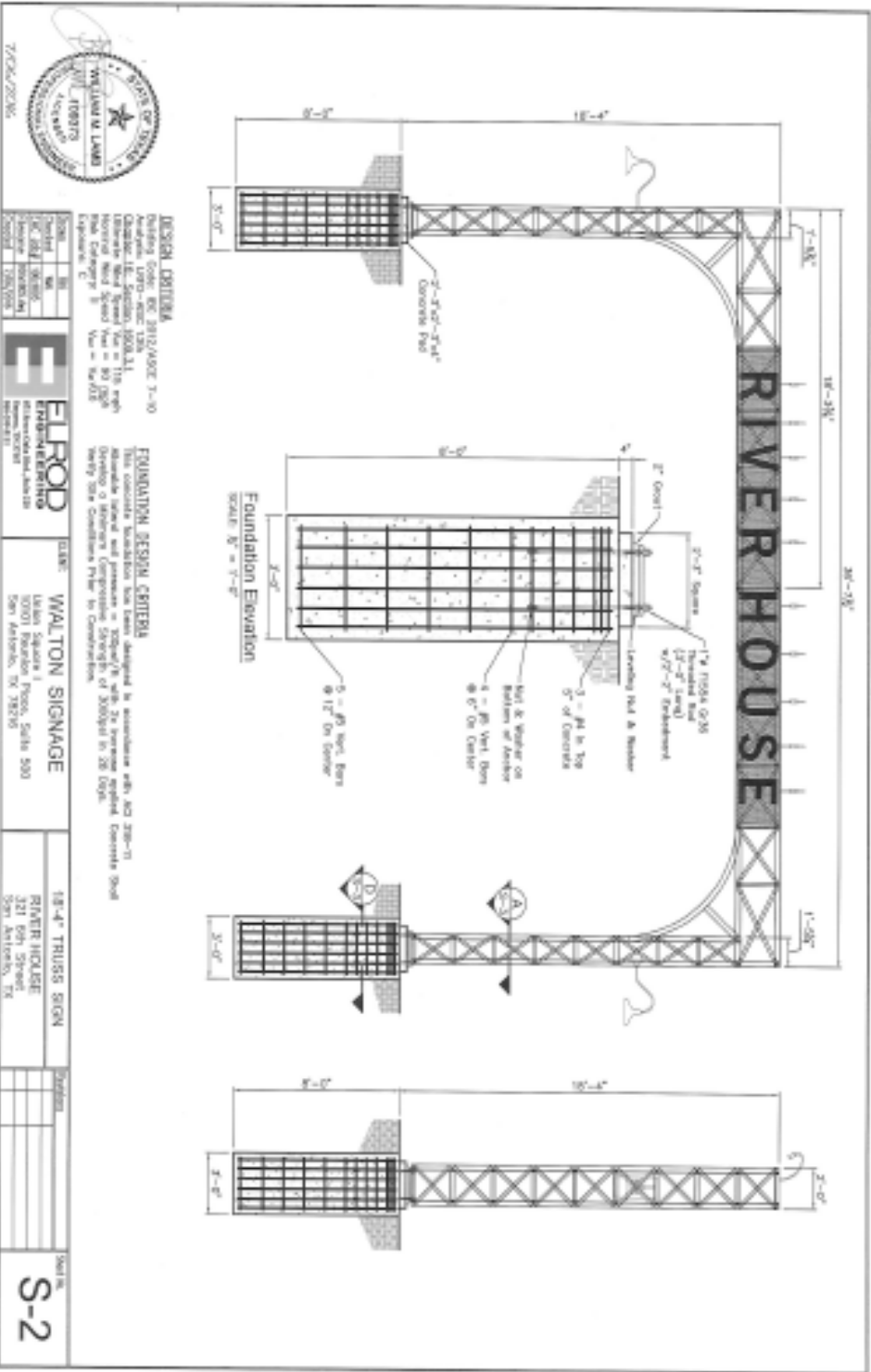


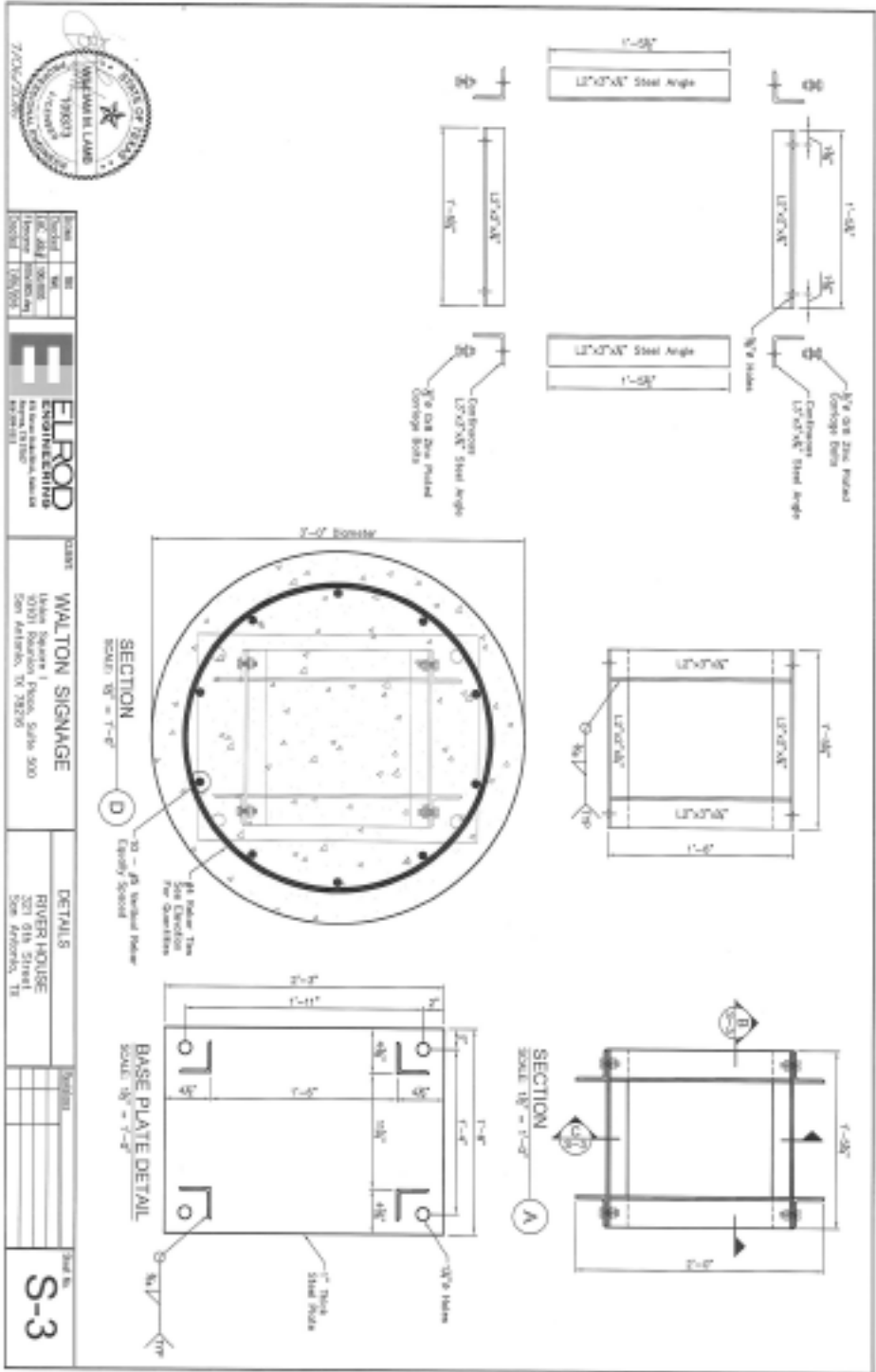
WALTON SIGNAGE
 11000 N. LOOP WEST
 SUITE 100
 DALLAS, TEXAS 75243
 (214) 343-1111
 www.waltonsignage.com


DESIGNER: WALTON SIGNAGE
CLIENT: WALTON SIGNAGE
PROJECT: RIVER HOUSE
DATE: 10/15/13
SCALE: 1/8" = 1'-0"

PROJECT: RIVER HOUSE
LOCATION: 18'-0" TRUSS SIGN
DATE: 10/15/13
SCALE: 1/8" = 1'-0"

WALTON SIGNAGE
 11000 N. LOOP WEST
 SUITE 100
 DALLAS, TEXAS 75243
 (214) 343-1111
 www.waltonsignage.com







WALTON
ENGINEERING
7200/21200

2025 RELEASE UNDER E.O. 14176

Walton Engineering, Inc. is a professional engineering firm providing a wide range of services to the construction industry. Our services include structural design, engineering, and construction management. We are committed to providing high-quality, cost-effective solutions for our clients.

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PROJECT	WALTON SIGNAGE	LOCATION	RIVER HOUSE
CLIENT	Walton Engineering, Inc.	ARCHITECT	Walton Engineering, Inc.
DATE	08/14/2005	SCALE	AS SHOWN
DESIGNER	ENG. B.H. BROWN	CHECKER	ENG. S. B. BROWN
DATE	08/14/2005	SCALE	AS SHOWN

S-3

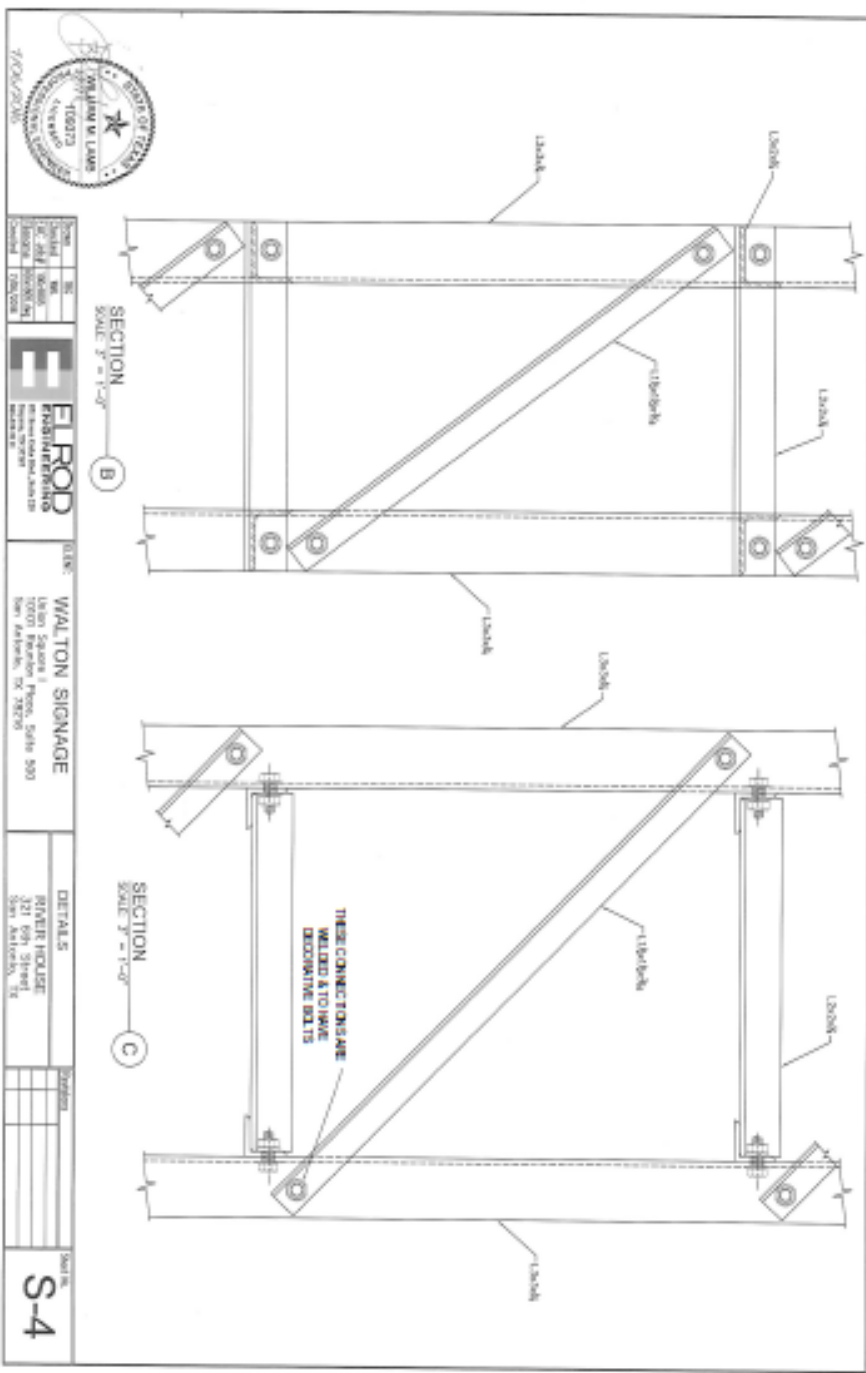
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WALTON
 ENGINEERING & CONSTRUCTION
 10000 Riverchase Lane
 Suite 200
 Houston, TX 77056
 Phone: (281) 412-1100
 Fax: (281) 412-1101
 Website: www.waltoneng.com

ELPRO
 ENGINEERING
 10000 Riverchase Lane
 Suite 200
 Houston, TX 77056
 Phone: (281) 412-1100
 Fax: (281) 412-1101
 Website: www.elpro.com

McGraw-Hill
 CONSTRUCTION
 1221 6th Street
 Austin, TX 78701
 Phone: (512) 476-1400
 Fax: (512) 476-1401
 Website: www.mcgraw-hill.com





(1)

Details

- Clear Glass Lens
- Clear Acrylic Reflector
- Dimpled Knob
- 120V Lead Wire
- UL Listed Unit

Dimensions

Fixture Height 2.81" (70mm 1.87")
 Shade Diameter 1.75"

Lighting

- Clear, 200-Watt Q-Base Low Voltage MR16 (3.5-Inch Glass Height) Lamp

NOTE: THIS MANUAL IS FOR CUSTOMERS OF CLEAR ACRYLIC DIMPLED KNOB WITH BLACK FINISH. SEE WITH



Voltage

120V / 120W

Sockets

UL Certified Medium Base (E105933)

120V Bulb

A19 / MR16 (with adaptor)

120V Bulb

P4830 / P4838

Max. Voltage

120W

Mounting

Wall / Surface

Weight

4.69 lbs

Size

H-20" K1.275" X D-11.5"

A3 GENERAL REQUIREMENT



WALTON
 1000 S. W. 10th Ave.
 Ft. Lauderdale, FL 33304
 Phone: (954) 575-1111
 Fax: (954) 575-1111

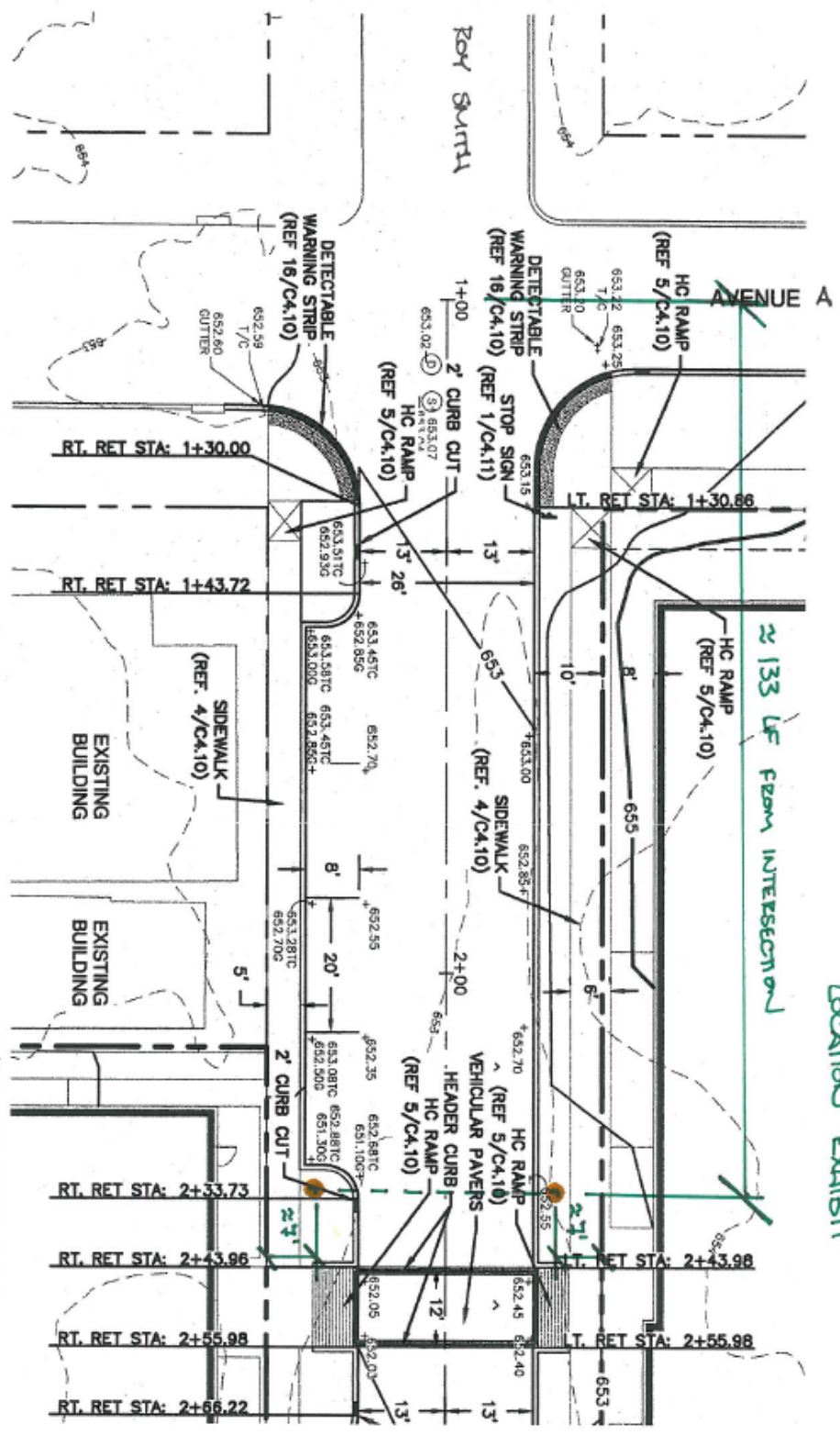
Technical specifications are subject to change without notice. Please refer to the latest specification sheet for the most up-to-date information. All dimensions are in inches unless otherwise specified. All weights are in pounds unless otherwise specified. All electrical ratings are in amperes unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified.

Lighting fixture is subject to change without notice. Please refer to the latest specification sheet for the most up-to-date information. All dimensions are in inches unless otherwise specified. All weights are in pounds unless otherwise specified. All electrical ratings are in amperes unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified.

Technical specifications are subject to change without notice. Please refer to the latest specification sheet for the most up-to-date information. All dimensions are in inches unless otherwise specified. All weights are in pounds unless otherwise specified. All electrical ratings are in amperes unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified. All materials are standard unless otherwise specified.

MFG149005
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RIVER HOUSE GATEWAY SIGN
LOCATION EXHIBIT



NOTE: THREE (3) FOOT DIAMETER SIGN FOUNDATIONS ARE INTENDED TO BE LOCATED APPROXIMATELY SEVEN (7) INCH FEET ON-CENTER FROM RESPECTIVE EIGHT-OF-WAY UNITS ON EITHER SIDE OF ROY SMITH VEHICULAR DRIVE AISLE.

● SIGN FOUNDATIONS