

From: [Will Collins](#)
To: [Scott Dixon](#); [Nick Weinheimer](#)
Cc: [Breana Soto](#); [Pete Broderick](#)
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement
Date: Friday, December 2, 2022 9:48:58 AM

We are happy to add a 10% cushion if that makes the city feel more comfortable.

Will Collins

Chief Executive Officer
Merit Commercial Real Estate
t 210.541.2005 | m 210.630.0480
4040 Broadway, Suite 508
San Antonio, Texas 78209
[merit-cre.com](#)

From: Will Collins <will@merit-cre.com>
Sent: Friday, December 2, 2022 9:48:20 AM
To: Scott Dixon <Scott.Dixon@castrovilletx.gov>; Nick Weinheimer <nick.weinheimer@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott,

That is the market price we have seen from talking to brokers and owners.

Will Collins

Chief Executive Officer
Merit Commercial Real Estate
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San Antonio, Texas 78209
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From: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Sent: Friday, December 2, 2022 9:26:24 AM
To: Nick Weinheimer <nick.weinheimer@merit-cre.com>; Will Collins <will@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>
Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Thank you Nick. How are you getting at \$5,000 per acre foot?

R. Scott Dixon, MPA
City Administrator
City of Castroville
C. (817)320-1712

From: Nick Weinheimer <nick.weinheimer@merit-cre.com>

Sent: Friday, December 2, 2022 8:26:41 AM

To: Will Collins <will@merit-cre.com>

Cc: Scott Dixon <Scott.Dixon@castrovilletx.gov>; Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>

Subject: RE: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott - our calculation is as follows:

233 lots X .612 acre feet per lot = 142.596 acre feet.

At \$5,000/acre foot, the total credit would be \$712,980.00 (142.596 X 5,000).

Happy to discuss with Breana if any questions.

Thank you,

Nick Weinheimer
Vice President | Capital Markets & Development
Merit Commercial Real Estate
t 210.477.7446 | m 713.819.0307
4040 Broadway, Suite 508
San Antonio, TX 78209

On Dec 1, 2022 1:16 PM, Will Collins <will@merit-cre.com> wrote:

Scott,

Great news and thank you, Breana, city council and the mayor for your continued support!

We will send you our calculation shortly.

Will Collin

Chief Executive Officer
Merit Commercial Real Estate
t 210.541.2005 | m 210.630.0480



4040 Broadway, Suite 508
San Antonio, TX 78209
merit-cre.com ☐ ☐ ☐

From: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Sent: Thursday, December 1, 2022 12:04 PM
To: Nick Weinheimer <nick.weinheimer@merit-cre.com>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Will Collins <will@merit-cre.com>
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FYI, the city Council authorized me to allow you to submit your final plat without delivering the water rights. The council did not approve the amendment as it was proposed, but they did approve the terms that were in it. I need you to send me your calculation for how much you think you owe for these phases (Breana will also calculate it based on what has been submitted -hopefully, we get the same number!). We will add that amount to our spreadsheet as a credit against what we owe you for the public infrastructure. If you decide that you want to go and purchase them and deliver them to us in the future, we will remove the credit.

R. Scott Dixon, MPA

City Administrator

City of Castroville

C. (817)320-1712

From: Nick Weinheimer <nick.weinheimer@merit-cre.com>
Sent: Wednesday, November 16, 2022 9:56:44 AM
To: Scott Dixon <Scott.Dixon@castrovilletx.gov>
Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Will Collins <will@merit-cre.com>
Subject: RE: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Scott – can the City proceed with Plat Recordation subject to formal approval and ratification on 11/29? We're set to have all other requirements satisfied by that time so looking to see if we can dual path this forward in the interim.

Thank you,



Nick Weinheimer

Vice President | Capital Markets & Development
Merit Commercial Real Estate

t 210.477.7446 | **m** 713.819.0307

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From: Will Collins <will@merit-cre.com>

Sent: Wednesday, November 16, 2022 9:33 AM

To: **Scott** Dixon <Scott.Dixon@castrovilletx.gov>

Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Nick Weinheimer <nick.weinheimer@merit-cre.com>

Subject: Re: Alsatian Oaks - Units 1, 2 & 3 - Water Rights Agreement

Thank you for that info.

Will Collin

Chief Executive Officer

Merit Commercial Real Estate

t 210.541.2005 | **m** 210.630.0480

4040 Broadway, Suite 508

San Antonio, Texas 78209

merit-cre.com

From: Scott Dixon <Scott.Dixon@castrovilletx.gov>

Sent: Wednesday, November 16, 2022 9:27:00 AM

To: Will Collins <will@merit-cre.com>

Cc: Breana Soto <breana.soto@castrovilletx.gov>; Pete Broderick <pete.broderick@merit-cre.com>; Nick Weinheimer <nick.weinheimer@merit-cre.com>

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Although the Mayor and council gave their consensus, the amendment has to go before them for a formal vote; November 29th will be the earliest that this will be ratified and approved.