FEASIBILITY STUDY REPORT

FOR

MIRAMONTE
MULTI-FAMILY

6.25 ACRE SITE
CITY OF STAFFORD ETJ
FORT BEND COUNTY, TEXAS

Prepared for:

MGROUP, Inc.
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Houston, Texas 77019

Prepared by:

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February 26, 2018
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MIRAMONTE

6.25 ACRE MULTI-FAMILY SITE

Kelly R. Kaluza & Associates, Inc. prepared this Report to evaluate the potential development of this 6.25 acre site for a future 124 unit apartment complex. This Report will identify requirements and restrictions associated with the development of this 6.25 acre tract into an apartment complex. This Report documents the findings and conclusions of investigation for the development of this tract. Findings contained within this Report are based on information collected from observations made on the date of this Report and from reasonably ascertainable information obtained from public agencies and other referenced sources. This Report does not address any environmental or geological investigations related to this site.

General Information:

The site is located along Moore Rd. approximately 2,300 feet from the intersection of 5th Street and Moore Rd.; single family lots bound the north property line; undeveloped property bounds the south and east boundary lines, and Moore Rd. bounds the west property line.

All of the property being considered for the project lies in the City of Stafford extraterritorial jurisdiction (ETJ), Fort Bend County, the 5th Street Water Supply Corporation, and the Fort Bend Subsidence District (FBSD). Plans and
specifications are required to adhere to Fort Bend County (FBC), Fort Bend County Drainage District (FBCDD), 5th Street Water Corporation, and the City of Stafford development requirements.

**Platting and Zoning:**

This tract of land lies within Fort Bend County and the City of Stafford's ETJ. The project site will require plat approval from both entities. City of Stafford has a Permitting and Zoning Department responsible for land-use implementation, zoning regulation and subdivision regulation through utilization of ordinances. The Permitting and Zoning Department oversees the review of general plans, subdivision plats, and site plan packages for development projects within the corporate limits. The staff reviews cases for ordinance compliance and communicates all technical requirements of the City's ordinances to landowners. A meeting with the Department Director, Chris Riggs, was held to discuss this project. It was determined at that meeting, that a subdivision plat would be required for this development. Part of the platting requirements would entail acquiring letters of approval from the utility districts.

Fort Bend County has a green space requirement. The greenspace requirement is one-quarter acre for every 100 lots. The minimum acreage for any greenspace is
one-quarter acre with a minimum width of 20 feet. The site plan as proposed will meet this requirement.

Due to the fact that the project site is outside of the City Limits of Stafford, Zoning does not affect this project.

**Future Right-of-Way Dedication Requirements:**

Right-of-Way dedication will need to occur before the Site can be developed. Per the Fort Bend County Major Thoroughfare Plan, Fort Bend County will require 10' of right-of-way dedication along Moore Rd. The site plan as proposed has taken this into consideration.

**Vehicular Access and Transportation:**

Vehicular access for this tract is from Moore Rd. The access from Moore Rd. Road is under the jurisdiction of Fort Bend County. Based on current Fort Bend County requirements, we anticipate one driveway to be granted access along Moore Rd. Fort Bend County will review all construction plans regarding this development. Moore Rd. is an existing two lane road side ditch road.
Flood Plain:

As per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for Fort Bend County, Texas, and Incorporated Areas (Map No. 48157C0285L, Map Revised April 2, 2014), this tract lies within Zone X – an area determined to be outside the 0.2% annual chance floodplain.

Drainage and Detention:

Drainage for the project site will be directed into the existing Moore Rd. road side ditch. Detention will be required per Fort Bend County Drainage District requirements, which allows a maximum release rate of 0.125 cfs/acre.

This site will require a detention pond with 4:1 side slopes and 30’ maintenance berms. The detention pond will need to store approximately 6.0–ac-ft of storm water runoff. A pump station and force main will be required to drain the pond.

The onsite drainage and detention system shall be designed and constructed per FBCDD requirements. All drainage and detention improvement plans will need to be reviewed and approved by FBCDD.
Water and Sanitary Sewer:

Water and sanitary sewer service for this site will be provided by the 5th Street Water Supply Corporation. Currently, there is an 8" sanitary sewer line located along Moore Rd., adjacent to the site; an 8" water line located along Moore Rd. on the opposite side of the road; and an 8" water line is also located near the northern boundary of the site at the end of Deborah St.

Both of these water lines are dead end lines and will need to be connected in order to provide a looped water system through the site. This will require an extension of a public 8" water line through this site, which will require public easement dedication within and through the site.

A private sanitary sewer lift station will be required due to the depth of the existing 8" sanitary sewer line along Moore Rd.

All public water and sanitary sewer system improvements shall be designed, constructed, and approved per 5th Street Water Supply Corporation and Fort Bend County requirements.

We have contacted the 5th Street Water Supply Corporation and they have informed us that they have water and sanitary sewer capacity at their water and
sanitary sewer plants to serve this site. Our analysis assumes the existing water and sanitary sewer distribution systems have the capacity to serve the site. We have submitted an application for water and sanitary sewer capacity to the 5th Street Water Supply Corporation.

The project will need to pay an Impact Fee to the 5th Street Water Supply Corporation in the amount of $179,800 ($1,450 per apartment unit).

**Utility Service:**

Utility service for electric and telephone exist in the vicinity of the site. Existing overhead single phase electrical service and telephone are located along Moore Rd. Three phase electrical service will need to be extended to the site.

**Summary:**

The 6.25 acre project site has potential to support an apartment complex.
EXHIBIT “A”
Lot 1  
6.2506 acres in the William Neal Survey, Abstract No. 64, City of Stafford, Fort Bend County, Texas

A FIELD NOTE DESCRIPTION of a 6.2506 acre (272,275 square feet) tract of land in the William Neal Survey, Abstract No. 64, City of Stafford, Fort Bend County, Texas being out of a called 38.198 acre tract of land conveyed to Divine Farms, LLC, as recorded in Fort Bend County Clerk’s File No. 2016026544 and being a part of the original Julian Court called 32.5 acre tract of land recorded in Volume 112, Page 262 of the Fort Bend County Deed Records; said 6.2506 acre tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found in the right-of-way of Staffordshire Road (60 feet wide) for the southeast corner of Tract No. 4 out of the Tobe Lawson Estate, as recorded in Volume 349, Page 628 of the Fort Bend County Deed Records and for the southeast corner of an 8.929 acre tract of land conveyed to Thomas Olijamkunnel and Jessie K. Mani, as recorded in Fort Bend County Clerk’s File No. 2014121680;

THENENCE, South 87° 06’ 51” West with the north line of a 13.744 acre tract of land conveyed to Vrindavan Resorts LLC, as recorded in Fort Bend County Clerk’s File No. 2017097918 and with the south line of said Tract No. 4 and said 8.929 acre tract, at a distance of 809.68 feet pass a point for the northeast corner of said 38.198 acre tract, and continuing with the north line of said 38.198 acre tract and with the south line of said Tract No. 4 and said 8.929 acre tract, at a distance of 933.54 feet pass a 5/8-inch iron rod found and continuing for a total distance of 1,247.34 feet to a 5/8-inch iron rod with cap stamped “1943/4349” found for the southwest corner of said Tract No. 4; from which a 5/8-inch iron rod found bears South 87° 16’ 21” West – 3.13 feet;

THENENCE, South 87° 16’ 21” West – 83.79 feet with the north line of said 38.198 acre tract to a point for the northeast corner and POINT OF BEGINNING of this tract;

THENENCE, South 02° 43’ 39” East - 5.00 feet to a point for a southeast corner of this tract;

THENENCE, South 87° 16’ 21” West - 956.47 feet to a point for an interior corner of this tract;

THENENCE, South 02° 43’ 39” East - 358.68 feet to a point for an angle point of this tract;

THENENCE, South 65° 34’ 13” West - 71.04 feet to a point for an angle point of this tract;

THENENCE, South 87° 15’ 37” West, at a distance of 489.70 feet pass the east right-of-way line of Moore Road (called 50 feet wide) and continuing for a total distance of 501.46 feet to a point for the southwest corner of this tract;
THENCE, North 34° 27' 49" West - 458.63 feet with a line in the right-of-way of said Moore Road being parallel and 15 feet east of the west line of said 38.198 acre tract to a point for the northwest corner of this tract;

THENCE, North 87° 16' 21" East with the south line of the Tobe Lawson Estate, as recorded in Volume 349, Page 628 of the Fort Bend County Deed Records, at a distance of 11.76 feet pass a 5/8-inch iron rod with cap stamped “T.E.A.M.” set in the northeast right-of-way line of said Moore Road, continuing with said Tobe Lawson Estate and with the centerline of an existing drainage ditch, at a distance of 818.23 feet pass a 5/8-inch iron rod found in said drainage ditch for the west corner of Tract No. 3 of said Tobe Lawson Estate and continuing for a total distance of 1,765.18 feet to the POINT OF BEGINNING and containing 6.2506 acres (272,275 square feet) of land with 0.1053 acre being within the right-of-way of Moore Road, leaving a net area of 6.1453 acres of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPiled BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1245-3
W:\1245-3_Lot 1.docx

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776
EXHIBIT "B"
EXHIBIT “C”
<table>
<thead>
<tr>
<th>Project Activity</th>
<th>Unit</th>
<th>Quantity</th>
<th>Cost per Unit</th>
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**Note:**
- All amounts must be submitted using the form.
- For Site Work costs under $250,000 per year and not included in the Building Costs, a separate schedule is required for the year. This schedule must be submitted with the form and must be on the form.

Column B: Enter the line item costs, including labor and materials, for the activity.

Column C: Enter the total construction costs, including labor and materials, for the activity.

Column D: The cost of labor and materials must be included in the calculations for the activity.

Column E: The total cost of the activity must be included in the calculations for the activity.

Column F: The total cost of the project must be included in the calculations for the activity.

Column G: The total cost of all project activities must be included in the calculations for the activity.

This form must be submitted with the Department of Revenue as part of your work costs.