FEASIBILITY STUDY REPORT

FOR

HUNTINGTON AT MIRAMONTE

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

Prepared for:

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Exhibits

Exhibit “A” - Standard Land Survey
Exhibit “B” - Conceptual Site Plan
Exhibit “C” - Site Work Cost Breakdown
Kelly R. Kaluza & Associates, Inc. prepared this Report to evaluate the potential development of this 17.84 acre site for a future 124 unit apartment complex for seniors. This Report will identify requirements and restrictions associated with the development of this 17.84 acre tract into an apartment complex for seniors. 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 3,000 feet from the intersection of 5th Street and Moore Rd.; single-family lots will bound the north property line; undeveloped property bounds the east boundary line, a park bounds the south property line, 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). An 85' Kinder
Morgan Pipeline Easement also bisects a portion of the site. Plans and specifications are required to adhere to Fort Bend County (FBC), Fort Bend County Drainage District (FBCDD), 5th Street Water Corporation, Kinder Morgan, 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 approximately 225’ from the site; and an 8” water line is also located near the northern boundary of the site.

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 along Moore Rd. and 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 17.84 acre project site has potential to support an apartment complex for seniors.
EXHIBIT “A”
EXHIBIT "B"
This site plan materially adheres to all applicable zoning, site development, and building code ordinances.
EXHIBIT "C"
<table>
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<th>Activity</th>
<th>Total Cost</th>
<th>Cost Allocation</th>
<th>Materials or Tools</th>
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**Column Notes:**
- Column A: To enter total cost once in column D.
- Column B: To enter materials or tools in column C.
- Column C: To enter labor or time in column B.
- Column D: To enter total cost once in column A.
- Column E: To enter notes or remarks in any column.

**Note:** This form must be submitted with the Development Core Staff within 30 days of this work cost.