SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

Midway Villas Apartments

4.613 Acres out of
Farm Tract 154, Block 179,
West Tract Subdivision
Llano Grande Grant
City of Weslaco,
Hidalgo County, Texas

Submitted and Prepared for

Texas Grey Oaks, LLC
710 N. Post Oak Rd., Ste 400
Houston, Texas 77024

Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Prepared by: Melden and Hunt, Inc.

Consultants • Engineers • Surveyors
Established In 1947

Civil Engineering - Water & Wastewater - Land Development - Irrigation
Environmental - Transportation - Surveying - Construction Management

Edinburg Rio Grande City
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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

Midway Villas Apartments

Subject tract is 4.613 acres situated within Hidalgo County, Texas. Hidalgo County does not currently have zoning requirements. Development of the property will require a subdivision. The development will have one points of ingress/egress Off of Mile 6 ½ West, which is a minor arterial. An Environmental Site Assessment was completed on the property and no recognized environmental concerns were noted. According to the Soil Conservation Service, the soils are Willacy fine sandy clay loam with low plasticity index and low shrink-swell potential. The property is in FEMA Flood Zone “X” (Unshaded). Zone “X” (Unshaded) is defined as areas determined to be outside 500-year floodplain. Water service is immediately adjacent to the access road along Mile 6 ½ West right-of-way. A lift station will need to be construction as part of this development. The lift station will discharge into an existing sanitary sewer manhole located within W Corpus Christi Dr.’s right-of-way. As part of this feasibility report, we have met with the City of Weslaco, Various Hidalgo County departments, Irrigation District No 9, North Alamo Water Supply Corp. and the Hidalgo County Drainage District to ensure which are the three approval agencies to verify compliance with all requirements.

Improvements to the site will include the following:

1. A series of storm inlets will be placed along the development that will capture and divert water the drainage ditch that is adjacent to the east boundary line. 25 feet of additional right-of-way will be dedicated for the ditch expansion as part of the subdivision process.
2. Site access from Mile 6 ½ West.
3. Connection to the North Alamo Water Supply Company’s existing 8-inch water line that is located adjacent to the development within Mile 6 ½ East right-of-way and provide a looped connection by running an 8-inch water line through the development and connecting back to the existing 8-inch waterline.
4. Connection to the City of Weslaco’s existing sanitary sewer collection system that is located along W. Corpus Christi Dr. east of the adjacent drain ditch. A lift station and 6-inch force main will be constructed as part of this development.
5. Connection to power, gas and communications and extension into the site.
6. Adequate parking for the 120-unit facility with sidewalks and appropriate ADA spaces and ramps.
7. Landscaping and irrigation per requirements.

The approval process for the subdivision plat and zoning will take approximately 90 days. Upon approval of the plat, the developer will have the option to construct the public improvements or submit a letter of credit so that the plat can be recorded and a building permit may be issued.
FEASIBILITY STUDY
FEASIBILITY STUDY
Midway Villas Apartments

EXISTING SITE CONDITIONS:

The proposed development is located approximately 500 feet North of the intersection of Mile 6 ½ West and W. Expressway 83 on the east side. There is a drain ditch along the east property line, and residential community the West & North property line. Existing water, sewer, cable, and overhead power are located within the right of way of Mile 6 ½ West.

SURVEY and/or PROPERTY INFORMATION:

A 1A survey of the 4.613-acre tract has been completed and is included as part of this report.

ENVIRONMENTAL SITE ASSESSMENT:

A Phase 1 ESA of the 4.613-acre tract has been completed and has been submitted as a separate report to the developer. No recognized environmental concerns were noted.

GEOTECHNICAL REPORT:

A geotechnical report has not been performed for the site. According to the Soil Survey of Hidalgo County, Texas published by the Soil Conservation Service, the soils are Willacy fine sandy clay loam with low plasticity index and low shrink-swell potential.

STORM WATER MANAGEMENT

According to the Boundary and Topographical Survey conducted on the site, the site drains to the north-east corner of the property. There is an existing Hidalgo & Cameron County Irrigation No. 9 drain ditch on the east of the property. Hidalgo County Drainage District detention requirements, are to detain or provide lateral detention for the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 10-year rain frequency storm event. For this development, the adjacent drainage ditch will be expanded per Hidalgo County Drainage Districts standards and the required detention volume will be accounted for within this expansion.

FLOODPLAIN INFORMATION:

The property is in FEMA Flood Zone “X” (Unshaded). Zone “X” (Unshaded) is defined as areas determined to be outside 500-year floodplain. On site detention will be required. The existing topography of the property is flat with a slight slope to the north-east. The development will incorporate a series of storm inlets to ensure that proper drainage of the parking and green areas. A series of storm inlets will be placed along the development that will capture and divert water to the existing drainage ditch.
to a centralized storm sewer network, which will then discharge into the adjacent drainage ditch.

TOPOGRAPHIC REVIEW:

A review of the topographical survey shows that the site drains to the northeast corner of the property. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map.

SITE INGRESS/EGRESS AND RIGHT OF WAYS REQUIREMENTS:

The site is subject to ingress/egress requirements set forth by the Hidalgo County Pct. 1’s right-of-way department. Currently there are no observed driveways to this tract.

Hidalgo County right-of-way department will review the site development plans as part of the Site Plan Approval and Building Department permit process and provide further comments to issues related to deceleration lanes, median cuts, etc.

OFF-SITE UTILITIES REQUIREMENTS:

A lift station will be constructed as part of this development. The City of Weslaco is requiring a 15 feet deep fiberglass wet with pumps and panels sized only for the 120-unit development. A 6-inch force main will be required and it will discharge into an existing sanitary sewer manhole within Corpus Christi St. (opposite side of drainage ditch). Lift station and associated discharge costs are estimated to be $150,000.00

ON-SITE UTILITIES REQUIREMENTS:

On-site costs related to the development that can be accounted for at this time are water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,134,000.

Sewer services in the area are provided by the City of Weslaco under their CCN and an existing 8-inch sewer line located within the east right-of-way of Mile 6 ½ West. Water service will be provided by North Alamo Water Supply Company under their CCN and an existing 8-inch water main to our property in the neighboring development. This line will be looped to tie into an existing 8-inch waterline located within the east right-of-way of Mile 6 ½ West to provide fire protection.

WATER/ SANITARY SEWER SERVICE SUMMARY:

Sewer services in the area are provided by the City of Weslaco under their CCN and an existing 8-inch sewer line located within the east right-of-way of Mile 6 ½ West. Water service will be provided by North Alamo Water Supply Company under their CCN and an existing 8-inch water main to our property in the neighboring development. This line will be looped to tie into an existing 8-inch waterline located within the east right-of-way of Mile 6 ½ West to provide fire protection.
ELECTRICITY, TELEPHONE, CABLE TV, AND GAS

Magic Valley Electric CO-OP (MVEC) provides electricity to this area. Other utilities to service the site are cable TV & internet by Spectrum and Frontier Communications, and gas by Texas Gas Service. At this time, we understand that these utility companies have service lines available in the area. There is a local distribution underground electrical line that was observed along the east side of Retama Street.

ZONING REQUIREMENTS:

There is no current zoning requirements within Hidalgo County.

BUILDING CODE/ORDINANCES/ DESIGN REQUIREMENTS:

Hidalgo County Building Department will review and provide permits for any construction on this site. The City requires compliance with the latest International Codes, along with the National Electrical Code. Further information is available at the following website Hidalgo County subdivision and design guidelines can be found in the link below:

https://www.hidalgocounty.us/350/Hidalgo-County-Subdivision-Rules

IMPACT OR DEVELOPMENT FEE SUMMARY:

- The City of Weslaco (Sewer) No Fee
- North Alamo Water Supply Corp. $102,000.00
- Water Meter (2-8” Master Meters) $112,000.00
- Subdivision Application Fee $250.00
- Park’s Fee $30,000.00
- Irrigation Review Fee $300.00
- Irrigation Exclusion Fee $320.00
- Drainage District Review Fee $250.00

BUILDING PERMIT FEE SUMMARY:

Hidalgo County has a building permit review fee. The fee is calculated by the Department at the time of the plans submittal for their review. At this time, it is estimated that the building fee for this project will be $25,000.00. The review time for building permit approval is 14-21 days depending on work load.

SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN

The Civil Site Plan and Preliminary Site Plan adhere to all known applicable zoning, subdivision, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps) and driveways, topography, site drainage and
detention, water and wastewater utility tie-ins, general placement of, retaining walls, setback requirements and any other typical or locally required items.

The City of Weslaco Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code. Post-development runoff detention will be required on the site. The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 5 months. This process will need to be completed prior to obtaining the building permit.

SETBACKS AND PARKING REQUIREMENTS

The setback are as follows:

Front: 20 Feet
Side: 5 Feet
Rear: 15 Feet

Parking requirements are as follows:

1 Bedroom – 1.5 parking spaces
2 Bedroom – 1.75 parking spaces
3 Bedroom – 2 Parking spaces

ENTITLEMENT/SITE DEVELOPMENT/PERMITTING PROCESS AND TIMING:

• Submit to City of Weslaco for Preliminary/final plat approval
• City holds P&Z Meeting for preliminary plat approval (20 days)
• City holds City Council for preliminary plat approval (7 days)
• Submit to Hidalgo County Planning Departments
• Receive preliminary/final approval with financial guarantee from Hidalgo County Advisory Committee (21 days)
• Receive preliminary/ final approval with financial guarantee approval from Hidalgo County Commissioners Court (7 days)
• Record Subdivision plat (10 days)
• Submit for building permit when ready
MILLAGE RATE:

The combined tax rate for this property location is $2.0866. Based on the Site's location, property taxes would be paid to the Hidalgo County (0.58), Hidalgo County Drainage District #1 (0.0951), EMS Dist #01 (0.0176), South Texas College (0.1850), Weslaco ISD (1.1597). Rollback taxes may be assessed on the site at the time of development.

Property ID: 324656
Geographic ID: w3800-00-154-0000-00
LOCATION MAP
METES AND BOUNDS DESCRIPTION
4.613 ACRES OUT OF
FARM TRACT 154, BLOCK 179,
WEST TRACT SUBDIVISION
LLANO GRANDE GRANT
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

A tract of land containing 4.613 acres situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Farm Tract 154, Block 179, West Tract Subdivision Llano Grande Grant, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 4.613-acre tract is out of a bigger tract conveyed to Rosa Maria Valdez, by virtue of a Warranty Deed recorded under Document Number 2496936, Hidalgo County Official Records, said 4.613 acres also being more particularly described as follows:

BEGINNING at a Nail set on the Southwest corner of Sunflower Subdivision, according to the plat thereof recorded in Volume 29, Page 157B, Hidalgo County Map Records and within the existing right-of-way of Mile 6 ½ West, for the Northwest corner of this tract;

1. THENCE, N 88° 47' 28" E (East deed call) along the South line of said Sunflower Subdivision, at a distance of 20.00 feet pass a No. 4 rebar found on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 622.67 feet to a No. 4 rebar set (Northing: 10819357, Easting: 1145809.434) for the Northeast corner of this tract;

2. THENCE, S 28° 07' 28" W (S 29° 20' W deed call) a distance of 449.52 feet to a No. 4 rebar set, for the Southeast corner of this tract;

3. THENCE, S 88° 47' 28" W at a distance of 382.65 feet pass a No. 4 rebar set on the existing East right-of-way line of Mile 6 ½ West, continuing a total distance of 402.65 feet to a Nail set on the West line of said Tract 154, Block 179, the East line of Flora Subdivision, according to the plat thereof recorded in Volume 19, Page 56, Hidalgo County Map Records and within the right-of-way of Mile 6 ½ West, for the Southwest corner of this tract;

4. THENCE, N 01° 12' 32" W (North) along the West line of said Tract 154, Block 179, the East line of said Flora Subdivision and within the right-of-way of Mile 6 ½ West, a distance of 391.89 feet to the POINT OF BEGINNING and containing 4.613 acres, of which 0.180 of one acre lies within the existing right-of-way of Mile 6 ½ West, leaving a net of 4.433 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/30/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6239 DATE:
PROPOSED SITE PLAN
UTILITY SUPPLIER LETTER
February 13, 2018

To: Lydia Flores, Melden & Hunt, Inc. 115 West McIntyre, Edinburg, Texas 78541

Project: Midway Villas, Located Mile 6 ½ West North of IH2 (W. EXPY 83). Hidalgo County

In reference to the above-mentioned Development, and subject to applicable laws, franchises, regulations and tariffs, Frontier Communication Inc. will supply communication service at the Development if we receive the proper information, easements and payments needed such as:

1. One full set of paper development plans at no cost to Frontier.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. It will be the developer’s responsibility to provide Documentation granting all required rights-of-way and easements at no cost to Frontier as well as provide a suitable combination of conduit and trenching and/or riser conduit to accommodate our network communications cable within the confines of the complex.
4. Where applicable, payment in full of required advance construction payment based on estimated costs. For planning purposes, the average cost to provide new facilities is typically $1,000-$3,000 per unit in a development. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways).

Please contact Frontier if you require a more precise estimate of construction costs for the Development.

Additionally, circumstances not currently known to Frontier may hinder or impede the installation of communication services and Frontier reserves the right to react to such circumstances in its discretion. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Frontier Communications

(Signature)   Lyndon Moore

(Printed Name) Lyndon Moore

(Title) Network Engineering Supervisor

(Date)   2/13/2018
Date: 2/13/18

RE: Midway Villas  
Electrical Service Availability

Melden & Hunt, Inc.  
Attn: Lydia Flores

Magic Valley Electric Cooperative does have electrical utilities in the area and can provide service for Midway Villas Subdivision, located NEC of Mile 6 ½ West Rd and West Expressway 83 and is within the ETJ of Weslaco, Texas. (Legal Description: Approximately 4 +/- acres out of Farm Tract 154, West Tract Subdivision in Hidalgo County Texas.) This area is within a Certified Magic Valley Electric Cooperative service area.

We look forward to serving you, please contact me if you have any questions or comments.

Sincerely,

Leonard Garcia  
Field Service Representative III  
Magic Valley Electric Co-op  
956-207-4709  
leonardgarcia@magicvalley.coop
February 13, 2018

Melden & Hunt, Inc.
Attn: Ms. Lydia Flores
115 West McIntyre
Edinburg, TX 78541

RE: Letter of Service Availability
Midway Villas
Proposed 140 +/- Multi-Housing Unit Development
NEC of Mile 6 ½ West & West Expressway 83
Weslaco, Hidalgo County, Texas.

Dear Ms. Flores,

Thank you for the opportunity to assist you and potentially serve the residents of your future new build. As with all new construction, the sooner that Spectrum Community Solutions is involved and provided site maps and/or an RFP, the sooner we can provide preliminary surveying on entry points, conduit routing and equipment facilities to ensure the availability of services by SCS.

This letter serves to confirm that SCS’s system may be extended to provide video, high-speed data, and digital phone service to the proposed property. However, in consideration of the substantial investment by SCS, we will require a signed easement and services agreement to initiate the process.

When you are ready to start coordinating your project, please contact me at
956-535-0202. You can also find any information regarding SCS’s services at
www.spectrum.com. I welcome the opportunity to work with you in the development of this project and future new builds.

Sincerely,

Jim Aguilar, Jr.
Sr. Account Executive, Multifamily
Spectrum Community Solutions
1514 S. 77 Sunshine Strip, Ste. 1
Harlingen, Texas 78550
956-535-0202 Cell#
jim.aguilar@spectrum.com
February 13, 2018

Lydia Flores  
Administrative Assistant  
Subdivision Development  
Malden & Hunt, Inc.  
115 West McIntyre  
Edinburg, Texas 78541

RE: Midway Villas  
Weslaco, TX

Ms. Flores,

This letter is to inform you that we have reviewed your information regarding the above-mentioned request. Texas Gas Service has a 4" gas line about 2,700 feet east of location that can be used to provide natural gas service to this site.

Please contact our Texas Gas Service Project Manager, Bernardo Elizondo at (956) 444-3947 when you are ready to initiate service. We will provide a cost and contract required for the service line.

Should you have any questions or require further information, please do not hesitate to contact me at (956) 444-3929.

Thank you.

Octavio Rangel  
Tech Analyst  
Texas Gas Service  
(956) 444-3929  
Octavio.Range1@onegas.com
FEMA MAP
SITE WORK COST ESTIMATE
**Site Work Cost Breakdown**

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.**

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<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
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<td>$ 1,134,000</td>
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Signature of Registered Engineer: [Signature]

Printed Name: [Printed Name]

Date: [Date]

State of Texas
171368
LICENSED PROFESSIONAL ENGINEER

If a revised form is submitted, date of submission:
OFFSITE WORK COST EST.
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering/Architectural Costs</th>
<th>G. Total Activity Costs</th>
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Lines 35-37 Hidden

Total 150,000

Signature of Registered Engineer responsible for Budget Justification

Mario Reyna

Printed Name

2-23-18

Date

If a revised form is submitted, date of submission:
SOILS MAP