FEASIBILITY STUDY
FOR THE PROPOSED
RIO HONDO APARTMENTS
CAMERON COUNTY, TEXAS

PREPARED FOR
BILL FISHER

STATE OF TEXAS
SCOTT A. HOLDEN
90994
PROFESSIONAL ENGINEER

PREPARED BY:
HOLDENGARCIA, LLC.
Firm # 14068
Office: (956) 423-1702
Mobile: (956) 622-1708
February 14, 2018

Mr. James R. (Bill) Fisher  
Sonoma Housing Advisors, LLC  
5430 LBJ Freeway, Suite 1200  
Dallas, TX 75240

Re: Engineering & Surveying services located at Hatch Road & E Colorado St. Rio Hondo, TX, Out of BLK 257 San Benito Land & Water Co Subd 22.310 Acres. Rio Hondo, Cameron County, Texas.

Dear Mr. Fisher,

HoldenGarcia, LLC has investigated the above referenced site. We are pleased to present this Feasibility Study outlining existing conditions and availability of utilities.

Should you have any questions or require additional information, please feel free to contact me at 956-622-1708.

Respectfully submitted,

Esqueiel Garcia  
Principal-in-Charge  
HoldenGarcia, LLC
EXECUTIVE SUMMARY

The subject property is unplatted and legally described as 22.310 acres out of Blk 257 San Benito Land & Water Co Subd. The property has no improvements. It is undeveloped land. This property is within Cameron County inside the incorporated city limits of Rio Hondo, Texas 78583. The physical location of the property is North of Hatch Rd, South of E. Colorado St. (F.M. 106) between Yeoman St. and existing irrigation canal (see attached Vicinity Map). The City of Rio Hondo will require on-site detention.

The proposed multifamily development will require the submittal and approval of a site plan, subdivision, and building permit applications. The subject property is in Class "N" Open Zone and will need to be rezoned. A rezoning application will be required. Rezoning timeframe is approximately 45 days. The site plan and subdivision may be submitted and reviewed concurrently, although the subdivision must be recorded before the release of a site development permit. The current approximate timeframe for site plan approval is 3 to 5 months for concurrent review and approval of a plat and site development permit.

CAMERON COUNTY TAX APPRAISAL DISTRICT INFORMATION

Cameron County Appraisal District Property ID: 191254
Tax rates: The property is subject to the following taxing jurisdictions rates for 2017:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Taxes</th>
<th>Freeze Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRH</td>
<td>CITY OF RIO HONDO</td>
<td>0.860000</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$78.14</td>
<td></td>
</tr>
<tr>
<td>GCC</td>
<td>CAMERON COUNTY</td>
<td>0.410803</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$37.30</td>
<td></td>
</tr>
<tr>
<td>IRH</td>
<td>RIO HONDO I.S.D</td>
<td>1.479100</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$134.30</td>
<td></td>
</tr>
<tr>
<td>SAN</td>
<td>PORT OF HARLINGEN</td>
<td>0.030000</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$2.72</td>
<td></td>
</tr>
<tr>
<td>SD3</td>
<td>DRAINAGE DISTRICT #3</td>
<td>0.147218</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$13.37</td>
<td></td>
</tr>
<tr>
<td>SST</td>
<td>SOUTH TEXAS I.S.D</td>
<td>0.049200</td>
<td>$9,080</td>
<td>$9,080</td>
<td>$4.47</td>
<td></td>
</tr>
</tbody>
</table>
EXISTING SITE CONDITIONS

The subject property is legally described as 22.310 acres out of Blk 257 San Benito Land & Water Co Subd. A Location map, property parcel map, and zoning map are attached to this report.

The entire property is cultivated with the exception of 0.2 acres on the north east corner of the property, which is vegetated with native grasslands and is heavily treed. Ground surface elevations range from ±25 to ±29 feet above Mean Sea Level. The ground surface generally slopes from the southwest to northeast of the property.

The property has existing frontage to Hatch Road, a City of Rio Hondo collector roadway.

In this area Hatch Road is a City Road and will offer access entry to the proposed site. The site ingress and egress requirements per City Permitting will require a City of Rio Hondo permit Application. This property is located within Flood Zone "C".

CITY OF RIO HONDO DEVELOPMENT CODE REGULATIONS

Building permitting process and timing can be obtained in a timely manner as described under Site Development Permit and Building Permit. Design timeline can be estimated but not limited to three months based on design changes required. Construction timeline can be anticipated to be approximately up to nine months. Required fees will be subject to change at the time of application per City of Rio Hondo.
The Property will be subject to the development regulations of the MF zoning district:

<table>
<thead>
<tr>
<th>Site Development Regulations</th>
<th>MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Height:</td>
<td>40’ or 3 stories</td>
</tr>
<tr>
<td>Minimum Setbacks:</td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>25’</td>
</tr>
<tr>
<td>Street Side Yard</td>
<td>15’</td>
</tr>
<tr>
<td>Interior Side Yard</td>
<td>5’</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10’</td>
</tr>
<tr>
<td>Maximum Impervious Cover</td>
<td>60%</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>50%</td>
</tr>
<tr>
<td>Maximum Floor-to-Area Ratio (FAR)</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Units Per Acre</td>
<td>23</td>
</tr>
</tbody>
</table>

In addition, the property will be required to meet the following development guidelines:

- City of Rio Hondo Commercial Design Standards
- 2012 International Building Code
- 2012 International Commercial Energy Code
- 2012 International Fire Code
- 2012 International Energy Conservation Code
- 2012 International Plumbing Code
- 2012 International Mechanical Code
- 2014 National Electrical Code

The local amendments to the above technical codes will also be required.

**SITE DEVELOPMENT PERMIT**

To develop this property, it will be necessary to complete and submit a City of Rio Hondo permit application. The Site Development Permit is issued upon review and approval of site plans. A site plan application requires a land use site plan reflecting the layout of proposed parking and buildings, proposed grading, drainage plan, utility plan, erosion/sedimentation control plan, etc. The application requires review by the City Inspector & County Fire Marshal.
An application may be submitted at any time to the City of Rio Hondo. The City staff review time for initial comments is 10 working days. For applications that require a formal update, submittals are necessary to clear City staff’s comments. Each update should be reviewed and returned. The current typical approval time for obtaining a site development permit is approximately 5 to 10 working days.

**BUILDING PERMIT**

This site is located within the City of Rio Hondo full purpose limits and must comply with the City of Rio Hondo Building Code requirements. Therefore, building permits will be required. The building permit application must be accompanied by the required pre-requisite reviews for the Cameron County Fire Department. In addition, energy and lighting budget calculations must be submitted for review in accordance with those set by the code review sections. The process consists of a 21-day review cycle. The estimated review time for a building permit is approximately two (2) to three (3) weeks.

**UTILITIES**

HoldenGarcia, LLC has performed an investigation for the availability of water, storm sewer, and sanitary sewer. We have coordinated the proposed project site with City of Rio Hondo, Drainage District #3, and Irrigation District #2. Following is a summary of the existing conditions and requirements necessary to receive services for this site.

**WATER SERVICE**

There is an existing 6” water line along the North R.O.W. of Hatch Road. This line is accessible from the west side of the property. There is an existing 8” water line along the South R.O.W. of E Colorado St. (F.M. 106). Both of these waterline are owned by the City of Rio Hondo and are available to service the project site. A water line utility map is attached to this report.
SANITARY SEWER SERVICE
There is an existing 8" sanitary sewer line that is located approximately 350 LF north of the proposed development. There are existing easements in place that will allow us to bore across F.M. 106 and connect to the existing 8" sanitary sewer line. However, the existing lift station that receives flows from this line will need to be upgraded to have sufficient capacity. A wastewater line utility map is attached to this report.

STORM WATER DRAINAGE
The project site is located in Cameron County Drainage District #3. Drainage for the development will be collected via roadside ditch and curb & gutter. The collected runoff will drain into existing drain ditch east of the site.

Development of the property may not increase stormwater runoff peak flow rates. Based on the site plan provided by the architect, the new development will increase the impervious area and therefore a detention pond will be required, as depicted on the preliminary site plan.

FLOOD ZONE
According to Flood Insurance Rate Map 480101 0150 B, the property lies entirely within Zone C. Map Revised September 15, 1983. Per Flood Insurance Rate Map, Zone C area is outside the 500-year flood hazard zone and consists of areas of minimal flooding.

PLATTING AND TIMELINE
The subject property is legally described as 22.310 acres out of Blk 257 San Benito Land & Water Co Subd. The property is currently not subdivided and may be required to be platted. To ensure compliance with local codes and regulations, the final design plan will be subject to the city site plan review process.

The subdivision review process for the City of Rio Hondo allows for a 28-day review for initial submittal and 14 days for any update submittals. Formal update submittals are necessary to clear City staff’s comments. The full process timeline for completing a subdivision plat is approximately three (3) to five (5) months. Upon approval of the final plat, the document will be recorded with the County Clerk at the County Court House in the City of Brownsville.
INGRESS & EGRESS
In this area Hatch Road is a City Road and will offer access entry to the proposed site. The site ingress and egress requirements per City Permitting will require a City of Rio Hondo permit Application. All driveways should be constructed as recommended by construction plans.

PARKING
The project will be subject to minimum parking requirements for multifamily developments. The parking requirement for multifamily developments are as follows:

Multi-Family residence (including duplex, triplex, quadplex and more units) - One and one-half (1-1/2) parking spaces per dwelling unit.

PARKLAND DEDICATION
In subdividing property, the sub divider shall be required to dedicate not less than five percent (5%) of the total area being subdivided, including any land labeled for future development in an area selected by the City. In lieu of dedication, an equivalent value of the subdivided property shall be paid into a park fund future for purchase and development of public parks in other more suitable areas and will be paid upon approval of final plat. Such provisions shall be indicated on the preliminary plat in order for the City to determine if, when and in what manner such areas will be considered for dedication. The City shall determine the method of dedication.

LANDSCAPING
Landscaping materials, including ground covers, shrubs and trees, further facilitate the control of erosion, the reduction of glare and dust, the addition of shade, and visually soften building masses to better blend with the rural landscape. Walls and screening devices allow for the separation of incongruous uses and for the buffering of intensive activities. Landscaping, walls, screening devices and their combination, help to effectuate privacy, logical development and the enhancement of property values.
Percentage of Landscaping/Open Space: Landscaping and/or open space left in its natural state shall constitute 20 percent of the acreage to be developed.

ENVIRONMENTAL ASSESSMENT

MAS-D Environmental and Associates, Inc. has performed a Phase I Environmental Site Assessment. The project site is in conformance with the scope and limitations of ASTM Practice E 1527-13 for an approximate 22.31 acre site located on the north side of Hatch Road, Rio Hondo, Cameron County, Texas. For further information refer to Mas-D Environmental Report No. Ma1702014 February 24, 2017.

TITLE COMMITMENT

A title commitment was prepared by Sendera Title and issued on February 10, 2017.

TOPOGRAPHY AND SOIL CHARACTERISTICS

The entire property is cultivated with the exception of 0.2 acres on the north east corner of the property, which is vegetated with native grasslands and is heavily treed. Ground surface elevations range from ±25 to ±29 feet above Mean Sea Level. The ground surface generally slopes from the southwest to northeast of the property. An on the ground topographic survey should be completed and will be required prior to design of the project. A topographic map is attached to this report.
Percentage of Landscaping/Open Space: Landscaping and/or open space left in its natural state shall constitute 20 percent of the acreage to be developed.

ENVIRONMENTAL ASSESSMENT

MAS-D Environmental and Associates, Inc. has performed a Phase I Environmental Site Assessment. The project site is in conformance with the scope and limitations of ASTM Practice E 1527-13 for an approximate 22.31 acre site located on the north side of Hatch Road, Rio Hondo, Cameron County, Texas. For further information refer to Mas-D Environmental Report No. Ma1702014 February 24, 2017.

TITLE COMMITMENT

A title commitment was prepared by First American Title with the effective date of January 23, 2018.

TOPOGRAPHY AND SOIL CHARACTERISTICS

The entire property is cultivated with the exception of 0.2 acres on the north east corner of the property, which is vegetated with native grasslands and is heavily treed. Ground surface elevations range from ±25 to ±29 feet above Mean Sea Level. The ground surface generally slopes from the southwest to northeast of the property. An on the ground topographic survey should be completed and will be required prior to design of the project. A topographic map is attached to this report.
According to Web Soils Survey published by the United States Department of Agriculture’s Natural Resource Conservation Service (NRCS), this site is comprised of the following soils: (LY) Lyford sandy clay loam and (RDX) Racombes soils and Urban Land. A soil survey map is attached to this report.

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>LY</td>
<td>Lyford sandy clay loam</td>
<td>19.0</td>
<td>98.3%</td>
</tr>
<tr>
<td>RDX</td>
<td>Racombes soils and urban land</td>
<td>0.3</td>
<td>1.7%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>19.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

HoldenGarcia recommends further evaluating soil information by obtaining an updated geotechnical investigation. A geotechnical investigation will be required to determine site specific measures related to the design of foundations, roadway sub-grade, pavements, and other structural elements.
MAP OF

BEING A 10.01 ACRE TRACT OF LAND OUT OF A CERTAIN 30.01 ACRE TRACT RECORDED IN VOLUME 397, PAGE 144, DEED RECORDS OF CAMERON COUNTY, TEXAS AND OUT OF BLOCK 257, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 100'
DATE: FEBRUARY 28, 2017

J N H
SURVEYING CO., LLC.
(956) 423-1702
FIRM# 10011400
JOB NO.: JN5841
February 28, 2017

Metes and bounds description of a 10.01 acre tract of land out of a certain 30.01 acres recorded in Volume 397, Page 144, Deed Records of Cameron County, Texas and out of Block 257, San Benito Land and Water Company Subdivision, Cameron County, Texas according to the map or plat thereof recorded in Volume 1, Page 25, of the Map Records of Cameron County, Texas and said 10.01 acre tract being more particularly located and described as follows;

Beginning at point on the centerline of Hatch Rd (Line 30) and the east boundary line of said Block 257, said point bears North 59 degrees 17 minutes 00 seconds West, a distance of 537.00 feet from the southeast corner of said Block 257, and being the southeast corner of the tract herein described;

Thence, along the centerline of Hatch Rd (Line 30) and the east boundary line of said Block 257, North 59 degrees 17 minutes 00 seconds West, a distance of 548.80 feet to a point, for the southwest corner of this tract;

Thence, leaving the centerline of Hatch Rd (Line 30) and the east boundary line of said Block 257, North 00 degrees 29 minutes 00 seconds East, a distance of 453.20 feet to a point, for a corner of this tract;

Thence, South 89 degrees 31 minutes 00 seconds East, a distance of 185.00 feet to a point, for a corner of this tract;

Thence, North 00 degrees 29 minutes 00 seconds East, a distance of 130.00 feet to a point, for a corner of this tract;

Thence, along the north boundary line of said 30.01 acre tract, South 89 degrees 33 minutes 06 seconds East, a distance of 453.00 feet to a point, for a corner of this tract;

Thence, South 00 degrees 29 minutes 00 seconds West, a distance of 578.72 feet to a point, for a corner of this tract;

Thence, South 30 degrees 43 minutes 00 seconds West, a distance of 325.41 feet to the place of beginning, containing 10.01 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record and may be subject to a subdivision plat.

Juan Garcia, Jr., R. P. L. S.
Reg. No. 4203

1221 E. Tyler
Harlingen, Texas 78550
Phone # (956) 423-1702 Fax # (956) 423-1488
Email: jnhsurveying@yahoo.com

JN-5841
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Beginning at point on the centerline of Hatch Rd (Line 30) and the south boundary line of said Block 257, said point bears North 59 degrees 17 minutes 00 seconds West, a distance of 537.00 feet from the southeast corner of said Block 257, and being the southeast corner of the tract herein described;

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Thence, leaving the centerline of Hatch Rd (Line 30) and the south boundary line of said Block 257, North 00 degrees 29 minutes 00 seconds East, a distance of 453.20 feet to a ½” iron pin set, for a corner of this tract;

Thence, South 89 degrees 31 minutes 00 seconds East, a distance of 185.00 feet to a point, for a corner of this tract;

Thence, North 00 degrees 29 minutes 00 seconds East, a distance of 130.00 feet to a ½” iron pin found, for a corner of this tract;

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JN-6142

February 7, 2018
USDA SOIL EXHIBIT

Project Site
ENLARGED WATERSHED MAP
CITY OF RIO HONDO WASTEWATER SYSTEM MAP

Project Site