FLINTLOCK APARTMENTS
SITE INVESTIGATION REPORT

Prepared for:
Mr. Matt Fuqua
Nantucket Housing, LLC
4001 W. Sam Houston Parkway N., Suite 100
Houston, Texas 77043

WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS

2500 Tanglewilde, Suite 120
Houston, TX 77063
(713) 789-1900
Firm #9756
WGA Project # 00383-100-06

February 27, 2018
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I. EXECUTIVE SUMMARY

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed Flintlock multi-family development in Houston, Texas. The subject site is approximately 7.3343 acres and is located at the southeast corner of Flintlock Road and West Little York Road. We researched city and development restrictions, site access, utility availability and various constraints or items that affect the development of the site. The purpose of this report is to provide a summary of our findings from this investigation.

II. SITE DESCRIPTION

The site is rectangular with a street frontage of approximately 757.41 feet along W Little York Rd. Adjacent tracts to the property consist of an Inn and a warehouse to the East, an auto shop to the south, and Flintlock Road to the West. The site is currently undeveloped and consists of flat, grassland. The site is currently platted as part of “Hahl’s Suburban Farm Section G” and will be required to be re-platted for this development.

See “Exhibit A” for Aerial Vicinity Map

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0635M, effective June 9, 2014, the subject site is located in shaded Zone “AO”. This is an area determined to be within the 1% (100-yr) with a flood depth of 1 foot with typical sheet flow.

See “Exhibit B” for FEMA FIRM Panel Exhibit

III. UTILITY SERVICES

See Exhibit “C” for Existing Utility Exhibit

Water – City of Houston

There is a 16” water line that runs along the north side of the property line. There are 2 fire hydrants adjacent to the north side of the site, as well as one just south of the southwest corner of the property. A new tap will need to be made in order to tie in to the existing water line and a water meter will need to be installed.

Sanitary Sewer – City of Houston

There is an 8” sanitary sewer line that runs along the West side of Flintlock Road and turns west along the South side of West Little York Road. According to the City of Houston Public Utility Map, the line appears to be approximately 11.70 feet deep. There is also a 10” sanitary sewer line and manhole that runs east-west, approximately 245’ east of the northeast property corner. According to the City of Houston Public Utility Map, the line appears to be approximately 9.90 feet deep.

Storm Sewer – City of Houston

There is a road side ditch that runs east-west along the North side of the property boundary (RSD ID = 40203779). There are no existing storm lines or manholes adjacent to our property. The closest storm features are an existing 36-inch storm sewer line located in the center of Guhn Road and a storm inlet, connecting to the aforementioned system, at the
southwest corner of West Little York Road and Guhn Road. The site will collect drainage by sheet flow into inlets and then convey it in underground storm sewer. On-site storm sewer drainage will likely outfall into the road side ditch to the North via storm lift station.

Gas – CenterPoint Energy
CenterPoint Energy conducted a preliminary investigation and has confirmed that there are gas mains located in the vicinity of the project site that will be adequate to supply the site’s natural gas demand. Easements may be required to service the site’s gas supply. Service must be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s gas service coordinator is listed as follows:

Brian Moncel
(281) 561-6011
Brian.Moncel@centerpointenergy.com

Electric – CenterPoint Energy
CenterPoint Energy has confirmed that electric service is available for this project. Point of service, voltage supplied and specific load requirements can be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s electric service consultant is listed as follows:

Anne Perdue
(713) 945.4890
Anne.Perdue@centerpointenergy.com

Telecommunication – AT&T
AT&T has confirmed that they have adequate telephone facilities in close proximity to provide telecommunication services to the site. They will extend those facilities into the development upon request, at a later date. Contact information for the area’s account representative is listed as follows:

John Frazer
(281) 374-3324
JF4735@att.com

See “Exhibit D” for Utility Availability Letters

IV. DETENTION & MITIGATION

Onsite detention will be required for this site per City of Houston standards. Based on the COH criteria, required detention volumes for areas greater than 1 acre are calculated as follows:

\[ V_T = [43,560 \times (0.50 \times A_{II})] + (1815 \times A_{EI}) \]

\( V_T \) = Total Required Detention Volume (Cubic Feet)
\( A_{II} \) = Area of Increased Impervious Cover (Acres)
\( A_{EI} \) = Area of Existing Impervious Cover (Acres) for which detention is not currently provided

Based on a site plan provided on February 2, 2018 by Mucasey & Associates, WGA has estimated that the proposed development will include 65% impervious cover. This will result in a 4.75 acre increase in impervious cover. The total estimated amount of detention volume required is calculated as follows:
The site is located in Zone AO with a stated depth of 1’. Based on GIMS contour data the area surrounding the subject site appears to have a prevailing elevation of approximately 88’. Due to the approximate nature of the GIMS contours and the fact that the subject site is in an AO zone which requires interpretation, we have assumed a conservative prevailing elevation of 89’. With an AO depth of 1 foot, we have assumed the BFE for the subject site is 90’. The buildings will have finished floor elevations of at least 91’ and will generally be located on the highest portion of the site with an average natural ground elevation (based on GIMS) of ~90’. The approximate fill in the floodplain is approximately 5,000 cubic feet which will be offset within a combination detention/mitigation pond.

At approximately 4 feet deep, having 3:1 side slopes, the proposed pond shown on the site plan has a volume of 145,500 CF (3.34 AC-FT). Therefore the proposed detention pond has adequate capacity to meet the detention and mitigation requirements. The site will require a storm sewer lift station in order to outfall to an existing roadside ditch located along the North boundary of the property that is roughly 2’ in depth.

V. SITE RESTRICTIONS
The property is encumbered by various easements that run along the site’s boundaries. There is a 30’ pipeline easement along the site’s southern boundary. Along the west boundary line, there is a 10’ building line and along the North boundary there is a 25’ building line.

See Exhibit “E” for Boundary Survey provided by “Interland Surveying & Mapping, LLC”

VI. ENVIRONMENTAL ASSESSMENT
A Phase I Environmental Site Assessment was conducted for this site. The results of this assessment can be found in the report done by Phase Engineering, Inc. dated February 26, 2018. (PEI Project No. 201802005)

VII. SITE ACCESS
The site will be accessed via West Little York Road and Flintlock Road, which are both regulated by the City of Houston. All proposed driveways must meet City of Houston criteria.

VIII. TRAFFIC IMPACT ANALYSIS
For each proposed development in City of Houston (COH), an Access Management Data Summary Form must be submitted to determine whether a Traffic Impact Analysis (TIA) is required. According to COH criteria, if the development generates 100 new trips at peak hour, a TIA may be required. Per the ITE Trip Generation Rates, the proposed 150-unit multi-family development generates 76 trips at the AM peak hour and 92 trips at the PM peak hour. According to the City of Houston criteria, a traffic impact analysis should not be required for this development.

IX. HCAD PROPERTY TAX INFORMATION AND MILLAGE RATES
Property Identification Numbers
0382900020023
0382900020026
<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate/$100 Valuation</th>
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<td>Harris County</td>
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<td>Harris County Flood Control</td>
<td>0.028310</td>
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<tr>
<td>Port of Houston Authority</td>
<td>0.012560</td>
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<tr>
<td>Harris County Hospital District</td>
<td>0.171100</td>
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<td>Harris County Educational Department</td>
<td>0.005195</td>
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<tr>
<td>Lone Star College System</td>
<td>0.107800</td>
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<tr>
<td>City of Houston</td>
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**X. ZONING REQUIREMENTS**

The City of Houston does not have a zoning ordinance.

*See Exhibit “F” for City of Houston No Zoning Letter*

**XI. SUBDIVISION REQUIREMENTS**

The site is subject to subdivision requirements, per Chapter 42 of the City of Houston Code of Ordinances.

**XII. FIRE DEPARTMENT REQUIREMENTS**

According to the City of Houston Code of Ordinances, fire hydrants shall be located along each private street in a manner that will allow firefighting apparatus to park and connect by hose to a hydrant not more than 300 feet away and reach any part of any building within the development with a 200-foot long hose extending from the equipment. The hose distance shall be measured as laid on the ground, around buildings, fences and other obstacles, and not as an aerial radius from a hydrant or parked equipment. Notwithstanding the foregoing, fire hydrants shall be located not more than 600 feet apart, unless the fire chief approves a different configuration where, in his professional judgement, fire protection needs can be adequately provided.

**XIII. BUILDING CODES & BUILDING PERMIT PROCESS**


The Building Permit Process consists of getting an initial structural plan analysis, departmental reviews, code enforcement reviews, and a final structural plan analysis. Throughout the process plans are returned to architect for revisions. Once permit is approved plan review fees must be paid to obtain the building permit. This process is estimated to take three months. All multi-family residential developments in the City of Houston are required to have a site performance standards review by the City of Houston’s Planning Department and Fire Marshall. This review is a prerequisite to the building permit approval. Required plan review and permit fees are based on the 2016 Building Code Enforcement Permit Fee Schedule.

**XIV. SITE DEVELOPMENT PERMIT PROCESS**

1 Tax Rates shown are from 2016. The Harris County Appraisal District website has not updated its tax rates for 2017 as of February 22, 2018.
The site is within the jurisdiction of City of Houston Code Enforcement and City of Houston Public Works and Engineering. The review and approval process requires approval from City of Houston Public Works for utility connections in the public right-of-way prior to approval from City of Houston Code Enforcement. The permit process can take 3 to 4 months. The subject tract will be required to be platted by the City of Houston, which can take approximately 2 months. The plat can be submitted concurrently with the development plans, but must be recorded prior to permit issuance. The site will also have to go through the City’s Performance Standards review. This review is done pending utility, right-of-way and plat approval.

XV. IMPACT, SITE DEVELOPMENT PERMIT, BUILDING PERMIT AND OTHER FEES

Estimated Impact Fees

<table>
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<th>Amount</th>
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<tr>
<td>Storm Drainage</td>
<td>$3,386.72</td>
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<tr>
<td>Water</td>
<td>$44,452.56</td>
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<tr>
<td>Waste Water</td>
<td>$85,081.41</td>
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Permit Fees

The City of Houston 2017 Building Code Enforcement Permit Fee Schedule can be found at the following link.

https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html

XVI. PRELIMINARY SITE PLAN

Based on the findings of this site investigation, a preliminary site plan has been prepared and included as Exhibit G. The site plan adheres to all known applicable City of Houston zoning, site development and building code ordinances.

See Exhibit G – Preliminary Site Plan

XVII. DUE DILIGENCE STATEMENT

Ward, Getz & Associates (WGA) conducted this site investigation in compliance with Texas Administrative Code Title 10, Part 1, Chapter 10, Rule 10.205. This report was compiled based on information ascertained in a field survey, City of Houston Geographic Information & Management System (GIMS), FEMA FIRM Maps, visual observations of the site from Google Earth images, research regarding City of Houston criteria and from extensive experience with prior projects in the City of Houston.

If you have any questions or comments, feel free to contact us at (713) 789-1900.

Regards,

Tyler Ray, P.E.
Associate

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2 Impact fees were estimated based on City of Houston Impact Fees Service Equivalency Table
3 The subject site is located within the White Oak Bayou watershed, which has a drainage impact fee of $16.38/service unit. 1 service unit = 1,000 square feet of increased impervious cover
Exhibit A

Aerial Vicinity Map
CHI DEER PARK
DETENTION POND EXHIBIT

FLINTLOCK APARTMENTS
AERIAL VICINITY MAP

PROJECT LOCATION

SCALE: 1"=5000'

FAIRBANKS N HOUSTON RD
W LITTLE YORK
FLINTLOCK ROAD
GUHN ROAD
E125-01-00
125-00-00 (ROLLING FORK)
E121-04-00
E140-00-00
E124-00-00 (TRIB 15.8 TO WHITE OAK BAYOU)
E124-01-00
E100-00-00 (WHITE OAK BAYOU)
E122-00-00 (UNNAMED TRIB TO WHITE OAK BAYOU)
290
8
SCALE: 1"=5000'
Exhibit B

FEMA Firm Panel
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2018 at 1:53:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Legend

- **Without Base Flood Elevation (BFE)**
  - Zone A, AH, AE
- **With BFE or Depth**
  - Zone A1, A, AE, AO, AH, VE, AR
- **Regulatory Floodway**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- **Area with Flood Risk due to Levees. See Notes.**
  - Zone X
- **Area with Reduced Flood Risk due to Levees. See Notes.**
  - Zone D
- **Area of Minimal Flood Hazard**
  - Zone D
- **Area of Undetermined Flood Hazard**
  - Zone D
- **Effective LOMRs**
- **Limit of Study**
- **Articulation Boundary**
- **Coastal Transect**
- **Profile Baseline**
- **Hydrographic Feature**
- **Digital Data Available**
- **No Digital Data Available**
- **Unmapped**

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Exhibit C

*Existing Utility Exhibit*
Exhibit D

*Utility Availability Letters*
Letter of Gas Availability

Project: Flintlock Apartments

Address

Contact: Taita Delos Santos
Telephone: 713-333-0914

Fax:

To Whom It May Concern:

Based on the information you have provided, my preliminary investigation shows that CenterPoint Energy has gas mains in the vicinity of the above mentioned address adequate to supply your natural gas demands. Easements may be required to service your gas supply.

Cost (if applicable) of installation and location of service line will be determined after I have received the following information:

1. A copy of the "recorded" site plan (with scale, meets and bounds).
2. A copy of the site plan showing the meter location.
3. A copy of the plumbing plan or a detailed list of all gas equipment and BTU input rating of each appliance. Include estimated days and hours of operation.
4. Required delivery pressure.

Thank you for your interest in natural gas. I look forward to working with you. If you have any further questions, please give me a call.

Sincerely,

[Signature]
Brian Moncel
Sr. Gas Service Coordinator
12330 Bellaire Blvd
Houston Tx 77072
Subject: Letter of Availability  
W Little York Rd @ Flintlock Rd

Dear Talia Delos Santos:

Reference is made to request dated February 14, 2018 requesting an availability of electric service to the project located at W Little York Rd @ Flintlock Rd. Electric service is available to this project from CenterPoint Energy facilities. This does not guarantee extension of these facilities across unsecured or undedicated Road ROW or Private Property. This also does not guarantee this extension at no cost to the developer. All extensions will be done in strict adherence to CenterPoint Energy Policy and Tariff procedures. As your project information develops please contact CenterPoint Energy to finalize your electric service arrangements and execute a Facilities Extension Agreement. This agreement will insure that your electric service will be available when needed and that you are informed of any excess construction charges from CenterPoint Energy. As your project nears completion you will need to arrange for the purchase of your power from a Competitive Retailer. Please select and contact your Competitive Retailer approximately 60 days before you are ready for service.

CenterPoint Energy (Company) will construct, own, operate, and maintain its Delivery System in accordance with Good Utility Practice for the Delivery of Electric Power and Energy to Retail Customers that are located within the Company's service territory and served by Competitive Retailers. Company has no ownership interest in any Electric Power and Energy its delivers. Company will provide to all Service approved by the Public Utility Commission of Texas (PUCT), which establishes the rates, terms and conditions, and policies for such access. Company shall provide access to Delivery System on a nondiscriminatory basis to all Retail Customers and Competitive Retailers.

CenterPoint Energy will use reasonable diligence to provide continuous and adequate delivery of Electric Power and Energy in conformance with Applicable Legal Authorities, but the Company does not guarantee against irregularities or interruptions.

Should you have any questions concerning the above project, please do not hesitate to call the service consultant for that area, Anne Perdue at 713-945-4890.

Sincerely,

[Signature]
Anne Perdue
Sr. Service Consultant
Greenspoint S/C
7602 Spring Cypress Rd  
Suite 226  
Spring, TX 77379

February 18, 2018

Talia Delos Santos  
Project Engineer  
Ward, Getz & Associates.  
2500 Tanglewilde, Suite 120  
Houston, TX 77063

Re: Availability of telephone facilities for proposed site on West Little York and Flintlock

Dear Talia,

This letter is to inform you that AT&T has adequate telephone facilities in close proximity to the above mentioned proposed site on West Little York and Flintlock. We will extend those Facilities into this development in a timely manner upon your request. We will need to work out the details for right-of-way, conduit, easements, etc., as required to access the building as necessary at a later date. Any additional questions may be directed to John Frazer 281-374-3324.

Sincerely,

John Frazer  
Mgr OSP Plng & Engrg Design
Exhibit E

*Boundary Survey provided by*
*Interland Surveying & Mapping, LLC*
Exhibit F

City of Houston No Zoning Letter
To: Whom It May Concern

From: Patrick Walsh, P.E., Director
Planning and Development Department

Effective Date: January 1, 2018

The City of Houston does not have a zoning ordinance. This is the city of Houston’s no zoning letter applicable to any property inside the city of Houston. This does not address any separately filed restrictions that may be applicable to the property. You may use this letter to present to your lender. This letter will be updated on January 1, 2019.

All applicable development regulations and subdivisions laws can be obtained through a review of the City Code of Ordinances, which is located on the City of Houston internet site accessed through www.houstonplanning.com or www.houstontx.gov/planning.
Exhibit G

Preliminary Site Plan
THIS PRELIMINARY SITE PLAN IS RELEASED FOR PLANNING PURPOSES ONLY, IT IS NOT TO BE USED FOR BUILDING PERMITS, BIDDING OR CONSTRUCTION. THIS PRELIMINARY SITE PLAN MATERIALLY ADORES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.