900 WINSTON
SITE INVESTIGATION REPORT

Prepared for:
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WINSTON ENCLAVE PARTNERS, LP
2245 TEXAS DR., STE. 300
SUGAR LAND, TEXAS 77479

W|G|A
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS

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Houston, TX 77063
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Firm #9756
WGA Project # 00498-001

February 2019
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I. EXECUTIVE SUMMARY

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed Winston Enclave Partners, LP multi-family development in Houston, Texas. 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 subject site is approximately 1.8706 acres and is located northeast of the intersection between Winston Street and Conoly Street. Adjacent tracts to the property consist of a storage facility to the north, a health clinic to the east, multi-family homes to the west, and single-family homes to the south. The site currently consists of four existing buildings with concrete and asphalt parking area.

See Exhibit A for Project Vicinity Map

III. FLOODPLAIN REVIEW

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0670M, effective June 9th, 2014, the subject site is located in unshaded Zone “X”. This is an area determined to be outside the 0.2% (500-yr) annual chance flood plain. Fill mitigation will not be required for the subject site.

See Exhibit B for FEMA Floodplain Exhibit

IV. UTILITY AVAILABILITY

The proposed development is located within City of Houston (COH) jurisdiction. Therefore, Utility Capacity must be requested from City of Houston for the proposed site, this process typically takes 2-4 weeks. Until the capacity letters are received, the exact connection points are unknown but the locations of all known existing utilities are described in the following sections.

a) Water – City of Houston

There is an 8-inch PVC water line that runs along the far side of Winston Street and Conoly Street. A new tap will need to be made in order to tie in to the existing water. Any existing water meters on site will need to be abandoned and a new water meter will need to be installed. There are two existing fire hydrants in close proximity to the site. One at the intersection of Winston Street and Michaux Street and the other at the intersection of Conoly Street and Walling Street.

b) Storm Sewer – City of Houston

According to the City of Houston GIMS there is a 102" monolithic storm sewer going through the residential lots south of our site. Per the survey provided by Total Surveyors, Inc on February 12, 2019 there are existing storm curb inlets on Winston Street. The site will collect drainage by sheet flow into inlets and then convey it in an underground storm sewer. On-site storm sewer drainage will outfall into an existing storm structure or a new structure will be placed on an existing line. For storm drainage, a Stormwater Information Form along with the proposed plans must be submitted to the Office of the City Engineer for review and approval. Additionally, a Storm Water Quality Management Plan (SWQMP) will also be required for this development per COH Infrastructure Design Manual Chapter 13.
c) **Sanitary Sewer – City of Houston**
   There is an 8-inch RCP sanitary sewer that runs along Winston Street. A service line could connect to the existing sanitary manhole located near the south property line. According to the City of Houston GIMS, the existing lines appear to be approximately 5.64’ feet deep.

   *See Exhibit C for Existing Utilities Exhibit*

d) **Electric – CenterPoint Energy**
   CenterPoint Energy has confirmed that there are overhead facilities available to serve the proposed development. 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:

   Lily S. Hall  
   (713) 945-4293  
   lily.hall@centerpointenergy.com

e) **Gas – CenterPoint Energy**
   CenterPoint Energy has confirmed that there are gas mains available with the ability to serve the development. Service must be coordinated with CenterPoint Energy prior to construction. Contact information for the area’s gas service coordinator is listed as follows:

   Donyelle Wolfe  
   (281) 561-6016  
   Donyelle.Wolfe@Centerpointenergy.com

f) **Telecommunication – AT&T**
   AT&T has confirmed that they are able to provide telecommunication services to the site. Contact information for the area’s account representative is listed as follows:

   Felicia Ramirez  
   (713)741-7759  
   fr9435@att.com

   *See Exhibit D for Utility Availability Letters*

V. **DETENTION POND**

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:

\[
VT = [43,560 \times (0.50 \times AII)]
\]

VT = Total Required Detention Volume (Cubic Feet)  
AII = Disturbed Area that Results in Impervious Cover (Acres)

Based on a site plan provided on February 22, 2019 by Element Architects, WGA has estimated that the proposed development will include 1.87 acres of impervious cover. The total estimated amount of detention volume required is calculated as follows:
(43,560 x (0.50 AC-FT/AC x 1.87 AC) = 40,728.60 Cubic Feet (0.935 AC-FT)

The proposed detention can be stored within a detention pond and outfall to an existing storm sewer system.

VI. SITE RESTRICTIONS

a) Right-of-Way (ROW)
   The following information was obtained based on a boundary survey provided by Total Surveyors, Inc. and the 2018 City of Houston Major Thoroughfare and Freeway Plan.
   • Winston Street is designated as a Local Street. The current ROW width is 60’ and the minimum ROW width is 60’.
   • Conoly Street is designated as a Local Street. The current ROW width is 60’ and the minimum ROW width is 60’.

b) Building Setbacks
   The property is subject to the following minimum building setback requirements per the City of Houston Code of Ordinances.
   • Winston Street – 10’ building setback
   • Conoly Street – 10’ building setback

c) Easements
   Based on the title reports provided by Magellan Housing on January, 31 2019, the property is encumbered by the following easements.
   • A utility easement ten (10) feet in width along the north and east property line(s), together with an aerial easement five (5) feet in width from a plane twenty (20) feet above the ground upward located thereto, for the use of public utilities, as shown and/or noted on plat recorded in Volume 103, Page 31 of the Map Records of Harris County, Texas.
   • Utility Easement Ten (10) feet in width along both the south and the east property line(s), together with unobstructed aerial easements Five (5) feet in width extending upward from a plane Twenty (20) feet above ground level adjoining thereto, as set out and dedicated by the plat recorded in Volume 103, Page 31 of the Map Records of Harris County, Texas.
   • Building Set Back Line Twenty (20) feet in width along the front property line, as shown on the plat recorded in Volume 103, Page 31 of the Map Records of Harris County, Texas.
   • Memorandum of Lease filed for record on August 31, 2007 under Harris County Clerk's File No(s). 20070534961, executed by and between Louis Macey ("Landlord") and Voicestream Houston, Inc. ("Tenant").

See Exhibit E for Boundary Survey

VII. SITE ACCESS

Based on a site plan provided by Element Architects, LLC the proposed development appears to be proposing two driveways, one along Winston Street and the other along Conoly Street. Both streets are regulated by the City of Houston. All proposed driveways and access points are subject to review and approval by the City of Houston through the submittal of Form A.
VIII. **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 January 29, 2019 (Project No. 201901038).

IX. **TRAFFIC IMPACT ANALYSIS**

For each proposed development in City of Houston (COH), an Access Management Data Summary Form (Form A) must be submitted in order to evaluate access and anticipated traffic volumes associated with the property. According to COH criteria, if the development generates 100 new trips at peak hour, a Traffic Impact Analysis (TIA) may be required. Per the ITE Trip Generation Rates, the proposed 114-unit multi-family development generates 58 trips at the AM peak hour and 71 trips at the PM peak hour. According to the City of Houston criteria, a traffic impact analysis should not be required for this development.

*See Exhibit F for City of Houston Access Management Data Summary Form (Form A)*

X. **ZONING REQUIREMENTS**

The City of Houston does not have a zoning ordinance.

*See Exhibit G for City of Houston No Zoning Letter*

XI. **HARRIS COUNTY PROPERTY TAX INFORMATION**

**Property Identification Numbers**
0963250000003, 0963250000004, 0963250000005

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<th>Tax Rate / $100 Valuation</th>
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<tr>
<td>City of Houston</td>
<td>0.588310</td>
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<tr>
<td>Greater Northside Management District</td>
<td>-</td>
</tr>
</tbody>
</table>

*See Exhibit H for Harris County Appraisal District Facet Map*

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

__________________________

* Tax Rates shown are based on HCAD 2018 report. The Harris County Appraisal District website has not updated its tax rates for 2019 as of February 12, 2018.
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. LOCAL APPROVAL PROCESS

a) Subdivision Platting and Requirements
The site is currently platted as part of “Winston Court” subdivision and is subject to subdivision requirements per Chapter 42 of the City of Houston Code of Ordinances. The City of Houston Planning Commission will require the site to be re-platted in order to develop a multi-family development.

See Exhibit I for City of Houston Platting Process

b) Performance Standards Review
Multi-family developments within the City of Houston are required to submit to the City of Houston Planning and Development Department for a Performance Standards Review. The purpose of the review is to determine whether the proposed site plan meets the requirements set forth by Chapter 42 of the City of Houston subdivision ordinance.

c) Public Works and Engineering Review
Proposed work within City of Houston right-of-way require submittal to the Public Works and Engineering Department for review and approval. The typical review time is generally 30 days. The approval process consists of attending City of Houston Walk-Through on Thursdays and obtaining all the Public Works departments’ signatures on mylar plans. Once all the signatures are obtained, the mylars are processed and returned within two weeks.

d) Commercial Permitting and Code Enforcement Plan Review
The Building Permit Process consists of departmental reviews, code enforcement reviews and a structural plan analysis. This process generally takes 90 to 150 days. The following approvals are required prior to receiving a building permit:

• Subdivision Plat Approval and Recordation
• Performance Standards Approval
• Public Works and Engineering Approval
• Form A Approval
• Other governing agency approvals, if applicable

See Exhibit J for City of Houston Construction Codes

e) Other Approvals
Private franchise utility approvals (CenterPoint Energy and AT&T) are required prior to receiving Public Works and Engineering approval. The review process takes approximately 3 to 6 weeks and can run concurrently with all other reviews. Private utility signatures are required on mylar plans prior to attending City of Houston Walk-Through.

XIV. PARKLAND DEDICATION

Residential developments within the City of Houston are required to dedicate land for the creation of parks or pay a fee in lieu of parkland dedication.
a) Park Land Dedication
Per Chapter 42-252, the amount of land required to be dedicated for parks is calculated on the basis of the following formula:

\[ 10 \text{ AC} \times DU \times \frac{\text{PPDU}}{1,000} \]

Where:
- \( DU \) = number of proposed dwelling units
- \( \text{PPDU} \) = number of persons per dwelling unit for each dwelling unit

b) Fee Payment in Lieu of Park Land Dedication
Per Chapter 42-253, the parks director may require the developer to pay fees in lieu of dedicating land. The fees are calculated at $700 per dwelling unit.

XV. ASSESSMENTS AND FEES

a) Water and Wastewater Impact Fees
The impact fee for wastewater is $1,199.11 per service unit and the impact fee for water is $706.83 per service unit. An additional administrative fee of $29.18 is also charged for each service. The calculation of service units is based on the City of Houston Impact Fee Service Unit Equivalency Table. A service unit is defined as 250 gallons per day.

b) Drainage Impact Fees
Developer Drainage Impact Fees are determined based on the number of drainage service units a new development includes. A service unit is defined as each 1,000 square feet of impervious surface. The subject site is located within White Oak Bayou which has an impact fee of $16.38 per service unit.

c) City of Houston Construction Plan Review Fee
The fee submitted for public plans submitted to the City of Houston Public Works Department is $84.05 per sheet plus an additional $116.75 administrative fee.

d) City of Houston Building Permit Fees
The City of Houston 2018 Building Code Enforcement Permit Fee Schedule can be found at the following link.

[https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html](https://www.houstonpermittingcenter.org/code-enforcement/permit-fee-schedule.html)

**Summary of Estimated Fees**
- Water Impact Fee .......................................................... $38,371.54
- Waste Water Impact Fee ................................................... $65,095.84
- Drainage Impact Fees ...................................................... $1,334.27
- Public Works Plan Review Fee ......................................... $116.75 + $84.05/sheet
- Building Permit ......................................................... Determined by Valuation
- Park Dedication Fee ...................................................... $79,800

b) The Developer Drainage Impact Fee is determined based on the number of service units a new development includes. A service unit is defined as each 1,000 square feet of impervious surface, rounded to the nearest ten feet.
XVI. **PRELIMINARY SITE PLAN**

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

*See Exhibit K for 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.
Exhibit A

Project Vicinity Map
Exhibit B

FEMA Floodplain Exhibit
Exhibit C

Existing Utilities Exhibit
Exhibit D

Utility Availability Letters
February 13, 2019

Nawal Kakakhel, EIT
Ward, Getz & Associates

RE: Electric Service Availability for:
Site @ 900 Winston St.

Nawal,

Reference is made to your request for information concerning the availability of electric service to proposed site.

CenterPoint Energy has adequate electric power available to serve this location. This specific area is already being currently served by an open delta bank, 100KVA lighter pot and a 25KVA power pot, 3-phase, 120/240V service. Points of service, voltage supplied, and specific load requirements will be determined when detailed final plans are made available to us. Should you have further questions, you may contact the Bellaire Service Center at 713-945-4292 x3.

Sincerely,

Lily Hall
Power Delivery Solutions
Bellaire Service Center
CenterPoint Energy Houston Electric
Letter of Gas Availability

Project: Commercial Building
Address: 900 Winston
Contact: Nawal Kakakhel
Telephone: 713-489-7032
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.

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,

Donyelle S. Wolfe
Donyelle S. Wolfe
Gas Service Coordinator II
6363 Navigation
Houston, TX 77011
Office- 281-561-6016
February 6, 2019

Ward, Getz & Associates, LLP
Nawal Kakakhel
2500 Tanglewilde, Suite 120
Houston, Texas 77063

Re: 900 Winston Street Site Utility Will Service Letter – Project site address is 900 Winston for 114 units locate in Houston, Texas (Heights Area) - Key Map 453T.

Nawal Kakakhel,

This letter is in reply to your inquiry as to the availability of service at the development site located at 900 Winston Street, Houston, Texas (Heights Area)

This letter acknowledges that the existing land for development at 900 Winston Street, Houston, Texas is in an area served by AT&T. Any service arrangements for the multi-family development at 900 Winston Street, Houston, TX will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the development site at 900 Winston Street, Houston, TX. (Heights Area)

Should any questions arise concerning this project, please contact me at 713-741-7759 or email at fr9435@att.com. I look forward to working with you on this project.

Sincerely,

Felicia Ramirez
MGR OSP PLNG & ENGRG Design
(713) 741-7759 Office
(713) 741-7799 Fax
Exhibit E

Boundary Survey
Applicant Information:

Property Owner

Name: Amay A. Inamdar
Address: 2245 Texas Dr., Ste. 300
City/State/Zip: Sugar Land, Texas 77479
Telephone: (713) 540-0122
Email Address: amay.inamdar@magellandev.com

Agent

Name: Nawal Kakakhel
Firm Name: Ward, Getz & Associates (WGA)
Address: 2500 Tanglewilde, Suite 120
City/State/Zip: Houston, Texas 77063
Telephone: (713) 789-1900
Email Address: nkakakhel@wga-llp.com

All responses and/or questions should be directed to (check one or both):

☐ Property Owner  ☒ Agent

a. Form to be accompanied by a scalable site plan layout with driveway locations indicating the extent of the access which the private property has or (is planned) to public streets. On site traffic related features (loading docks, emergency lanes, driveway entrance/exits should be depicted on site plan.

b. Forms may be submitted at any time prior to or during Preliminary Plat submittal and Final Site Plan Permitting

c. Results of review/analysis will result in “Interpose no objection to Permitting” or “Requires submittal and approval of additional information prior to Permitting”
SITE INFORMATION:

900 Winston St.

Street Address (Primary Access):

_____________________________________________

Legal Description (if no street address)

453X 77009

Key Map Page No. Zip Code

The dimensions of the private property, and the type and location of improvements thereon or to be placed thereon:

Tract Size (Sq Ft or Acres): 1.8706 acres

Current Land Use (include # of units, square footage of improvements, etc.)

4 Buildings
1 Auto body shop (5,035 sf), 1 community center (9,563 sf), 2 warehouse buildings (12,670 sf)

Current Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification:

(AM Trip Rate: ___________ PM Trip Rate: ___________)

AM Peak Hour Trips: _____ PM Peak Hour Trips: _____ Average Daily Traffic: ________

(Provide Trip Generation supporting documentation as applicable.)

Proposed use to be made of the private property: (include proposed # of units, square footage of improvements, etc.)

Proposed Trip Generation Rates (Based on ITE Trip Generation Handbook or COH approved local rate)

ITE Land Use Classification:

(AM Trip Rate: ___________ PM Trip Rate: ___________)

AM Peak Hour Trips: _____ PM Peak Hour Trips: _____ Average Daily Traffic: ________

(Provide Trip Generation supporting documentation as applicable)
Exhibit G

*City of Houston No Zoning Letter*
Effective Date: January 1, 2019

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV. Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab.

- Tax Increment Reinvestment Zone (TIRZ) #1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is https://library.municode.com/tx/houston/codes/code_of_ordinances.

This letter does not address any separately filed restrictions that may be applicable to a property.

Margaret Wallace Brown, Interim Director
Exhibit H

Harris County Appraisal District Facet Map
Exhibit I

City of Houston Platting Process
FIGURE 4.1
CLASS III PRELIMINARY PLAT

Class III preliminary plat

Applicant submits C3P plat to Planning & Development (P&D)

P&D distributes C3P to Public Works and Engineering (PWE)

PWE reviews C3P for major impediments (if any) to water supply, wastewater collection and treatment, and storm sewer drainage systems

PWE submits C3P plat review comments to P&D

C3P plat acted upon by City Planning Commission (CPC)

P&D prepares CPC 101 Form plat review comments based on CPC action and provides comments to the applicant

Optional meeting to discuss CPC 101 Form comments and plat

Applicant submits one-line drawings to PWE

PWE reviews one-line drawings and returns drawings and review comments to the applicant

Optional meeting to discuss comment by PWE

One-line drawing required

Applicant prepares final plat

Preliminary meeting strongly recommended but not required
FIGURE 4.2
CLASS III FINAL PLAT (OR CLASS II PLAT)

Class III final plat
(or Class II plat)

 Applicant submits plat to P&D

 P&D distributes plat to PWE

 PWE reviews plat

 PWE submits plat review comments to P&D with a recommendation to approve, conditionally approve, defer, or disapprove

 CPC gives conditional approval or disapproval

 Plat is returned to applicant with conditions for approval or disapproval listed. These include PWE comments (if any)

 Applicant submits to PWE completed final original design drawings for signature and copies of corrected plat

 PWE signs final design drawings releasing plat

 Applicant submits signed plat release letters and other materials to P&D for recordation process

 END

 Applicant submits copies of final design drawings and specifications to PWE

 PWE reviews final design drawings and specifications

 PWE submits review comments to applicant

 END

 Optional meeting to discuss comments by PWE

 Construction may commence

 09-01-2018
Exhibit J

City of Houston Construction Codes
The following are the current construction codes enforced by the City of Houston.

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<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
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<tbody>
<tr>
<td>2012 International Residential Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
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<tr>
<td>2012 International Building Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Fire Code (with Houston Amendments)</td>
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<td>2017 National Electrical Code (State Mandated)</td>
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<td>September 15, 2017</td>
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<td>Sign Code</td>
<td>COH</td>
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<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
<td>ICC</td>
<td>October 24, 2016*</td>
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<tr>
<td>For One and Two-Family Dwellings and Multi-Family 3 stories or less.</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments)</td>
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<td>December 9, 2016*</td>
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<td>For Commercial Structures, including Residential Structures more than 3 stories</td>
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<td>ASHRAE 90.1-2013(with Houston Amendments)</td>
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<td>December 9, 2016*</td>
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<td>2012 Code Word - various sections interpreted</td>
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**ACCESSIBILITY**

For regulations pertaining to Accessibility, please contact:

Texas Department of Licensing & Regulation
920 Colorado P.O. Box 12157 Austin, Texas 78711
Toll-Free (in Texas) 800-803-9202
Tel: (512) 463-6599
Fax: (512) 475-2854
TDD: (800) 735-2989
http://www.license.state.tx.us/

The Houston Amendments to the Codes, the Sign Code, and 2012 Code Word can be downloaded at: www.houstonpermittingcenter.org/code-enforcement/publications.html.
Exhibit K

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 ADHERES TO ALL APPLICABLE ZONING SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

PARKING CALCULATION

0.75 PER UNIT + 1 PER EMPLOYEE ON LARGEST SHIFT

114 UNITS X 0.75 = 84 + 4 = 88 SPACES

TOTAL RES, 90 PARKING SPACES

TOTAL PROVIDED, 123 PARKING SPACES