February 28, 2019

JMZ BETCO DEVELOPMENT, LLC
1329 East Lark Street
Springfield, Missouri 65804

TDHCA-LIHTC PROGRAM
221 East 11th Street
Austin, Texas 78701

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT /
FEASIBILITY STUDY / CIVIL SITE PLAN
RANCH COURT APARTMENTS
26700 RANCH ROAD 12
DRIPPING SPRINGS, TEXAS

Reference is made to the Phase I Environmental Site Assessment dated February 25, 2019,
Feasibility Study dated February 25, 2019 and Civil Site Plan developed for the above noted
project. This letter is being issued to address the following:

All persons who have a property interest in this report hereby acknowledge that
the Department may publish the full report, study and site plan on the
Department’s website; release the report, study and site plan in response to a
request for public information and make other use of the report, study and site
plan as authorized by law.

We appreciate the opportunity to be of service to you on this project. Please contact us if you
have any questions or comments.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal
February 25, 2019

Mr. Justin Zimmerman
JMZ BETCO Development, LLC
1329 East Lark Street
Springfield, Missouri 65804

RE: CIVIL ENGINEERING FEASIBILITY STUDY
RANCH COURT VILLAS
RANCH ROAD
DRIPPING SPRINGS, TEXAS

Dear Mr. Zimmerman:

The following information has been obtained through various resources including surveys, plats, City and County websites, City Code of Ordinances, Subdivision Regulations, and phone conversations with City staff. The information obtained is reliable for the intended purpose and shall be used for preliminary design only.

Executive Summary

The proposed development is a 60-unit development to be constructed as four two-story building with a separate clubhouse. The site currently contains a single-family residence, and is comprised of 10 acres. Demolition of the residence may require minor asbestos removal. The subject property is currently zoned as Agricultural, and will require rezoning to Multi-Family (MF). Once rezoning is completed compliance with the City of Dripping Springs zoning and subdivision regulations will be achieved. All local site design requirements are outlined within the zoning and subdivisions regulations. The proposed parking (137 stalls) exceeds the zoning required count (134 stalls). Water and sewer currently exist at the project site. The buildings will be design in accordance with the 2012 International Building Code and the 2012 International Fire Code which are currently adopted by the City of Dripping Springs.

Taxing Jurisdictions and Rates

The subject property is identifiable by the Hays County, ABS #10-415-9-3106-01-15 and is subject to five taxing jurisdictions. The property is subject to a 0.434 millage rate by Hays County, a 0.190 millage rate by the City of Dripping Springs, a 1.52 millage rate by the Dripping Springs Independent School District, a 0.03 millage rate by the Hays County ESD #1, and a 0.0787 millage rate by the Hays County ESD #6. All taxes are up to date.
Utility Availability

The Dripping Springs Water Supply Corporation has indicated that a 6-inch water main is located adjacent to the western side of Ranch Road. The City has indicated that an 8-inch sanitary sewer main traverses the western portion of the site. Fees for water and sanitary sewer connection costs are approximately $540,000.

Offsite Requirements and Costs

No offsite improvements are anticipated for the proposed project.

Onsite Requirements and Costs

A water main loop will be constructed through the site. The water main will be dedicated to the water district and each structure will be metered. Separate fire service connections will be made to the looped water main. Fire hydrants will be installed throughout the site per the latest revision of the International Fire Code. A private sanitary system will be routed through the site to serve the proposed structures.

Fill placement, excavation, and fine grading of the site will be completed to provide positive drainage away from the proposed structures. An onsite storm sewer network will be designed to convey runoff from the property. The parking and drive areas will have curbs and asphalt paving. The 137 stalls provided exceed the 134 required (2/unit; 2.5/unit) by the zoning ordinance. Commercial entrances will be constructed on Creek Road, with a security access point onto the improved road on the west side of the project site.

The opinion of probable costs associated with onsite water, sanitary sewer, earthwork, storm sewer and paving improvements is approximately $773,000.

Ingress and Egress Requirements

Primary access to the site shall be made by means of Ranch Road 12, which is adjacent to the west side of the site.

Drainage and Detention Requirements

The storm water drainage and detention will be developed in accordance with the City of Dripping Springs requirements. The detention facilities are planned for the central portion of the site. No additional permanent storm water quality measures are required.

Required Approvals, Processes, and Timing

The City of Dripping Springs staff has verified that the property is currently zoned Residential/Agricultural. The property will have to be rezoned to Multi-Family (MF). The rezoning process is ongoing and is anticipated to be completed by July 1, 2019.
The property is currently unplatted, but is a "stand alone" parcel of ground. No further land subdivision is anticipated to be required.

Upon completion of the rezoning process, the site development and building construction plans will be designed (i.e. construction documents) and submitted to the City of Dripping Springs Codes Department. Discussions with the City of Dripping Springs indicate the review and approval process is 6 to 8 weeks. The building permit fee (inclusive of electrical, mechanical, fire and plumbing) will be $19,750.

The project requires the development of an NPDES Storm Water Pollution Prevention Plan and submittal of a Notice of Intent and Construction Site Notice to TCEQ prior to commencement of land disturbing activities.

The combination of the rezoning process, site development permitting and building permit process is anticipated to be 14 to 18 weeks. The described schedule should allow for construction to initiate in late 2019.

If you have any questions, please contact me at (913) 894-5150.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal