VERDIN SQUARE
SITE INVESTIGATION REPORT

Prepared for:
Mr. Ruben Esqueda
Verdin Square Apts, LP
1701 W. Northwest Hwy, Suite 100
Grapevine, Texas 76051

For Submittal To:
Texas Department of Housing and Community Affairs

WGA
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS

2500 Tanglewilde, Suite 120
Houston, TX 77063
(713) 789-1900
Firm #9756
WGA Project # 00496-002

February 27, 2019

ALL PERSONS WHO HAVE A PROPERTY INTEREST IN
 THIS REPORT HEREBY ACKNOWLEDGE THAT THE
 DEPARTMENT MAY PUBLISH THE FULL REPORT ON THE
 DEPARTMENT'S WEBSITE, RELEASE THE REPORT IN
 RESPONSE FOR PUBLIC INFORMATION AND MAKE
 OTHER USE OF THE REPORT AS AUTHORIZED BY LAW
I. EXECUTIVE SUMMARY

Ward, Getz & Associates, LLP (WGA) conducted a site investigation for the proposed Verdin Square 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 6.50 acres and is located near the northwest intersection of McHard Road (FM 2234) and Moffett Lane, approximately 300 feet east of Fort Bend Parkway Toll Road. Adjacent tracts to the property consist of a self-storage development to the north and undeveloped tracts on the east and west.

See “Exhibit A” for Project Vicinity Map

III. FLOODPLAIN REVIEW

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48201C0985L, effective June 18, 2007, 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 FIRM Panel Exhibit

IV. UTILITY SERVICES

See Exhibit “C” for Existing Utility Exhibit

a) Water – City of Houston
There is a 12” PVC water line approximately 2,500 feet east of the subject site within McHard Road. A water line extension would be required to tie into this existing line. The proposed water line extension will be required to be approved by City of Houston Public Works.

b) Sanitary Sewer – City of Houston
There is an existing 8-inch sanitary sewer located approximately 7,500 feet east of the project site. A sanitary sewer extension will be required to tie into an existing manhole located on Chimney Rock Road. The proposed sanitary sewer extension will be required to be approved by City of Houston Public Works.

c) Storm Sewer – Texas Department of Transportation (TxDOT)
The site will collect drainage by sheet flow into inlets and then convey it in underground storm sewer. On-site storm sewer drainage will outfall into an existing roadside ditch along McHard Road. The proposed drainage outfall will be required to be permitted through TxDOT.
d) 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:

Billy Hill III
(713) 944-2312
Billy.hill@centerpointenergy.com

e) 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:

Justin Hicks
(281) 561-3257
Justin.hicks@centerpointenergy.com

See “Exhibit D” for Utility Availability Letters

V. DRAINAGE AND DETENTION

Drainage for the proposed tract will outfall to an existing roadside ditch along McHard Road. Detention will be required to be provided per TxDOT criteria.

Based on a preliminary drainage analysis, the required detention volume was determined to be 6.02 acre-feet.

Detention for the tract can be provided within a surface detention pond that is approximately 9’ deep and will outfall to a roadside ditch along McHard Road via a storm sewer lift station.

See “Exhibit E” for Detention Exhibit

VI. SITE RESTRICTIONS

a) Right-of-Way (ROW)
The following information was obtained based on a land title survey provided by Terra Surveying Company, Inc. and the 2018 City of Houston Major Thoroughfare and Freeway Plan.

- McHard Road is designated as a Major Thoroughfare. The minimum ROW width is 100’. The current ROW width is 170’.
- Moffett Lane is designated as a private 30’ roadway easement.

b) Building Setbacks
The property is subject to the following minimum building setback requirements per the City of Houston Code of Ordinances.

- McHard Road – 25’ building setback
- Moffett Road – 10’ building setback
c) Easements
Based on a title report provided on February 7, 2019 by Westcor Land Title Insurance Company the property is encumbered by the following easements.

- Private roadway easement 60 feet wide along the north property line, as set forth by instrument recorded in Volume 612, Page 287 of the Deed Records of Fort Bend County, Texas
- An easement 5 feet wide, together with an aerial easement 5 feet wide from a plane 20 feet above the ground upward, granted to Houston Lighting & Power Company as set forth by instrument recorded in Volume 676, Page 29 of the Deed Records of Fort Bend County, Texas
- An easement 10 feet wide, together with an aerial easement 5 feet wide from a plane 20 feet above the ground upward, granted to Houston Lighting & Power Company as set forth by instrument recorded in Volume 843, Page 129 of the Deed Records of Fort Bend County, Texas

See Exhibit F for Land Title Survey provided by Terra Surveying

VII. 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 AEI Consultants on February 20, 2019. (Project Number 400546)

VIII. SITE ACCESS

The proposed tract can be accessed from McHard Road (FM 2234) and Moffett Lane.

Access from McHard Road falls under TxDOT jurisdiction. There are two existing driveways along the frontage of the site that can be utilized for the proposed development. Alternatively, the two existing driveways can be removed and one proposed driveway can be centered on the tract. All driveways along McHard must meet TxDOT criteria. Any modifications to an existing driveway or the construction of a new driveway will be required to be permitted through TxDOT.

Access from Moffett Lane falls under City of Houston jurisdiction. All proposed driveways and access points are subject to review and approval by the City of Houston by the submittal of a Form A.

IX. 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 96-unit multi-family development generates 49 trips at the AM peak hour and 60 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 G for City of Houston Access Management Data Summary (Form A)
X. FBCAD PROPERTY TAX INFORMATION AND MILLAGE RATES

Property Identification Numbers
R383700

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate/$100 Valuation¹</th>
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<tr>
<td>City of Houston</td>
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<tr>
<td>Fort Bend Central Appraisal District</td>
<td>0</td>
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<tr>
<td>Fort Bend Drainage District</td>
<td>0.019</td>
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<tr>
<td>Fort Bend County</td>
<td>0.445</td>
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<tr>
<td>Fort Bend ISD</td>
<td>1.32</td>
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<tr>
<td>TIRZ 25 (Hiram Clarke/Fort Bend)</td>
<td>0</td>
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</tbody>
</table>

XII. LOCAL APPROVAL PROCESS

a) Subdivision Platting and Requirements
   The site is currently not platted. The City of Houston Planning Commission will require the site to be platted prior to the issuance of building permits.

   See Exhibit H 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 I for City of Houston Construction Codes

e) Texas Department of Transportation (TxDOT)
   TxDOT Hydraulic and Driveway approval typically takes 60-90 days. Additionally, a utility installation request is to be submitted to TxDOT for any utility construction within TxDOT

¹ Tax Rates shown are from 2018. The Fort Bend County Appraisal District website has not updated its tax rates for 2019 as of February 22, 2019.
right-of-way. This process takes approximately 60-90 days. TxDOT permits will be required to be provided prior to City of Houston Code Enforcement and Public Works Approvals.

f) 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.

XIII. 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. ZONING REQUIREMENTS

The City of Houston does not have zoning requirements.

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

XIII. PARK LAND 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:

\[10 \text{ Acres} \times \text{DU} \times \text{PPDU}/1,000\]

DU = Number of proposed dwelling units
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.

V. 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 Sims Bayou which has an impact fee of $17.72 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 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

<table>
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<th>Amount</th>
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<tr>
<td>Water Impact Fee</td>
<td>$32,312.87</td>
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<tr>
<td>Waste Water Impact Fee</td>
<td>$54,817.55</td>
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<tr>
<td>Drainage Impact Fees</td>
<td>$4,330.25</td>
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<tr>
<td>Public Works Plan Review Fee</td>
<td>$116.75 + $84.05/sheet</td>
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<tr>
<td>Building Permit</td>
<td>Determined by Valuation</td>
</tr>
<tr>
<td>Park Dedication Fee</td>
<td>$67,200</td>
</tr>
</tbody>
</table>

### 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 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 FIRM Panel Exhibit
Regional Flood Hazard Information

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/24/2019 at 3:43:49 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: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, or FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.
Exhibit C

Existing Utility Exhibit
EXISTING 8" SAN SWR. ~3,000LF WEST

EXISTING 12" PVC WATER LINE ~2,000LF EAST

EXISTING 8" SAN SWR. ~7,500LF EAST

EXISTING UTILITY EXHIBIT

SCALE: N.T.S.

PROJECT LOCATION

VERDIN SQUARE

EXISTING UTILITY EXHIBIT

EXHIBIT C
Exhibit D

Utility Availability Letters
Letter of Gas Availability

Project: NEW DEVELOPMENT
Address  Ft. Bend Toll Road & McHard Rd
Contact: Ana Laura Arriola
Telephone: 713-789-1900
Email: alarriola@wga-llp.com

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,

Billy Hill III
Gas Service Coordinator
5310 Old Galveston Rd
Houston, TX 77017
South District,
Fax713-910-9813, - Office-713-944-2312
February 13, 2019

Service Availability for Intersection of McHard Rd. (FM 2234) & Ft. Bend Parkway Toll

To Whom It May Concern:

Reference is made to your request for information concerning the availability of electric service to referenced property.

CenterPoint Energy has had adequate electric power available to serve our customers for many years. Primary electric distribution facilities presently exist in the general vicinity of the above-described property. We intend to extend overhead electric service from these facilities in easements or along dedicated streets, to the standard outlet location for the proposed project in accordance with our standard line extension practices and subject to any necessary contractual arrangements. 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 me at (281) 561-3257. Cooperation through the city will also be needed.

Sincerely,

Justin Hicks

Justin Hicks
Service Consultant
Sugar Land Service Center
CenterPoint Energy Houston Electric

Return Address:
CenterPoint Energy
Sugar Land Service Center
13300 W. Bellfort St
Houston, Texas 77099
Attn: Justin Hicks
justin.hicks@centerpointenergy.com
Exhibit E

Detention Exhibit
DRAINAGE SUMMARY

EXISTING CONDITIONS (2-YR ANALYSIS)

150' OFFSET AREA = 1.50 AC
C = 0.65 (TXDOT CRITERIA)
TIME OF CONCENTRATION = 10 MIN. (TXDOT CRITERIA)
RAINFALL INTENSITY (I) = 5.37 IN/HR
Q 2-YR ALLOWABLE = 5.24 CFS

PROPOSED CONDITIONS (100-YR ANALYSIS)

TOTAL AREA = 6.56
C = 0.80
TIME OF CONCENTRATION = 10 MIN.
RAINFALL INTENSITY (I) = 11.63 IN/HR
Q 2-YR DESIGN = 61.03 CFS

Verdin Waterhed Method of Hydrograph Development
Method by R. Malcom

[Diagram and table of data provided]
Exhibit F

Land Title Survey
Exhibit G

City of Houston Access Management Data Summary (Form A)
SITE INFORMATION:
4485 McHard Road
Street Address (Primary Access):

Legal Description (if no street address)
611E 77489
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): 6.5

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

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:
(Code & Description)

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: Apartment - 220 AM Trip Rate: 51% PM Trip Rate: 62%
(Code & Description)

AM Peak Hour Trips: PM Peak Hour Trips: Average Daily Traffic: 638
(Provide Trip Generation supporting documentation as applicable)
Exhibit H

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

Applicant prepares final plat

Preliminary meeting strongly recommended but not required

Optional meeting to discuss comment by PWE

One-line drawing required

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

Applicant prepares final plat

Preliminary meeting strongly recommended but not required

Optional meeting to discuss comment by PWE

One-line drawing 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

Applicant submits copies of final design drawings and specifications to PWE

PWE reviews final design drawings and specifications

PWE submits review comments to applicant

PWE submits review comments to applicant

Optional meeting to discuss comments by PWE

Construction may commence

END
Exhibit I

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>
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<tr>
<td>2012 International Fire Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
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<tr>
<td>2012 Uniform Mechanical Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
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<tr>
<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
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<tr>
<td>2017 National Electrical Code (State Mandated)</td>
<td>NFPA</td>
<td>September 15, 2017</td>
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<tr>
<td>Sign Code</td>
<td>COH</td>
<td>N/A</td>
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<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments) For One and Two-Family Dwellings and Multi-Family 3 stories or less.</td>
<td>ICC</td>
<td>October 24, 2016*</td>
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<td>2015 International Energy Conservation Code (with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ICC</td>
<td>December 9, 2016*</td>
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<td>ASHRAE 90.1-2013(with Houston Amendments) For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ASHRAE</td>
<td>December 9, 2016*</td>
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<tr>
<td>2012 Code Word - various sections interpreted</td>
<td>COH</td>
<td>N/A</td>
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</table>


**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/](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](http://www.houstonpermittingcenter.org/code-enforcement/publications.html).
Exhibit J

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?modelId=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 K

Preliminary Site Plan
PROPOSED DETENTION POND

PROPOSED MANHOLE

PROPOSED CRATE INLET

PROPOSED STORM SWR

PROPOSED SANITARY SWR

PROPOSED WATER LINE

EXISTING CONTOUR

OVERALL LAYOUT LEGEND:

PARKING CALCULATION

<p>| | | |</p>
<table>
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<tr>
<td>1 BR X 1.33</td>
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<tr>
<td>2 BR X 1.66</td>
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<tr>
<td>3 BR X 2.00</td>
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<tr>
<td>TOTAL REQ.</td>
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<tr>
<td>TOTAL PROVIDED</td>
<td>156 PARKING SPACES</td>
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THE PRELIMINARY SITE PLAN IS RELEASED FOR PLANNING PURPOSES ONLY, IT IS NOT TO BE USED FOR BUILDING PERMITS, BIDDING, OR CONSTRUCTION. THE PRELIMINARY SITE PLAN MATTERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.