SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

Nolana Villas Apartments

7.517 Acres out of
Lot 3, Block 4, A.J. MCCOLL
Subdivision Vol. 21, Page 598 H.C.D.R.
City of Mcallen, Hidalgo County, Texas

Submitted and Prepared for

Texas Grey Oaks, LLC
6300 West Loop South, Suite #670
Bellaire, Texas 77401

And

Texas Department of Housing & Community Affairs
221 E. 11\textsuperscript{th} Street
Austin, Texas 78701

Prepared by: Melden and Hunt, Inc.

Consultants • Engineers • Surveyors
Established In 1947

Civil Engineering - Water & Wastewater - Land Development - Irrigation
Environmental - Transportation - Surveying - Construction Management

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P: 956-487-8256
F: 956-488-8591

MHI Project No. 18034.02

STATE OF TEXAS
PROFESSIONAL ENGINEER

\textcopyright{2009}
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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

Nolana Villas Apartments

Subject tract is 7.517 acres situated within The City of McAllen, Hidalgo County, Texas. The City of McAllen zoning requirements require R-3A zoning for the intended use. Currently, 4.885 acres are zoned for the intended use and a change of zone application for the remaining 0.63 acre has been submitted to the City of McAllen for consideration. Development of the property will require a subdivision. The development will have two points of ingress/egress Off of K Street, which is a minor arterial. An Environmental Site Assessment was completed on the property and no recognized environmental concerns were noted. According to the Soil Conservation Service, the soils are Hidalgo Sandy Clay with low plasticity index and low shrink-swell potential. The property is in FEMA Flood Zone "B" (X 500). Zone "B" (X 500) Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2% annual chance flooding. Water service will need to be extended to the north approximately 800 ft and south approximately 550 ft to tie into existing water lines. The water line to the north is located at the intersection of K Street and Nolana Ave and to the south it is stubbed out within K Street. Sanitary sewer service will be connected to an existing 12-inch sanitary sewer line that is on the adjacent property that is running north and south. As part of this feasibility report, we have met with various City of McAllen departments, Hidalgo County Water Improvement District No. 3, and the Hidalgo County Drainage District.

Improvements to the site will include the following:

1. A series of storm inlets will be placed within the development that will capture and divert water to the proposed detention pond on the east portion of the property.
2. Site access from K Street.
3. Connection to the City of McAllen's existing 8-inch water line to the north and south of the development. The proposed 8-inch water line will be run within K Streets right-of-way.
4. Connection to the City of McAllen's existing sanitary sewer collection system that is located immediately adjacent to the development to the east.
5. Connection to power, gas and communications and extension into the site.
6. Adequate parking for the 124-unit facility with sidewalks and appropriate ADA spaces and ramps.
7. Landscaping and irrigation per requirements.

The approval process for the subdivision plat and zoning will take approximately 120 days. Upon final approval of the subdivision plat, the developer will have the option to construct the public improvements or submit a letter of credit for the proposed public improvements so that the plat can be recorded. Once recorded a building permit may be issued construction. The site plan in the attached exhibit materially adheres to all applicable zoning, site development and building code ordinances. “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 to a request for public information and make other use of the report as authorized by law.”
FEASIBILITY STUDY
FEASIBILITY STUDY

Nolana Villas Apartments

EXISTING SITE CONDITIONS:

The proposed development is located approximately 800 feet South of the intersection of Nolana Ave and K Street on the east side of K Street. Vacant Land abuts the property to the south, east, and north and K Street to the west. Existing water, sewer, cable, and overhead power are located within the right of way’s or adjacent to the property.

SURVEY and/or PROPERTY INFORMATION:

A survey of the 7.517-acre tract has been completed and is included as part of this report.

ENVIRONMENTAL SITE ASSESMENT:

A Phase 1 ESA of the 7.517-acre tract has been completed and has been submitted as a separate report to the developer. No recognized environmental concerns were noted.

GEOTECHNICAL REPORT:

A geotechnical report has not been performed for the site. According to the Soil Survey of Hidalgo County, Texas published by the Soil Conservation Service, the soils are Hidalgo sandy clay loam with low plasticity index and low shrink-swell potential.

STORM WATER MANAGEMENT

According to the Boundary and Topographical Survey conducted on the site, the site drains is flat but gradually drains to the south-west corner of the property. There are existing storm water inlets located along K Street. Hidalgo County Drainage District detention requirements are to detain and discharge the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 50-year rain frequency storm event. The required volume will be detained within a proposed detention basin on the east side of the proposed development.

FLOODPLAIN INFORMATION:

The property is in FEMA Flood Zone “B” (X 500). Zone “B” (X 500) Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2% annual chance flooding. On site detention for this development will be required. The existing topography of the property is flat with a slight slope to the south-west. The development will incorporate a series of storm inlets to ensure that proper drainage of the parking and green areas. A series of storm inlets will be placed along the development that will capture and divert water into a proposed detention basin to a centralized storm sewer network, which will then discharge into an existing storm line along K Street.
TOPOGRAPHIC REVIEW:

A review of the topographical survey shows that the site gradually drains to the south-west corner of the property. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map.

SITE INGRESS/EGRESS AND RIGHT OF WAYS REQUIREMENTS:

The site is subject to ingress/egress requirements set forth by the City of McAllen engineering department. Currently there are no observed driveways to this tract. As part of this development, K Street will need to be built to the limits of the development.

OFF-SITE UTILITIES REQUIREMENTS:

An offsite 8-inch water lines will need to be extended to the north and to the south within K Streets right-of-way.

ON-SITE UTILITIES REQUIREMENTS:

On-site costs related to the development that can be accounted for at this time are water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,330,373.00. Both water and sanitary sewer services in the area are provided by the City of McAllen under their CCN. Two 8-inch sanitary sewer line will be brought into the proposed development from the adjacent property. The sanitary sewer lines will run along the north and south property lines and 6-inch sewer services will be extended to each building. A 8-inch water loop will be installed around the property to provide fire protection. The water loop will be installed off the 8-inch water line that will run offsite along K Street. A system of drainage inlets will be installed at various locations along the property to collect storm water and convey it to a proposed detention pond.

WATER/ SANITARY SEWER SERVICE SUMMARY:

Sewer and water services in the area are provided by the City of McAllen under their CCN. An existing 12-inch sewer line located within a utility easement on the east side of the development. An existing 8-inch water main to our property will be extended to the north approximately 800 ft and to the south approximately 545 ft. Two 8-inch water taps will be provided in order to extend a 8-inch fire loop though the development. Two 8-inch sanitary sewer services will be extended on the north and south side of the development in order to provide sanitary sewer services.

ELECTRICITY, TELEPHONE, CABLE TV, AND GAS

American Electric and Power (AEP) provides electricity to this area. Other utilities to service the site are cable TV & internet by Spectrum, and gas by Texas Gas Service. Currently, we understand that these utility companies have service lines available in the area.
ZONING REQUIREMENTS:

6.890 Acres are currently zone R-3A Apartment Residential District and 0.627 Acres are currently zoned C-3 General Business District. The remaining portion is currently zoned R-3A. This zoning is acceptable for the development of multi-family residential units. For further information on the City’s land development and zoning requirements, please see The City of McAllen Code of Ordinances. It is available online and may be found at the following link:

https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUSREREAC_CH138ZO_ARTVDI

BUILDING CODE/ORDINANCES/ DESIGN REQUIREMENTS:

The City of McAllen Building Department will review and provide permits for any construction on this site. The City requires compliance with the latest International Codes, along with the National Electrical Code.

Further code and design information is available at the following website:

https://www.mcallen.net/departments/permits/home

The City of McAllen’s Standard Design Guide, which provides additional guidance on the site plan and utility infrastructure requirements, can be found at the following link:

https://www.mcallen.net/departments/permits/home

or from their Development website at:

https://www.mcallen.net/departments/planning

The City of McAllen’s Access Management Policy will govern the access points for the site and can be found at:

https://www.mcallen.net/docs/default-source/traffic-files/access-management-policy.pdf?sfvrsn=4

IMPACT OR DEVELOPMENT FEE SUMMARY:

- The City of McAllen Public Utility Board Reimbursement $40,000.00
- Subdivision Application Fee $500.00
- Park’s Fee $86,800.00
- Irrigation Review Fee $300.00
- Irrigation Exclusion Fee $320.00
- Drainage District Review Fee $250.00
BUILDING PERMIT FEE SUMMARY:

The City of McAllen has a building permit review fee. The fee is calculated by the Department at the time of the plans submittal for their review. At this time, it is estimated that the building fee for this project will be $40,000.00. The review time for building permit approval is 30-45 days depending on workload.

SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN

The Civil Site Plan and Preliminary Site Plan adhere to all known applicable zoning, subdivision, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps) and driveways, topography, site drainage and detention, water and wastewater utility tie-ins, general placement of, retaining walls, setback requirements and any other typical or locally required items.

The City of McAllen Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code. Post-development runoff detention will be required on the site. The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 7 months. This process will need to be completed prior to obtaining the building permit.

SETBACKS AND PARKING REQUIREMENTS

The setback are as follows:

Front: 20 Feet
Side: 5 Feet
Rear: 15 Feet

Parking requirements are as follows:

1 Bedroom – 1.5 parking spaces
2 Bedroom – 2 parking spaces
3 Bedroom – 2 Parking spaces

ENTITLEMENT/SITE DEVELOPMENT/PERMITTING PROCESS AND TIMING:

- Submit to City of McAllen for Preliminary plat approval
- City holds P&Z Meeting for preliminary plat approval (45 days)
- City holds City Council for preliminary plat approval (14 days)
- Submit to City of McAllen Public Utility Board (45 days)
• Resubmit to City of McAllen for final plat approval (75 days)
• City holds P&Z Meeting for final plat approval (15 days)
• Record Subdivision plat with financial guarantee (30 days)

MILLAGE RATE:

The combined tax rate for this property location is $2.760734 per $100 in assessed value. Rollback taxes may be assessed on the site at the time of development.

Property ID: 231011
Geographic ID: M2650-00-004-0003-00

OTHER CONSIDERATION OR ISSUES RELEVANT TO SITE DEVELOPMENT:

None at this time.
LOCATION MAP
SURVEY & METES AND BOUNDS
F R I:

REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 01/31/2019 UNDER MY DIRECTION AND SUPERVISION.

FOREGOING PLAT TO BE TRUE AND CORRECT.

DATE: 02/25/2019

DRAWN BY: J.L.G.

BOOK: T-13779

JOB No. 10875.08

BOOK: T-13779

PAGE: 2 OF 2

P.O.C. S.W. COR.

LOT 3 BLOCK 4

P.O.B.

S 81° 20' 43" E 522.10'

Lot 3, Block 4

7.517 Acres

MCALEN INDEPENDENT SCHOOL DISTRICT

U.E. DOC. No. 1781086, H.C.O.R.

SCALE: 1"=10'
February 25, 2019

METES AND BOUNDS DESCRIPTION
7.517 ACRES OUT OF
LOT 3, BLOCK 4,
A.J. Mccoll Subdivision
City of McAllen
Hidalgo County, Texas

A tract of land containing 7.517 acres situated in the City of McAllen, Hidalgo County, Texas, being a part or portion out of Lot 3, Block 4, A.J. McColl Subdivision, according to the plat thereof recorded in Volume 21, Page 598, Hidalgo County Deed Records, which said 7.517-acre tract is out of a certain tract conveyed to South Padre Retail Center, LTD, by virtue of a General Warranty Deed with Vendor's Lien recorded under Document Number 1490742, Hidalgo County Official Records, said 7.517 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found [Northing: 16610160.219, Easting: 1081670.151] on the Southwest corner of said Lot 3, Block 4;

THENCE, S 81° 20' 43" E along the South line of said Lot 3, a distance of 70.00 feet to a No. 4 rebar set for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 08° 29' 34" E along the existing East right-of-way line of a certain right-of-way conveyed to the City of McAllen by virtue of a Special Warranty Deed recorded under Document Number 2473101, Hidalgo County Official Records, a distance of 627.10 feet to a No. 4 rebar set [Northing: 16610769.908, Easting: 1081831.969], for the Northwest corner of this tract;

2. THENCE, S 81° 20' 43" E a distance of 522.10 feet to a No. 4 rebar set, for the Northeast corner of this tract;

3. THENCE, S 08° 29' 34" W a distance of 627.10 feet to a No. 4 rebar set on the South line of said Lot 3, for the Southeast corner of this tract;

4. THENCE, N 81° 20' 43" W along the South line of said Lot 3, a distance of 522.10 feet to the POINT OF BEGINNING and containing 7.517 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 01/31/2019 UNDER MY DIRECTION AND SUPERVISION.

FRED L. KURTH, R.P.L.S. #4750 DATE:

Page 1 of 2

Z:\Surveys\2019\19036.06\Metes & Bounds\7.517 Ac. M&B.docx
PROPOSED SITE PLAN
February 21, 2019

TGO Nolana Villas 19, LP
c/o Texas Grey Oaks
6300 West Loop South, Suite 670
Bellaire, Texas 77401
Attn: Steve Lollis

RE: Proposed Multi-family Development at 1300 E Nolana Ave
Nolana Villas
McAllen, TX

Mr. Lollis,

This letter is to inform you that we have reviewed your information regarding the above-mentioned request. Texas Gas Service has a 4" gas line that runs along E Nolana Ave that may be used to provide natural gas service to this site.

Please contact our Texas Gas Service Project Managers, Bernardo Elizondo at (956) 238-7191 or Luis Adame at (956) 357-2519 when you are ready to initiate service. We will provide a cost and contract required for the service line.

Should you have any questions or require further information, please do not hesitate to contact me at (956)444-3929.

Thank you.

Octavio Rangel
Tech Analyst
Texas Gas Service
(956)444-3929
Octavio.Rangel@onegas.com
February 28, 2019

TGO Nolana Villas 19, LP
c/o Texas Grey Oaks
6300 West Loop South, Suite 670
Bellaire, Texas 77401

Attn: Steve Lollis

Re: Utility Availability Request for proposed development Nolana Villas
Dear Steve:

I have reviewed the request for information on the availability of telephone service to a proposed multi-family development at 1300 East Nolana Ave in the city of McAllen.

AT&T does have telephone facilities in the area and I will be happy to work with you to provide telephone service.

Thank you,

Lynda Eason
Manager Engineering Design
956 630-8274 office
956 630-8258 fax
Mr. Reyna,

This letter is intended to serve as a utility (water and sewer) availability letter for the subject property located approximately 700 feet south of Nolana Avenue and 800 feet west of Jackson Road. The property is located within the McAllen City Limits and is within the McAllen Public Utility Water and Sewer CCN Boundary. There are multiple neighboring waterlines in which can be extended to the proposed property, as well as an existing 8-inch sewer line located on the south and east side. All improvements would need to be in accordance with the City of McAllen and/or MPU Development Requirements. Note that the property may fall in an area where a utility reimbursement will be assessed.

Sincerely,

Rafael A. Balderas, E.I.T.
Utility Engineering
311 N. 15th Street
McAllen, Texas 78501
(956) 681-1778
RE: A.J. MCCOLL SUBDIVISION

AEP has electrical service in the area and is able to provide electrical service depending on voltage requirements.

- Overhead Service
- Underground Service

AEP looks forward to working with you during its development.

Please be sure to call 1-877-373-4858 and make application for the new service.

Thank you for selecting AEP as your electrical supplier. Should you have any questions, please feel free to contact us.

Sincerely,

Martin A. Valdes
Engineering Tech.
Engineering Department
Pharr North S/C Customer Design
(956) 283-2425 - office
(956) 283-2382 - fax
(956) 693-3833 - cell
mavaldes@aep.com
FEMA MAP
SITE WORK COST ESTIMATE
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity;
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

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<th>A.</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
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Total $1,330,373

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date 2-26-19

Seal

2/27/2019
OFF-SITE WORK COST ESTIMATE
This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Costs, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

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Total $546,730

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission: 2/27/2019
USGS TOPO MAP
SOILS MAP