RANCH COURT APARTMENTS
CIVIL ENGINEERING
FEASIBILITY REPORT
ANDREWS, TEXAS

Prepared For:
Mr. Justin Zimmerman
JZ-LZ AH Albatross, LLC
1329 East Lark Street
Springfield, Missouri 65804

Date:
February 27, 2020

Prepared By:
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Lenexa, Kansas 66215

Project No. C20D0501
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EXHIBITS

1. Survey

2. Site Plan
A. SITE

The project site address is 1325 NW County Road 171 in Andrews, Texas. The subject property is identified as County Tax ID Number 4519, and Geographical ID Number 05020-00240-0000. The property is comprised of 7.34 acres.

B. EXECUTIVE SUMMARY

The proposed project is a 48-unit development to be constructed as three 2-story buildings with a separate clubhouse. The site is currently vacant with infrastructure to service the project inclusive of public street, public water, and public sanitary sewer all within 300 feet of the property boundary. Public sanitary sewer, water, and street extensions will be required to develop the site. The subject property is currently zoned Single Family and will need to be rezoned to Special Use. The project site is currently platted as a single lot and conforms with the City of Andrews subdivision regulations. Upon completion of the rezoning, the project may proceed with submission and approval of building permits.

C. DUE DILIGENCE

(I) Summary of Zoning

The subject property is currently zoned as Single Family which will require rezoning to Special Use. The application for rezoning has been submitted to the City of Andrews. The rezoning process will require approval by the Planning Commission (which meets as needed based upon applications) and the Full City Commission (which meets the second and fourth Thursdays of the month).

(II) Subdivision Requirements

The subject property is currently platted as a single lot. The current plat is in conformance with the City of Andrews Subdivision Ordinance.

(III) Taxing Jurisdictions

The subject property is subject to five taxing jurisdictions:

- Andrews County 0.435 Millage
- Andrews Co. R&B 0.058 Millage
- Andrews ISD 1.170 Millage
- City of Andrews 0.189 Millage
- Andrew Co. Hospital 0.387 Millage

Total 2.239 Millage

All taxes are up to date.
(IV) Development Ordinances

The proposed site will be designed to comply with the City of Andrews’s zoning, subdivision, and code ordinances. The city code requires 2 parking stalls per dwelling unit which will require 96 parking stalls. The project site design contains 99 stalls, exceeding the required amount. The project will require 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 disturbance activities.

(V) Fire Department Ordinances

The City of Andrews requires compliance with the 2015 International Fire Code, which the proposed site will be designed to.

(VI) Site Ingress and Egress Requirements

The project site ingress and egress will utilize one driveway connected to a new public street extension of NW 171 which will connect to NW Mustang Drive (a currently existing public street).

(VII) Building Codes and Local Design Requirements

The City of Andrews utilizes the following codes which the proposed project will be designed to comply with:

- 2015 International Building Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2014 National Electric Code
- City of Andrews Zoning Subdivision and Code Ordinance

The project site design will comply with the City of Andrews’s storm water ordinances, which will require partial detention.

(VIII) Utilities

All utilities required to service the site currently exist within 300 feet of property boundary. An 8-inch waterline is located in the southern right-of-way of NW Mustang Road and a 6-inch waterline is located on the east side of NW 151. The site water loop will be connected to both the existing 8-inch and 6-inch waterlines. A regional sanitary sewer lift station exists to southeast of project site. The onsite sanitary sewer collection system will be extended to the existing lift station. Electric service exists near the eastern portion of the site. Right-of-ways required for extension of the utilities currently exist.
D. SURVEY

The survey included shows the boundary information and size of the proposed property. The legal description for the 7.34-acre property is Lot 6, Tract 5, all as shown on the plat covering the east 1/2 of Section 16, Block A-45 Public Schools Lands Survey, made by A.W. Harrison Registered Land Surveyor on May 29, 1974, recorded in Volume 3, Page 2, Plat Records of Andrews County, Texas. The survey is provided in Exhibit 1.

E. PRELIMINARY SITE PLAN

The site plan is included. The site plan displays the building layout, parking arrangement, preliminary grading, and utility connections. The proposed site plan conforms with the City of Andrews zoning, building code requirements, and city ordinances. The site plan is displayed in Exhibit 2.

F. ENTITLEMENT, SITE DEVELOPMENT, PERMITTING, BUILDING PERMITTING

Upon completion, rezoning in conjunction with platting, the building permit application may be submitted. The following is an overview of fees and costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning Fee</td>
<td>$250.00</td>
</tr>
<tr>
<td>Building Permit Fee (inclusive of electrical, mechanical, fire, and plumbing)</td>
<td>$8,895.00</td>
</tr>
<tr>
<td>Water Impact/Meter Fees (for all building/irrigation)</td>
<td>$2,425.00</td>
</tr>
<tr>
<td>Sanitary Sewer Impact/Connection Fee (for all buildings)</td>
<td>$1,930.00</td>
</tr>
<tr>
<td>The opinion of probable cost associated with onsite utility construction, earthwork, storm drainage, and paving improvements (exclusive of above listed water and sewer impact/connection fees)</td>
<td>$720,000.00</td>
</tr>
<tr>
<td>The opinion of probable cost of offsite utilities (waterline extension, sewer line extension, public street construction)</td>
<td>$122,000.00</td>
</tr>
</tbody>
</table>

It is anticipated the rezoning and building permit process will require 10-14 weeks, allowing for construction to commence in Fall of 2020.

G. SUMMARY

This report has been developed through the use of various resources including surveys; plats; city and county websites; code ordinances; zoning ordinances; subdivision regulations; and meetings
with the City of Andrews staff. The report has been prepared for the sole use of the client, its agents, and the Texas Department of Housing and Community Affairs Low Income Housing Tax Credits (TDHC-LIHTC) Program as a Civil Engineering Feasibility Report. The information outlined is reliable for the intended purpose and shall be used for preliminary design only. All persons who have a property interest in this report 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.

Kaw Valley Engineering, Inc. appreciates the opportunity to provide services associated with this project and will be available to answer any questions this report may have developed.

Respectfully submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn, P.E.
Principal
EXHIBIT 1

SURVEY
E X H I B I T 2

SITE PLAN