February 19, 2020

Mr. Henry Flores  
Avanti West L.P.  
8500 Shoal Creek Blvd  
Bldg #4, Suite 208  
Austin, Texas 78757

RE: Feasibility Study  
Avanti West  
3031 W Alberta Rd  
Edinburg, TX 78539  
CARNEY PROJECT NO. 1018-46

Dear Mr. Flores:

We understand you have plans to construct an apartment complex and common areas on an un-platted piece of property approximately 6.03 acres at the northwest quadrant of S. McColl and W. Alberta Road in Edinburg, Texas. There will be 3 separate three-story apartment buildings creating a total of 72 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after meetings and conversations with the City of Edinburg staff, Developer and review of the City’s Ordinances.

EXECUTIVE SUMMARY

The site is located on 6.0 acres at the northwest quadrant of S. McColl Road and W. Alberta Road in Edinburg, Texas. The site is zoned Agriculture (AG) and does not allow multi-family. Rezoning will be required to Urban Residential (UR). This zoning will permit multi-family residential units at a density no greater than 21.87 units per net acre which the proposed project complies. The proposed density is 12 units per acre.

Water (6-inch) is available on the west side of S. McColl Road and on the north side of W. Alberta. An 8-inch is at the south property line supplying a fire hydrant on the property to the south. Water service is provided by the City of Edinburg. The sanitary sewer service (10-inch) is available on the north side of W. Alberta southside along the western 1/4 of the of the frontage. An 8-inch also exists on the east side of S. McColl where it terminates into a manhole on the northside of an existing commercial building. Sanitary sewer is provided by the City of Edinburg.

It’s the intent of the developer to utilize above ground detention.
Following is information from the local Tax Appraisal District concerning the property:

- **Property ID: 290000 & 290003**

**Tax Rates:**

- City of Edinburg $ 0.680000
- Edinburg ISD $ 1.138200
- Hidalgo County $ 0.575000
- South Texas College $ 0.173300
- Drainage District #1 $ 0.105100
- South Texas School $ 0.049200

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

**EXISTING SITE CONDITIONS & SURVEY**

The site is approximately 6.03 acres and is described as follows:

**BEING a 6.03 acre tract of land situated in the Domingo Fonseca Survey, Abstract No. 33, Hidalgo County, Texas, being a portion of Lot 5, Block 4, of the Steele & Pershing Subdivision, as recorded in Volume 8, Page 115, of the Deed Records of Hidalgo County, Texas, being a portion that certain called 4.43 acre tract of land described as Tract II in deed to MVP Partnership, LTD., as recorded in Document No. 631243, of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), and a portion of that certain called 42.97 acre tract of land described as Tract II in deed to MVP Partnership, LTD., as recorded in Document No. 631245, O.R.H.C.T., and being more particularly described by metes and bounds as follows:**

The site is very flat with ground elevations ranging from 107 to 108 feet above MSL and slopes to the west towards the drainage channel. The drainage channel is in the City of McAllen's jurisdiction. The land is currently being used as agriculture use. An overhead electric transmission line borders the property to the east.

**ZONING**

The site is zoned Agriculture (AG) and does not allow multi-family. Rezoning will be required to Urban Residential (UR). This zoning will permit multi-family residential units at a density no greater than 21.67 units per net acre which the proposed project complies. The proposed density is 12 units per acre. A link to the Unified Development Code (UDC) is: [http://online.encodeplus.com/regs/edinburg-tx/doc-viewer.aspx#secid-4457](http://online.encodeplus.com/regs/edinburg-tx/doc-viewer.aspx#secid-4457)
Rezoning will require approval by the Planning & Zoning Commission and the City Council. Public Hearings will also be required. The anticipated time required to complete the rezoning is about 60 to 90 days.

**PLATTING**

The property has never been subdivided and a plat will be required. Plat approval will consider the following:

1. Ensure that new development is consistent with the goals and intentions of the [Comprehensive Plan](#);
2. Provide for the harmonious development of the City and its extraterritorial jurisdiction (ETJ), for the coordination and alignment of streets within subdivisions with other existing or planned streets, or with other features of the City of the municipality;
3. Provide for appropriate open space for recreation, public facilities, light, and air;
4. Provide for a distribution of population and traffic which create conditions favorable to health, safety, convenience, and prosperity;
5. Ensure conformance of development plans with the capital improvement program of the City and its ETJ;
6. Equitably allocate the costs of providing infrastructure that is needed to support new development;
7. To the maximum extent permitted by Texas law, ensure that development is compatible with and properly integrated into existing and future neighborhoods; and
8. Ensure that subdivisions and subdivision improvements are designed to:
   a. reduce potential impacts on street congestion by providing alternative travel routes, promoting alternative modes of transportation, shortening journey to work trips, or lessening overall vehicle miles traveled;
   b. promote the orderly layout and use of land;
   c. secure safety from fire and other dangers;
   d. facilitate adequate provisions for transportation, potable water, wastewater, schools, parks, playgrounds and other public requirements;
   e. protect neighborhood areas from the hazard of high-speed through traffic; and
   f. protect groundwater supplies from contamination.

Platting review and approval will track parallel with the Re-zoning process.
SITE PLAN

Dumpsters

Loading and Truck Access. Except as provided in Section 2.302.D.4., loading and truck access facilities shall be located behind principal buildings and shall be screened from view from public rights-of-way by building walls, fences, landscaping, or topography (including berms).

Solid waste collection facilities, generally. Dumpsters or garbage bins may be provided for solid waste collection if it is demonstrated that:

a. The facilities are located no more than 300 feet (walking distance) from all individual commercial uses that they are intended to serve.

b. The facilities are located behind the principal building or in a side or rear yard, unless it is not possible to provide service access in such locations.

The Site Plan will be reviewed as a part of a Site Plan Application process prior to the commencement of the design process. The building setback distances are:

Front/Street -20 feet
Side – 12 feet
Rear - 20 feet
Maximum height of building is 48 feet.

A 25-foot landscape buffer is required next to the residential use to the east. Those distances are shown on the Site Plan.

The minimum open space ratio is 20% and the minimum land requirement is 5 acres.

Parking space requirements are 1.5 spaces for each 1 bedroom, 2 spaces for each 2 bedrooms, and 3 spaces for each 3 bedrooms.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No.4803380030E effective date June 6, 2000 and is shown to be in Zone X.

Drainage design shall be in accordance with the City’s 2007 Standards Manual and Hidalgo County Drainage District Number One. Finished floor elevation shall be set at 2 feet above the base flood elevation (BFE). The City’s drainage standards are more stringent than the Drainage District’s.
UTILITIES

The water service to this property is provided by the City of Edinburg. An 8-inch public water line exists on the south side of the south property line. A 6-inch waterline exists on the west side of S. McColl and the north side W. Alberta.

The sanitary sewer service (10-inch) is available on the north side of W. Alberta southside along the western ½ of the of the frontage. However, an easement is not currently available to connect to this line. An 8-inch also exists on the east side of S. McColl where it terminates into a manhole on the northside of an existing commercial building. This is the preferred alignment and is included in this design. Sanitary sewer is provided by the City of Edinburg.

All public improvements including drainage will be designed and constructed in accordance with the City of Edinburg’s 2014 Standards Manual Construction and Development Requirements and can be found at the following link: http://www.cityofedinburg.com/pdfs/engpdfs/City%20of%20Edinburg%202014%20Standards%20Manual.pdf

INGRESS & EGRESS

The primary access will be onto S. McColl Road. McColl is principal arterial with a required ROW of 120-ft. The current ROW is 100-ft. An additional ROW dedication of 10-ft will be required. This main road will be constructed to facilitate the remaining undeveloped land in addition to the multi-family development. A 26-ft wide emergency secondary access road will also be constructed onto S. McColl and will extend from the southeast corner of the site.

LANDSCAPING

The City does have a landscaping ordinance (Article 10 in Unified Development Code and is overseen by the City Forester. The ordinance requires a minimum Landscape Ratio (LSR) of 20 percent. This landscaping shall include trees, shrubs, and/or groundcover.

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<td>Residential (all other)</td>
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<td>28 per acre</td>
<td>238 per acre</td>
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SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

PLAN REVIEW AND PERMITTING PROCESS

Land clearing in anticipation of development for non-agricultural purposes shall be authorized by the issuance of a land clearing permit and shall only be in accordance with approved plans. Where land clearing permits are not required, land shall not be cleared for installation of infrastructure until all required development approvals (e.g., subdivision plat or development plat) are granted.

All commercial, industrial, institutional, and multi-family developments shall comply with the following codes adopted by the City:

- 2012 International Plumbing Code,
- 2012 International Mechanical Code
- 2006 International Energy Code,
- 2008 National Electrical Code, and
- 2006 International Fire Code

Civil and Architectural plans shall be submitted to the City for review. Normal turn around time for plan review is 2 to 3 weeks.
CITY FEES (estimated)

- Water/Sewer Tap; Parkland, Impact Fees: $ 120,000
- Building Permits: $ 50,000

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there was no adverse environmental impact to the site. A copy of that report will be presented in the Developer’s Application.

ONSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $870,462.

OFFSITE COST ESTIMATES

Offsite costs will consist of a paved entrance and secondary roads onto S. McColl and sewer line that will extend to the east and connect to an existing manhole on the east side of S. McColl and in the Northpoint ROW. The estimated cost is $351,000.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site
This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5033

[Signature]

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Appraisal District Information
Civil Engineering Site Plan
FEMA Flood Map
Water Line Map
Sewer Line Map
TDHCA Offsite Cost Estimate
TDHCA Onsite Cost Estimate
Hidalgo CAD

Property Search Results > 290000 MVP PARTNERSHIP LTD for Year 2019

Property

Account
Property ID: 290000
Legal Description: STEELE & PERSHING N778'-LOT 5 BLK 4 23.58AC GR 20.18AC NET

Geographic ID: 55950-00-004-0005-00
Type: Real

Property Use Code: Property Use Description:

Location
Address: S MCCOLL RD
Neighborhood: STEELE & PERSHING
Neighborhood CD: 5595000

Mapsco: Map ID: CEB VOL 8 PG 115

Owner
Name: MVP PARTNERSHIP LTD
Owner ID: 369330
Mailing Address: 4301 N MCCOLL RD
MCALLEN, TX 78504
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0 Ag / Timber Use Value
(+) Agricultural Market Valuation: + $4,379,060 $8,597
(+) Timber Market Valuation: + $0

(=) Market Value: = $4,379,060
(–) Ag or Timber Use Value Reduction: – $4,370,463

(=) Appraised Value: = $8,597
(–) HS Cap: – $0

(=) Assessed Value: = $8,597

Taxing Jurisdiction
Owner: MVP PARTNERSHIP LTD
% Ownership: 100.0000000000%
Total Value: $4,379,060

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Total Tax Rate: 2.720800
Taxes w/current Exemptions: $233.91
Taxes w/o Exemptions: $233.91

Improvement / Building

No improvements exist for this property.

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |

1/5/2020, 2:32 PM
Roll Value History

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Tax Due

Property Tax Information as of 01/05/2020

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466
Hidalgo CAD

Property Search Results > 290003 MVP PARTNERSHIP LTD for Year 2019

Property

Account
Property ID: 290003
Geographic ID: 55950-00-004-0005-03
Type: Real
Property Use Code: 
Property Use Description:

Legal Description: STEELE & PERSHING E1170'-S165'-N943' EXC 1AC LOT 5 BLK 4
4AC GR 3.85AC NET

Location
Address: 5 MCCOLL RD
Neighborhood: STEELE & PERSHING
Neighborhood CD: 5595000

Owner
Name: MVP PARTNERSHIP LTD
Mailing Address: 4301 N MCCOLL RD
MCALLEN, TX 78504-6124
Owner ID: 369330
% Ownership: 100.0000000000%

Values
(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0
(+) Agricultural Market Valuation: + $744,310 $1,461
(+) Timber Market Valuation: + $0 $0

(=) Market Value: = $744,310
(–) Ag or Timber Use Value Reduction: – $742,849
(=) Appraised Value: = $1,461
(–) HS Cap: – $0
(=) Assessed Value: = $1,461

Taxes and Jurisdiction
Owner: MVP PARTNERSHIP LTD
% Ownership: 100.0000000000%
Total Value: $744,310

Impound

No improvements exist for this property.

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Deed History - (Last 3 Deed Transactions)

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<td>CONVERSION</td>
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<td></td>
<td>POLIS KELLY</td>
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</tbody>
</table>

Tax Due

Property Tax Information as of 01/05/2020

Amount Due If Paid on:  

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.28
Database last updated on: 1/4/2020 12:02 AM
© N. Harris Computer Corporation
Know what's
Approximate Site Location
Avanti West
**Off-Site Cost Breakdown**

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 Cost, 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.**

<table>
<thead>
<tr>
<th>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
<td>Total Activity Costs</td>
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<tr>
<td>Off-site concrete</td>
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<td>In A/E Design Fee</td>
<td>$35,100</td>
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<td>Storm drains &amp; devices</td>
<td>$24,570.00</td>
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<td>$24,570.00</td>
<td>-</td>
<td>In A/E Design Fee</td>
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<td>Water &amp; fire hydrants</td>
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<td>In A/E Design Fee</td>
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<tr>
<td>Off-site utilities</td>
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<td>In A/E Design Fee</td>
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<tr>
<td>Off-site paving</td>
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<td>In A/E Design Fee</td>
<td>$105,300</td>
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</table>

**Total** **351,000**

Signature of Registered Engineer responsible for Budget Justification

T. Craig Carney, P.E.

Printed Name

Date 2-26-20

If a revised form is submitted, date of submission:
# 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; OR
- 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.*

<table>
<thead>
<tr>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
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<tr>
<td>Demolition</td>
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<tr>
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<td>On-site utilities</td>
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<td>Bumper stops, striping &amp; signs</td>
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<td>$22,510.80</td>
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**Total** $870,462

Signature of Registered Engineer: T. Craig Carney, P.E.

Date: 2/24/20

Printed Name: T. CRAIG CARNEY

**Seal:**

55714

If a revised form is submitted, date of submission: 2/24/20.