MERRITT EDGE

SITE FEASIBILITY STUDY
A 3.958-ACRE TRACT OF LAND KNOWN AS LOT 2A, BLOCK 1, CORPORATE PLAZA ADDITION, SECTION 20, CITY AND COUNTY OF MIDLAND, TEXAS

February 26, 2020
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1.0 EXECUTIVE SUMMARY

The following feasibility study has been conducted on behalf of Denison Development & Construction, Inc. by Maverick Engineering regarding proposed development of a 3.958 Acre tract generally located along Corporate Drive, West of the intersection of Corporate Drive and Edwards Street. legal description of lots effected is as follows:

BEING LOT 2A, BLOCK 1, CORPORATE PLAZA, SECTION 20, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET “M”, PAGE 392. PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

This project is intended for multi-family residential housing and will include a zone change, in addition to all on-site plans.

Tax rates, codes, specifications, and a detailed review of relevant variables to the development are discussed below. The following report is based on research conducted through meetings with applicable regulators, the Midland Central Appraisal District, local utility providers, and Maverick’s extensive land-development experience within the City of Midland.

Due diligence has been undertaken to cover all contingencies to produce the most accurate report possible. However, unforeseeable factors, or changes to the proposed development might affect the completeness of this assessment. Additionally, regulatory staff might review the application and propose further requirements not detailed in this initial report. Furthermore, 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.
2.0 EXISTING SITE ANALYSIS

2.1 Description

The site is located in between N. Big Springs Street and Edwards Street along Corporate Drive. To the North of the site is an operating drainage conveyance channel and the east side is bounded by Lot 2B of Corporate Plaza, Section 20, an undeveloped property. To the west of the site is a commercial tract vested under a Hilltech Properties, Ltd. And currently known to be occupied by an oil and gas company office. To the south the site is bounded by Corporate Plaza Drive with a variable-width public right-of-way. This site will not be required to dedicate any additional street right of way.

The site currently is undeveloped grassland. The terrain naturally slopes to the north at approximately 1.0% slope.

Approximate Site Location Map
(Not to scale)
2.2 Property Identification

This tract is an established lot within a subdivision recorded with Midland County. The parcel of land is known as:

BEING LOT 2A, BLOCK 1, CORPORATE PLAZA, SECTION 20, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET “M”, PAGE 392. PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

No. 27615, Cabinet “M”
Date 9-20-17, Page 392

Address:
205 Corporate Drive
Midland Texas, 79705

2.3 Zoning

As described by the City of Midland zoning map, current designation for this site is PD Planned District. See section 3.1 for requisite zone change information.

2.4 Floodplain Status

FEMA insurance rate maps show the site as part of the unshaded portion of “Zone X” which falls outside of the 500-year floodplain. This map, labeled 48329C0087F, is exhibited in the appendix at the conclusion of this report. (See Fig. 2.4)

2.5 Tax Rates

Midland Central Appraisal District assesses tax at a combined total rate of $1.733047 for every $100 of property valuation for these sites in year 2019.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Tax Factor applied to Taxable Value</th>
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</thead>
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<td>165</td>
<td>MIDLAND COUNTY</td>
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</tr>
<tr>
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<td>CITY OF MIDLAND</td>
<td>0.00364715</td>
</tr>
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<td>SCM</td>
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</tr>
<tr>
<td></td>
<td>Total Estimation</td>
<td>0.01733047</td>
</tr>
</tbody>
</table>
2.6 Existing Public Infrastructure & Utilities

There are existing public water lines adjacent to the site. An 8” water main is located along Corporate Drive. This property will need to tap into that line.

There is an existing 8” sewer line located in Corporate Drive as well and will need to tap into an existing manhole.

A map downloaded from the City of Midland GIS on February 19, 2020 shows the locations of these water and sewer lines.

Public right-of-ways adjacent to the site are:

*Corporate Drive* — Located along the southern boundary. Dedicated to the City of Midland and constructed.

Atmos natural gas is located in the Corporate Drive Right of Way. ONCOR overhead power facilities run along Corporate Drive as well.
3.0 DEVELOPMENT REQUIREMENTS

3.1 Re-Zoning

As the site is now zoned as a PD (Planned District) an amendment to the planned district will be necessary. A copy of the approved current site plan, which adheres to all applicable zoning, site development, and building code ordinances, can be found in the appendix at the conclusion of this report. (See Fig. 3.1). These necessary re-zoning process for the subject development is in-progress.

3.2 Site Plan & Elevation Approval

The City of Midland site plan standards are included in the appendix of this report. (See Fig. 3.2) This requirement is complete and regulated by the Ordinance referenced in Section 3.1 Re-Zoning

3.3 Platting Requirements

The site is currently platted per the legal descriptions outlined in Sec. 1.0 Executive Summary.

3.3a Drainage Plan Requirements

This site is allowed to drain to the northern Drainage Channel as well as Corporate Drive routing through the adjacent Apartments per an approved Corporate Plaza Drainage Report.

3.3b Offsite Street & Utility Improvements

Necessary public utilities are currently in place. No further utility or sewer extensions will be required to develop the site.

3.3c Municipal Development Requirements

There are no Right-of-way dedications for the proposed site.

3.3d Onsite Water & Sewer Status

The City of Midland will require that the onsite water, sewer, and fire lines be privately owned and maintained but access to the site for utilities access and maintenance (meters) and blanket refuse collection access be granted.
3.3e Public Improvement Guarantee

Because the site is currently platted, no public improvement guarantee will be necessary. However, connecting driveways and sidewalk along Corporate Plaza Drive will be required prior to issuance of a certificate of occupancy.

3.3f Onsite Costs

Onsite costs include grading, parking, driveways, walking paths, domestic and fire water supply, wastewater, landscaping, signs and bumper stops, pool and fencing improvements. (See Fig, 3.3f)

3.3g Offsite Costs

There will be no required off-site improvement costs for this project.

3.3h Impact Fees

As long as full construction documents gets turned in before November of 2020 there should be no impact fees required due to the fact that this property is already platted.
4.0 PERMIT REQUIREMENTS

4.1 Building Permit Process

The Building Official of the City of Midland coupled with the Code Administration Department is responsible for the review, comment, and approval of all development plans proposed in the City of Midland. This process in general is an ongoing dialog between submittals and comments which can take four to six weeks or more to finalize for permitting.

The building permit process consists of a total package containing Civil, Structural, Mechanical, Electrical, Architectural, 25% of Building Permit Cost that is based on the valuation of the project. Appropriate Com Checks and TDLR #'s are required for submittal as well. The city of Midland only allows full packages submitted together for the building permit project. Packages are not allowed to be split up.

The City of Midland takes 20 working days for first review and 10 working days for subsequent reviews thereafter.

4.2 Building Code

The City of Midland’s Building Ordinance has adopted to following codes:

- 2018 IBC (International Building Code)
- 2018 IRC (International Residential Code)
- 2018 IFC (International Fire Code)
- 2018 IMC (International Mechanical Code)
- 2018 IPC (International Plumbing Code)
- 2018 IFGC (International Fuel Gas Code)
- 2015 IECC (International Energy Conservation Code)
- 2018 NEC (National Electric Code)

4.3 Access Requirements

The sidewalks and driveways shown on the final site plan will comply with applicable City of Midland standards.

4.4 Fire Marshal Review

The Fire Marshal review will follow the standards of the adopted code including the minimum two entry points for any fenced apartment complex.
4.5 Landscape Ordinance

The City of Midland’s Landscape Ordinance details the requirements for outdoor landscaped spaces. It dictates a minimum of 10% of the land be landscaped including the amount of land for the right-of-way. There are a minimum number of trees to be planted on the site, including trees every 30’, plus one tree per twenty parting spaces installed. The final landscaping design will comply with the Landscape Ordinance and will be finalized at the time of plans review.

4.6 Sidewalks

Sidewalks are required by the building code of the City on all street frontage.
5.0 FEE SUMMARY

The City of Midland has impact fees that will affect this project if permit documents are not submitted before November of 2020. Water and sewer tap fees are null. Installation will be undertaken by the respective utility’s interests. Permit fees, application fees, and review fees will stand as they pertain to planning and code enforcement standards of the City. City of Midland Planned District Amendment Application fee for the rezoning element is assessed at $650.
6.0 UTILITY SERVICE SUMMARY

6.1 Electric Service

ONCOR Electric Delivery Company has confirmed service availability. See attached confirmation letter in the appendix (Fig. 6.1).

6.2 Gas Service

ATMOS Energy has confirmed service availability. See attached confirmation letter in the appendix (Fig. 6.2).

6.3 Telephone, Cable, & Internet

Telephone, internet, and cable services can be provided by Grande Communications, Suddenlink Communications, and AT&T. Furthermore, AT&T is willing to offer high performance internet with fiber optic. See attached confirmation letters in the appendix (Fig. 6.3).

6.4 Water, Sewer

The City of Midland provides water, sewer. (See Fig. 6.4)

6.5 Refuse

Republic Services is available to serve commercial developments. (See Fig. 6.5)
7.0 APPENDIX

Figure 2.4 – Floodplain Map 48329C0182F
Figure 3.1 – Approved Site Plans to Amend Planned District (Current)
Chapter 10- Site Plan Review Standards

11-10.1. - General considerations.
A. Description. This Chapter adds site development review and building material and design standards to the development criteria included in the base zoning district (Section 11-1-6). Development plans will be considered through an administrative process, which will allow review to occur in an expedient manner.

B. Purpose. The purpose of development standards is to promote excellent site design in recognition that the quality of development impacts our residents and leaves a positive, lasting impression on visitors. These standards are intended to ensure that non-residential construction will be designed to create an appealing view from the street, provide a variety of architectural styles and building types, promote pedestrian access, and improve compatibility.

C. Compliance. The following regulations shall apply to new construction, exterior alteration(s), and addition(s) to an existing facility for non-residential development or developments that have both residential and non-residential components (mixed-use) in all zoning districts except as noted below.

D. Exceptions. The following are exempt from the requirements of this section:
1. Commercial and industrial uses located in the C-3, Commercial District, LI, Light Industrial District, HI, Heavy Industrial District, or IP-1, Industrial Park District.
2. Addition to an existing building if the addition is less than 20 percent of the existing building area.
3. Alteration to an existing building if the alteration is less than 20 percent of any individual building elevation.

(Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8564, § 1, 9-25-2007)

11-10.2. - Development standards.

A. Site plan requirement. Except as noted above, no development shall be lawful or permitted to proceed without final site plan approval by the Planning Division Manager. A request for site plan review shall contain the following, together with any other information reasonably necessary for the review process:
1. A complete application, which shall include the name, address and telephone number of the applicant and the name, location and legal description of the project.
2. Six copies of a fully dimensioned site plan, drawn to an appropriate engineering scale on paper no larger than 24-inches by 36-inches, which should include:
   (a) A location map, a north arrow, scale, and date of drawing.
   (b) The location and size of existing and proposed buildings and structures, including outside display areas, if permitted.
   (c) Elevation drawings of all buildings and structures with dimensions and proposed building materials.
   (d) Streets, easements, driveways and curb cuts, existing and proposed on the site and those within 200 feet.
   (e) The location and size of existing utilities within or adjacent to the project site.
   (f) All off-street parking, with related driveways, loading spaces and walkways indicating the size, angle of stalls, and width of aisles, and a schedule of the number of parking spaces provided and the number required.
   (g) Solid waste collection plan indicating the location of dumpsters and screening.
   (h) Size and location of all proposed signage.
Maverick Engineering

Merritt Edge | Site Feasibility Report

(i) Location, height, and materials of any fence, retaining wall, or other type of screening.

(j) Exterior lighting plan for the building and parking lot (may be by notation only).

(k) A detailed landscaping plan in accordance with Title XI, Chapter 9 Landscaping Regulations.

(l) Sufficient information to show how the physical improvements associated with the proposed development interrelate with existing or proposed development on record for adjacent properties.

(m) Provision for the adequate disposition of stormwater in accordance with the location, size, and type of ditches, gutters, and catch basins.

(n) Other information deemed necessary by City of Midland staff due to the particular location and condition of the particular site.

B. Building construction standards.

1. Building Elements.

   (a) To avoid blank walls, wall planes shall have an offset or enhancement at a spacing of no greater than 50 feet, including awnings, canopies, alcoves, recessed entries, ornamental cornices, pillar posts, paint, reveals, or other similar elements.

   (b) Any separate buildings or detached accessory structures over 200 square feet in area shall be designed as an integral part of the primary building by use of complementary and/or consistent details such as colors, building materials, architectural elements and signage.

   (c) A detached accessory structure under 200 square feet in area shall adhere to subparagraph (b) or meet all of the following requirements:

      i. The maximum height shall be nine feet;
      ii. No signage or label shall be allowed; and
      iii. The structure must be screened from the public right-of-way by a solid fence with a minimum height of six feet; details on the proposed screening fence shall be submitted for the review and approval of the Planning Division Manager.

2. Exterior materials and color. The use of metal arch buildings (Quonset hut or similar style) is hereby prohibited. All other buildings constructed of pre-engineered metal (R-Panel or similar style), non-decorative exposed concrete block, or wood-siding shall comply with the following:

   (a) In the AE through MF-2 Districts, O-1.0-2, NS, LR-1, LR-2, and C-1 Districts, and in the IP-2 and IP-3 Districts located at the Midland International Airport:

      i. At least 75 percent of the primary and secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;
      ii. The elevation opposite the primary elevation shall be exempt from the building material restrictions, except when said elevation is adjacent to a public street.

   (b) In the LR-3, C-2, and BP Districts, and in the IP-2 and IP-3 Districts, except those located at the Midland International Airport:

      i. At least 75 percent of the primary elevation and at least 30 percent of the secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;
      ii. The elevation opposite the primary elevation shall be exempt from the building materials restrictions, except when said elevation is adjacent to a public street.

   (c) Allowed materials:
i. Architectural metal panels (i.e. metal composite materials and composite metal cladding);

ii. Brick, natural stone, cast stone, rock, marble, granite, glass block or glass curtain walls, tile;

iii. Stucco or plaster;

iv. Synthetic stucco, i.e. Exterior Insulation Finish System (EIFS) or equivalent product;

v. Cellulose fiber-reinforced cement building board products, i.e. Hardi-Board or equivalent product; or

vi. Split-face concrete block, integrally-colored concrete block, poured-in-place concrete, and pre-cast concrete. Concrete products shall have an integral color or a color coating or be textured;

vii. The use of metal for roofing.

(d) Use of color: The use of a single color and use of dark or neon colors, except for accent, should be avoided.

(e) Compatibility: The site shall be developed in a manner that will not interfere with the property rights of others nor diminish the enjoyment of property in the general neighborhood. Building materials, colors, and design details should be compatible with the character and scale of an area or should contribute to the establishment of a positive character and scale for the area.

C. Site planning and design.

1. Pedestrian scale:
   (a) Open space should be concentrated at areas of significant activity, rather than dispersed into small areas of low impact or on the periphery of the site.
   
   (b) Special lighting, distinctive paving materials, landscaping benches and other street furniture should be used to enhance the pedestrian scale.

2. Screening and buffering:
   (a) When a commercial structure is adjacent to property that is either zoned for or developed with residential uses, compatibility must be enhanced through the use of additional setbacks and/or buffering. A buffer may consist of solid fencing, landscaping, or berms.
   
   (b) A screening fence shall have a minimum height of six feet and shall consist of either brick, masonry, wood, or a combination thereof.
   
   (c) Exterior trash enclosures, storage areas, service yards, and mechanical equipment, both rooftop and ground, must be completely screened using the same materials, color and/or style as the primary building. The use of wooden or vinyl fences or chain link fences with slats for rooftop equipment screening is prohibited.
   
   (d) Multi-story buildings must be stepped back to preserve the scale of the adjacent low rise structures.
   
   (e) All buildings should be oriented so that utilitarian areas, such as loading docks and service bays, are located away from highly visible portions of the site or are appropriately screened.

D. Parking Lots and Access.

1. The site plan shall be designed to provide safe separation of pedestrian and vehicular traffic.

2. Adequate access and circulation shall be prohibited for public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.).
3. Drive-thru access shall be located and designed with adequate stacking space to avoid conflicts between pedestrians, parked vehicles, and circulating traffic.

E. Access to public streets.
1. All streets, driveways, parking areas, walkways and other public and private ways shall be designed to function properly without interfering with the orderly and safe operation of the public street system.
2. Whenever possible, access to parking and loading areas will be provided from arterial or collector streets.
3. Each proposed driveway connection to a street shall be referenced by centerline-to-centerline dimensions to all existing streets and to all alleys and driveways within the block which intersect the same street within 200 feet.
4. Joint vehicle access to multiple parcels shall be used to the greatest extent reasonable. Where staff or the Commission determines that a mutual access easement across multiple lots is appropriate for adequate internal and external circulation and access to public streets, an approved access easement or easements shall be established and filed for record prior to the granting of driveway access to the public street system.

F. Outdoor lighting.
1. Exterior lighting shall be for safety purposes only and shall not be used to attract attention to a business, except as otherwise permitted under the City's sign regulations.
2. Exterior lighting shall be aimed and shielded to prevent glare.
3. Lots abutting residential dwellings shall use low-level lighting and a maximum pole height of 12 feet to minimize light visibility on adjoining properties.
4. Lighting fixtures serving open-air parking lots shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA) in order to direct light downward.
5. Incandescent, fluorescent, color-corrected high-pressure sodium, or metal halide lighting is recommended. The use of solar-powered lighting is encouraged where feasible. Exterior lighting installations should include timers, dimmers, sensors, or photocell controllers that turn the light off during daylight hours or hours when lighting is not needed.

G. Particular standards for approval.
1. Setbacks and yards. Setbacks and appropriate yards shall conform to those specified in the zoning code for the applicable district.
2. Utilities. Utilities should be placed underground, except where overhead utilities are the prevalent condition of the area.
3. Site water runoff control. Control of storm water and irrigation water runoff shall be an objective of site landscaping plans. Site landscaping plans and associated site grading shall be designed to avoid the release of irrigation water into streets and alleys.

H. Approval procedure and appeals.
1. Applications for administrative site plan approval shall be reviewed by City staff. Review will be conducted within 14 regular working days of a complete application submittal, or within such further time as agreed to by the applicant and staff. Failure of staff to act within 14 working days shall constitute site plan approval.
2. If the site plan is not approved as submitted, the applicant may appeal the decision to the Planning and Zoning Commission for consideration at a public hearing. The appeal process may require an application for planned district zoning.
3. Any proposed amendment to an approved site plan must be submitted as a new application for site plan approval. (Ord. No. 8413, § 1, 5-23-2006; Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8473, § 1, 12-19-2006; Ord. No. 8644, § 1, 6-10-2008; Ord. No. 8731, § 1, 6-23-2009)
Figure 3.3a – Approved Drainage Report

Corporate Plaza, Section 13 Drainage Report. City of Midland Texas.

Full approved report can be requested from the City of Midland Engineering Department.
## Site Work Cost Breakdown

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

**Figure 3.3f – Onsite Costs**

<table>
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<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
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<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
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</table>

**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.

---

Signature of Registered Engineer

Andrew L. Mellen

Printed Name
2-20-2020

Date
Will Serve Letters & Statements of Capacity

Figure 6.1 - Electric

May 13, 2019

Sarah Matai - New Construction Manager
Oncor Electric Delivery
2401 W. Industrial Ave
Midland, TX 79701

Mona Amin - Operations Manager
Denison Development & Construction, Inc
P.O. Box 302707
Austin, TX 78703

Re: Thomason Dr & Illinois Ave, Midland, TX

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Sarah Matai

Sarah Matai
New Construction Manager
Figure 6.2 – Gas

ATMOS ENERGY
West Texas Division
P.O. Box 1111,
Midland, Texas 79702

Paladin Huckaba
Maverick Engineering
P.O. Box 6040
Midland, Tx. 79704

Re: Utility Availability
Location: 205 Corporate Drive
Lot 21, Block 1, Corporate Plaza Add.
Midland, Texas 79706

Mr. Huckaba,

Atmos Energy currently has natural gas facilities located near the above described property in Midland. A gas main or service line could be extended from the south side of Corporate Drive in order to serve this location. Please let me know if you have any further questions.

Sincerely,

Mark Lieb

Mark Lieb
Project Specialist
Atmos Energy/Permian Basin
432-517-3447 office
mark.lieb@atmosenergy.com

February 21, 2020
February 20, 2020

Maverick Engineering

Re: Proposed Property
Located: 205 Corporate Drive, Midland, Tx

Paladin Huckaba,

This letter is to confirm that AT&T has adequate facilities on Corporate Drive to provide fiber internet, and copper services to a proposed development at the above location. If any existing AT&T cable needs to be relocated, it is the developers cost to have it moved.

Sincerely,

Jerry Underwood
Outside Plant Engineer
AT&T
February 21, 2020

Maverick Engineering
Paladin Huckaba
1909 W. Wall Street, Suite K
Midland TX 79701

Re: 205 Corporate Drive, Lot 21. Block 1, Corporate Plaza Addition

Mr. Huckaba:
Please allow this letter to serve as confirmation that Grande Communications can serve as the phone, cable television and internet provider to the new commercial/retail development described above and located in Midland TX.

Grande has existing fiber facilities near the development site providing voice, video and high-speed (Gigabit) internet services. These services exceed all applicable local, state and federal standards and are further described at: www.mygrande.com

If you need more information, please call me at 972-410-0625.

Sincerely,

Grande Communications
Les Linenschmidt

Les Linenschmidt
Business Development
les.linenschmidt@mygrande.com
Figure 6.4 – Water, Sewer

Rev. February 21, 2020

Mr. Paladin Huckaba
Maverick Engineering LLC
P.O. Box 6040
Midland, Texas 79704

RE: Water-Serve Request for 205 Corporate Drive
Proposed Lot 2A, Block 1, Corporate Plaza, Section 20

Dear Paladin:

At your request, we have conducted a review of the existing infrastructure in the vicinity of the above-referenced site. Upon review, we have determined that the subject property is located inside the limits of the City of Midland, Texas. The subject property lies along Corporate Drive just west of the intersection at Corporate Drive and Edwards Street. Below are comments regarding access to public utilities and other infrastructure:

1. Water Distribution. GIS data indicates that a 8” water main is located in the Corporate Drive ROW. There is already a metered service lateral that is serving this parcel. Water modeling will be required to determine if the proposed development have adequate pressure and volume.

2. Wastewater Collection. GIS data indicates that a 8” VCP wastewater main is located in the Corporate Drive ROW. Sewer modeling will be required to determine if there is adequate capacity for the proposed development.

3. Paving Improvements. This parcel only fronts Corporate Drive which is owned by the City and paved.

4. Alley Improvements. The proposed site is not adjacent to a platted alley.

5. Drainage. According to FEMA FRM Panel No. 48329C0087F, this property lies partially within Zone AE and Zone X shaded, which is a Special Flood Hazard Area subject to inundation by the 1% and 0.2% annual chance flood. A drainage report or letter will be required to proceed through the Platting process. An approved drainage plan will be required as part of the building permit process.

6. Sidewalks. Sidewalk installation will be required as part of the building permit process.

7. Solid Waste Service. City of Midland Solid Waste Collection service may not be available. Private waste collection services are available to serve commercial establishments.

Please be advised that the information above is being provided as a courtesy and was obtained using the City of Midland GIS database. It shall be the responsibility of the Engineer of record to verify location, size, and depth of the public utilities, and to evaluate the appropriateness of connection. In addition, all proposed improvements will be subject to review and approval by the City of Midland, Engineering Services Department.

www.MidlandTexas.gov
Engineering • 300 N. Loraine, Midland TX 79701 • 432-685-7285
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Will-Serve Request for 205 Corporate Drive
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Respectfully,

City of Midland

Adrian Acosta
Engineering Tech

www.MidlandTexas.gov
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Figure 6.5 – Refuse

February 20, 2020

Maverick Engineering
PO Box 6040
Midland, TX 79704

Attn: Paladin Huckaba

RE: Will Serve Letter for Corporate Plaza in Midland, TX.

Republic Services is an authorized waste provider in the Midland/Odessa TX area and we will be able to provide regular trash services as well as compactor trash hauling services for the Midland Corporate Plaza location on Edwards St.

Services that we will provide could be compactors, front load, or side load trash containers and services up to 6 days per week if needed.

Services will be initiated once the customer service agreement has been signed by both parties. If a compactor is needed, we will need up to 8 weeks to order new equipment.

Please let me know if I can be of further assistance.

Thanks
Danny Joiner
Republic Services
Midland, TX
djoiner@republic-services.com
817-226-6399