Due Diligence Report
For
Mariposa Apartment Homes
MMQ Mesquite
Mesquite, Texas

Prepared For:
Mariposa Mesquite LP
901 S. Mopac Expressway
Building V, Suite 100
Austin, TX 78746

Prepared By:
Pape-Dawson Engineers
6500 West Fwy., Suite 700
Fort Worth, TX 76116

February 28, 2020
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SECTION 1: EXECUTIVE SUMMARY

Section 1.1: Site

The subject property is a 13-acre site situated in the Henry Harter Survey, Abstract No, 594, in Mesquite, Dallas County, Texas. The tract is located on the north side of US-80E. and half a mile west of North Belt Line Road in Mesquite, Texas (See Appendix A for location map). The site is currently undeveloped and is bordered by a commercial site to the east, an undeveloped site to the west, US 80 along the south, and a developed residential site to the north. Please see Appendix B for a survey of the property.

Section 1.2: Site Plan

The proposed plan for the site includes five separate residential apartment buildings, amenities, a pool, a dog park, a maintenance building, and sufficient open space. The club house is located in the main building at the entrance to the property. The pool and amenities are encompassed by the apartment buildings which are surrounded by the parking areas. A 26’ wide fire lane encircles the apartment buildings through the parking area. ADA accessible parking is distributed throughout the site with accessible paths provided for all spaces. Garages and carports are also distributed throughout the parking area.

The site will be accessed through a main entrance at the east side of the property along US-80 E. US-80 E Road is classified as a Frontage Road with an exit ramp facing the center of property which will restrain the secondary entrance access to be near the western property line and at least 460’ away from the exit ramp. The TxDOT Thoroughfare Development Plan indicates the frontage road will undergo improvements in the future and the exit ramp will be located further east. Roadway improvements within the ROW are dependent on the demand of the proposed site, school impact analysis and the TIA.

An existing 8” water main along the north side of US-80 E. will provide potable water for the site according to Mesquite city staff. A flow test will have to be requested from the city which will confirm that the anticipated line has sufficient pressure and flow to supply domestic, fire suppression, and irrigation service to the site. There will be 2 connection points needed with the 8” water line in order to create a loop providing a public system through the site. On the north side of US-80 E, there is a 30” water transmission line as well belonging to NTMWD (North Texas Municipal Water District) that cannot be tapped for services. Also, the utility plan shows a 12” water line stub just west of the property, but the city has confirmed that this line is not built. According to city staff, sanitary sewer for the site can be taken west to an existing 8” main with several manholes along the creek west of the property. An offsite sanitary sewer study is recommended to confirm no offsite improvements are necessary to serve this development. Storm water detention will be required for this site plan as well. Refer to Appendix F for the Existing Utility Layout and Appendix G for the Site Plan.
Section 1.3: Offsite Requirements

None anticipated at this time without further analysis.

Section 1.4: Seller Contributions

Seller contributions are not expected to be made for this development.

Section 1.5: Extent of Due Diligence

During the due diligence stage of this project, the following actions were taken in order to assess the suitability of the property for the proposed multi-family development:

- A boundary survey was prepared to determine easements and other possible encumbrances on the property that may affect development;
- Existing aerial images and topography was reviewed in conjunction with the proposed site plan;
- A Phase 1 Environmental Site Assessment will be performed by the developer to identify recognized environmental conditions existing on the site that may affect development;
- A site visit was performed by the engineer to visually inspect conditions that may affect development;

Meetings were held with city officials to discuss zoning requirements, subdivision requirements, development ordinances, site access requirements, and availability of city utilities. Franchise Utilities were also contacted to confirm the serviceability of the site.

Section 1.6: Local Design Requirements

This subject tract must adhere to the comprehensive requirements set forth in the Code of Ordinances of Mesquite, Texas. The latest version of the code of ordinances can be found at the following link:

https://www.cityofmesquite.com/1250/Zoning-Ordinance

The water and sanitary sewer for the site will be designed per local plumbing and fire codes and the City of Mesquite’s Engineering Design Manual, 2019.

Any public storm drainage systems will also be designed per the City of Mesquite Engineering Design Manual and the North Central Texas Council of Governments’ (NCTCOG) various Integrated Storm Water Management (iSWM) Technical Manuals. It is anticipated that detention will be required for the site.

The drive connections with US-80 E must be designed per TxDOT Paving Design Manual, and other pertinent manuals as required. Sidewalks and pedestrian paths will adhere to the latest Texas Accessibility Standards.
Section 1.6.1: Development Ordinances

All developments in Mesquite will conform to the various Construction & Design manuals, mentioned in the above section, provided by the city as well as the City of Mesquite, Texas Code of Ordinances.

Section 1.6.1.1: Zoning Requirements

This site will be developed per the Unified Development Code of the City of Mesquite Code of Ordinances.

The site is currently zoned as commercial and must be approved as a planned Development (PD) through the city rezoning process. (See Appendix C for the current City of Mesquite Zoning Map).

With approval of the PD and Subsequent site plan, as part of the permit process, the site is expected to adhere to all applicable land use, development ordinances, and building codes as required by the City of Mesquite, Texas.

- Minimum front and exterior yards: 25 feet
- Minimum interior and rear yards:
  - Adjacent to AG, R, or D 25 feet
  - Adjacent to A or non-residential 15 feet
- Maximum stories:
  - Two stories if less than 200 feet from a single-family residential zoning
  - Three stories if 200-300 feet from a single-family residential zoning (26 feet fire lane and 24 feet fire lanes around structures below 30 feet)
- Open space: 400 square feet per dwelling unit
- Minimum dwelling size: 725 square feet, provided that efficiency units may be 500 square feet

Section 1.6.1.2: Subdivision Requirements

All subdivisions must adhere to the regulations as set forth within the Code of Ordinances of Mesquite, Texas. This ordinance applies to all land, buildings, structures, or appurtenances thereon located within the City of Mesquite, Texas, which are hereafter occupied, used, erected, altered, or converted shall be used, placed and erected in conformance with the regulations for the zoning district in which such land or building is located. The Planning and Zoning Commission may consider site plans concurrently with a preliminary plat for the development.

Approval of a PD site plan and plats shall be a prerequisite to the issuance of a building permits for any property in a PD District. Review of the PD site plan shall confirm compliance with the conditions and stipulations of the PD ordinance.
Section 1.6.2: Fire Department Requirements

The International Fire Code, 2015 edition, as adopted and published by the International Code Council, with additions, deletions, and amendments included in the Ordinances Governing Fire Prevention in the City of Mesquite, Texas, has been adopted by the City of Mesquite as the governing fire code and must be adhered to by the proposed development.

Section 1.6.3: Site Ingress and Egress

The proposed development will have direct access to US-80 E along with a secondary access point for emergency response vehicles. The two access points will have sufficient spacing for safe entrance into the site during an emergency situation. Please refer to the site plan in Appendix G.

Section 1.6.4: Building Codes

The Mesquite City Council adopted the Building Code of the City of Mesquite, including amendments and deletions to adopted international and national codes, with an effective date of May 14, 2018. The development must adhere to the following adopted building codes:

- The International Mechanical Code Amendments, 2015 edition with amendments and deletions in the Building Code of the City of Mesquite
- Texas Accessibility Standards (TAS), 2012 edition

Section 1.7: Tax Information

Property taxes were researched in the area for the latest tax year available and were found to be as follows:

- City of Mesquite – 0.734000%
- Dallas County – 0.243100%
- Mesquite ISD – 1.450000%
- Dallas County Schools – 0.010000%
- Parkland Hospital – 0.269500%
Section 1.7.1: Property Identification Number

This site is comprised of five tracts in the Dallas County Appraisal District:

- Vol. 98247, Pg. 01654, Deed Records, Dallas County, Texas
- Vol. 89040, Pg. 4401, Deed Records, Dallas County, Texas
- Vol. 98158, Pg. 5729, Deed Records, Dallas County, Texas
- Vol. 5506, Pg. 476, Deed Records, Dallas County, Texas
- Vol. 86251, Pg. 4183, Map Records, Dallas County, Texas

Section 1.8: Atypical Items Affecting Cost

Atypical items affecting cost are not anticipated for this development. Additional studies maybe required during design that could result in offsite improvements.

SECTION 2: SURVEY

Section 2.1: Summary

A category 1A – Land Title Survey has been provided by Fort Worth Surveying, LLC and may be referenced in Appendix B.

SECTION 3: PRELIMINARY SITE PLAN

Section 3.1: Summary

A preliminary site plan has been prepared by Pape-Dawson Engineers and Kelly Grossman Architects that materially adheres to all applicable zoning, site development, and building codes and ordinances. The site plan can be found in Appendix G. The site plan identifies all proposed structures, amenities, parking spaces (including ADA accessible spaces), ramps, driveways, site drainage, water and wastewater utility tie-ins, general placement of retaining walls, set-back requirements and incorporates topography obtained from the Texas Natural Resources Information System (TNRIS). Additionally, off-site improvements required for utilities, drainage, and access are shown on the site plan and ancillary drawings.

SECTION 4: ENGINEER PREPARED STATEMENT

Section 4.1: Entitlement

The property shown on the included Site Plan is entitled to be developed as proposed provided the development procedures in the City of Mesquite Unified Development Code are followed and all plans and specifications meet the respective City of Mesquite adopted codes. The properties
will be rezoned and combined into a single Planned Development. A plat of the development will also be required.

Section 4.2: Site Development and Building Permitting Process and Timing

Before making any submittals, the City requires scheduling a pre-application meeting with the city staff regarding the City of Mesquite development process which was held on Wednesday, February 5, 2020. The following outlines the anticipated process the developer will likely need to follow in order to gain approvals and obtain building permits in the City of Mesquite.

1. Zoning Change – Planned Development (PD)
   - The development being over 25 units will require a school impact analysis for the expected impact on the public-school system, then submitted to the Director of Planning and Development Services no less than 7 days prior to consideration of the zoning request by the Planning and Zoning Commission. The process of submitting an application and going through the review process, along with the Planning and Zoning and City Council meetings, is estimated to take approximately one to two months.

2. Site Plan
   - If a Planned Development classification is approved, then a detailed Planned Development site plan must be submitted for approval before any permits are issued. This procedure normally takes 45 to 60 days.

3. Platting
   - A plat of the development will also be required. Engineering plans can be submitted to the city at the time the plat is submitted. Once a plat and all engineering and construction documents and reports have been deemed complete by city staff, they will provide notice of the date of filing and scheduling of review and Planning and Commission meeting along with a written report summarizing review process. The Commission will approve, approve with conditions, or disapprove a plat within 30 days after the date the application is filed. If an application is approved with conditions or disapproved, the Commission will include in its motion or decision a reference to the specific conditions of approval or reasons for disapproval. Upon approval with conditions or disapproval, staff will provide the conditions to approval or reasons for disapproval to the applicant in a written statement by email or on the City’s Online Application Portal, identifying the specific conditions to approval or reasons for disapproval and the law serving as the basis for the condition or disapproval. Building permits, inspections and engineering review can be submitted through an online platform (Citizen’s Access Portal) at https://energov.cityofmesquite.com. The plat can
be filed at Dallas County once approval by the Planning and Zoning Commission is obtained along with all necessary signatures.

- The process of Platting, along with concurrent Site Plan and construction plan submittals and reviews, is estimated to take approximately two to three months.

4. Building Permit(s) and City Acceptance of Improvements

- Building Plans and application for a Building Permit shall be submitted to Building Inspection Division for review any time after Engineering Plans are “released”.
- No changes allowed to the site plan while application is pending
- Once the Plat has been recorded, certificates of occupancy may be applied for.

Section 4.3: Development Fees

A summary of the expected development fees are as follows:

- Planned Development Zoning request – $1,250 plus $15 per acre to total $1460
- Platting fees – Long form Plat or Replat - $500 plus $25 per acre to total $850
- Site Plan – Staff approval $600 and Council approval $800
- Landscape plan – $250
- Façade plan – $250
- Water and Sewer Impact Fees – $106,168.00
  - Based on 7-1.5” compound domestic meters, and a 2” irrigation meter
- Roadway Impact Fees (Service Area H) – $139,860.00
- Building Permit Fees - $1,100 per unit for 180 units is $198,000
- Complete listings of these and other City of Mesquite fees can be found at the following:

  https://www.cityofmesquite.com/1707/Impact-Fees
  https://www.cityofmesquite.com/480/Permits-Fees

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.
APPENDIX A: Location Maps
PROJECT LOCATION

LEGEND

Project Location

MARIPOSA APARTMENT HOMES
LOCATION MAP
MESQUITE, TEXAS

JOB NO. ___
DATE Feb 2020
DESIGNER JZ
CHECKED MS DRAMN JZ
SHEET 1.0

PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, SUITE 700 FORT WORTH, TX 76116 | 817.870.3050
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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APPENDIX B: Title Survey
APPENDIX C:
City of Mesquite Zoning Map
APPENDIX D:
Aerial Photograph and Existing Contours
APPENDIX E:
FEMA Floodplain Map
APPENDIX F:
Existing Offsite Utility Exhibit
APPENDIX G:
Site Plan
APPENDIX H:
City of Mesquite Impact Fees
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APPENDIX I:
Cost Estimates
**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.

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<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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**Signature of Registered Engineer**

Brandon O'Donald

**Printed Name**

Brandon O'Donald

**Date**

2/28/2020

**Seal**

Brandon O'Donald

90241

PROFESSIONAL ENGINEER

2/19/20