MERRITT SUNSET

SITE FEASIBILITY STUDY
Lot 1, Block 104A and a 2.26 Acre Portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, 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 two tracts generally located on the southeast and southwest corners of Beal Parkway and Thomason Drive. The legal description of lots effected is as follows:

Parcel 1:

LOT 1, BLOCK 104A, WILSHIRE PARK ADDITION, SECTION 9, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 20.0 FEET THEREOF, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, PAGE 91, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Parcel 2:

A 2.26 ACRE SURVEY OUT OF LOT 1, BLOCK 163, WILSHIRE PARK ADDITION, SECTION 9, CABINET C, PAGE 91, MIDLAND COUNTY PLAT RECORDS OUT OF SECTION 31, BLOCK 39, T-1-S, T & P RR COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING A PORTION OF TRACT E, PARCEL 1 IN VOLUME 1210, PAGES 687-701, MIDLAND COUNTY DEED RECORDS

This project is intended for multi-family residential housing and will include a zone change (complete) and re-plat (in-progress), in addition to all on-site plans (in-progress). The requisite zone change approval can be referenced by City Ordinances #9958 & #9959.

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 sites are located at the southwest and southeast corners of the intersection of Beal Parkway and Thomason Drive in southwestern Midland, Texas. To the north of the west site is an operating convenience store and the east site is bounded by Thomason Drive public right-of-way. To the east is a 20' unpaved alley and the Wilshire Park residential neighborhood. To the south is the Merritt Monument Apartments and an undeveloped lot on the west side of Beal Parkway. The site is bisected by the constructed Beal Parkway with Loop 250 frontage road to the west. An undeveloped lot is located across Beal Parkway from the site.

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

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

These tracts can be identified by the MCAD designations of R54540 (east parcel), the Geo PIN: 88800.104.0046, and recorded instrument #2013-8404 of the Midland County Deed Records and R55767 (west parcel), the Geo PIN: 88800.163.0011, and recorded instrument #2013-8403, Midland County Deed Records. Neither site is currently addressed. Title currently appears to be vested in; Peggy Sue Jones Hahn, Individually, Independent Executrix and as Trustee under the will of Lawrence Henry Hahn Deceased, Cygne Lynn Hahn Nemir, Leslie Diann Hahn and Lori Gayle Hahn Vettas; The Estate of Luella Wiley Deceased; The Estate of Pauline Gentry Deceased; The Estate of Elvina Myers Deceased and Abilene Volunteer Services Council, responsive at PO Box 451, Abilene, Texas 79604.

2.3 Zoning

As described by the City of Midland zoning map, current designation for this site is PD-HD or Planned District – Housing Development. 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 48329C0182F, 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 $1.893178 for every $100 of property valuation for these sites in year 2019.

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<th>Code</th>
<th>Description</th>
<th>Tax Factor applied to Taxable Value</th>
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<td></td>
<td>Total Estimation</td>
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</table>
2.6  Existing Public Infrastructure & Utilities

There are existing public water lines adjacent to the site. A 12” water main is located between the site in the Beal Parkway right-of-way with stubs to both sites. An 8” water line is located to the north in the Thomason Drive right-of-way.

There is an existing 6” sewer line located in the 20’ utility easement on the south sides of the properties. An 8” sewer is located in the right-of-ways immediately east and west of either site.

A map downloaded from the City of Midland GIS on August 29, 2019 shows the locations of these water and sewer lines.

Public right-of ways adjacent to the site are:

- **Beal Parkway** — Located between the sites. Dedicated to the City of Midland and constructed.
- **Thomason Drive** — Located north of the sites. Dedicated to the City of Midland and constructed.
- **Loop 250 Frontage Road** — A TxDOT facility to the west of the west site.
- **Public Alley** — Located on the east side of the east site. Unpaved.

Atmos natural gas is located in the same 20’ easement as the 6” sewer line referenced above. ONCOR overhead power facilities bound the sites to the north and west.
3.0 DEVELOPMENT REQUIREMENTS

3.1 Re-Zoning

As the site is now zoned PD-HD (Planned District for a Housing Development) an amendment to the planned district will not be necessary. A copy of the approved site plans, which adhere 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 proceedings are complete as of August 13, 2019 and can be referenced in the public record as Ordinances #9958 & #9959.

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. However, the City of Midland will require the dedication of public right-of-way to accommodate a proposed roundabout to the north of these sites at the existing Thomason Drive and Beal Parkway intersection. A re-plat will be necessary to make those dedications from the existing site boundaries. This task is in-progress with the City of Midland. Sketch plat exhibits for these two properties are included in Figure 3.3.

3.3a Drainage Plan Requirements

Per City of Midland Hydrology/Hydraulic Standards this site will need to comply with the required Pre Vs. Post drainage calculations and detained on site by various methods pertaining to detention basins and temporary backup areas. A drainage analysis has been performed and the site does comply with City of Midland Standards.

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

Right-of-way dedications for the proposed City of Midland roundabout at the intersection of Thomason and Beal Parkway are the extent of development requirements imposed by the City of Midland.
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.

3.3e  **Public Improvement Guarantee**

Because the site is currently platted, no public improvement guarantee will be necessary. However, connecting driveways and sidewalk along Beal Parkway and Thomason Drive frontage and sidewalk curbs along the same 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.
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 site plan 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 does not have impact fees that will affect this project. Water and sewer tap fees are null. Installation will be undertaken by the respective utilities interests. Permit fees, application fees, and review fees will stand as they pertain to planning and code enforcement standards of the City. All zoning fees have been paid. A fee of $350 will be assessed with Preliminary and Final Plat submittals for each site during their respective phases and an $81 recording fee will be assessed with filing at the Office of the County Clerk.
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

Maverick Engineering

Merritt Sunset | Site Feasibility Report
Figure 3.2 – City of Midland: Site Plan Review Standards

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.
(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 3.3 – Sketch Plat
Figure 3.3 – Sketch Plat
JULY 6, 1982

DRAINAGE REPORT

to

City of Midland

WILSHIRE PARK ADDITION, SECTION 9

Wilshire Park Addition, Section 9, is a subdivision of 33.89 acres of land, located adjacent to Loop 250 south of Thompson Drive in Section 31, Block 39, T-1-S, T & F Ry Company Survey, Midland County, Texas. The proposed subdivision will consist of 19.91 acres of local retail and office development, and 13.98 acres of multi-family development. The natural drainage is to the south and east.

The surface runoff was calculated using the Rational Method Q = CIA, with “C” developed as 0.9 for retail and office areas and 0.7 for multi-family areas. Rainfall intensity “I” was developed from rainfall-intensity duration-frequency curves for Midland, Texas. Street capacities were calculated from Manning’s Formula, with “n” developed as 0.015 for paved streets with curb and gutter.

All streets are to be paved with curb and gutter and will be forty-one feet (41’) to back of curb. The overflow depth of streets was calculated by assuming straight sidewalls at the right-of-way boundaries.

The results and interpretations of these calculations are shown on the attached table. The maximum anticipated 100-year overflow, assumed to be contained within the right-of-way, is two and one-quarter inches (2-1/4”) above the top of curb. Therefore, if the minimum City standard of twelve inches (12”) above top of curb to foundation is maintained, it should be sufficient to protect all structures from flooding.

Respectfully submitted,

WEST TEXAS CONSULTANTS, INC.

Max W. Richardson, P. E.

MSS/KB
Attachments
## Site Feasibility Report

### Figure 3.3f – Onsite Costs

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*The form must be completed by a qualified engineer licensed to practice in the State of Texas. Please sign Initials and Registration and must be on the form.*
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
Merritt, Texas 79702

January 29, 2016

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

Re: Gas Availability
Wilshire Park Addition, Sect.9 Hixx 104A, Lot 2
S.E. Thomason & Loop 750
Midland, Texas 79703

Mr. Huckaba,

Atmos Energy currently has natural gas facilities located near the above described property in Midland, Texas. Our gas lines are currently located along the north and south alley ROW west of Rocky Lane and south of Thomason extending west towards Loop 250. This property could be served from our existing pipelines and if necessary our main or service lines could be extended. Please let me know if you have any further questions.

Sincerely,

Mark Lieb
Project Specialist
Atmos Energy/Permian Basin
432-617-3447 work
432-617-3450 fax
mark.lieb@atmosenergy.com
Figure 6.3 – Internet, Cable, Telephone

WEST TEXAS ENGINEERING UNIT
410 W Missouri, Room 209A
Midland, Texas

February 9, 2016

Paladin Huckaba
Maverick Engineering
1909 W Wall St, Ste. K
Midland, TX 79701

Re: Proposed Development
Located: LOOP 250 and Thomason Dr., MIDLAND, TX

Mr. Huckaba,

AT&T does have an existing copper cable west of Rocky Lane Dr in the alley. Depending on the number of living units to come we can provide service from there and increase capacity if needed. There is fiber optic cable east of your location on Leisure Dr. If any existing AT&T cable needs to be relocated it is the developers cost to have it moved.

Sincerely,

Kenneth Spencer
Mgr.-OSP Planning & Engineering Design
AT&T
May 1, 2019

Denison Development & Construction, Inc.
1904 West 35th Street
Austin, TX 78703
Attn: Mona Amin

Re: Wilshire Park, located in Midland, Texas

Dear Ms. Amin:
Please allow this letter to serve as confirmation that Grande Communications can serve as the phone, cable television and internet provider to the multi-family units of the new development located at: Thomason Drive & Illinois Ave.

Grande has existing facilities at the South end of the development site providing voice, video and high-speed 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
To all concerned, we (Suddenlink Communications) have aerial & underground coax plant in the alley South off Thomason Dr. & in the alley East off, Rocky Ln Dr. I have highlighted on the Google Earth map in orange the aerial & green for the underground. Thank You

Luis Montez / Construction Coordinator
May 10, 2019

Mrs. Mona Amin
Denison Development & Construction, Inc
PO Box 302767
Austin, TX 78703

RE: Will-Serve Request for Merritt Monument
    203 S. Beal Parkway
    Lot 1 (S20), Block 104A, Wilshire Park Addition, Section 8
    Lot 1 (-S370 & -N1.62 AC), Block 163, Wilshire Park Addition, Section 8

Dear Mrs. Amin,

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 properties lie on the east and west side of Beal Parkway at the intersection with Thomason Drive. Below are comments regarding access to public utilities and other infrastructure:

1. **Water Distribution.** GIS data indicates that a 12" PVC water main is available in Beal Parkway in front of the property and 6" water laterals provided for Lot 1 Block 104A & Lot 1 Block 163. Commercial properties are required to have separate domestic, fire and irrigation services taps on one manifold.

2. **Wastewater Collection.** GIS data indicates that a 6" vitrified clay tile wastewater main crosses the lot south of Lot 1 Block 104A in an easement. Also, an 8" vitrified clay tile wastewater main is available in the alley on the eastern boundary of Lot 1 Block 104A. GIS data indicates that a 6" vitrified clay tile wastewater main crosses the lot south of Lot 1 Block 163 in an easement adjacent and contiguous to the property.

3. **Paving Improvements.** The Beal Parkway project is recently completed, and the roadway is now open to the traffic. This roadway is constructed to City of Midland standards, with concrete curb-and-gutters, flex base, and hot mix asphalt surface course. Loop 250 Frontage is constructed to TxDOT standards, with concrete curb-and-gutters, flex base, and hot asphalt surface course. Access to the subject properties would likely be approved along Beal Parkway.

4. **Alley Improvements.** An unpaved alley adjoins Lot 1 Block 104A to the east. Access to the site is prohibited unless the alley is paved from the access point to the nearest cross-street.

5. **Drainage.** According to FEMA FIRM Panel No. 45329C0182F, this property lies entirely within Zone X, which is an Other Area that is outside the 0.2% annual chance floodplain, and is not the Special Flood Hazard Area subject to inundation by the 1% annual chance flood; please note, however, that there is no guarantee that a property that lies outside the SFHAs will never flood. A drainage plan is required as part of the building permit process. GIS data indicates there is no storm sewer within reasonable access of the subject properties.

www.MidlandTexas.gov
Engineering • 300 N. Loraine, Midland TX 79701 • 432-685-7286
B. Sidewalks. Pedestrian access meeting ADA standards will be required along all street frontages.

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.

Respectfully,

City of Midland

Matt C. Carr, P.E.,
City Engineer
May 2, 2019
8220 W Highway 80
Midland, TX 79706

RE: TRASH REMOVAL AVAILABILITY

Denison Development & Construction, Inc
1608 West 34th St, Suite A
Austin, TX 78703

Trash Removal Availability at the proposed property at the below listed address:
LEGAL: Acres 2.607, BLK 104A, LOT 1(LESS 810), ADDN: WILSHIRE PARK, SEC9, SITU: THOMASON OR 9 W
LEGAL: Acres 2.289, BLK 163, LOT 1(LESS 710 & N1/4 AC), ADDN: WILSHIRE PARK, SEC9, SITU: ILLINOIS AVE 9 W

Dear Mona:
Pursuant to your request, I can confirm that the aforementioned site is located within the service area for Republic Services and has access to our trash removal services.

Sincerely,

Sherry C. Barrett
Account Manager
sbarrett@republicservices.com