



19500 Park Row, Suite 100 • Houston, Texas 77084
P.O. Box 219315 • Houston, Texas 77218
Phone (281) 579-7300 • Fax (281) 579-7577
TBPLS Reg. #100518-00 TBPE Reg. #F-68

December 18, 2017

Tom Condon, Jr.
Senior Vice President | The Woodlands
Colliers International
Two Hughes Landing
1790 Hughes Landing Boulevard, Suite 250
The Woodlands, Texas 77380

VIA ELECTRONIC MAIL
Tom.Condon.Jr@colliers.com
(P) 713-830-4007

Re: Development Feasibility for 2.922-Acre Tract on North Loop 610 West in Houston, Harris County, Texas.

Dear Mr. Condon:

Weisser Engineering Co., Inc. (WEC) is pleased to submit the enclosed feasibility report providing our findings pertaining to the above-described property. A summary of those findings can be found in the following report. The exhibits and appendixes that follow will provide maps, records, and background information gathered during this effort.

WEC appreciates the opportunity to provide these services. If you have any questions or require additional information regarding the items covered in this report, please contact me at 281-579-7300.

Sincerely,
Weisser Engineering Company, Inc.

Hieu P. Hart, PE, CFM
TBPLS Reg. #100518-00
TBPE Reg. #F-68

Location

Weisser Engineering Co., Inc. (WEC) has completed the feasibility study for the 2.922 -acre tract located on North Loop 610 West between TC Jester Blvd. and Ella Blvd. in Houston, Texas. The tract is situated in the W.P. Morton Survey, Abstract No. 539. The property is located in Harris County, on the North Loop 610 Frontage Road, approximately 1,500 feet north east of E TC Jester Boulevard. The land is currently undeveloped. The property is under the jurisdiction of the City of Houston. An address has been assigned to the property by the City of Houston as part of the Water Capacity Reservation application process. The address for the property is 1950 N. Loop W., Houston, Harris County, Texas 77018. A vicinity map and site aerial are provided as Exhibits A and B.

Platting

The 2.922-acre property is platted in the North Loop Business Park. A copy of the plat is provided as Appendix A. The property will not need to be re-platted prior to development.

The survey completed by Windrose Land Services, Inc. dated December 2004 and updated in July of 2005 shows a 1' Reserve per the Shepherd Forest, Section 2 plat (Volume 49, Page 31, of the Harris County Map Records). It appears that this 1' reserve was removed by the North Loop Business Park plat completed in 1998 and no longer exists. However, the 1' Reserve is also referenced in Schedule B, Item 10d in the client provided Title Commitment with an issue date of December 12, 2016. The property is encumbered along the south west and west property line by an Access Easement that is currently paved. This access easement is visible on the Plat in Appendix A.

It appears that there are no plans to make Oak Forest Drive a through street to the Interstate 610 feeder road as the North Loop Business Park plat did not dedicate right-of-way for extension of the roadway. Also, Oak Forest Drive is not on the Major Thoroughfare map for future extension. Access to the site through Oak Forest Drive is discussed below.

Access

The property currently has access off the N Loop 610 feeder road through a private drive covered by the Access Easement recorded in H.C.C.F. No. G107523 and also depicted on the recorded plat. TxDOT will not allow another curb cut to serve the property from the feeder road as the property's frontage does not allow for sufficient spacing between driveways per the TxDOT Access Management Manual. This curb cut appears to be approximately 25' wide. TxDOT may consider a driveway permit application to widen the driveway but will likely require a Traffic Impact Analysis to support the request. The existing curb cut does not meet current TxDOT driveway spacing criteria and any modification to the driveway may be denied. A preliminary driveway application can be submitted in order to verify the possibility of widening the curb cut, however, please note that it can take 6-8 weeks for processing.

Access to the property from Oak Forest Drive may be possible per our conversations with the City of Houston Planning and Development Department. The developer will need to coordinate with the City of Houston Public Works and Engineering Department for future development and access to the site from Oak Forest Drive. There may be a requirement to provide a sign or gate arm to delineate between the public and private drive areas. Dedication of right-of-way and construction of a cul-du-sac roadway sufficient for emergency vehicle ingress/egress may be required to obtain City approval to extend Oak Forest Drive.

Floodplain

The property is located in *Zone X-shaded* and minimally in *Zone AE* according to the FEMA Flood Insurance Rate Map 48201C0670M dated June 9, 2014. *Zone AE* identifies an area as a “special flood hazard area subject to inundation by the 1% annual chance flood”, more commonly known as the 100-yr flood. *Zone X-shaded* identifies areas of 0.2% annual chance of flooding or areas of 1% annual chance of flooding with average depths of less than 1 foot or drainage areas less than 1 square mile.

The commercial development on this tract will be subject to City of Houston development regulations for areas in the floodplain or floodway. The FEMA Flood Insurance Rate Map for this area is provided as Appendix B.

As a majority of the property is within the Zone X-Shaded area but adjacent to Zone AE, the developer should consider following the City of Houston’s guidelines for development in Zone AE. As of the writing of this report, the City of Houston requires any new construction on the property within the special flood hazard area Zone AE to have the lowest floor and all exterior utilities elevated to at least 12-inches above the Base Flood Elevation. The Base Flood Elevation for the property is estimated at 60.56 feet per the FIRM Panel. The 2008 1’ Contours show the property to have an elevation of approximately 61 feet for a majority of the site. The 2008 1’ Contours are attached as Exhibit D. The finished floor for proposed construction will need to be at a minimum 61.56’ which would require a fill of approximately 7-inches at the slab of the building. Fill mitigation will be required for the fill material placed between the elevation of natural ground and the Base Flood Elevation in any area designated as Zone AE. In this case the fill is above the Base Flood Elevation and may not need to be mitigated. Natural ground elevations on the site will need to be confirmed through a topographic survey before mitigation volumes can be calculated. Please see the attached Frequently Asked Questions about Mitigation provided by the City of Houston, attached as Appendix C.

As of Tuesday December 5th, 2017, Harris County Commissioners’ Court approved revisions to the Regulations of Harris County for Floodplain Management which will require development in Zone AE to be elevated 24-inches above the 500-year floodplain. This regulation applies to all development in *unincorporated* areas of Harris County, Texas and will go into effect January 1st, 2018. With this new information, the developer should consider building to Harris County’s new regulations unless the City of Houston’s guidelines are more stringent. The 500-yr flood elevation for the subject property is 63-feet. The FEMA Flood Profile showing this elevation is attached as Appendix K. Utilizing the Harris County guidelines for development of the subject property, the recommended finished floor elevation for the proposed buildings should be 65-feet.

Drainage and Detention

The City of Houston will require detention to be provided on site for development of the tract. Detention volume is calculated on the basis of increased impervious cover on the property. The detention volume for the site will be calculated at *0.5 acre-feet per acre* of increased impervious cover.

For the example site plan attached as Exhibit C, the increased impervious includes the proposed buildings, parking lot and sidewalk. Detention for this property will be required at 0.50 acre-feet per acre of the increased impervious cover which was calculated as 90,717 square feet, or 2.08-acres.

Additionally, detention will also be required to offset redevelopment of existing impervious area such as the existing roadway.

Total Detention Volume required for the example site plan is as follows:

$$\begin{aligned} \text{Total Detention} &= (43,560 \times 0.5 \times \text{Increased Impervious Area (ac)}) + (1815 \times \text{Existing Impervious (ac)}) \\ \text{Total Detention} &= (43,560 \times 0.5 \times 2.08\text{ac}) + (1815 \times 0.29\text{ac}) \\ \text{Total Detention} &= 45,828.75 \text{ cubic feet} \end{aligned}$$

The proposed site plan will require a detention pond approximately 6-feet deep, with a surface area of approximately 0.26-acres.

The size and depth of the proposed detention pond will depend on the final proposed development and any updates to the detention requirements at the time of development. Alternatively, detention could be provided in underground storage chambers. An underground detention system for this site would require approximately 2756 cubic yards of excavation, but there would be no loss of useable land at the surface for parking or landscaping.

Connection to the storm sewer system will need to be made to the existing 24" RCP storm drainage line along North Loop West. Because this storm sewer system is part of the TxDOT storm system serving Interstate 610, plan review will also need to go through TxDOT's review.

In an email dated November 16th, 2017, the City of Houston confirmed that they do not have any records that the property is part of an existing regional detention facility. The depressed area located in Reserve A of the North Loop Business Park plat may be a privately owned pond. The owner would have to obtain permission from the owner of Reserve A to gain access to this pond if that is the case. A copy of the City's email is attached as Appendix F.

Water and Wastewater

A water and wastewater application for the property has been filed with the City of Houston and the Impact Letter received November 7, 2017. A copy of this letter is attached as Appendix G. The site would be served by the Northside/69th Street Wastewater Treatment Plant. Water and waste water capacity is current available for the proposed construction shown in Exhibit C.

Sanitary Sewer connections will need to be made to the existing 8-inch sanitary sewer at the north property line. The record plans for the sanitary sewer line referenced are attached as Appendix H.

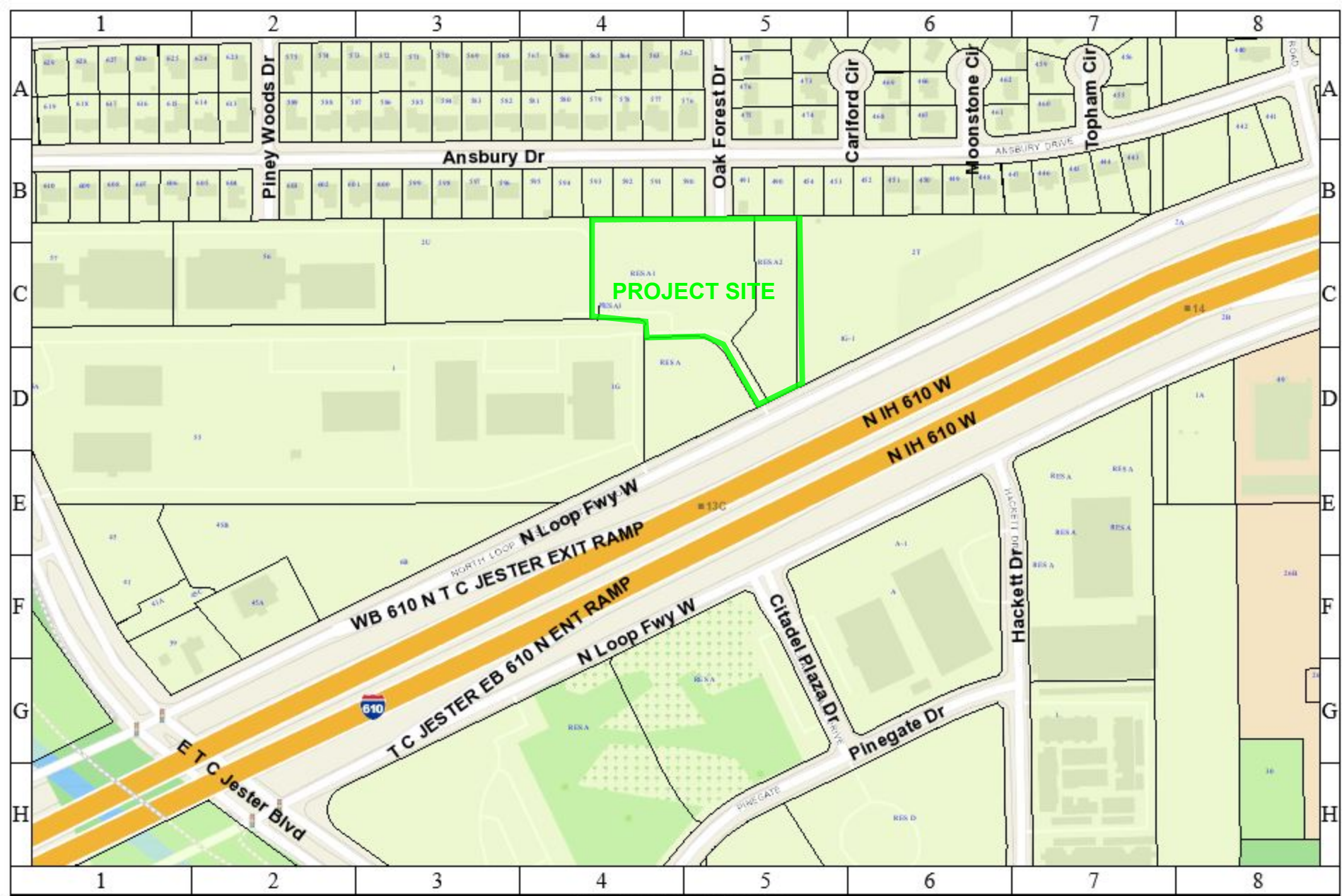
Water connections will need to be made to the 8-inch water main in the feeder road of North Loop West. The record plans for the water line referenced are attached as Appendix I.

Dry Utilities

The property is included in the CenterPoint Energy service area and there are primary distribution facilities in the vicinity of the property. Three phase power is available to the property along the N Loop W feeder road. Upon determination of the load requirements, CenterPoint Energy will confirm how a customer will connect to their system. If a service extension or modification of the existing overhead service is required, CenterPoint Energy will determine the extent of their services and the customer's responsibility. The service map is provided in Appendix D.

CenterPoint Energy will also be able to provide the natural gas services. A 4-inch gas line is located in the N. Loop W feeder road ROW. A location map is provided in Appendix E.

The contacts for the public entities and service providers have been included as Appendix J.



CITY OF HOUSTON

**Department of Public Works and Engineering
Geographic Information & Management System (GIMS)**

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

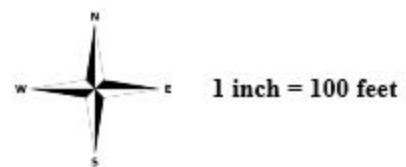


EXHIBIT A - VICINITY MAP



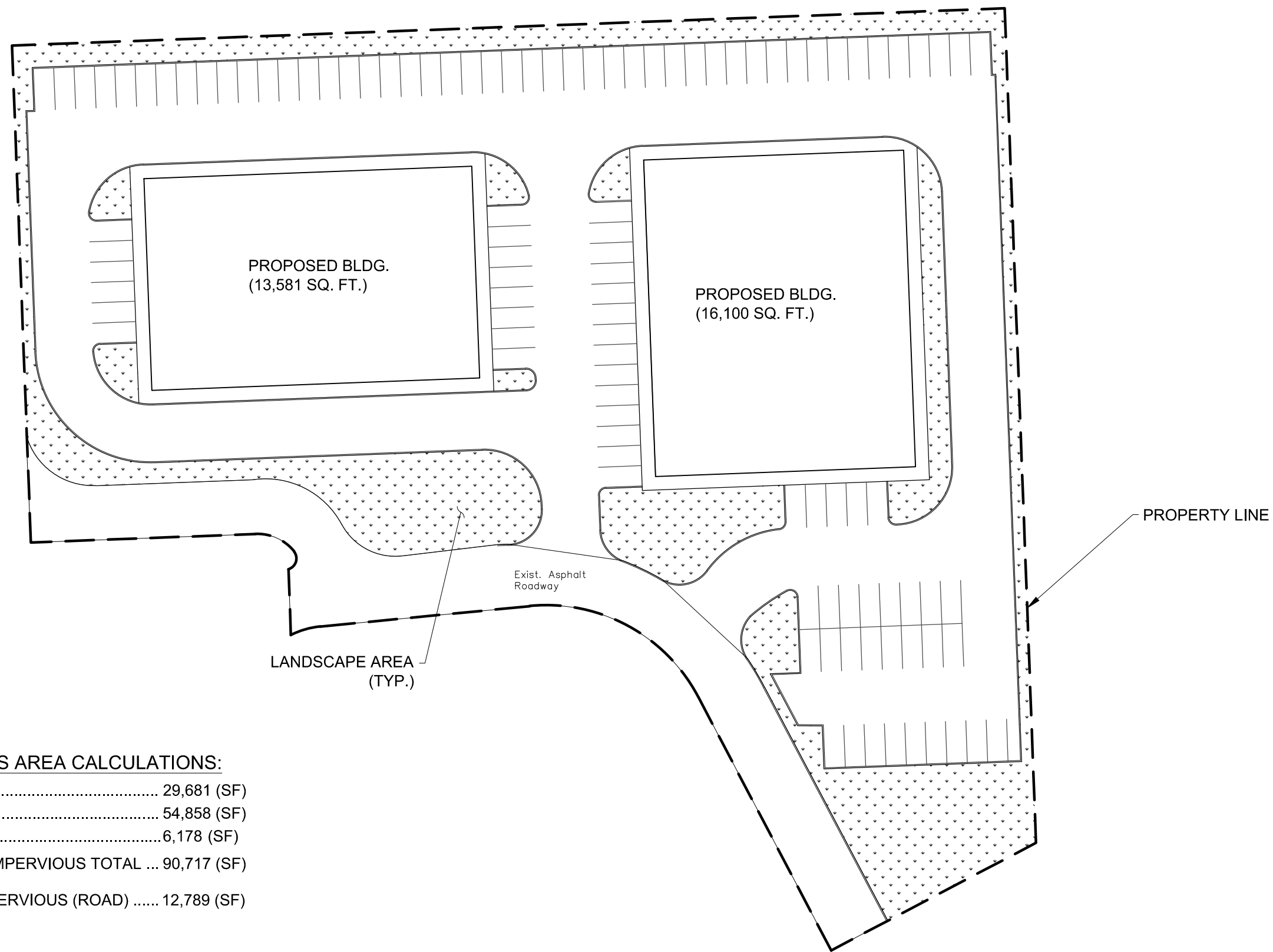
PROJECT SITE

N Loop W

W Fwy

EXHIBIT B - SITE AERIAL


P:\R0771\dwg\Civil\R0771 - Layout.dwg, Layout1, 11/09/17 2:23:18PM, tbroadham



IMPERVIOUS AREA CALCULATIONS:

BUILDING	29,681 (SF)
PARKING LOT	54,858 (SF)
SIDEWALK	6,178 (SF)
INCREASED IMPERVIOUS TOTAL ...	90,717 (SF)
EXISTING IMPERVIOUS (ROAD)	12,789 (SF)

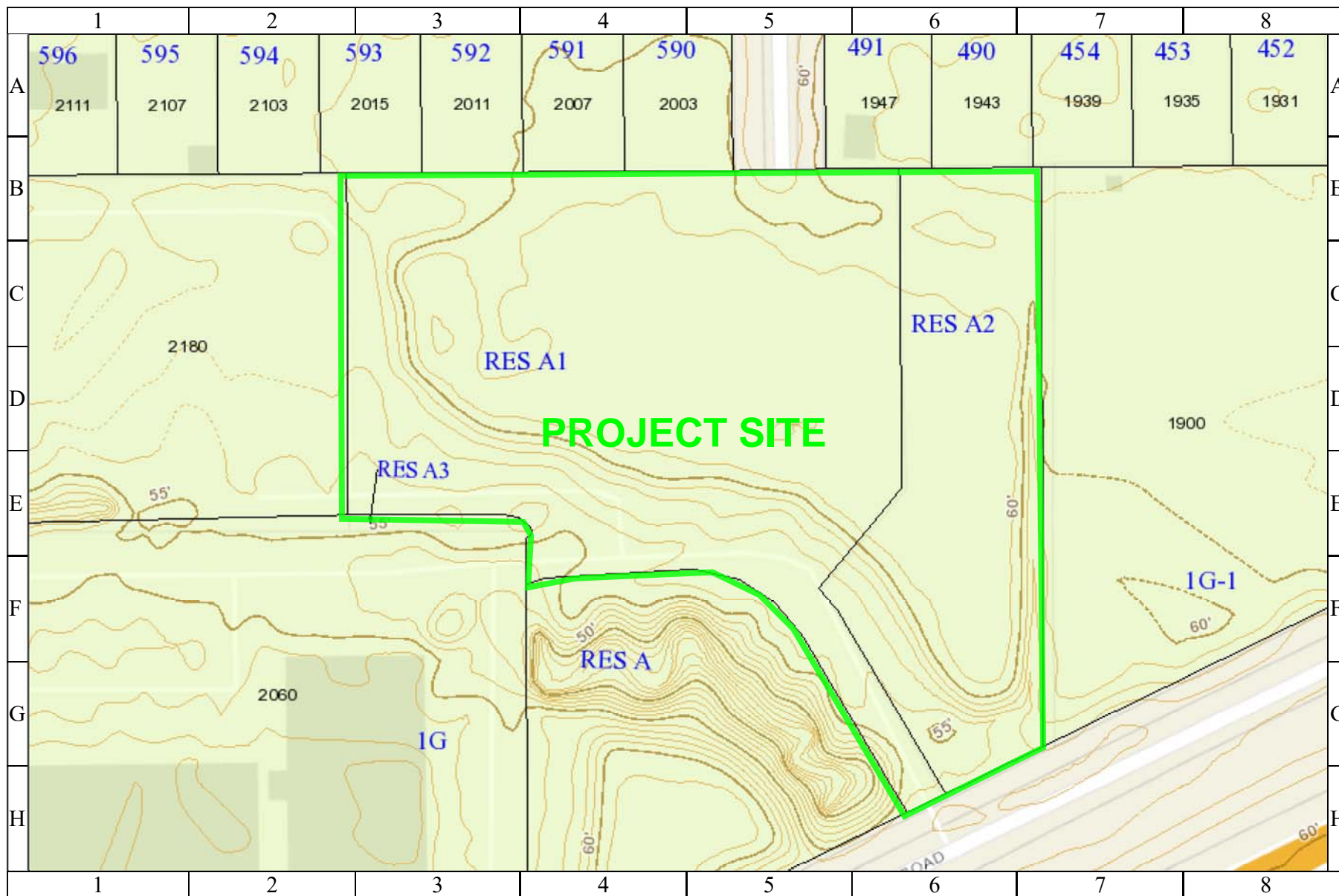
EXHIBIT C



**WEISSER
Engineering Co.**
19500 Park Row, Suite 100
Houston, Texas 77084
(281) 579 - 7300
www.WeisserEng.com
T.B.P.E.R. #F-68 T.B.P.L.S. #100518-00

**CONCEPTUAL SITE PLAN
PROPOSED 2.9 ACRES
N. LOOP 610 WEST
HARRIS COUNTY, TEXAS**

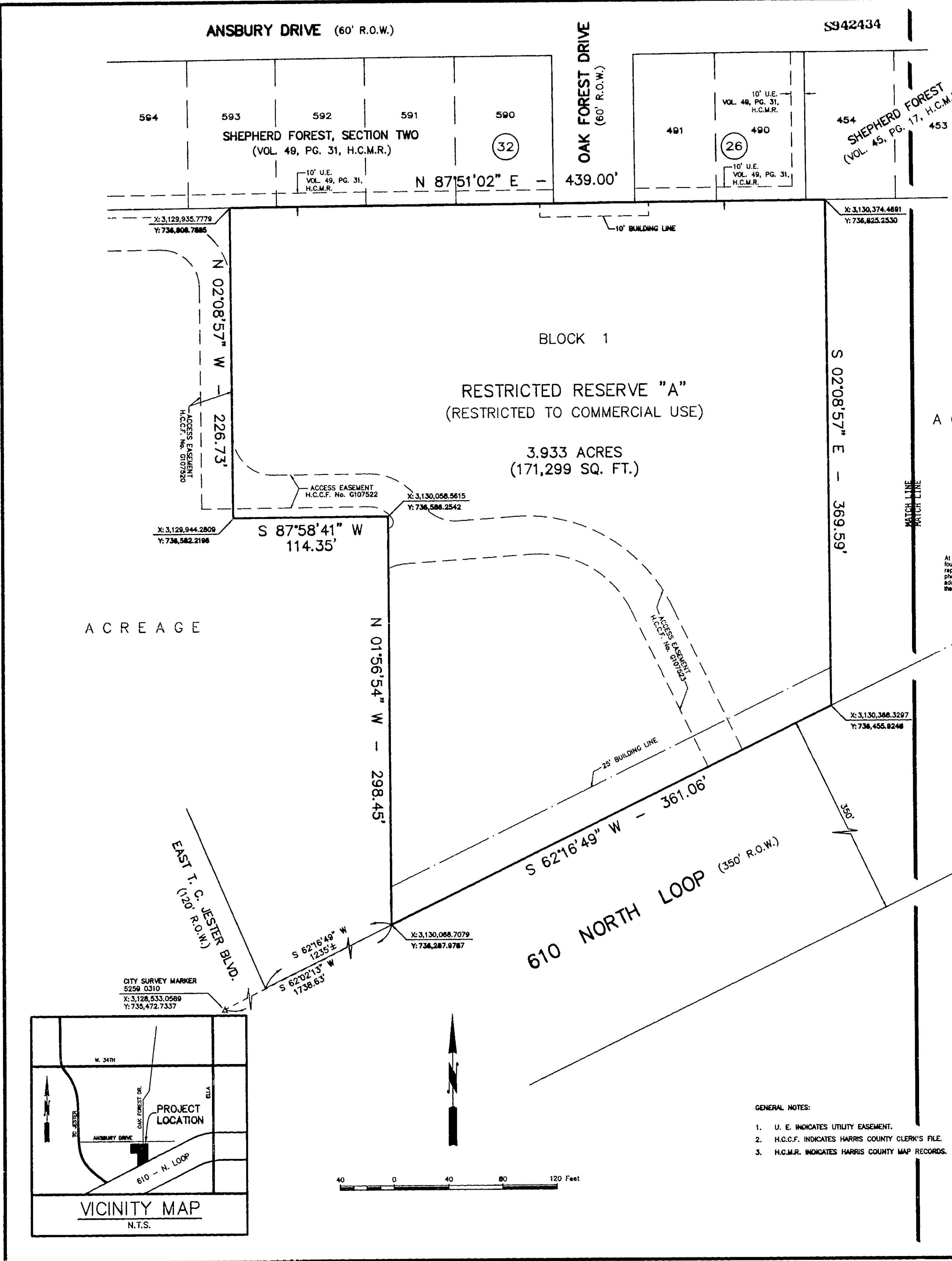
© Copyright 2017 Weisser Engineering Company, Inc.			
DRAWN BY: J.C.M.	CALC'D. BY: W.E.C.	SCALE: 1" = 50'	
F.B. NO:	CHECKED BY: H.H.	SHEET 01 OF 01	
CREW CHIEF:	DATE: 10/03/2017	JOB No.: R0771	



1 inch = 30 feet

CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

EXHIBIT D - 2008 CONTOURS



FILED
98 APR -2 PM 2:50

STATE OF TEXAS
COUNTY OF HARRIS

We, North Loop Land Partnership, L.P., a Texas Limited Partnership, acting by and through North Loop Land Partnership G.P. Corporation, a Texas corporation, its General Partner, Paul Menzies, President, hereinafter referred to as Owners of the 3.933 acre tract described in the above and foregoing map of NORTH LOOP BUSINESS PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any sewage tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement of any and all lines for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obstructing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

RECORDERS MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

IN TESTIMONY WHEREOF, North Loop Land Partnership, L.P., a Texas Limited Partnership, by North Loop Land Partnership G.P. Corporation, a Texas corporation, its General Partner, has caused these presents to be signed by Paul Menzies, President, thereto authorized, this 4th day of March, 1998.

Owners: North Loop Land Partnership, L.P., a Texas Limited Partnership by North Loop Land Partnership G.P. Corporation, a Texas corporation, its General Partner

Paul Menzies
Paul Menzies
President

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

BEFORE ME, the undersigned authority, on this day personally appeared Paul Menzies, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of March, 1998.

Judith L. Daniels
JUDITH L. DANIELS
NOTARY PUBLIC, CALIFORNIA
My Comm. Expires Mar. 31, 1999

Notary Public in and for the State of California
My Commission Expires: 3-31-99

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 400017

THIS IS PAGE 1 OF 3 PAGES
REDUCTION 24% CAMERA DESIGNATION M001
KEY MAP

GENERAL NOTES:
1. U. E. INDICATES UTILITY EASEMENT.
2. H.C.C.F. INDICATES HARRIS COUNTY CLERK'S FILE.
3. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.

I, George Collison, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three-fourths (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Official City of Houston Survey Marker System, in compliance with Ordinance No. 66-1978.



George Collison
George Collison
Registered Professional Land Surveyor
Texas Registration No. 4461

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of NORTH LOOP BUSINESS PARK in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 15th day of April, 1998.



M. Marvin Katz
M. Marvin Katz
Chairman

Robert M. Litke
Robert M. Litke
Secretary

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 2nd day of April, 1998, at 1:57 o'clock P.M., and duly recorded on this 3rd day of April, 1998, at 11:00 o'clock A.M., and in Film Code No. 400017 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

By: *Beverly B. Kaufman*
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

Tim Mack
TIM MACK

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THIS CERTIFICATE IS VALID ONLY AS TO THE SIGNATURE OF THE APPLICANT AND THE ORIGINAL INSTRUMENT MUST BE FILED WITHIN 90 DAYS OF RECORDING.

I certify that this map is a true and correct copy of the original as filed in my office.

To: *Paul Menzies*
Paul Menzies

NORTH LOOP BUSINESS PARK

BEING 3.933 ACRES OF LAND OUT OF THE
W. P. MORTON SURVEY, ABSTRACT NUMBER 539
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK 0 LOTS

OWNERS:
NORTH LOOP LAND PARTNERSHIP, L.P.
1981 N. BROADWAY, SUITE 415
WALNUT CREEK, CA 94596
(510) 937-4111

SURVEYORS:
TERRA SURVEYING COMPANY, INC.
4900 WOODWAY, SUITE 1000
HOUSTON, TEXAS 77056
(713) 993-0327

DATE: FEBRUARY, 1998 SCALE: 1" = 40' PROJECT NO.: 2540-9701 S

PROJECT SITE

95° 26' 15"
29° 48' 45"

ZONE AE
(EL 61)

3100000 FT

E107-00-00

E100-00-00
(White Oak Bayou)

CITADEL PLAZA

PROFILE
BASELINE

BROOKTREE

LAZYBROOK

WATERCREST

SEASPRAY

SEASPRAY

TANNEHILL

WILLOWBY

GUESE

HAVERHILL
TANNEHILL

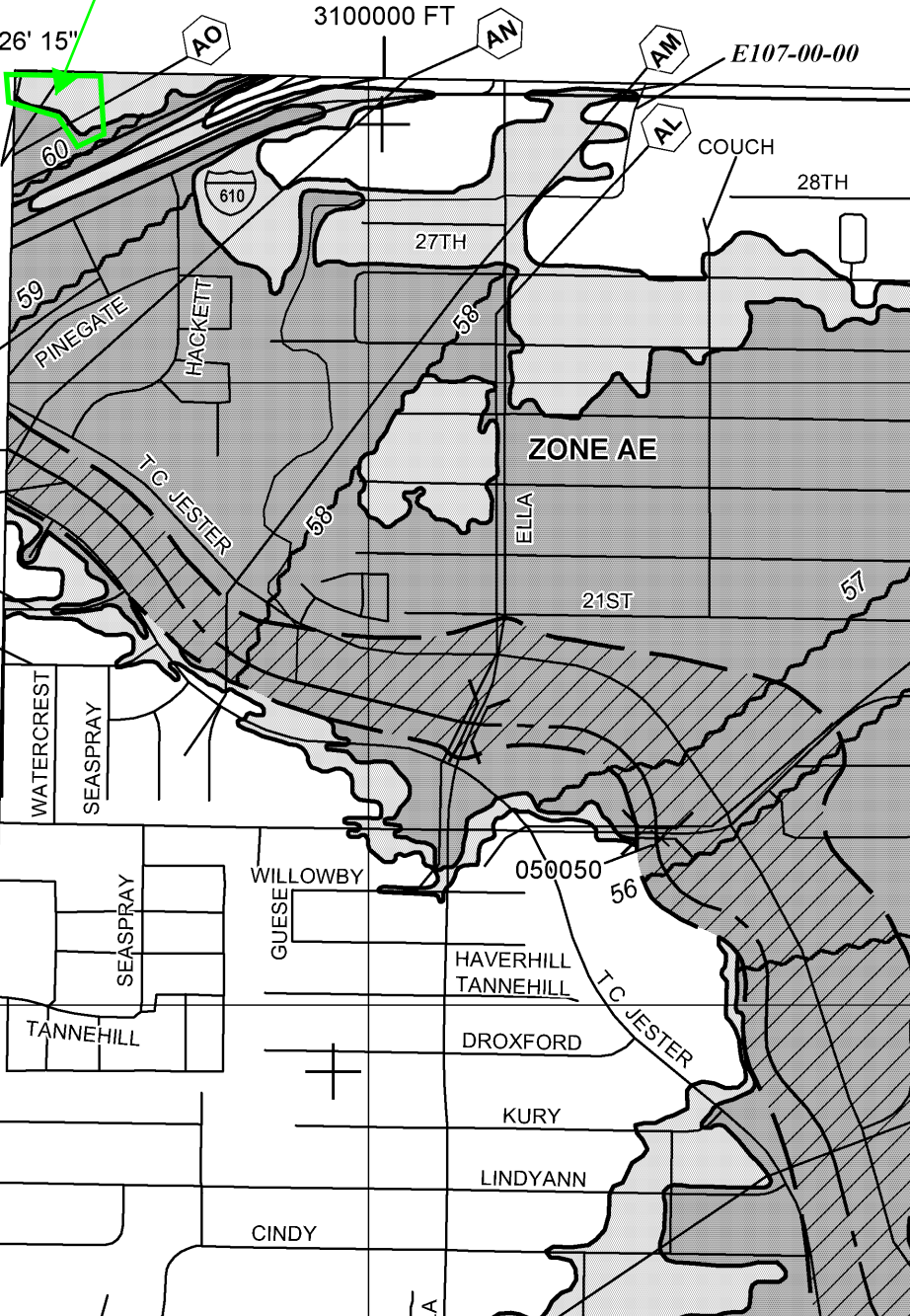
DROXFORD

KURY

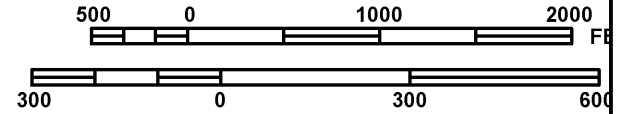
LINDYANN

CINDY

A



MAP SCALE 1" = 1000'



PANEL 0670M

FIRM

FLOOD INSURANCE RATE MAP

HARRIS COUNTY,
TEXAS

AND INCORPORATED AREAS

PANEL 670 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	480296	0670	M

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48201C0670M

MAP REVISED
JUNE 9, 2014

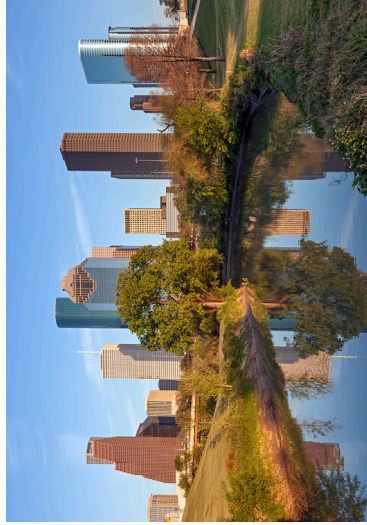
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Our Services

Among its other duties, the Floodplain Management Office helps citizens:

- Find out if their home or business is in the floodplain.
- Learn more about flood insurance.
- Understand how to build responsibly to reduce the risk of flood damage to new and existing buildings and ensure that flooding doesn't worsen in our community due to new projects in the floodplain.
- Find out how to protect an existing home or business from flooding and consider funding opportunities that can help cover the cost.
- Navigate floodplain maps and studies and learn about upcoming map changes.



Floodplain Information Services

Contact us to help with your floodplain issue.

IN PERSON

City of Houston
Floodplain Management Office
Department of Public Works & Engineering
Houston Permitting Center
1002 Washington Avenue, 3rd Floor
Houston, TX 77002
Monday-Friday, 8 a.m. - 5 p.m.

VIA PHONE

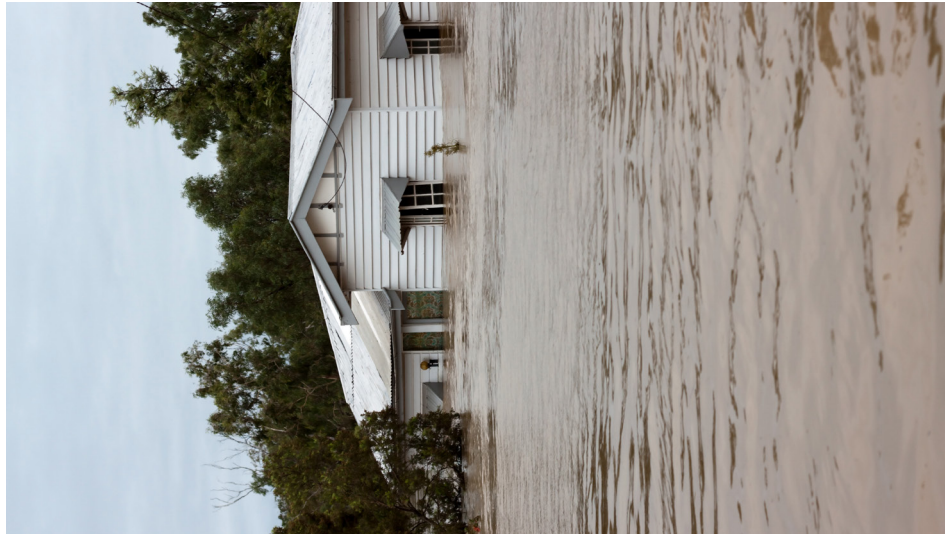
(832) 394-8854

VIA EMAIL

fmo@houstontx.gov

VIA THE WEB

floodplain.houstontx.gov





The Floodplain Management Office is here to help citizens of Houston learn more about the City's floodplain, flood insurance, and ways to protect people and property from the effects of flooding.

Did You Know?

Most flood-related deaths are due to motorists attempting to cross a flooded low-water crossing or road. The most important thing you can do to stay safe from flood hazard is to avoid driving in intense rain and, when you see high water, Turn Around, Don't Drown!®

- Floods are among the most frequent and costly natural disasters. Based on Houston's unique climate, flat topography, soil conditions, and development, flooding can occur in many areas of the City — not just the mapped floodplain. For this reason, we recommend that everyone in Houston have flood insurance.
- About 25% of all flood insurance claims occur outside of the mapped floodplain.
- The 100-year flood doesn't occur once every hundred years. The 100-year flood event has a 1% chance of happening in any given year. Statistics show that the 100-year flood event has approximately a 26% chance of occurring over a 30-year mortgage period.

- Flood insurance may be more affordable than you think. The City's good floodplain management practices earn flood insurance policy holders up to a 25% discount on flood insurance premiums. If you are in a lower risk area, you can get a flood insurance policy for about \$350 per year.
- There are some preventative measures you can take to protect your property from flood damage, such as building responsibly and retrofitting for flood risk.



Department of Public Works and Engineering
Planning & Development Services Division

Floodplain Management Office

Frequently Asked Questions about: Mitigation

Are there different kinds of mitigation required by the City?

Yes.

Storm Water Detention Mitigation is required to offset the amount of additional storm runoff from a site due to the increase in the amount of impervious cover (concrete, for example) on the ground. Chapter 9 of the Infrastructure Design Manual addresses this.

Fill Mitigation is required under Chapter 19 (Floodplain Ordinance) to offset the amount of fill material brought on to a site in the floodplain. The fill material that is placed between the elevation of natural ground and the Base Flood Elevation (BFE) is what is regulated.

Floodway Conveyance Offset Volume is required under Chapter 19 (Floodplain Ordinance) to offset the potential loss of conveyance in the floodway due to new construction on vacant land.

Why is Fill Mitigation important?

The Special Flood Hazard Area (SFHA) serves dual purposes which include the storage of floodwaters and movement of flows downstream. Unregulated fill within the floodplain reduces the amount of flood storage and has the potential to increase flows and BFE's along the stream. The fill mitigation serves to maintain no net overall loss of floodplain storage.

Do I have to dig a hole on my property to provide fill mitigation?

No. Construction of a basin area or "hole" is the traditional option. Creating landscape low areas or ponds are also options that must be demonstrated with topographic surveys and engineered designs. However, standing water area in a permanent pond cannot be counted for mitigation but area between the water surface and natural ground can be.

Are there any other considerations on my site?

The purpose of the fill mitigation area is to provide storage for floodwaters. This requires the mitigation area be connected to the drainage system so floodwaters can enter and leave the area. Annual certifications and/or inspections of mitigation areas are required.

Can I provide more mitigation capacity than I need for my site and sell the rest?

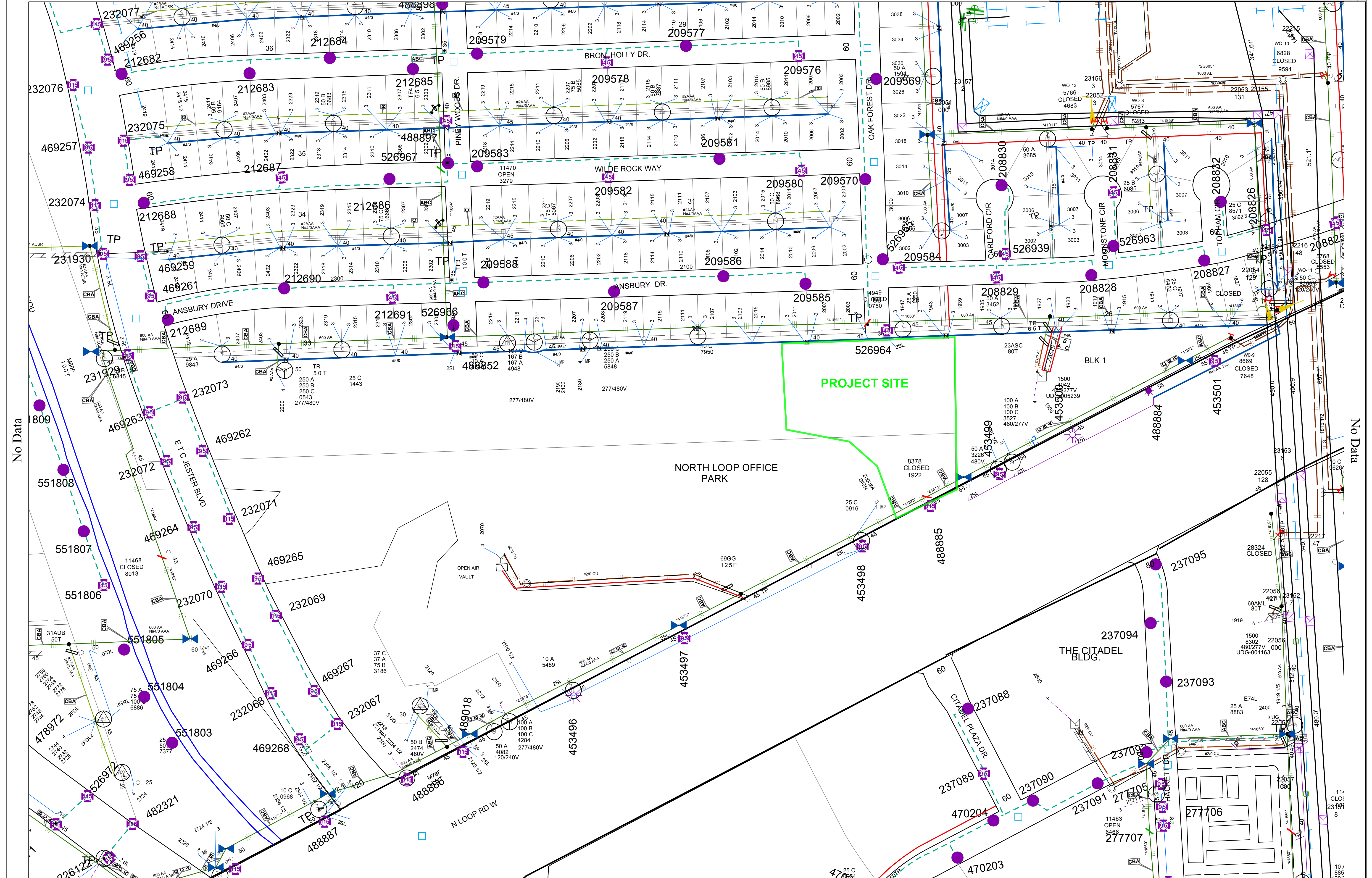
Yes. Excess mitigation capacity can be reserved by the applicant for their future use on their own site or could be sold/transferred for mitigation on another property. Approval of a transfer of this excess capacity is required from the City Engineer's Office; the sites must be within the same sub-watershed and within a ¼ mile of each other.

For fees and more information, contact the City of Houston Floodplain Management Office (FMO) at (832) 394-8854, come by the FMO at 1002 Washington Avenue or check out the Floodplain Information on the web at http://www.publicworks.houstontx.gov/notices/flood_plain_guidelines.html

THIS MAP SHOWS GAS FACILITIES IN APPROXIMATE LOCATIONS. CONTRACTORS AND ENGINEERS SHALL DETERMINE EXACT LOCATIONS BEFORE EXCAVATING. CONTRACTORS AND ENGINEERS ARE FULLY RESPONSIBLE FOR ANY DAMAGES TO GAS FACILITIES RESULTING FROM THEIR EXCAVATIONS



No Data

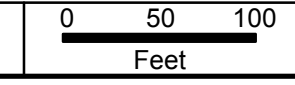


TOWN:

No Data

No Data

Notes:



No Data

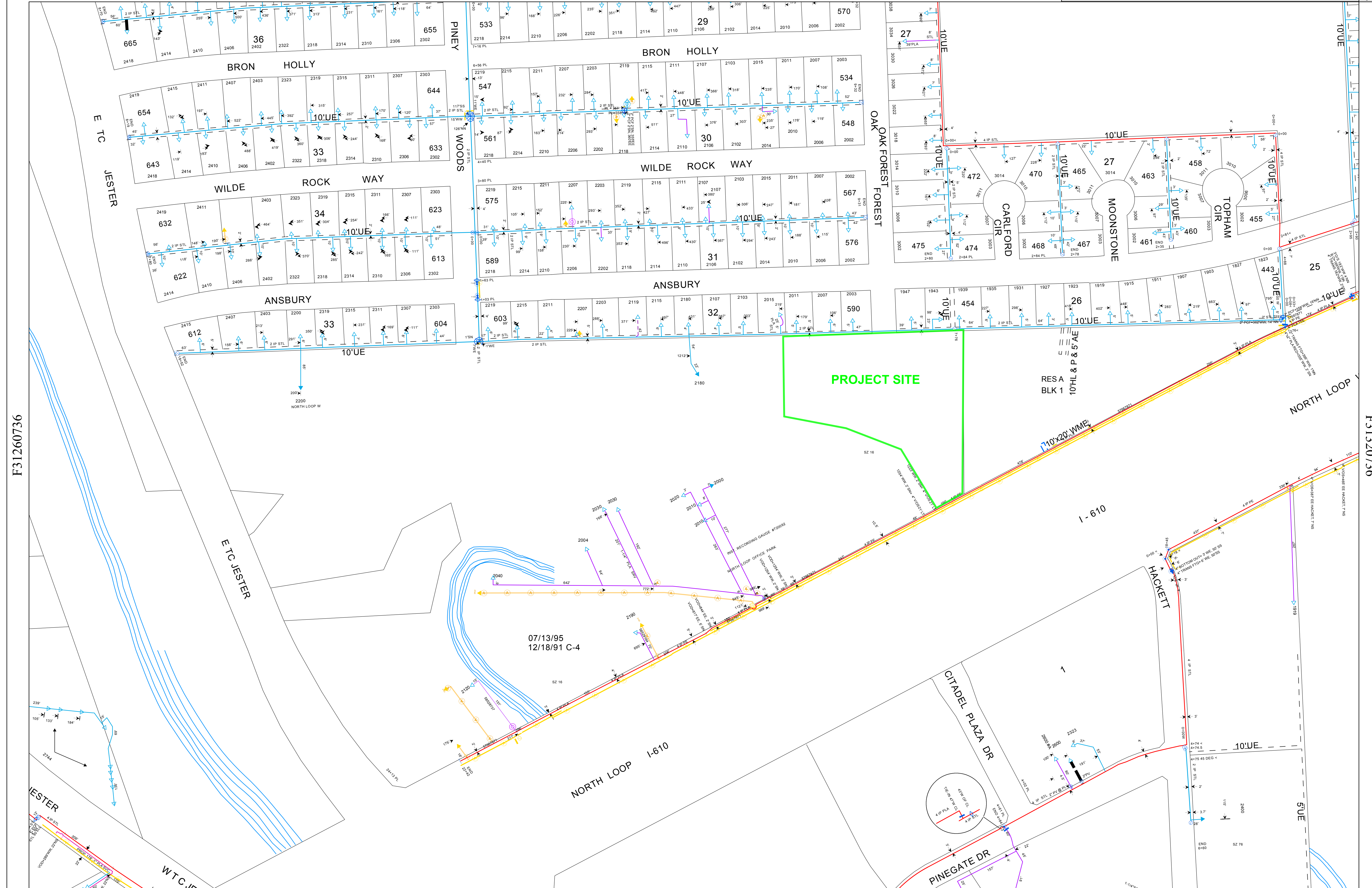
USER ID: 1927725
DATE: 10/20/2017

SCALE: 1" = 105'

THIS MAP SHOWS GAS FACILITIES IN APPROXIMATE LOCATIONS. CONTRACTORS AND ENGINEERS SHALL DETERMINE EXACT LOCATIONS BEFORE EXCAVATING. CONTRACTORS AND ENGINEERS ARE FULLY RESPONSIBLE FOR ANY DAMAGES TO GAS FACILITIES RESULTING FROM THEIR EXCAVATIONS



F31290738



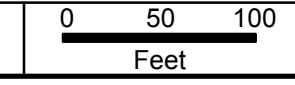
F31260736

F31320736

TOWN: No Data

F31290734

Notes:



F31290736

USER ID: i927725
DATE: 10/20/2017

SCALE: 1" = 105'

Hieu Hart

From: Portillo, Gilbert - PWE <Gilbert.Portillo2@houstontx.gov>
Sent: Thursday, November 16, 2017 10:17 AM
To: Hieu Hart
Cc: Moreno, Rudy Jr. - HPC-PWE
Subject: RE: ILMS Project Number: 17110280 - Question regarding Detention

Good Morning Hieu,

Thank you for your e-mail. Unfortunately, our section does not have any records that show that the parcels/tracts referenced below are part of an existing regional detention facility. If there is an existing detention pond there, it might be privately owned meaning that the applicant would have to obtain permission from the owner of Reserve A (if they are not the same) to gain access to the pond. The City's Office of the Engineer, the City's Open Records Office or TXDOT might be able to find additional information regarding any existing detention parcels within that private property for your use. To summarize, you must follow the Stormwater requirements as stated in your current WCR letter unless other documentation is provided to our section.

If you have any additional questions, please feel free to contact us.

Best Regards,



Gilbert Portillo, EIT
Graduate Engineer

City of Houston | Department of Public Works and Engineering
Building and Development Services | Utility Analysis Section

p: 832-394-8830 f: 832-394-9607
a: 1002 Washington Avenue, Houston, Texas 77002
e: gilbert.portillo2@houstontx.gov

From: Hieu Hart [<mailto:HHart@WeisserEng.com>]
Sent: Wednesday, November 15, 2017 3:01 PM
To: Moreno, Rudy Jr. - HPC-PWE <Rudy.Moreno@houstontx.gov>
Cc: PWE - WCRTechs <wcrtechs@houstontx.gov>
Subject: ILMS Project Number: 17110280 - Question regarding Detention

Good afternoon Rudy,

I am writing with regards to the WCR letter we received for:
WCR File Number: 0022598-008
ILMS Project Number: 17110280

Weisser Engineering was retained to assist with preliminary planning for the 2.92-acre site located at 1950 N Loop W in Houston, Texas 77018. We have a question regarding detention for the site. On the attached HCAD facet, our site is Reserve A1 and A2 out of the North Loop Business Park. It appears that Reserve A was dedicated as a detention facility at some point and it may be possible that it was intended to serve as detention for A1 and A2. From the City of Houston GIMS and our survey, there is a 30" storm sewer from Reserve A to the existing 42" storm sewer in the North Loop feeder. Would you be able to tell us if the City has record of a detention facility in Reserve A of the North Loop Business Park?

Any assistance you or your team can provide is greatly appreciated.

Thank you!

Hieu P. Hart, P.E., C.F.M.

Weisser Engineering Company, Inc.

Texas Registered Professional Engineering Firm F-68

Texas Registered Professional Land Surveying Firm 100518-00

19500 Park Row, Suite 100

Houston, Texas 77084

Phone: 281-579-7300

Fax: 281-828-0055

Email: hhart@weissereng.com

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This email transmission and any attachments are believed to have been sent free of any virus or other defect that might affect any computer system into which it is received and opened. It is, however, the recipient's responsibility to ensure that the email transmission and any attachments are virus free, and the sender accepts no responsibility for any damage that may in any way arise from their use.



CITY OF HOUSTON

Department of Public Works and Engineering

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.
Acting Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832-395-2500
www.houstontx.gov

November 7, 2017

Mr. Kenneth Anderson
Integra Near North, LLC
8319 Cheshire Vale Street
Houston, Texas 77024

Subject: Water, Wastewater, and Storm Application

Dear Mr. Anderson:

Reference is made to your application concerning the availability of water, wastewater and storm capacity to 2.9219 acres of land being Restricted Reserve "A", Block 1, North Loop Business Park, out of the W. P. Morton Survey, Abstract 539, located at 1950 North Loop West.

This site would be served by the Northside/69th Street Wastewater Treatment Plant upstream from the Clinton Drive Pumping Station. Wastewater and water capacity is currently available for your proposed construction of a 16,100 square-foot hotel with sixty (60) rooms, 13,581 square feet of office space, 54,858 square feet of parking lot and 6,179 square feet of sidewalk, or a development utilizing a maximum of 48.5427 service units per day.

An Impact Fee in the amount of \$58,208.04 and a \$27.95 Administrative Fee must be paid in order to reserve wastewater capacity. An Impact Fee in the amount of \$30,412.00 and a \$27.95 Administrative Fee must be paid in order to reserve water capacity. Houston City Council may review and revise related ordinances, which will change the above-quoted fees and/or the development criteria and design requirements for this project.

Furthermore, the City Engineer may, from time to time, revise the Department of Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Sanitary sewer connection must be made to the existing 8-inch sewer in easement at the northern property line.*

NO CONSTRUCTION (SLAB OR STRUCTURE) WILL BE PERMITTED WITHIN FIVE (5') FEET OF THIS LINE.

For discharge into the sanitary sewer system of any waste other than domestic waste, please contact the Industrial Wastewater Service at (832) 395-5800 for permitting requirements.

Mr. Kenneth Anderson
Integra Near North LLC
November 7, 2017
Page 2 of 3

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Mr. Simon Tung in the City Engineer's Office at (832) 394-9135 prior to engineering the plans for connection.

Water connection must be made to the 8-inch water main in the feeder road of North Loop West.*

Water customers located outside the Corporate Limits of the City of Houston must obtain a plumbing permit prior to connection to the water system.

Based on your tract size, the Stormwater detention rate is 0.50 acre-feet per acre. Any new private storm drainage system should not result in adverse impacts to the City's storm drainage system and **must connect to the 24" RCP storm drainage system along North Loop West (Interstate 610).**

Due to the tract size and/or the location of the project site, you must obtain approval from the following groups before submitting your plans:

City of Houston Flood Plain Management Office (832) 394-8854
Texas Department of Transportation (TXDOT) (800) 558-9368

This tract is located in the **White Oak Bayou** watershed which is subject to a **drainage impact fee rate of \$16.38 per service unit** (1 service unit = 1,000 sf of impervious area) of increased impervious area.

Failure to pay the Wastewater Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation. If this project is not under construction within two (2) years from the date of this letter, the water and storm portion of this reservation will expire, and a renewal request must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and a copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Planning and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

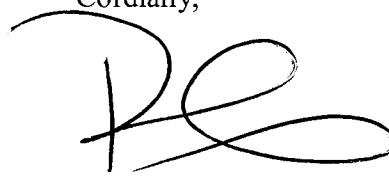
Mr. Kenneth Anderson
Integra Near North LLC
November 7, 2017
Page 3 of 3

For any written inquiries regarding the above information please contact:

The Utility Analysis Section
P.O. Box 2688
Houston, Texas 77252-2688

For direct inquiries, please contact the Utility Analysis Section at 832-394-8888 or email wcrtechs@houstontx.gov. Be sure to reference the ILMS Project Number listed on this letter.

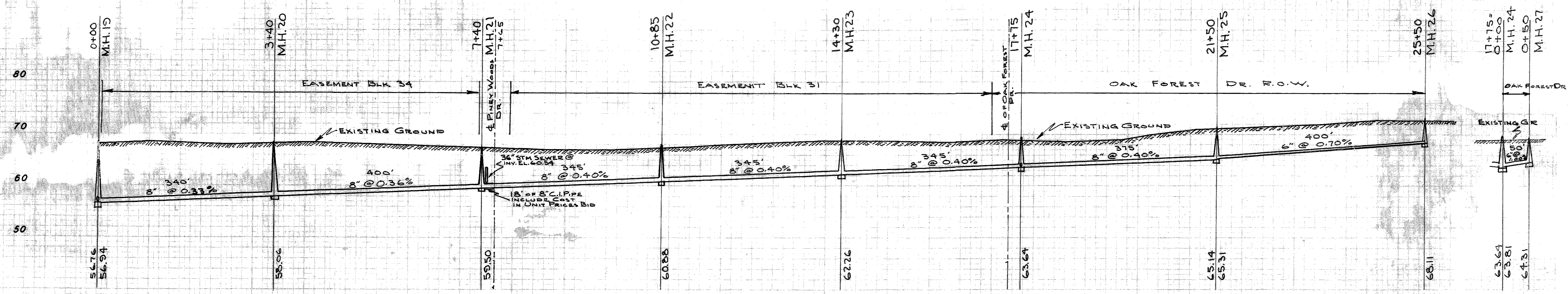
Cordially,

A handwritten signature in black ink, appearing to read 'Rudy Moreno, Jr.', with a large, stylized 'R' and 'M'.

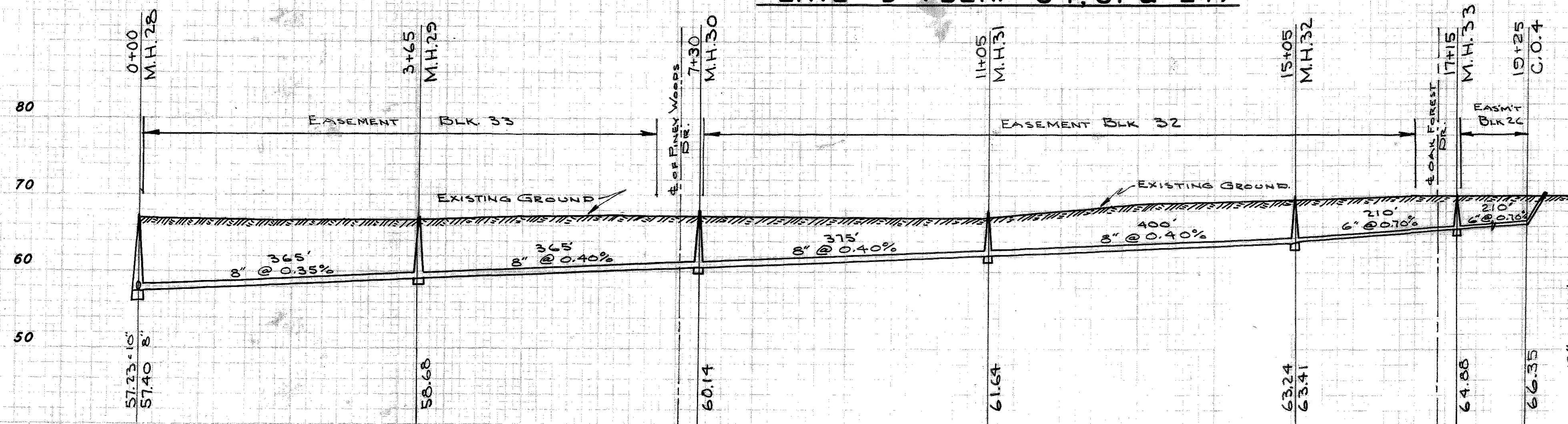
Rudy Moreno, Jr.
Deputy Assistant Director
Utility Analysis Section

For: Carol Ellinger Haddock, P.E.
Acting Director
Department of Public Works and Engineering

CEH: RM: nt (Council District C)
WCR File Number: 0022598-008
ILMS Project Number: 17110280

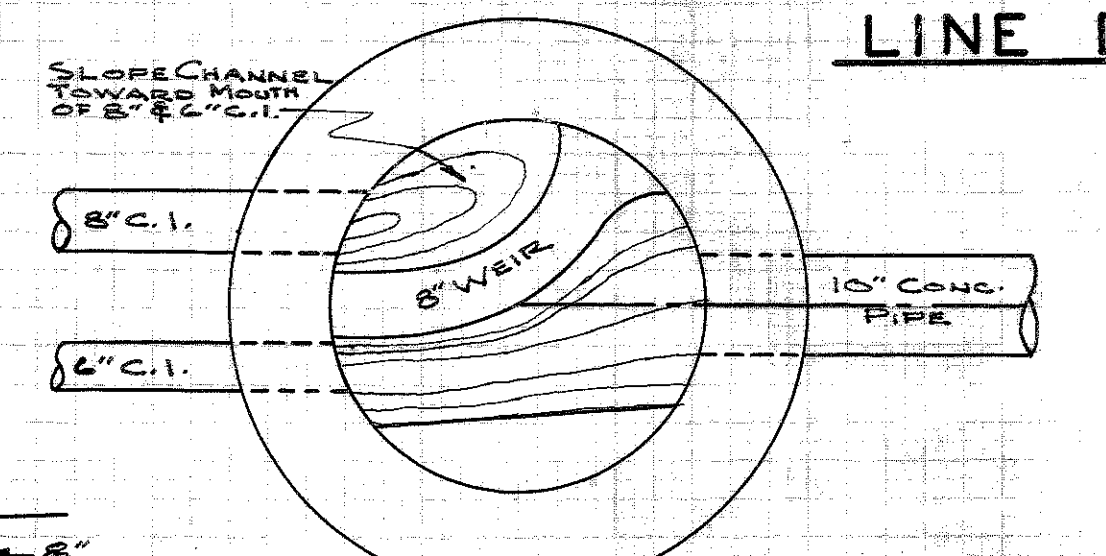


LINE D (BLK. 34, 31 & 27)

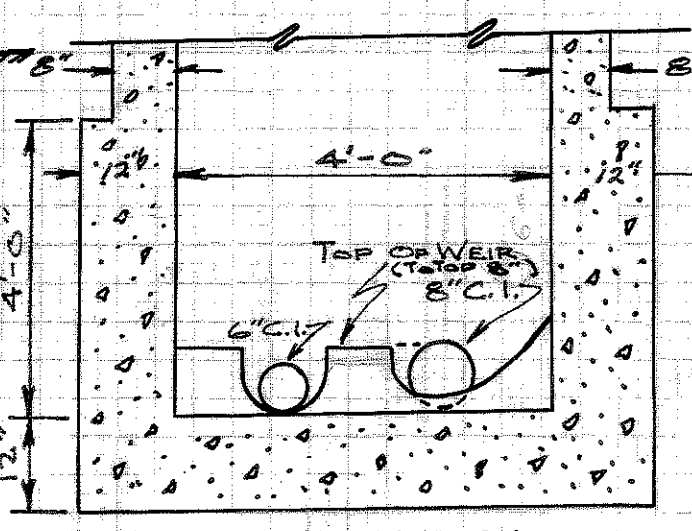


LINE D1

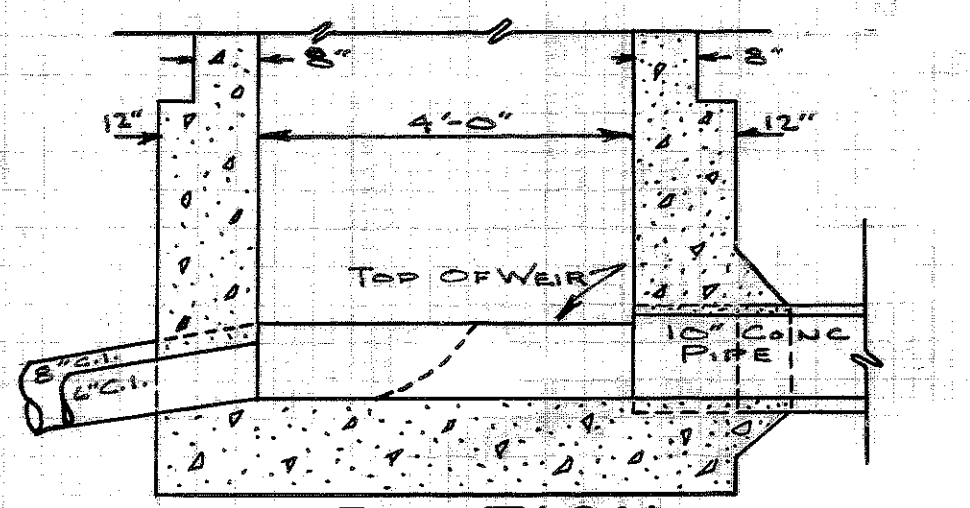
INLET MANHOLE
SCALE 1/2" = 1'-0"



PLAN

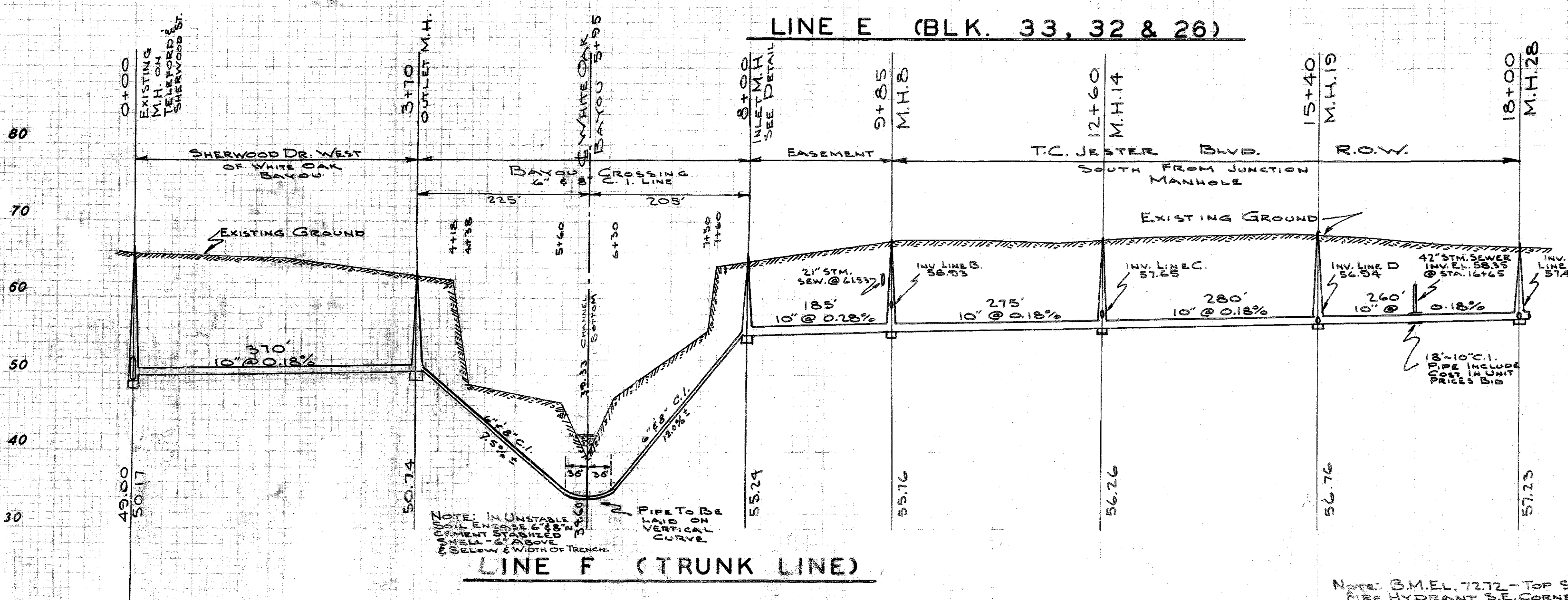


SECTION

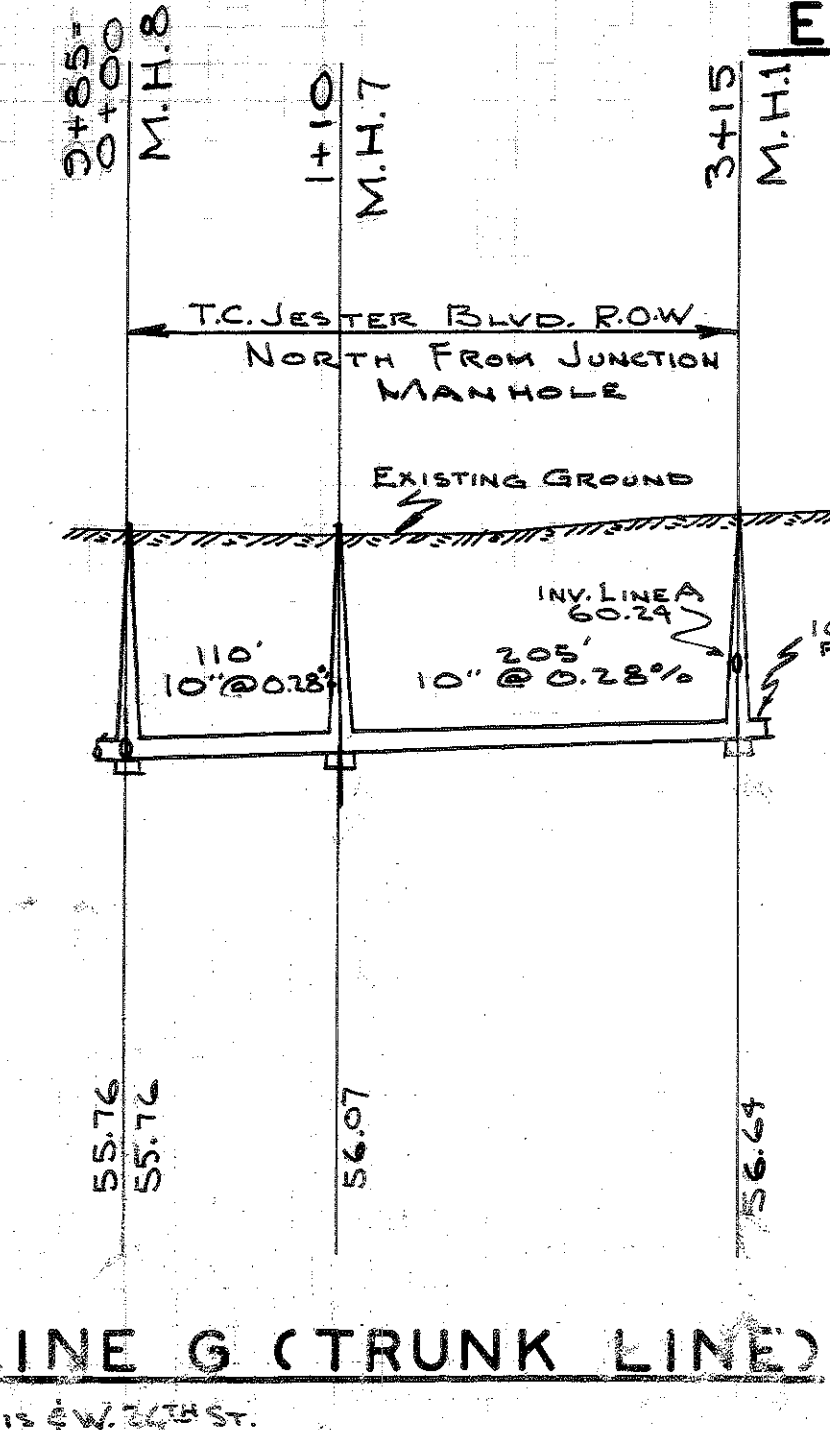


ELEVATION

NOTE: ALL CONSTRUCTION SHALL CONFORM TO CITY OF HOUSTON STANDARD.



LINE E (BLK. 33, 32 & 26)



LINE G (TRUNK LINE)

LINE F (TRUNK LINE)

SHEPHERD FOREST SECTION 2 SANITARY SEWERS

PROFILES
LINE D (BLK. 34, 31 & 27) - LINE E (BLK. 33, 32 & 26)

FRANK J. METYKO
CONSULTING ENGINEER
HOUSTON, TEXAS

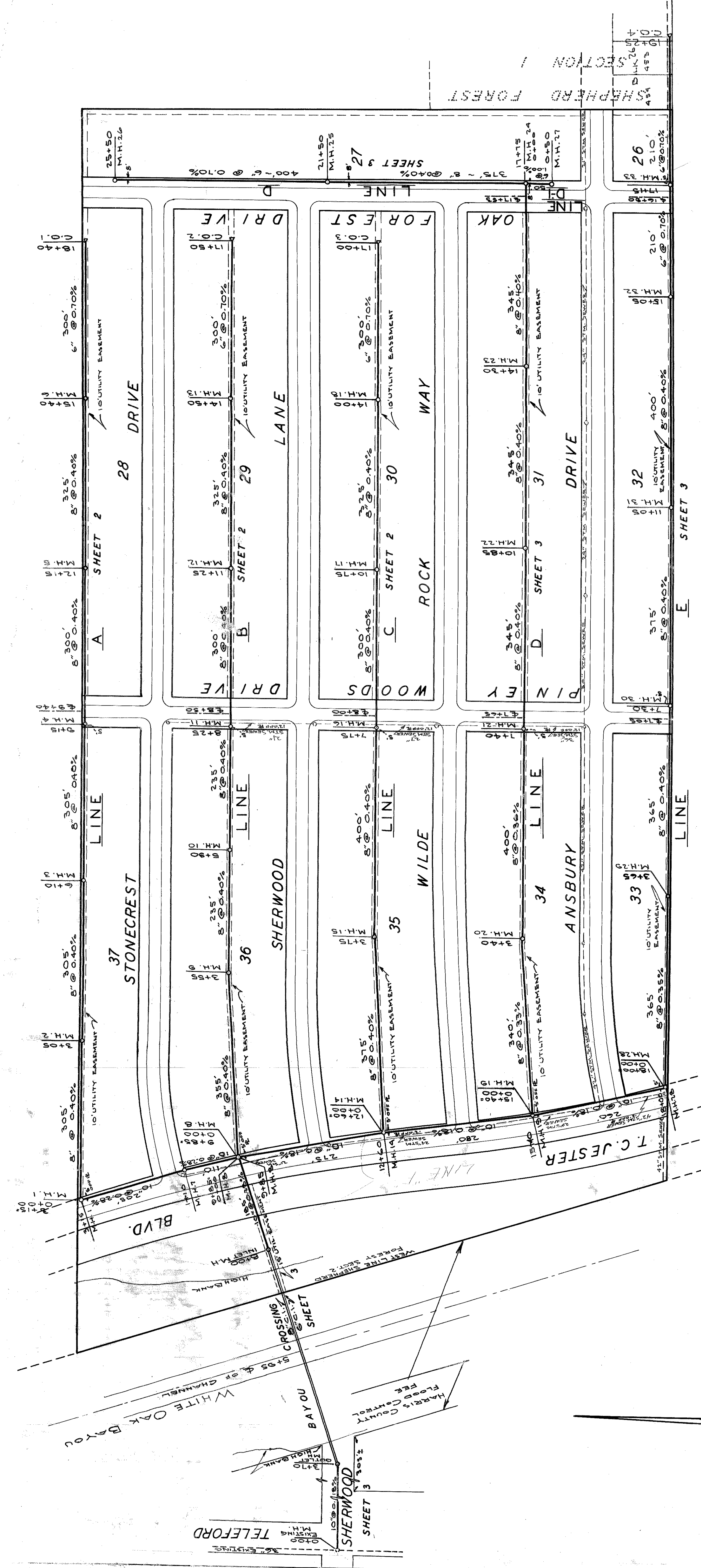
CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS

APPROVALS
[Signatures]

HOR. 1" = 100'
SCALE VERT. 1" = 10'
SHEET 3 OF 3

DATE: MAY, 1955

W. W. RECORDS
MICROFILM
DATE 5/20/80
10418



NOTE: ALL SEWER LINES UNLESS OTHERWISE SHOWN ARE 2' SOUTH OF THE CENTER-LINE OF EAST-WEST EASEMENTS.

NOTE: B.M. EL. 72.72 - TOP STEM OF FIRE HYDRANT, S.E. CORNER SEV. 2 & 3.

**SHEPHERD FOREST
SECTION 2
SANITARY SEWERS
PLAN**

FRANK J. METYKO
CONSULTING ENGINEER
HOUSTON-Texas

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS

APPROVAL: *[Signature]*
DATE: *[Date]*

DESIGNED BY: *[Signature]*
CHECKED BY: *[Signature]*
DATE: *[Date]*

DATE: MAY, 1955
SCALE: 1" = 100'
SHEET NO. 1 OF 3 SHEETS
V.B. NO.

[Signature]
HARRIS COUNTY FLOOD CONTROL
ENGINEER

City Section - 1/4" = 1'-0" (Scale of Profile) = 0.86

BENCH MARKS
 B.M. 71' in S.E. Cor. Concrete Base Light
 Street S.E. Cor. Elm & Ansbury
 Elev. 79.99
 B.M. 72' in S.E. Cor. N.E. Cor.
 Cross & Ansbury Elev. 71.03

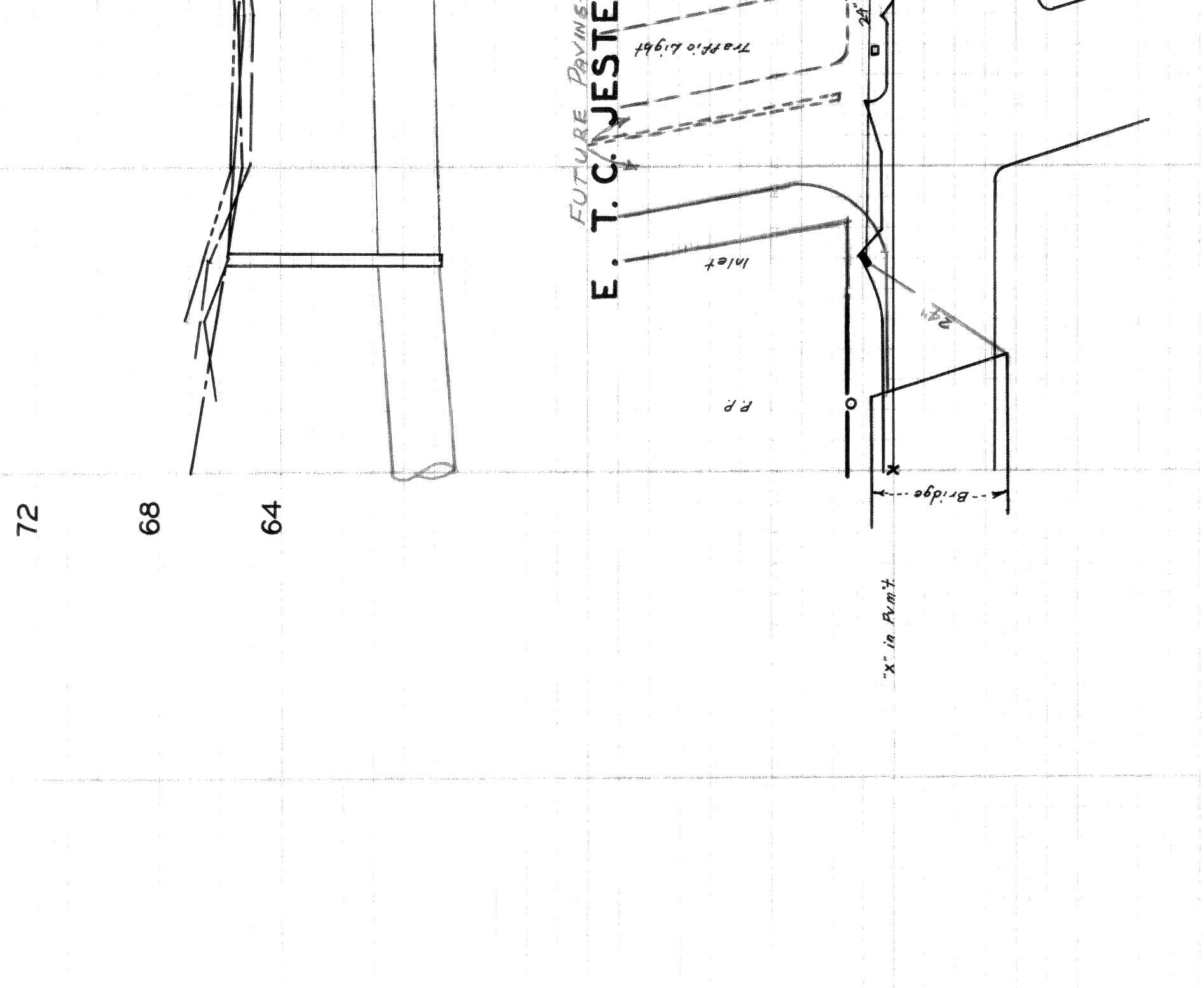
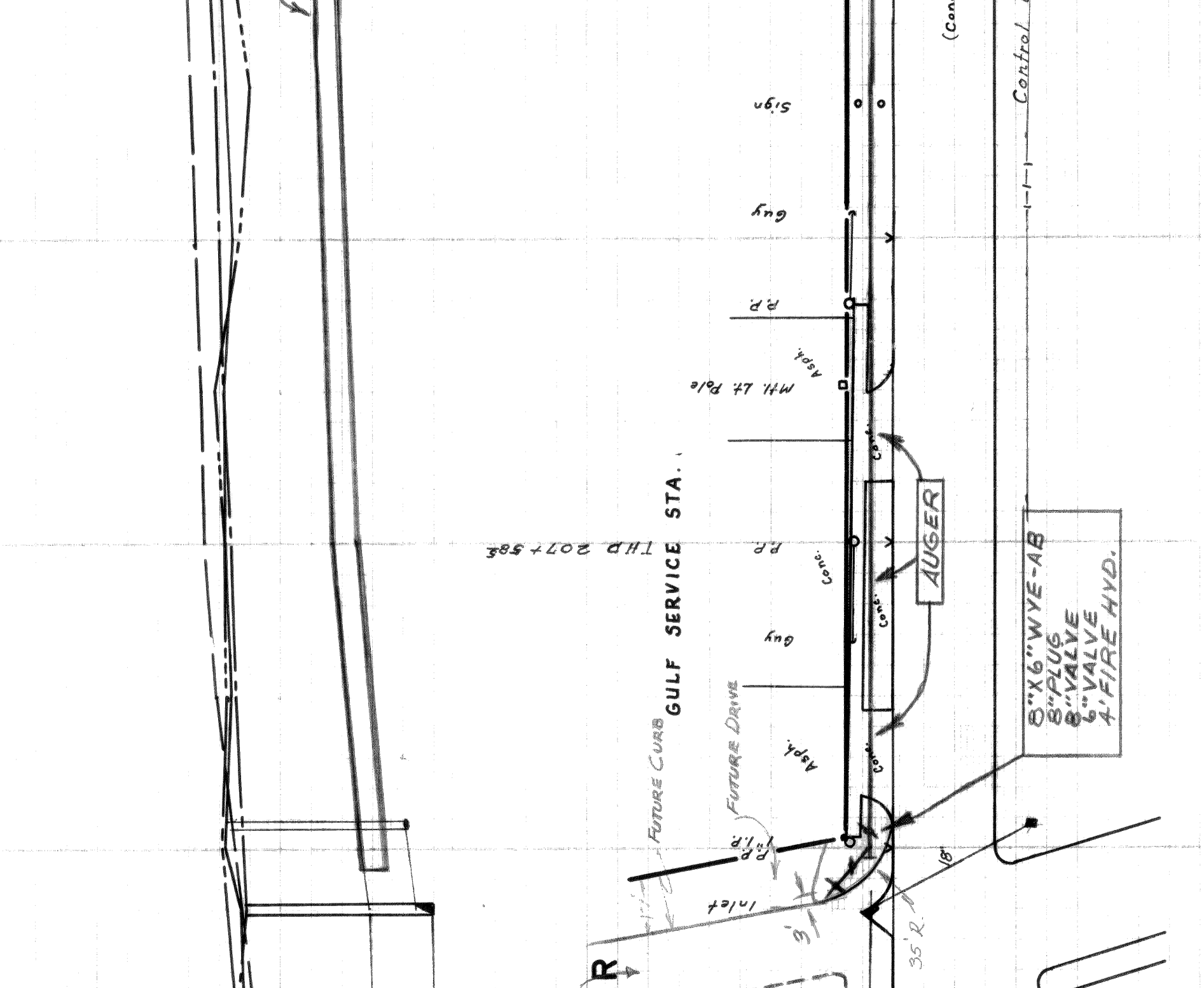
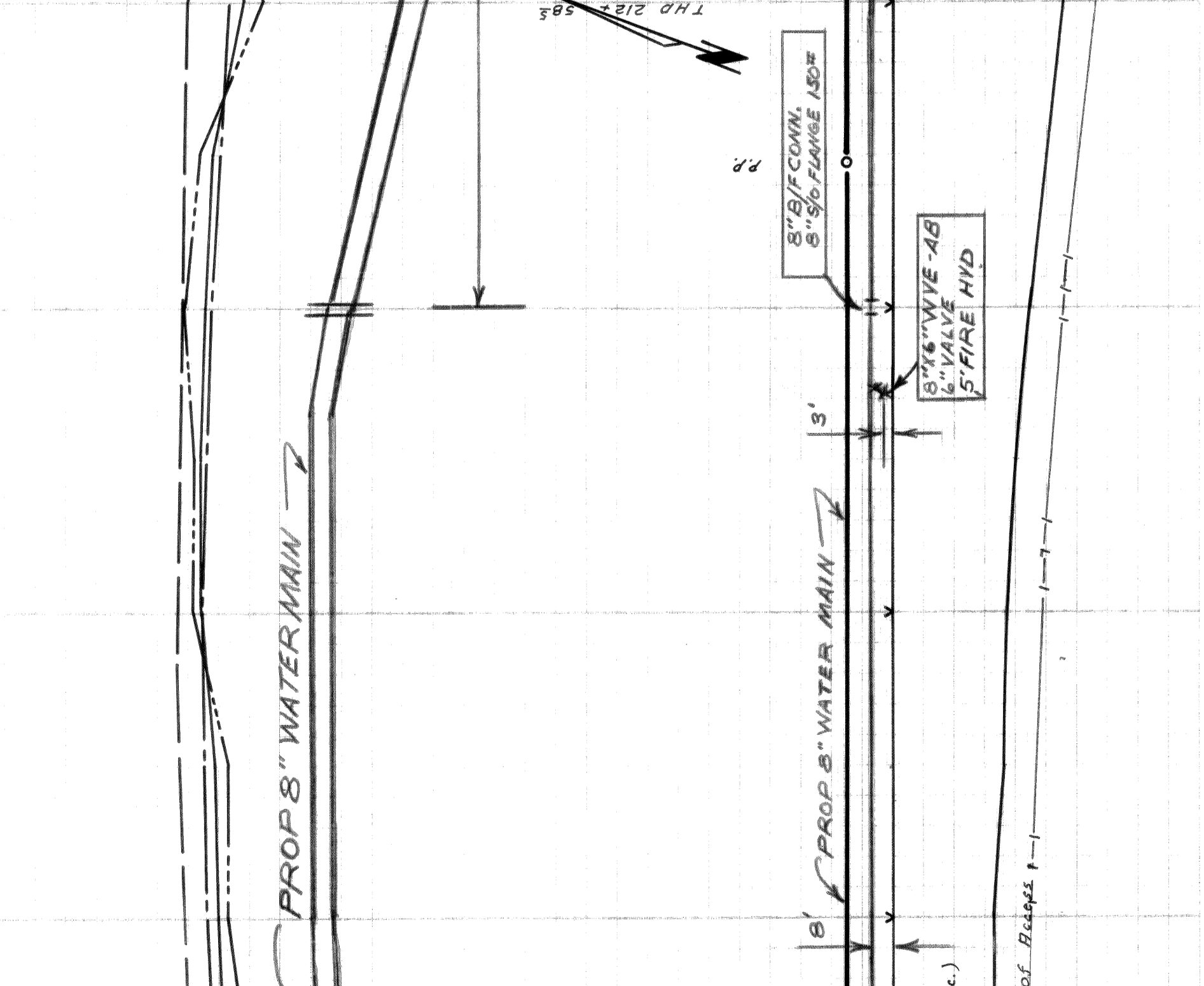
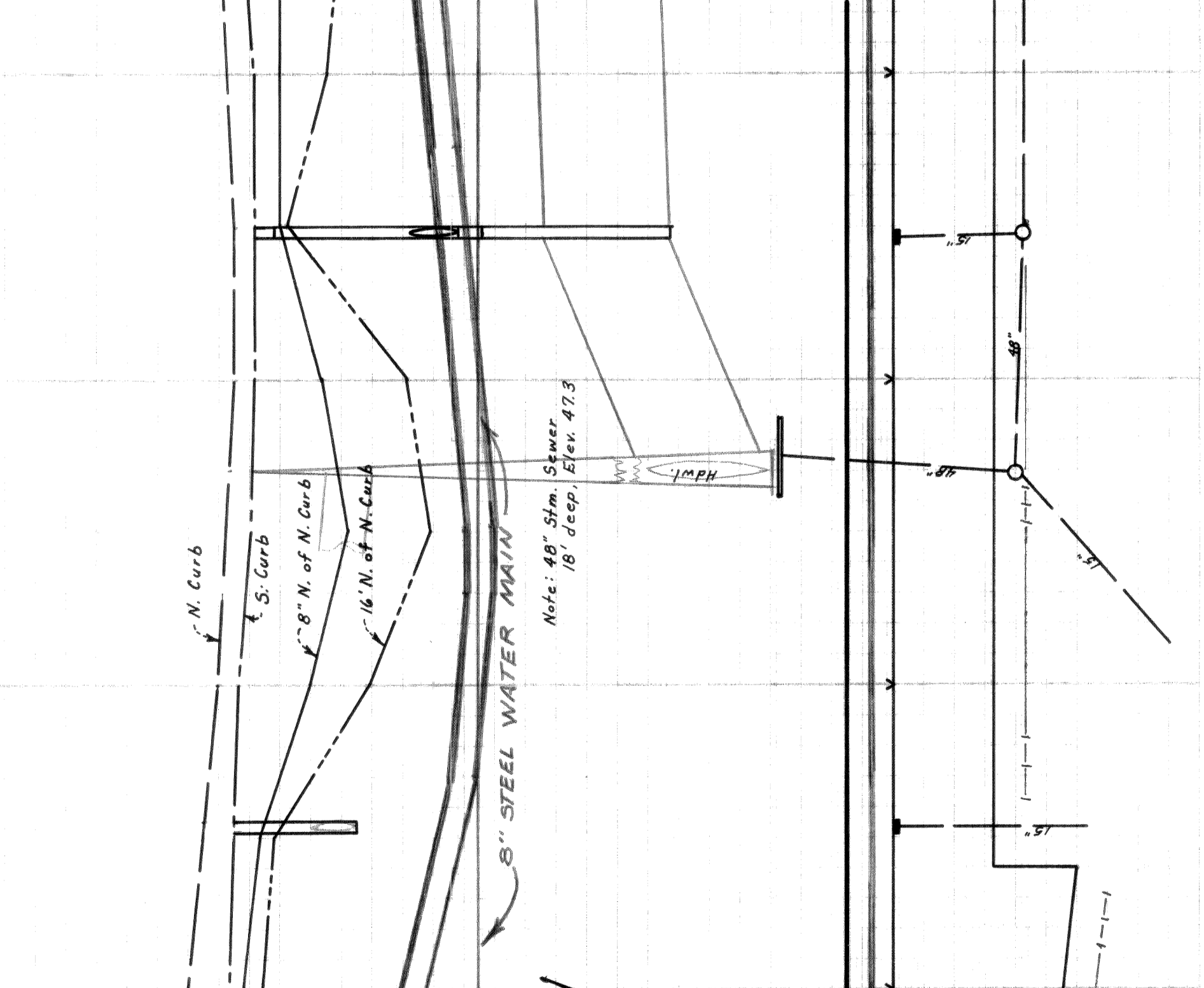
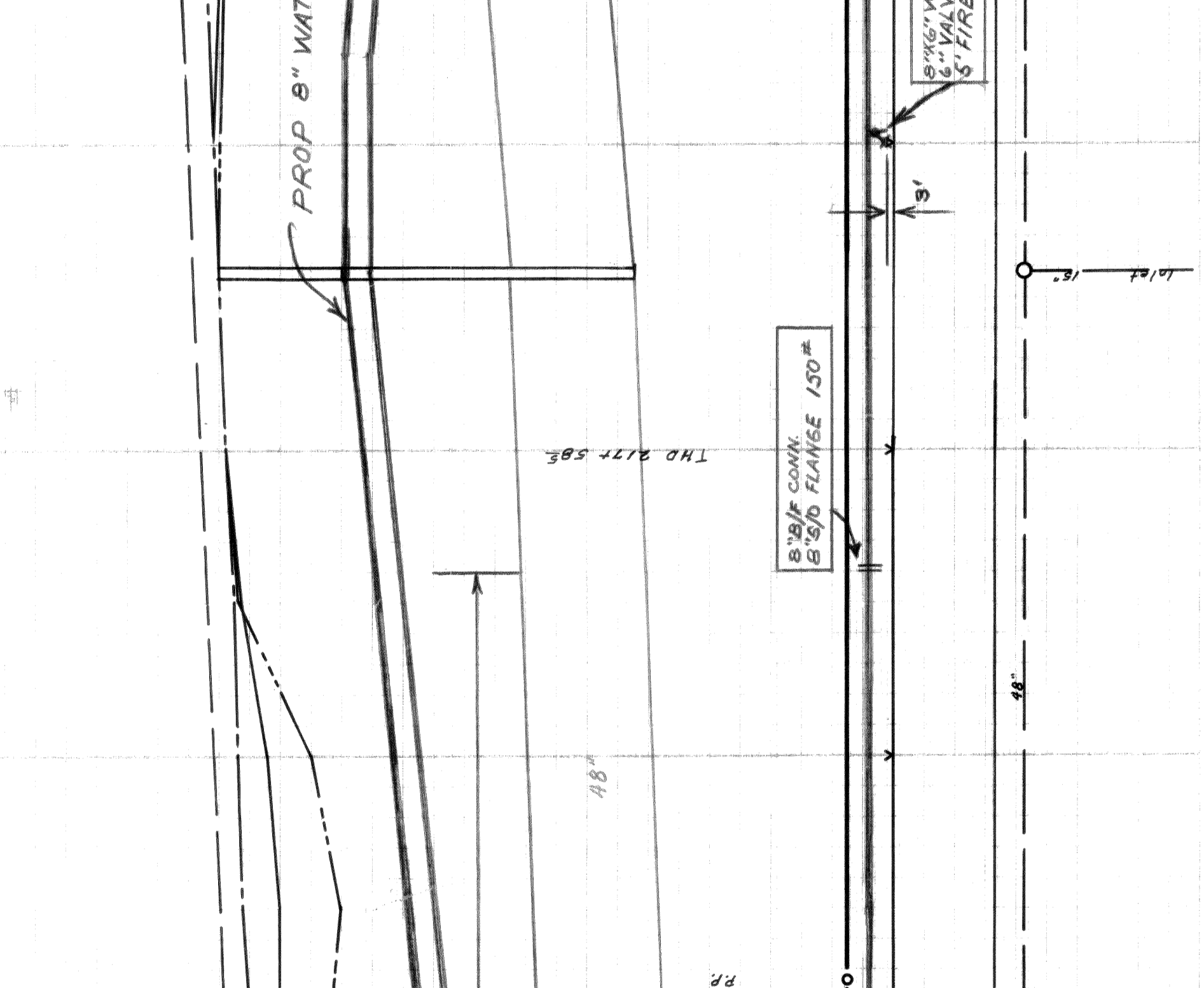
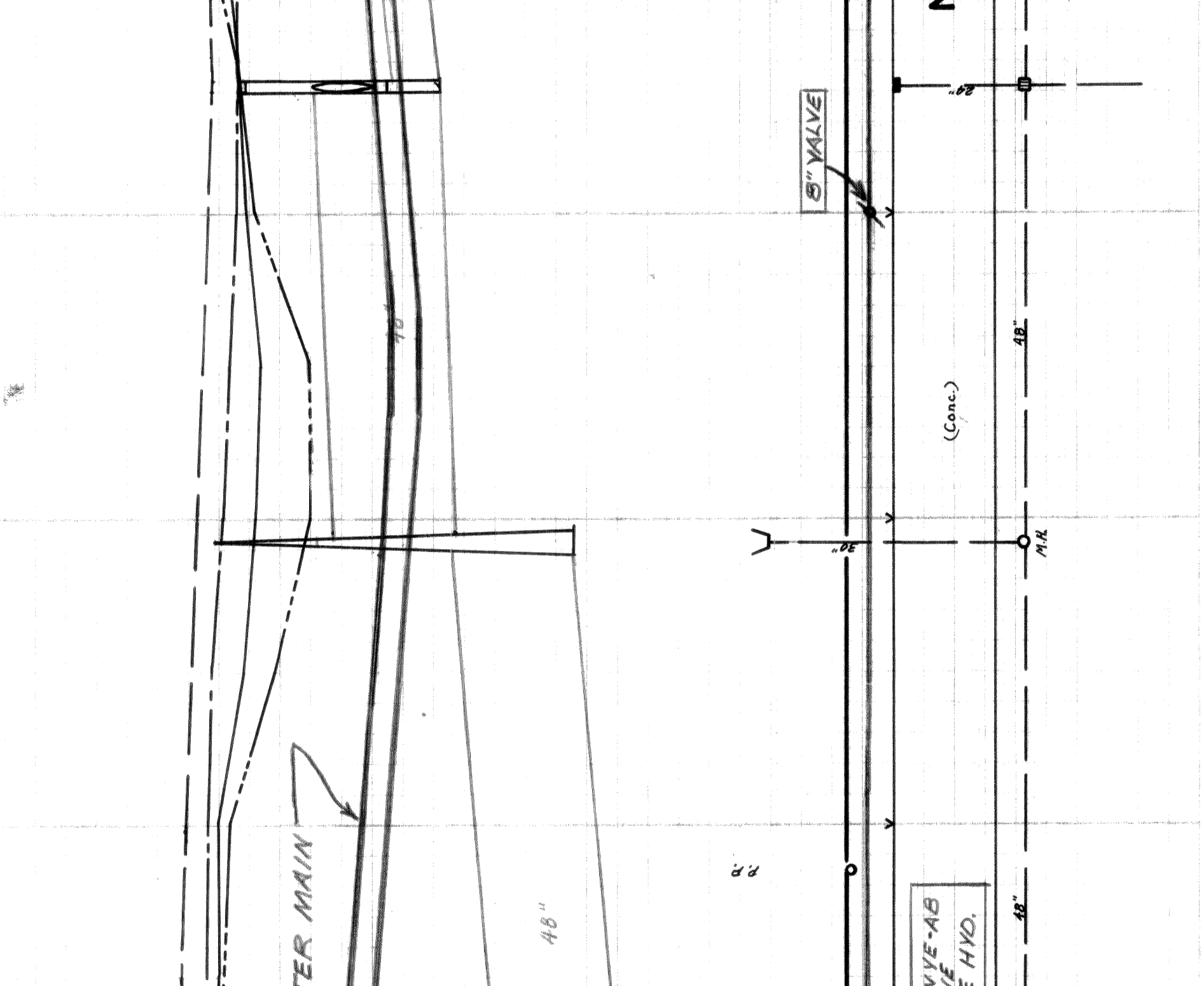
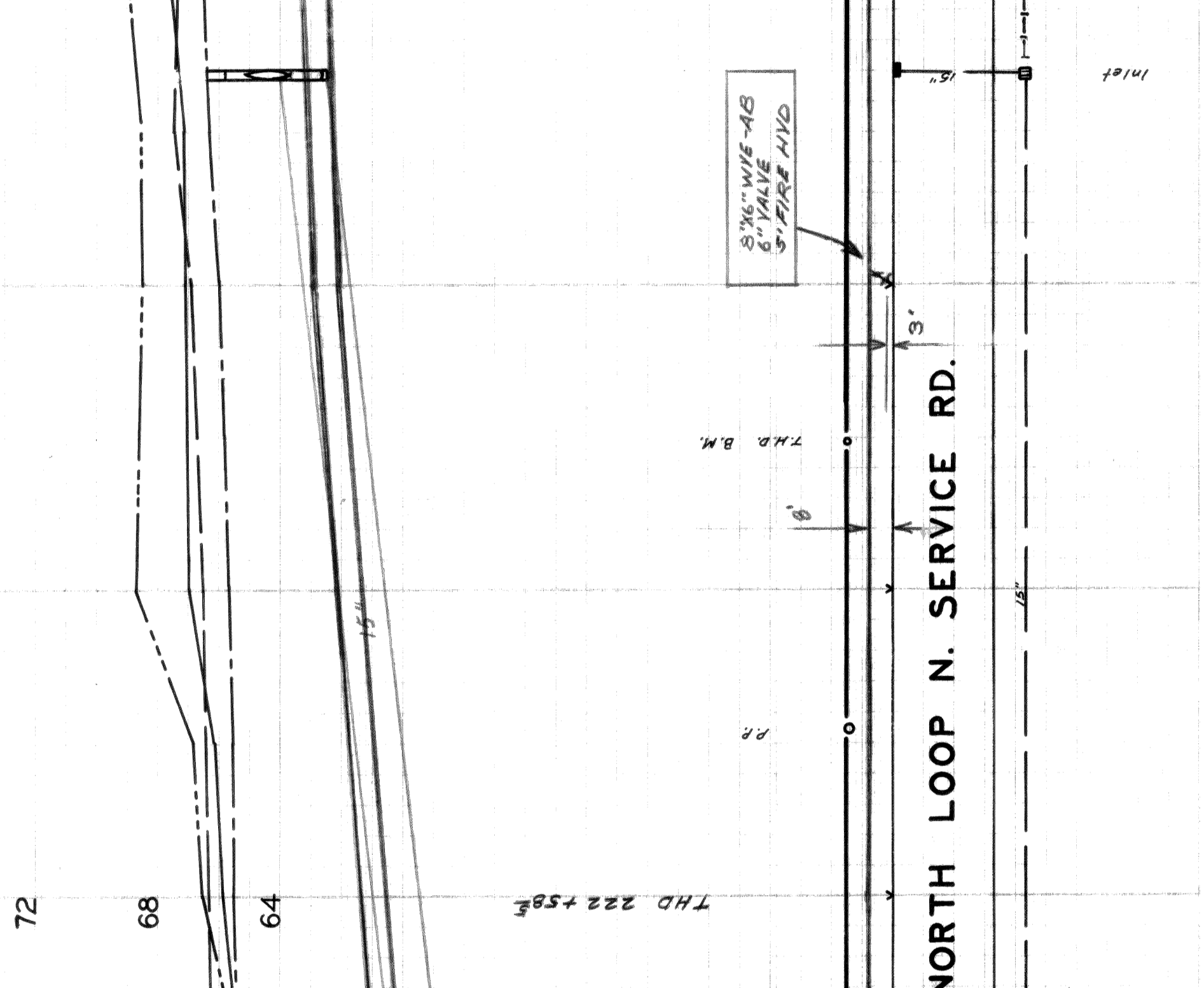
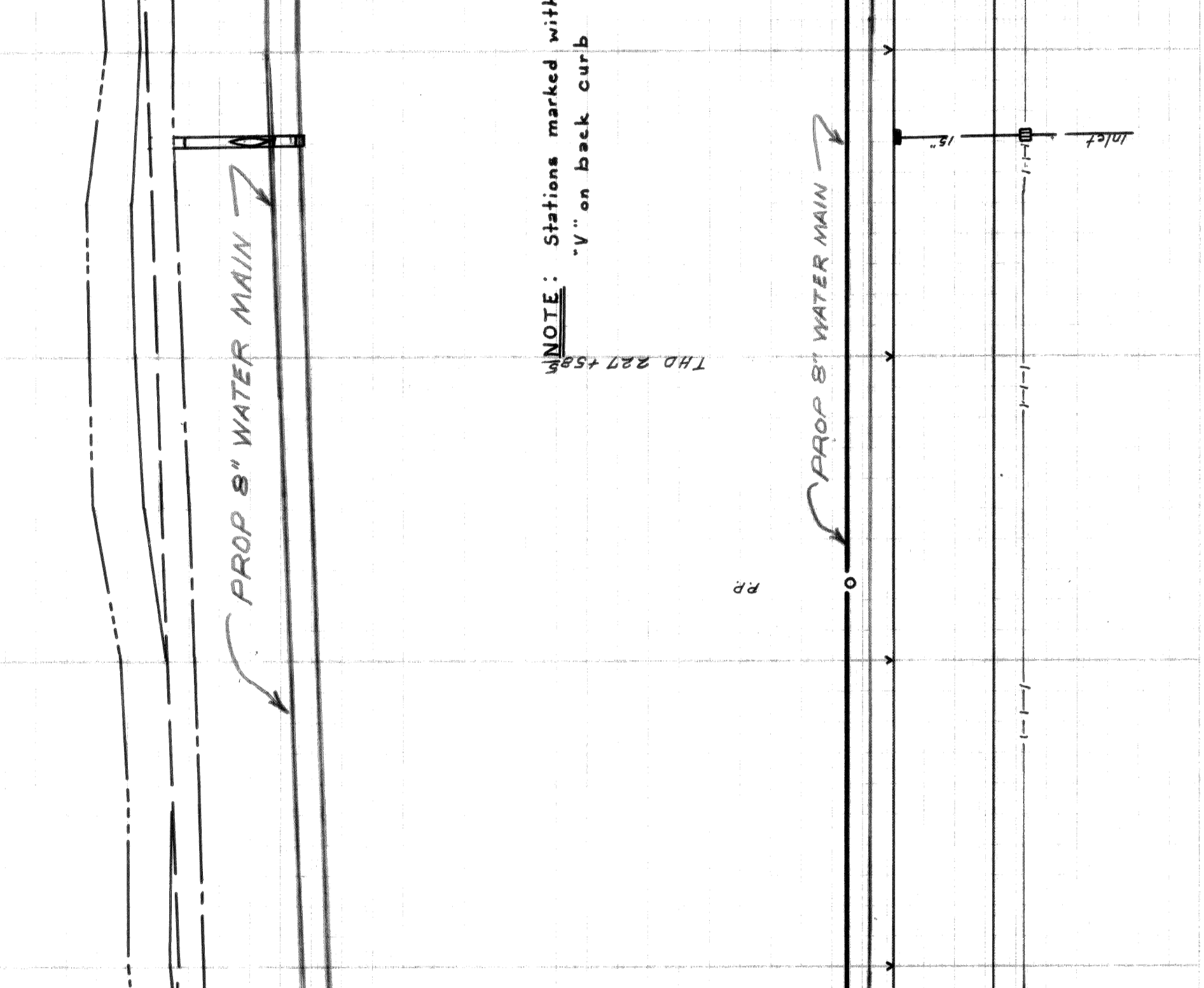
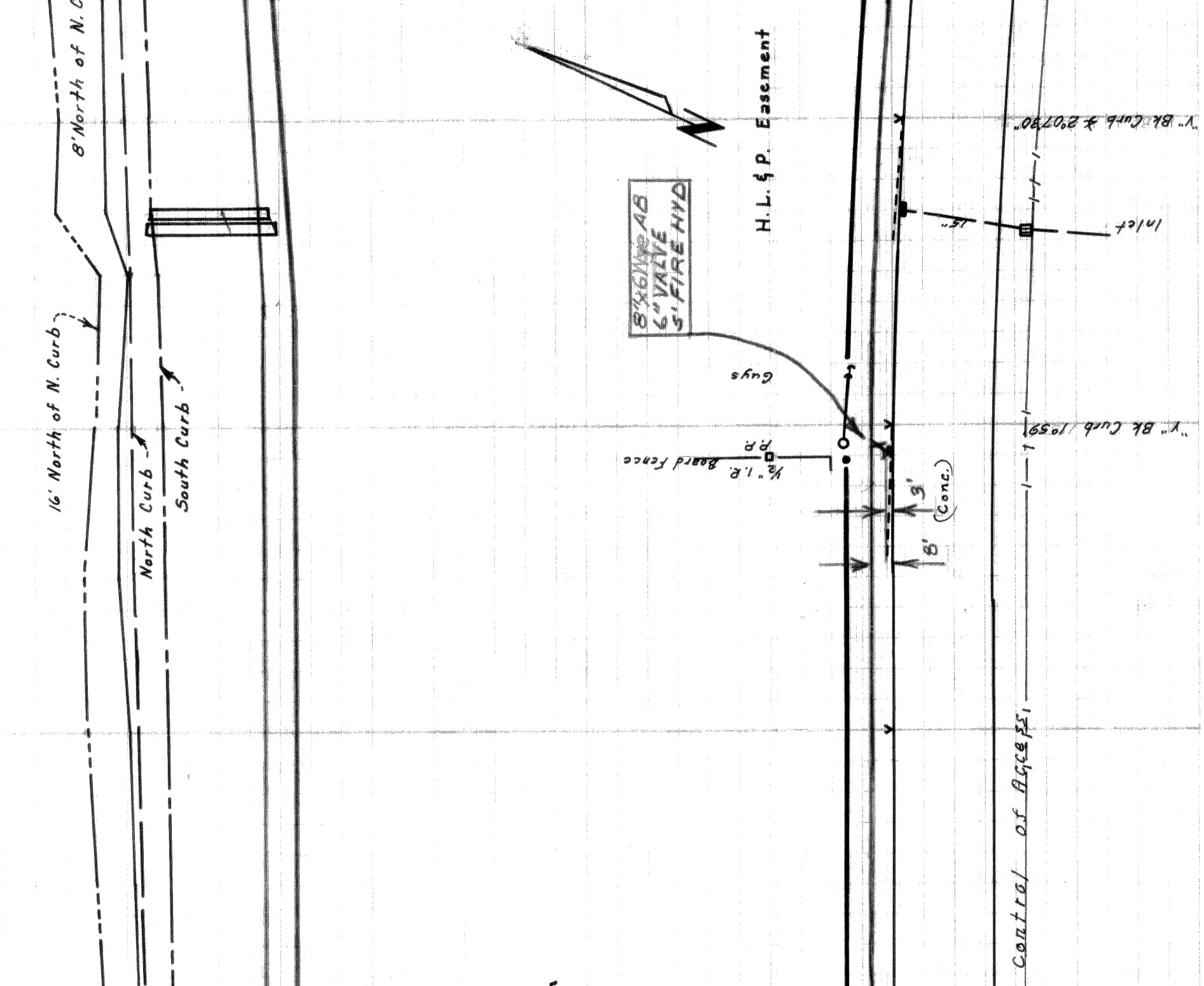
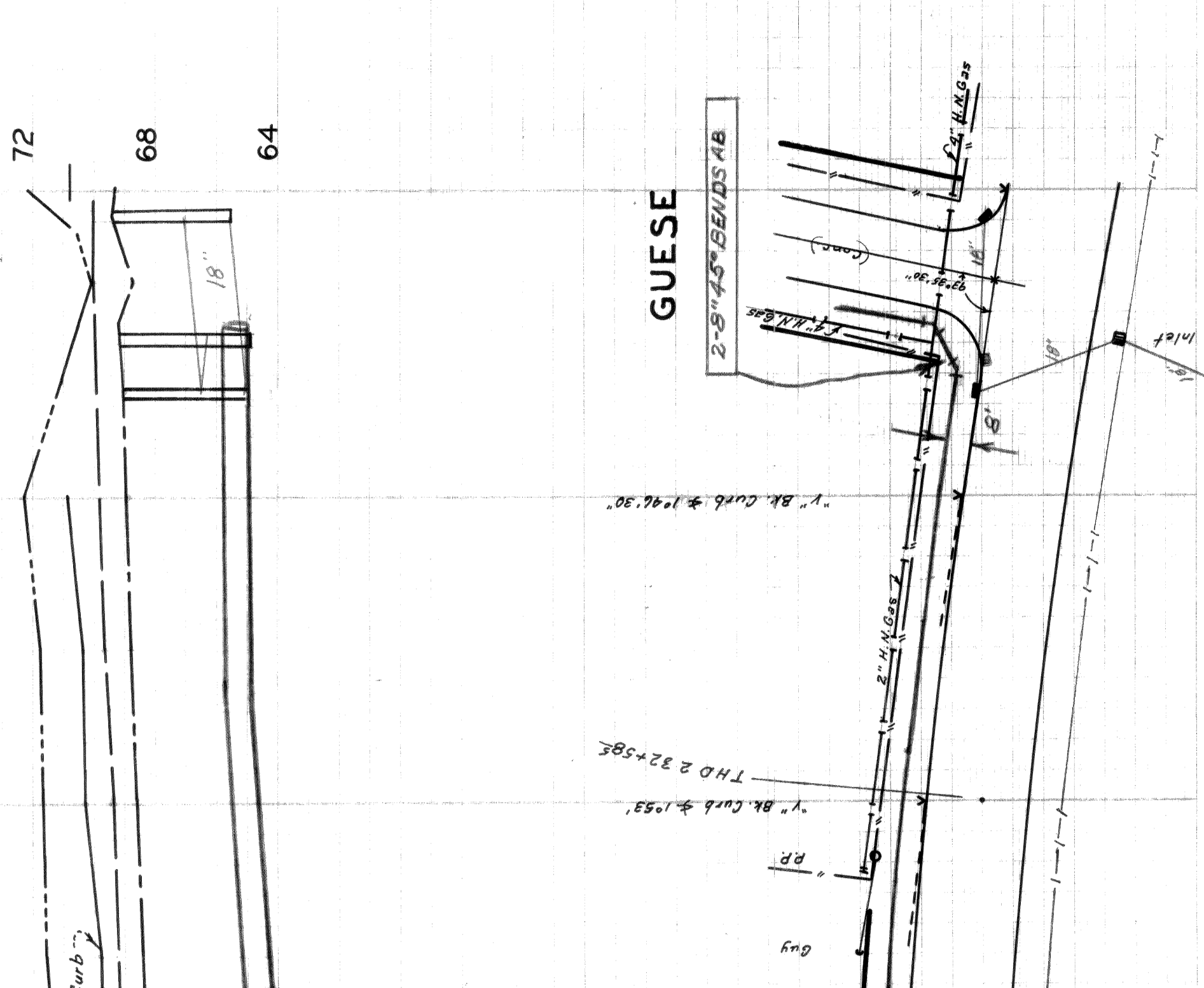
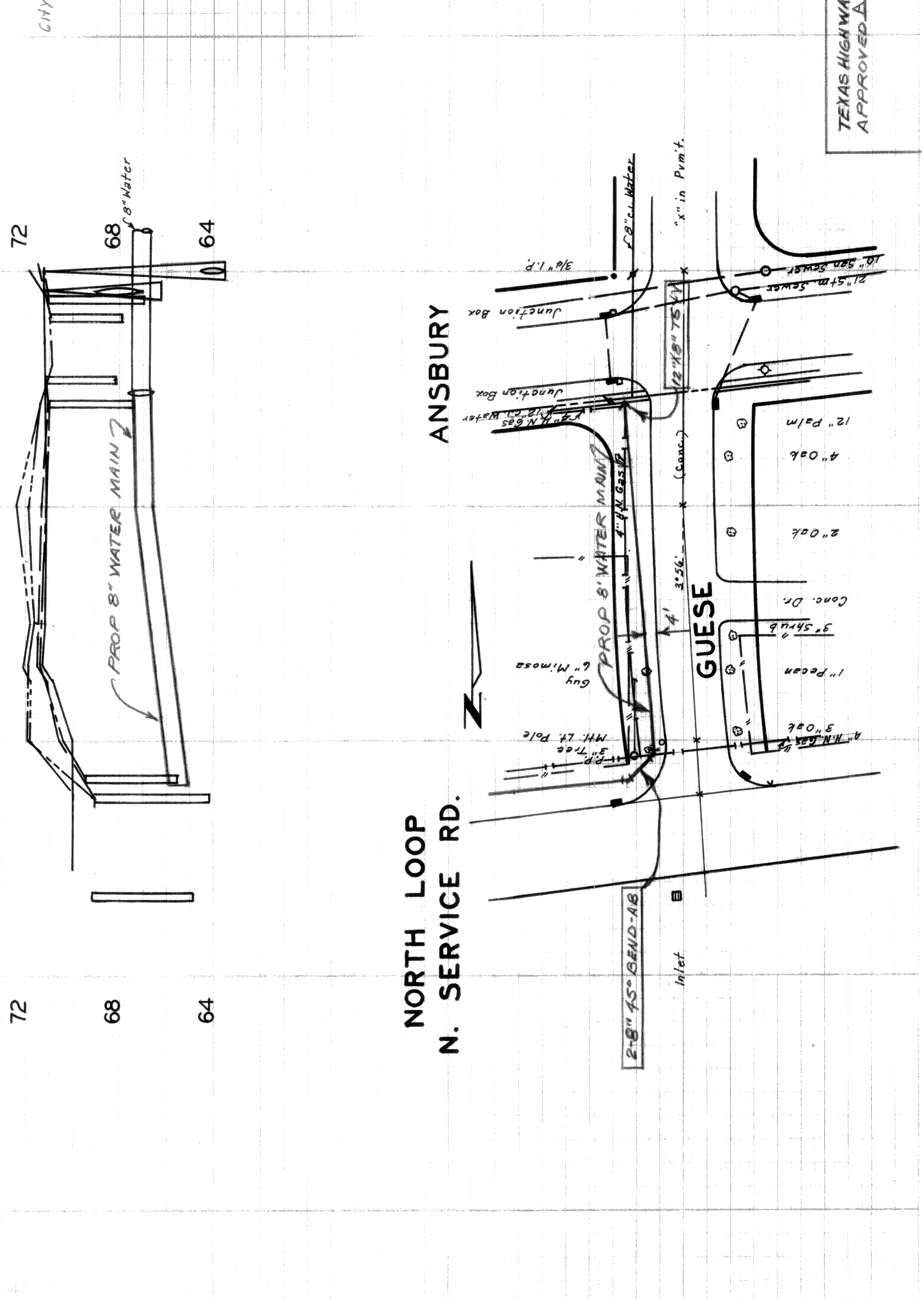
STANDARD PROFILE LEGEND
 CENTERLINE OF ROAD
 CENTERLINE OF SIDEWALK
 CENTERLINE OF CURB
 CENTERLINE OF GUTTER
 CENTERLINE OF DRIVEWAY
 CENTERLINE OF CONC. DRIVEWAY

CITY OF HOUSTON

N. LOOP N. SERVICE RD.
 GUESE RD. TO E. T. C. JESTER
GUESE RD.
 ANSBURY TO N. LOOP

DESIGNED BY: *W. J. ...*
 CHECKED BY: *...*
 APPROVED BY: *...*
 DATE: *...*

TEXAS HIGHWAY DEPARTMENT NO. 1-1112
 APPROVED: *...*



NOTE: Stations marked with '1' on back curb

APPENDIX J

Contact List:

City of Houston – Planning Department

832-393-6624

Nick Parker – Assistant Planner

Nick.Parker@houstontx.gov

832-394-9562

City of Houston – Public Works and Engineering

Building and Development Services – Utility Analysis Section

Gilbert Portillo, EIT

Gilbert.Portillo2@houstontx.gov

832-394-8830

Rudy Moreno, Jr

Deputy Director, Utility Analysis Section

Rudy.Moreno@houstontx.gov

Comcast

Margie Blackwell

Margaret.Blackwell@cable.comcast.com

713-341-8676

AT&T

Kathy Tinney

Kathy.Tinney@att.com

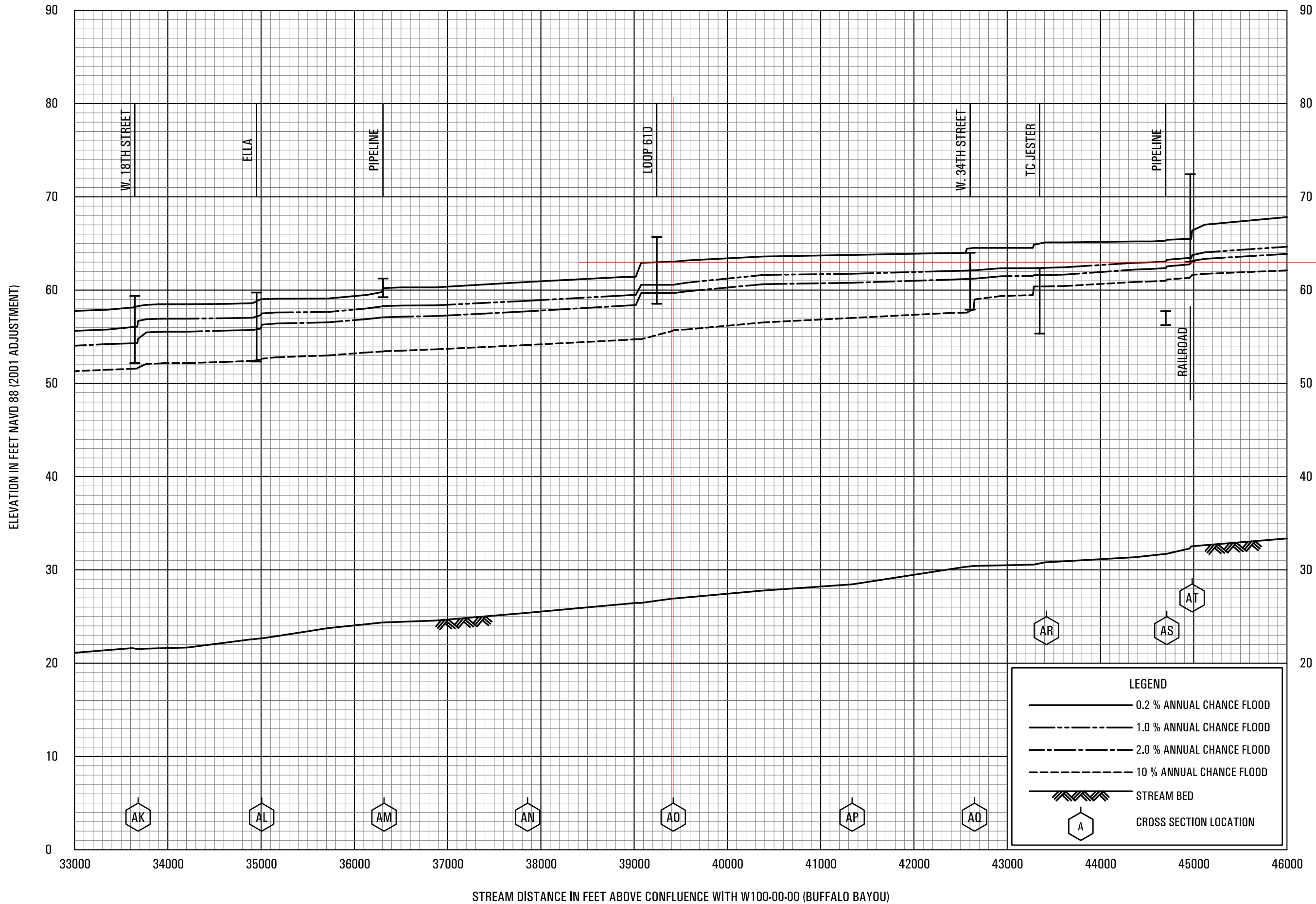
713-660-5334

Phonoscope

Ricard Darby

rdarby@phonoscope.com

832-615-7716



FLOOD PROFILES

E100-00-00 (WHITE OAK BAYOU)

FEDERAL EMERGENCY MANAGEMENT AGENCY
HARRIS COUNTY, TX
 AND INCORPORATED AREAS

E04P