FEASIBILITY REPORT
FOR
FAIRVIEW TERRACE

(5.490 ACRES OUT OF A0055 - HARRINGTON, ARRABELLA, TRACT 184, ACRES 21.871)
IN
THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

FEBRUARY 2020

PREPARED FOR:
THE BRENHAM HOUSING AUTHORITY
1801 NORTHVIEW CIRCLE DRIVE
BRENHAM, TX 77833

PREPARED BY:
Bleyl Engineering
100 Nugent Street | Conroe, TX 77301
(O) 936.441.7833 | (F) 936.760.3833
PE Firm No. F-678

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 USES OF THE REPORT AS AUTHORIZED BY LAW.
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**EXHIBITS:**

- Exhibit A - Washington County Appraisal District Map
- Exhibit B - Property Data Sheet
- Exhibit C - Tax Certificate
- Exhibit D - Project Location Map
- Exhibit E - Preliminary Boundary Survey
- Exhibit F - Flood Insurance Rate Map
- Exhibit G - National Wetlands Inventory Map
- Exhibit H - Residential Plan Review/Permit Checklist
- Exhibit I - Preliminary Site Plan
- Exhibit J - Tap Fees
- Exhibit K - Development Services: Building Permits & Inspection Fee Schedule
- Exhibit L - Cost Estimates
CIVIL ENGINEERING FEASIBILITY STUDY for FAIRVIEW TERRACE
(5.490 acres out 21.871 acres in the A0055 - Harrington, Arrabella Survey, TRACT 184)

1 EXECUTIVE SUMMARY
The site is currently zoned as Mixed Residential District (R-2). A Specific Use Permit is required to develop multifamily residential within the R-2 zoning district. The project tract is being carved out of a larger 21.871-acre Parent Tract. Platting of the property will be required. Full movement ingress/egress will be provided from Hasskarl Drive and a secondary access off Matilda Street. Both Hasskarl Drive and Matilda Street are classified as local streets and are maintained by the City of Brenham.

Water and sanitary sewer services are available and are provided by the City of Brenham. Offsite costs will be budgeted for the 10-inch force main relocation, the 16-inch force main abandonment, the access road to the offsite lift station, and the temporary connection of Hasskarl Drive to Matilda Street as necessary to maintain adequate fire truck movement and maneuverability in the area until the remainder of the 21.871-acre Parent Tract is developed. The site has approximately 28 feet of topography however adequate green space has been provided for grading and no site grading issues are anticipated.

Detention for storm water is not required by the City but demonstration of adequate downstream storm water conveyance is necessary.

The following is information from the local Tax Appraisal District concerning the Parent Tract:

Property ID No: R14505
Account No: 0055-000-18400

The property is currently listed as a tax-exempt property therefore no tax rates are provided.

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

2 ENTITLEMENT PERMITTING

2.1 EXISTING SITE CONDITIONS & SURVEY
The Project Site consists of approximately 5.490-acres out of a 21.871-acre Parent Tract owned by the Brenham Housing Authority. Exhibit A – Washington County Appraisal District Map shows the orientation of the Parent Tract and the Project Site and Exhibit B – Property Data Sheet shows the Appraisal District data for the Parent Tract. A Tax Certificate issued on February 18, 2020 for the Parent Tract is included as Exhibit C – Tax Certificate. The Parent Tract is located south of the intersection of FM 577 (East Blue Bell Road) and Gay Hill Street in the City of Brenham, Texas. More specifically, the 5.490 acres for the multifamily development
is located near the intersection of Eleanor Street and Hasskarl Drive. The site location is illustrated in Exhibit D – Project Location Map and Exhibit E – Preliminary Boundary Survey.

The site is currently developed into duplexes with roads, dry utilities, wet utilities, and electric services. The demolition of the existing duplexes and utilities will be required to facilitate the development of the new multifamily complex.

Elevations decrease from the highest point located at the southeast corner of the tract to the northwest corner of the tract and towards a water course named Higgins Branch. In total there is approximately 28 feet of fall across the site. No part of the project falls within the floodplain or floodway as shown on Exhibit F – Flood Insurance Rate Map and there are no delineated wetlands areas per the National Wetlands Inventory as shown on Exhibit G – National Wetlands Inventory Map.

2.2 ZONING
The Project Site is currently zoned as Mixed Residential District (R-2). Multifamily developments are allowed within Mixed Residential District zones with the approval of a Specific Use Permit. Multifamily developments within a Mixed Residential District by way of an approved Specific Use Permit must meet the following requirements:

1) Multifamily units (apartments):
   a) Minimum site area. The minimum site area for duplexes shall be five thousand (5,000) square feet and the minimum area for multifamily development shall be six thousand (6,000) square feet.

b) Size of yards:
   i) Front yard. There shall be a front yard having a depth of not less than twenty (20) feet.
   ii) Side yard. There shall be a side yard of not less than fifteen (15) feet, including, but not limited to, side yards adjacent to public streets.
   iii) Rear yard. A rear yard of fifteen (15) feet shall be maintained. There shall be a rear yard of not less than twenty-five (25) feet adjacent to all major streets.

c) Size of lots:
   i) Lot area. There shall be a minimum of two thousand (2,000) square feet of lot area per multifamily dwelling unit.
   ii) Lot width. The width of the lot shall not be less than fifty (50) feet at the front building line nor shall its average width be less than fifty (50) feet.
   iii) Lot depth. The average depth of the lot shall not be less than one hundred (100) feet.
   iv) Lot coverage: In no case shall more than seventy-five (75) percent of the total lot area be covered by the combined area of the main buildings, and accessory buildings and other impervious surfaces.

*Source: City of Brenham Code of Ordinances Appendix A, Part II, Division 2

The Specific Use Permit must be submitted to the City and the $200 fee paid in full to begin the review and approval process. The approval process for a Specific Use Permit is as follows:

1) Submit Specific Use Permit Application. A link to the application is provided below.
Pay the $200 fee to the City.
3) The City will advertise in the local newspaper for a public hearing regarding the Specific Use Permit Application no sooner than 10 days before the Planning & Zoning Commission meeting.
4) The City will notify in writing all property owners within 200 feet of the proposed Specific Use Permit no sooner than 10 days before the Planning & Zoning Commission meeting.
5) The City will post signs at the property with information about the requested Specific Use Permit including contact information for the City no sooner than 10 days before the Planning & Zoning Commission meeting.
6) A public hearing will be held at the Planning & Zoning Commission meeting. After the public hearing, and in the same Planning & Zoning Commission meeting, the Planning & Zoning Commission will vote on a recommendation to be sent to City Council regarding approval of the application.
7) The City will advertise in the local newspaper for a public hearing regarding the Specific Use Permit Application no sooner than 15 days before the City Council Meeting.
8) A public hearing will be held at the City Council Meeting. After the public hearing, and in the same City Council meeting, the Council will vote regarding approval of the application taking into consideration all public comments and the recommendation of the Planning & Zoning Commission.

*Source: City of Brenham Code of Ordinances Appendix A, Part III*

The City of Brenham refers to its Comprehensive Plan and the Future Land Use Map for guidance regarding future growth. City Staff, the Planning & Zoning Commission, and City Council refer to the Future Land Use Map prior making any recommendations or decisions. According to the most recent Future Land Use Map, the Project Site is planned for Multifamily Residential. This use matches the use of the proposed 80-unit multifamily development.

### 2.3 Platting

As discussed in section 2.1 of this report and shown on **Exhibit A – Washington County Appraisal District Map**, the Project Site consists of 5.490 acres out of a 21.871-acre Parent Tract. The Parent Tract will be subdivided and therefore platting is required. The process of platting of the property should begin once the project is awarded and it is known that the project will proceed to construction.

The approval process for a Preliminary Plat and a Final Plat is as follows:

1) Complete the Preliminary Plat Application
   [https://www.cityofbrenham.org/Departments/Planning/Plat-Application.pdf](https://www.cityofbrenham.org/Departments/Planning/Plat-Application.pdf)
2) Pay the $150 fee to the City.
3) Submit a Preliminary Plat to the Planning & Zoning Commission no sooner than 14 days before the regular Commission meeting.
4) The Planning and Zoning Commission will approve or deny the Preliminary Plat. A Preliminary Plat approval by the Commission is valid for 6 months. This may be extended to one year at most by written request of the applicant and approval by the Commission.
5) Complete the Final Plat Application
   [https://www.cityofbrenham.org/Departments/Planning/Plat-Application.pdf](https://www.cityofbrenham.org/Departments/Planning/Plat-Application.pdf)
6) Pay the $250 fee to the City.
7) Submit the Final Plat before the Preliminary Plat approval expires.
8) The Planning and Zoning Commission will approve or deny the Final Plat. A Final Plat approval by the Commission is valid for 1 year. This may be extended to 2 years at most by written request of the applicant and approval by the Council.
9) Pay the recordation fees which are $71 per page at the time of this report.

2.4 EASEMENTS
The infrastructure within the Parent Tract are maintained by the City of Brenham per Resolution R-14-008 which was approved by the City March 6, 2014. This resolution provides the acceptance of infrastructure improvements from the Brenham Housing Authority to the City of Brenham. More particularly, the City has agreed to maintain streets to the back of curb, sidewalks adjacent to streets, storm sewer mains, sanitary sewer mains, water mains, natural gas mains, and fire water supply mains and appurtenances.

There is a 15-wide City of Brenham Access Easement that comes off the cul-de-sac at the end of Eleanor Street and accesses the adjacent Henderson Park where a City of Brenham sanitary sewer lift station is located. This easement is recorded with Washington County in Volume 1321, Page 260. The City has agreed to redefine the location of this easement based on the new access that will need to be provided from the parking lot of the proposed multifamily development. This easement will be recorded as part of the platting process. The process of platting of the property should begin once the project is awarded and it is known that the project will proceed to construction.

3 SITE DEVELOPMENT PERMITTING
Development standards can be found in the City’s Code of Ordinances and Design Standards.

City of Brenham Code of Ordinances
https://library.municode.com/tx/brenham/codes/code_of_ordinances?nodeId=10470

Design Standards
https://www.cityofbrenham.org/Departments/Planning/design-standards.pdf

The City of Brenham has adopted the 2015 Version of the International Building Codes with the exception of the 2014 National Electric Code (NEC). A list of the adopted codes are as follows:

- 2015 International Building Code (IBC)
- 2015 International Property Maintenance Code (IPMC)
- 2014 National Electric Code (NEC)
- 2015 International Mechanical Code (IMC)
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Plumbing Code (IPC)
- 2015 International Residential Code (IRC)
- 2015 International Existing Building Code (IEBC)
3.1 SITE PLAN
A Pre-Development Meeting was held with the City on January 6, 2020 at 10:00 am. Site Plan submittal to the City is required for approval. The following applications must be completed and submitted to the City with the site plan construction drawings:

The City of Brenham Residential Plan Review/Permit Checklist is shown in Exhibit H - Residential Plan Review/Permit Checklist.

Construction Permit Application:

A Preliminary Site Plan is included as Exhibit I – Preliminary Site Plan.

The off-street parking requirements are as follows:

**Efficiency or one bedroom:** One and one-half (1½) spaces per dwelling unit.

**Two or more bedrooms:** Two (2) spaces per dwelling unit plus 0.50 per each additional bedroom over two (2).

**Guest parking:** Ten (10) percent of total required spaces.

**Club (community area):** One (1) space per 300 square foot of gross floor area.

**Club (Office Area, employee kitchen, workroom, etc):** One space per three hundred (300) square feet of gross floor area or three (3) spaces, whichever is greater.

The development will be required to meet all Fire Department design standards. A link to the City’s Fire Code Review Requirements is provided below:
https://www.cityofbrenham.org/Departments/Fire/fire-code-review.pdf

3.2 DRAINAGE
The site design will require conveyance of the storm water generated onsite to be discharged to the Higgins Branch watercourse. Per the City of Brenham, no detention is required due to the existing impervious cover on the project site, the planned development, and the development’s downstream location within the overall drainage basin.

In addition, any offsite flow currently crossing the Project Site will need to be intercepted and carried through the site to a discharge point at Higgins Branch. The ultimate outfall locations of all onsite and offsite flow will be Higgins Branch.

3.3 UTILITIES
There are water, sanitary sewer, storm sewer, electric, and gas utilities both within the Project Site and at points along the boundaries of the Project Site. The location of these utilities is summarized as follows:
Water
Existing water utilities within the Project Site service the existing duplexes. A 6-inch water line is located on the west side of Hasskarl Drive, a 6-inch water line is located on the north side Eleanor Street, and a 6-inch water line is located on the south side of Matilda Street.

Sanitary Sewer
Existing sanitary sewer utilities within the Project Site service the existing duplexes. Two 6-inch sanitary sewer lines enter the Project Site from Hasskarl Drive and loop through the Project Site. Additionally, a 6-inch sanitary sewer is located on the south side of Eleanor Street, and a 6-inch sanitary sewer is located on the north side of Matilda Street. A public sanitary sewer lift station is located just west of the project site in Henderson Park. The lift station is accessed from the cul-de-sac at the end or Eleanor Street. The proposed development will be required to provide an access to the lift station as part of the parking lot design. There is an active 16-inch force main and an abandoned 10-inch force main which originate at the lift station and go east through the Project Site. The active force main will be relocated out of the area of the buildings and pavement and the abandoned 10-inch force main will either be abandoned or removed.

Storm Sewer
Storm sewer runs along the existing streets throughout the Project Site. These utilities will be removed and the storm water conveyed as discussed in Section 3.2 of this report.

Electric
Existing electric utilities within the Project Site service the existing duplexes and are a part of a private system. The private system will require modification or a public system installed to service the proposed development.

Gas
Existing gas utilities within the Project Site service the existing duplexes and is a public system. The gas utilities will either require modification to service the proposed development or abandonment/removal.

In summary, the Project Site is surrounded by existing utilities and therefore utility service is readily available for the proposed multifamily development. Utility connection points, force main relocations, force main abandonments, and a layout of water, sanitary sewer, and storm sewer utilities are shown on Exhibit H – Preliminary Site Plan.

3.4 Proposed Offsite Improvements
The relocation of the 16-inch force main occurs both within the Project Site and offsite in Henderson Park which is the property adjacent to the Project Site to the west and is where the public lift station is located. For this reason, the force main relocation is considered an off-site improvement. The relocation of the force main will need to be completed in such a way that the lift station and the sanitary sewer utilities draining to the lift station remain in service at all times. Bypass pumping may be required.

The public lift station is currently accessed from the cul-de-sac at the end or Eleanor Street. The proposed development will be required to provide an access to the lift station as part of the parking lot design. This proposed access will be located partially within the Project Site and partially within Henderson Park.
As part of the proposed development a portion of Hasskarl Drive near its intersection with Eleanor Drive will be removed. The maximum dead-end distance allowed for fire truck access is 150-feet. A temporary road connecting Hasskarl Drive and Eleanor Street or a temporary turn-around at the end of Eleanor will need to be constructed to maintain adequate access for fire trucks. This connecting drive or turn-around can be removed when the offsite streets are reconfigured as part of future development on the remainder of the Parent Tract.

3.5 **Ingress & Egress**

The site will have one point of access from Hasskarl Drive and a secondary access off Matilda Street. Both Hasskarl Drive and Matilda Street are classified as local streets. A driveway permit and a Traffic Impact Analysis are not required by the City of Brenham.

3.6 **Landscaping**

The City of Brenham requires landscaping buffers between certain land uses. The project site is adjacent to multifamily housing, park land, and single family residential. There is no buffer requirement for the border with another multifamily development or park land. When a new multifamily development is constructed adjacent to single family residential a 20-foot buffer yard is required. According to the Code of Ordinances, the street area of Matilda Street and Hasskarl Drive can be credited as the required buffer width however the required screening must still be installed on the new development.

Overall, 15% of the developed area is required to be landscaped area in accordance with the City of Brenham Zoning Ordinance. A list of the required landscaping requirements for multifamily developments is listed in the City of Brenham Code of Ordinances in Appendix A, Part II, Division 1, Section 12.05 – Minimum Landscaping Requirements for Nonresidential and Multiple-Family Uses. A link to this section of the Code of Ordinances is provided below:


3.7 **Signage**

An approved Sign Permit will be required for the proposed multifamily development. A link to the Sign Permit is provided below.

[https://www.cityofbrenham.org/Departments/Planning/Sign-Permit-Application.pdf](https://www.cityofbrenham.org/Departments/Planning/Sign-Permit-Application.pdf)

The following are design standards and regulations for multifamily development signage:

- a. Entry monument sign. Residential subdivisions, multiple-family complexes (five (5) units or greater), and manufactured home parks shall be permitted two (2) sign faces at each major entrance not to exceed one hundred twenty (120) square feet in sign area cumulatively. The sign face(s) shall not exceed eight (8) feet in height. The sign setback shall be a minimum of eight (8) feet from the edge of pavement and may be indirectly lighted. Entry sign face(s) affixed to a brick fence may be permitted in lieu of a monument sign.

    1. Subdivision entry signs must provide a landscaped area equal to at least twice the area of the sign face. Required landscaping shall be submitted as part of the sign permit application and irrigation must be provided. The owners and subsequent owners of the landscaped property shall be responsible for the maintenance of the landscaped area. All landscape
materials shall be maintained so to ensure an attractive appearance and a healthy, vigorous, growth environment.

b. Wall and projecting signs. Multiple-family complexes (five (5) units or greater) shall be permitted one (1) attached sign identifying the complex and placed near the office entrance. The total sign area shall be no larger than one (1) square foot in sign area for each linear foot of the complex’s building frontage and in no case shall exceed sixty-four (64) square feet. Signs may be indirectly or directly lighted.

*Source: City of Brenham Code of Ordinances Chapter 21, Section 21-12 – Regulations By Use

Sign permit fees are as follows:

Attached (Wall) Signs: $2.00 per square foot of sign area
Detached (Freestanding Signs): $2.00 per square foot of sign area

3.8 PLAN REVIEW
The site plan construction drawings must be submitted to the City of Brenham Development Services Department for review. The Site Plan Submission Checklist details the minimum submittal requirements and a link is provided below:

https://www.cityofbrenham.org/Departments/Planning/Site-Plan-Submission-Requirements.pdf

3.9 CITY FEES
The City tap fees are shown in Exhibit J – Tap Fees. The City building and inspection fees are shown in Exhibit K – Development Services: Building Permits & Inspection Fee Schedule.

3.10 PHASE I ENVIRONMENTAL
A Phase I Environmental Site Assessment performed by CME Testing and Engineering and a report generated which is dated February 13, 2020. The results of this report indicated that there is no obvious evidence of recognized environmental conditions, controlled recognized environmental conditions, or historical recognized environmental conditions in connection with the subject property. Furthermore, there were no vapor encroachment conditions identified within or surrounding the subject property.

3.11 ONSITE & OFFSITE COST ESTIMATES
The estimated on-site construction costs including earthwork, storm drainage, utilities, and paving is $1,613,695.00 and the off-site estimated construction cost is $85,900.00. The site work cost estimate and the cost breakdown tables are included in Exhibit L – Cost Estimates.
4 SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed 80-unit multifamily project. This conclusion is based on the following:

• Conversations and meetings with the City staff and Client
• Review of information made available by others
• Review of the ordinances, design requirements, and utilities available
• Preliminary Site Plan and contours of the site

This feasibility letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client’s decision making. We endeavored to research site development issues and constraints to the fullest extent practical. New issues may arise during development due to changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

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

Respectfully Submitted,

[Signature]

Austin Love, P.E.
Texas Registration No. 110083
Bleyl Engineering
TBPE Firm No. F-678
EXHIBIT A
Washington County Appraisal District Map
EXHIBIT B
Property Data Sheet
WASHINGTON COUNTY APPRAISAL DISTRICT

Property Owner Property Address
R14505 LOCAL HOUSING AUTHORITY 1003 HASSKARL DR, BRENHAM, TX 77833

2020 GENERAL INFORMATION

Property Status: Active
Property Type: Real
Legal Description: A0055 A0055 - Harrington, Arrabella, TRACT 184, ACRES 21.871, (10.696 + 1.117 + 0.248 +0.707 + 9.103 ac)
Neighborhood: NH1 - Housing Neighborhood 1
Account: 0055-000-18400
Map Number: 75

2020 VA
Improve
Total

2020 OWNER INFORMATION

Owner Name: LOCAL HOUSING AUTHORITY
Owner ID: O26526
Exemptions: Exempt Property
Percent Ownership: 100%
Mailing Address: BRENHAM, TX 77833
Agent: -

2020 ENTITIES & EXEMPTIONS

Special Exemptions: EX - Exempt Property

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2020 LAND SEGMENTS

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### DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. These pages have been compiled by staff from a variety of sources, and is subject to change without notice. The Washington County Appraisal District makes no warranties or representations whatsoever regarding the quality, content, adequacy of such information and data. The Washington County Appraisal District reserves the right to modify these pages without notice. Original records may differ from the information on these pages. Verification of information is recommended. By using this application, you assume all risks arising out of or associated with access to this application. The Washington County Appraisal District shall not be liable for any defects in any information contained in these pages, or any failure to receive or delay in receiving information.
EXHIBIT C
Tax Certificate
**EXHIBIT C**

**TAX CERTIFICATE**

Consolidated Tax Collections of Washington County  
P.O. Box 2199\1301 Niebuhr St.  
Brenham, TX 77834-2199  
Ph: (979) 277-3740  Fax: (979) 277-3741

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

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<td>LOCAL HOUSING AUTHORITY</td>
</tr>
<tr>
<td>Value Information</td>
<td>BRENHAM, TX 77833</td>
</tr>
<tr>
<td>Land HS : $0.00</td>
<td>Ownership: 100.00%</td>
</tr>
<tr>
<td>1003 HASSKARL DR</td>
<td></td>
</tr>
<tr>
<td>BRENHAM, TX 77833</td>
<td></td>
</tr>
<tr>
<td>Land NHS : $394,990.00</td>
<td></td>
</tr>
<tr>
<td>Imp HS : $0.00</td>
<td></td>
</tr>
<tr>
<td>Imp NHS : $0.00</td>
<td></td>
</tr>
<tr>
<td>A0055 A0055 - Harrington,</td>
<td></td>
</tr>
<tr>
<td>Arrabella, TRACT 184,</td>
<td></td>
</tr>
<tr>
<td>ACRES 21.871, (10.696 +</td>
<td></td>
</tr>
<tr>
<td>1.117 + 0.248 +0.707 + 9.103</td>
<td></td>
</tr>
<tr>
<td>ac)</td>
<td></td>
</tr>
<tr>
<td>Ag Mkt : $0.00</td>
<td></td>
</tr>
<tr>
<td>Ag Use : $0.00</td>
<td></td>
</tr>
<tr>
<td>Tim Mkt : $0.00</td>
<td></td>
</tr>
<tr>
<td>Tim Use : $0.00</td>
<td></td>
</tr>
<tr>
<td>HS Cap Adj : $0.00</td>
<td></td>
</tr>
<tr>
<td>Assessed : $0.00</td>
<td></td>
</tr>
</tbody>
</table>

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

<table>
<thead>
<tr>
<th>Entity</th>
<th>Year</th>
<th>Tax</th>
<th>Discount</th>
<th>P&amp;I</th>
<th>Atty Fee</th>
<th>TOTAL</th>
</tr>
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<tbody>
<tr>
<td>C01</td>
<td>2019</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>G01</td>
<td>2019</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>JC1</td>
<td>2019</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>RD1</td>
<td>2019</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>S01</td>
<td>2019</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Total for current bills if paid by 2/29/2020 : $0.00  
Total due on all bills 2/29/2020 : $0.00  
2019 taxes paid for entity C01 $0.00  
2019 taxes paid for entity G01 $0.00  
2019 taxes paid for entity JC1 $0.00  
2019 taxes paid for entity RD1 $0.00  
2019 taxes paid for entity S01 $0.00  
2019 Total Taxes Paid : $0.00

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. 

Date of Issue : 02/18/2020
Requestor : LOCAL HOUSING AUTHORITY
Receipt : 457044-BRS
Fee Paid : $10.00
Payer : LOCAL HOUSING AUTHORITY

Signature of Authorized Officer of the Tax Office
EXHIBIT D
Project Location Map
EXHIBIT D

PROJECT LOCATION MAP

PROJECT SITE (5.490 AC)
EXHIBIT E
Preliminary Boundary Survey
EXHIBIT F
Flood Insurance Rate Map
Fairview Terrace
Project Site 5.490 AC
EXHIBIT G
National Wetlands Inventory Map
This page was produced by the NWI mapper.
Development Services Department
Residential Plan Review/Permit Checklist

Residential site plan requires submission of the City of Brenham Building Permit Application.

I have attached two (2) complete sets of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application. (Requirements are for new and existing buildings – please include existing floor plans(s) for additions and renovations.

I have read and have attached to this permit application all of the Residential Plan Requirements listed below.

I will comply with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. This includes submitting NOI/CSN per SWP3. Refer to http://tceq.state.tx.us/ or call 512-239-1000.

RESIDENTIAL PLAN REQUIREMENTS (2 paper copies):

- Site plan
  - Shall be dated and labeled with the address, legal description, and owner’s name.
  - Shall be drawn to scale not smaller than 1” = 50’.
  - Shall include all dimensions, property lines, and total square footage of the lot.
  - Directional compass/north arrow shall be provided.
  - All existing and proposed structures shall be shown with dimensions and setbacks.
  - Parking areas shall be clearly shown with dimensions.
  - All recorded public easements shall be shown with dimensions.
- Form survey prior to foundation inspection
- Foundation plan and details
- Floor plan and details
- Structural plan and details (framing, etc.)
- Narrow wall bracing and exterior sheathing notes
- Mechanical (HVAC) location of units noted
- Electrical switch and outlet plan
- Plumbing fixture locations noted
- Exterior building elevations, roof plan
- Energy code compliance information, Rescheck, or compliance by default tables of Chapter 5 (Residential) of International Energy Conservation Code. Include square footages of gross wall areas and gross glazing areas on plans. www.energycodes.gov
- Copy of NOI/CSN (Notice of Intent) for new home construction. Refer to http://www.tceq.state.tx.us/ or call 512-239-1000

Note: Please allow a minimum of ten business days for plan review and initial comments.

Any work or construction done prior to acquiring a permit may be charged double the total permitting fee.

CALL 811 BEFORE YOU DIG! Free service

All applicants – please read:

1. Building permits become null and void if work or construction authorized by the permit is not commenced within six months of if construction work is suspended or abandoned for a period of one year at any time after work is commenced.
2. Revised construction plans to be submitted for city review and approval is required for any changes made after City of Brenham building permit issuance.
3. The Permittee or Applicant is responsible for compliance with Deed and/or HOA restrictions and the City of Brenham is not responsible for enforcement of Deed and/or HOA restrictions.

Project Address: ______________________________________________________________________________________________

Applicant: ____________________________ Printed Name: ____________________________ Applicant: ____________________________
Signature: ____________________________ Date: ____________________________
EXHIBIT I
Preliminary Site Plan
EXHIBIT J
Tap Fees
**These fees are ACTUAL tap fees, certain subdivisions have different rates due to the developer installing some utilities at the time of the development.**

**See Subdivision sheet for details.**

### Water Taps:
- **1” Service Tap, Service Line and Meter**: $494.00
- **1-1/2” Service Tap, Service Line and Meter**: $627.00
- **2” Service Tap, Service Line and Meter**: $727.00
- **3” Service Tap, Service Line and Meter**: $877.00
- **4” Service Tap, Service Line and Meter**: Actual Cost

Previously installed or used tap (Meter Only) $35.00

### Split Water Meter: (Only 1” and larger service lines can be split)
- At same time water tap is installed $150.00
- After water tap was installed $250.00

### 6” Fire Line Tap
- Short – (not crossing a street) $1400.00
- Long – (crosses street) $2500.00

### 8” Fire Line Tap
- Short – (not crossing a street) $1700.00
- Long – (crosses street) $2800.00

### Sewer Taps:
- **4” Service Tap**: $450.00
- **6” Service Tap**: $450.00
- **Service fee**: $45.00

### Gas Taps:
- **1” Service Tap, Service Line and Meter**: $140.00
- **1-1/4” Service Tap, Service Line and Meter**: $140.00
- **2” Service Tap, Service Line and Meter**: $175.00
- **4” Service Tap, Service Line and Meter**: Actual Cost

### Electric:
- Temporary and Permanent Service $60.00
  
  (This is for any location that requires the electric department to go out and run a new line from their main line to the address.)

- Setting Electric Pole (usually for security lights) $75.00

9/27/11
EXHIBIT K
Development Services: Building Permits & Inspection Fee Schedule
EXHIBIT K

Development Services: Building Permits & Inspections Fee Schedule

Base Permit Fee - $25.00 for all permits

Re-inspection Fee - $50.00

Any work or construction done prior to acquiring a permit may be charged double the total permitting fee.

COMMERCIAL FEE SCHEDULE:
Building, Electrical, Plumbing, Mechanical, & Fire includes demolition, new construction, remodel, addition, moving, etc.

<table>
<thead>
<tr>
<th>Total Valuation (includes labor and materials):</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $2,000.00</td>
<td>$30.00</td>
</tr>
<tr>
<td>$2,001 to $15,000.00</td>
<td>$30.00 for the first $2,000.00 plus $7.00 for each additional thousand or fraction thereof, to and including $15,000.00.</td>
</tr>
<tr>
<td>$15,001.00 to $50,000.00</td>
<td>$121.00 for the first $15,000.00 plus $6.00 for each additional thousand or fraction thereof, to and including $50,000.00.</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$331.00 for the first $50,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $100,000.00.</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$581.00 for the first $100,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $500,000.00.</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$1,781.00 for the first $500,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $1,000,000.00</td>
</tr>
<tr>
<td>$1,000,001.00 and up</td>
<td>$3,281.00 for the first $1,000,000.00 plus $2.00 for each additional thousand or fraction thereof</td>
</tr>
</tbody>
</table>

RESIDENTIAL BUILDING PERMIT FEES
Includes single-family residential, such as, patio homes, duplexes, and townhomes.

New Construction: .35¢ per square foot

Additions & Remodels: 0-500 square feet - $75.00

                             501-1000 square feet - $100.00
                             1001+ square feet - $125.00
Accessory Buildings: greater than 120 square feet - .35¢ per square foot
Foundation Repair: $50.00
Paving: 0-500 square feet - $25.00
   501 square feet or more - $75.00
Window Replacement: $10.00 per window
Swimming Pools: $200.00
Demolition of any Residential Building or Structure - $25.00
Moving of Building or Structure - $50.00

**ELECTRIC FEES:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meter Loop &amp; Service/Reconnect</td>
<td>$25.00</td>
</tr>
<tr>
<td>Reconnect Only</td>
<td>$15.00</td>
</tr>
<tr>
<td>Panel Only</td>
<td>$20.00</td>
</tr>
<tr>
<td>Rewire house (includes panel)</td>
<td>$75.00</td>
</tr>
<tr>
<td>Electric Underground</td>
<td>$10.00</td>
</tr>
<tr>
<td>Outlets</td>
<td>$ 1.00</td>
</tr>
<tr>
<td>Fixtures</td>
<td>$ 1.00</td>
</tr>
<tr>
<td>Motors:</td>
<td></td>
</tr>
<tr>
<td>Less than 50 HP</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>50 HP and greater</td>
<td>$10.00</td>
</tr>
<tr>
<td>Temporary Pole</td>
<td>$15.00</td>
</tr>
<tr>
<td>Electric dryer</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Range outlet</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Range table top</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Range oven</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Garbage disposal</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Window A/C receptacle</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Electric water heater</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>KW 0-5 per KW</td>
<td>$ 0.60</td>
</tr>
<tr>
<td>Over 5 KW add per KW</td>
<td>$ 0.15</td>
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<tr>
<td>Sign: per ballast</td>
<td>$ 3.00</td>
</tr>
<tr>
<td>per transformer</td>
<td>$ 5.00</td>
</tr>
</tbody>
</table>

**PLUMBING FEES:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixtures (each)</td>
<td>$ 2.00</td>
</tr>
<tr>
<td>Connect to existing house sewer</td>
<td>$10.00</td>
</tr>
<tr>
<td>House sewer line - new or replacement</td>
<td>$10.00</td>
</tr>
<tr>
<td>Water service line</td>
<td>$10.00</td>
</tr>
<tr>
<td>Water heater and/or vent</td>
<td>$10.00</td>
</tr>
<tr>
<td>T &amp; P Valve</td>
<td>$ 5.00</td>
</tr>
<tr>
<td>Re-pipe house</td>
<td>$75.00</td>
</tr>
</tbody>
</table>
Water treatment equipment $10.00
Grease trap installation $10.00
Swimming pool water supply line $10.00
Lawn sprinkler system with backflow $30.00
Storm water drainage system $10.00
  Connect downspouts $1.00
Connect to storm drain system $10.00
See Public Utilities for:
  Tank fees
  Wye and tap fees
Gas piping system (1-5) $15.00
  Additional outlets (each) $1.00
Gas Pressure Test only $10.00
Incinerators (gas-fired) $20.00
Gas meter relocation $10.00
Backflow Preventer – residential install only $20.00

MECHANICAL FEES:
Heating only $25.00 Per 100,000 BTU or part thereof
Air Conditioning $25.00 plus $2.00 per ton or part thereof
Ventilating system/Duct Work $25.00

PLANNING FEES:
Base Permit Fee shall not apply.
Specific Use Permit $200.00
Zone Change $300.00
Variance from Subdivision Ordinance $200.00
Variance from Zoning Ordinance $200.00
Special Exception from Zoning Ordinance $150.00
Preliminary Plat, Master Plan $150.00
Final Plat, Commercial Replat, Minor Plat, Amending Plat $250.00
Residential Replat $300.00
Planned Development Zoning $400.00
Right-of-Way Abandonment $150.00
* Plats are subject to additional recording fees

SIGN PERMIT FEES:
Attached (Wall) Signs $2.00 per square foot of sign area
Detached (Freestanding Signs): $2.00 per square foot of sign area
Temporary Banner Signs: $15.00
Electronic Sign Annual Inspection & Usage Permit $25.00

HEALTH PERMIT/INSPECTION FEES:
Base Permit Fee shall not apply.
Heavy Food Preparation Permit $150.00
Light Food Preparation Permit $125.00
No Food Preparation Permit $50.00
Mobile Food Establishment Permit $50.00
Bed and Breakfast $25.00
Temporary Food Establishment Permit $50.00 (if the permit is required within 7 calendar days)
Re-inspection $25.00
Application Late Fee $25.00
Foster/Adoptive Home Inspection $25.00

*CLASSIFICATION OF FOOD ESTABLISHMENTS*

The following definitions are used by the Environmental Health Division to classify food establishments and determine the cost of the annual Health Permit:

**Heavy Food Preparation**: Heavy food preparation shall mean any entity in which foods are prepared, utilizing a grill, griddle, deep-fat fryer, commercial-type oven, or any similar food preparation equipment; or any area subject to flooding or wet cleaning procedures due to the cutting or processing of meat, poultry, fish, or pork. Heavy food preparation includes, but is not limited to, cafeterias, fast-food restaurants, full-service restaurants, pizza preparation, and donut preparation.

**Light Food Preparation**: Light food preparation shall mean any entity in which food is prepared without the use of a grill, griddle, deep-fat fryer, commercial-type oven, or any similar food preparation equipment. Light food preparation is usually limited to the preparation of hot dogs, sandwiches, salads, or other similar foods and fountain-type cold drinks.

**No Food Preparation**: No food preparation shall mean any entity in which foods are provided pre-wrapped from an approved source with microwave or convection-type ovens. No food preparation is usually limited to pre-packaged sandwiches or similar food, candies, and containerized cold drinks.

**Temporary Food Establishment**: Food preparation associated with a temporary event. Any free sampling or donation of food does not need to receive a Health Permit. Official non-profit organizations are exempt from paying the permit fee. The event may be required to obtain a Temporary Use Permit from the City.
## FIRE DEPARTMENT PERMIT/PLAN REVIEW/INSPECTION FEES:

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Initial Plan Review/Inspection</th>
<th>Re-inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential, existing, upon request</td>
<td>No Charge</td>
<td>N/A</td>
</tr>
<tr>
<td>Foster or Adoptive Care Home</td>
<td>$25.00</td>
<td>$25.00</td>
</tr>
<tr>
<td>Daycare Facility</td>
<td>$ 25.00</td>
<td>$25.00</td>
</tr>
<tr>
<td>Group Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Care (Hospital, clinic, nursing home)</td>
<td>$150.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Sprinkler/standpipe</td>
<td>$200.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Fire Alarm Systems</td>
<td>$100.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Underground Fire Line</td>
<td>$100.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Kitchen Vent Hood Systems</td>
<td>$100.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>Special Permit Yearly Inspection</td>
<td>$ 50.00</td>
<td>$50.00</td>
</tr>
<tr>
<td>General Fire Code Enforcement Inspections</td>
<td>No Charge</td>
<td>No Charge</td>
</tr>
</tbody>
</table>

Fire Department Inspection Fees are in addition to applicable building permit fees and includes necessary plan reviews.

### Commercial Fire Department permit fees based on building permit fee schedule.

Residential Fire protection systems:

- Sprinkler system (each floor) $35.00
- Standpipe system:
  - 1-25 hose connections $25.00
  - Each additional hose connections $ 0.50
EXHIBIT L
Cost Estimates
## Construction Opinion of Cost

**Brenham Housing Authority**
**Fairview Terrace**

02/26/2020

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item Description</th>
<th>Unit Quantity</th>
<th>Unit Measure</th>
<th>Unit Price</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GENERAL CONSTRUCTION ITEMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1</td>
<td>Grading</td>
<td>1</td>
<td>LS</td>
<td>$200,000.00</td>
<td>$200,000.00</td>
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<tr>
<td>2</td>
<td>Lime subgrade</td>
<td>8,377</td>
<td>SY</td>
<td>$5.50</td>
<td>$46,500.00</td>
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<tr>
<td>3</td>
<td>Silt Fence</td>
<td>600</td>
<td>LF</td>
<td>$2.00</td>
<td>$1,200.00</td>
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<td>4</td>
<td>Electrical</td>
<td>2,020</td>
<td>LF</td>
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<tr>
<td>5</td>
<td>Sidewalks</td>
<td>9,880</td>
<td>SF</td>
<td>$4.50</td>
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<td>6</td>
<td>Curbs</td>
<td>3,650</td>
<td>LF</td>
<td>$10.00</td>
<td>$36,500.00</td>
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<tr>
<td>7</td>
<td>Paving</td>
<td>75,390</td>
<td>SF</td>
<td>$5.50</td>
<td>$414,645.00</td>
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<tr>
<td>8</td>
<td>8&quot; San Line PVC</td>
<td>1,320</td>
<td>LF</td>
<td>$45.00</td>
<td>$59,400.00</td>
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<tr>
<td>9</td>
<td>6&quot; San Line PVC</td>
<td>130</td>
<td>LF</td>
<td>$30.00</td>
<td>$3,900.00</td>
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<tr>
<td>10</td>
<td>San MH</td>
<td>10</td>
<td>EA</td>
<td>$3,500.00</td>
<td>$35,000.00</td>
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<tr>
<td>11</td>
<td>6&quot; Water Line C900</td>
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<td>LF</td>
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<td>$41,750.00</td>
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<tr>
<td>12</td>
<td>4&quot; Water Line C900</td>
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<td>LF</td>
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<td>13</td>
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<td>LF</td>
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<td>$1,050.00</td>
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<tr>
<td>14</td>
<td>Fire Hydrant Assembly (Includes 6&quot; Gate Valve)</td>
<td>5</td>
<td>EA</td>
<td>$4,500.00</td>
<td>$22,500.00</td>
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<tr>
<td>15</td>
<td>56&quot; RCP</td>
<td>900</td>
<td>LF</td>
<td>$85.00</td>
<td>$76,500.00</td>
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<tr>
<td>16</td>
<td>24&quot; RCP</td>
<td>190</td>
<td>LF</td>
<td>$75.00</td>
<td>$14,250.00</td>
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<tr>
<td>17</td>
<td>10&quot; Storm Inlet</td>
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<td>EA</td>
<td>$5,000.00</td>
<td>$5,000.00</td>
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<tr>
<td>18</td>
<td>5&quot; Storm Inlet</td>
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<td>EA</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
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<tr>
<td>19</td>
<td>Storm MH/Inlet</td>
<td>4</td>
<td>EA</td>
<td>$4,000.00</td>
<td>$16,000.00</td>
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<tr>
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<td>Storm MH</td>
<td>3</td>
<td>EA</td>
<td>$4,000.00</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>21</td>
<td>Trench Safety</td>
<td>1,300</td>
<td>LF</td>
<td>$1.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td>22</td>
<td>4' Retaining Wall</td>
<td>500</td>
<td>SF</td>
<td>$40.00</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>23</td>
<td>Parking Lot Striping/Signage</td>
<td>1</td>
<td>LS</td>
<td>$6,500.00</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>24</td>
<td>Traffic Control</td>
<td>1</td>
<td>LS</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
</tr>
<tr>
<td><strong>Off-Site</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Offsite Bypass Pumping</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>26</td>
<td>Offsite 10&quot; FM (C-900)</td>
<td>820</td>
<td>LF</td>
<td>$60.00</td>
<td>$49,200.00</td>
</tr>
<tr>
<td>27</td>
<td>Offsite 48&quot; HDPE</td>
<td>120</td>
<td>LF</td>
<td>$80.00</td>
<td>$9,600.00</td>
</tr>
<tr>
<td>28</td>
<td>Offsite Headwall</td>
<td>1</td>
<td>LS</td>
<td>$7,500.00</td>
<td>$7,500.00</td>
</tr>
<tr>
<td>29</td>
<td>Offsite Gravel Drive For Lift Station</td>
<td>800</td>
<td>SF</td>
<td>$12.00</td>
<td>$9,600.00</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL ESTIMATED CONSTRUCTION COST</strong></td>
<td></td>
<td></td>
<td></td>
<td>$1,199,595.00</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL ESTIMATE</strong></td>
<td></td>
<td></td>
<td></td>
<td>$1,199,595.00</td>
</tr>
</tbody>
</table>
Site Work Cost Breakdown

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

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:
   - The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
   - The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
   - If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
   - If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$400,000.00</td>
<td>1</td>
<td>$400,000.00</td>
<td>In A/E Design Fee</td>
<td>$400,000.00</td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (demo)</td>
<td>$100,000.00</td>
<td>1</td>
<td>$100,000.00</td>
<td>In A/E Design Fee</td>
<td>$100,000.00</td>
<td></td>
</tr>
<tr>
<td>Rough Grading</td>
<td>$247,700.00</td>
<td>1</td>
<td>$247,700.00</td>
<td>In A/E Design Fee</td>
<td>$247,700.00</td>
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</tr>
<tr>
<td>Onsite Concrete</td>
<td>$44,500.00</td>
<td>1</td>
<td>$44,500.00</td>
<td>In A/E Design Fee</td>
<td>$44,500.00</td>
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</tr>
<tr>
<td>On-Site Electrical</td>
<td>$50,500.00</td>
<td>1</td>
<td>$50,500.00</td>
<td>In A/E Design Fee</td>
<td>$50,500.00</td>
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</tr>
<tr>
<td>On-Site Paving</td>
<td>$451,145.00</td>
<td>1</td>
<td>$451,145.00</td>
<td>In A/E Design Fee</td>
<td>$451,145.00</td>
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</tr>
<tr>
<td>On-Site Utilities</td>
<td>$298,850.00</td>
<td>1</td>
<td>$298,850.00</td>
<td>In A/E Design Fee</td>
<td>$298,850.00</td>
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</tr>
<tr>
<td>Décor Masonry/Ret Wall</td>
<td>$12,000.00</td>
<td>1</td>
<td>$12,000.00</td>
<td>In A/E Design Fee</td>
<td>$12,000.00</td>
<td></td>
</tr>
<tr>
<td>Striping and Signs</td>
<td>$9,000.00</td>
<td>1</td>
<td>$9,000.00</td>
<td>In A/E Design Fee</td>
<td>$9,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Total: $1,613,695.00

Signature of Registered Engineer: [Signature]

Printed Name: [Name]

Seal: [Seal]

Date: 2-16-2020

If a revised form is submitted, date of submission: __________

2/3/2020
# Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

<table>
<thead>
<tr>
<th>Activity</th>
<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>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drains and Devices</td>
<td>$ 17,100.00</td>
<td>1</td>
<td>$ 17,100.00</td>
<td></td>
<td>In A/E Design Fee $ 17,100.00</td>
<td></td>
</tr>
<tr>
<td>Off-Site Utilities</td>
<td>$ 59,200.00</td>
<td>1</td>
<td>$ 59,200.00</td>
<td></td>
<td>In A/E Design Fee $ 59,200.00</td>
<td></td>
</tr>
<tr>
<td>Off-Site Paving</td>
<td>$ 9,600.00</td>
<td>1</td>
<td>$ 9,600.00</td>
<td></td>
<td>In A/E Design Fee $ 9,600.00</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$ 85,900.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date: 2-16-2020

If a revised form is submitted, date of submission: 2/3/2020

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**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**