TITLE 10 TAC Chapter 10, Subchapter C, 205, Item (5)

CIVIL ENGINEER FEASIBILITY STUDY

The Ella Apartments
1718 West 26th Street @ Ella Blvd
Houston, Tx
2-19-20

Submitted By:

REKHA ENGINEERING, INC.
7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
Jake1@pq.net
Firm I.D. Number TBPE F-3712
TBPLS 10133800 Surveying
Job No. 4146
John English, Sr. Vice President

To:

Owner Entity: Houston 1718 W 26, LP
3735 Honeywood Court, Port Arthur, Texas 77642
Miranda Sprague@itexgrp.com
Direct: 409.853.3681 | Cell: 409.720.7803 | Fax: 409.721.6603

DATED: FEBRUARY, 2020

7676 Hillmont Road, Suite 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081
Website: www.rekhaengineering.com - E-mail: rekhaengineering@sbcglobal.net
TBPE No. F-3712 TBPLS No. 10133800
Table of Contents

Executive Summary

1. General Statement of due diligence with local agencies
2. Plat of Property and Subdivision Plat
3. Property identifications and tax authorities:
4. Preliminary site plan and Approved Utility Connection Plans
5. Fire Marshal
6. Site Ingress/Egress Requirements
7. Building Codes
8. Local Designs Requirements Impacting the Development
9. Focus on any atypical items materially impacting cost

Note: "All persons who have a property interest in this report hereby acknowledge that the Department
can publish the full report on the Department's website, release the report in response to a request for
public information and make other use of the report as authorized by law."
Exhibits

1. Vicinity Map – Key Map
2. Land Survey
3. Harris County Appraisal District – Information sheets
4. Site Plan
5. Existing Plans from Local agencies
6. Civil Plan – drainage and utilities
6-a Site and Utility Estimated Construction Cost
7. Offsite Estimated Construction Cost
8. FEMA Floodplain Map
9. Water / Sanitary Sewer Application for Utility Commitment
10. Private Utility Maps
11. Aerial Map – Google plus Supporting Maps, Misc information
Executive Summary

The purpose of this narrative is to present sufficient detail information for this development, site plan review, offsite requirements, and other unique development requirements. This report includes discussions with local agencies and private utility companies, an utility investigation for water, sewer, and drainage system, existing and proposed, collecting maps showing existing utilities locations, site visit, site plan preparation, preliminary civil engineering designs, review of land survey, review of other documents provided, offsite construction estimated cost and any Deed Restrictions that may impede development of the site. These conditions were found to be within the normal parameters of a multi-family development in the City of Houston, Harris County, Texas area.

Proposed site plan development is to develop a 7-story apartment complex with 3 levels being parking plus utilities which one level is below natural grade to serve the tract, ingress and egress, and approval from local agencies.

The subject site consists of acreage tract consisting of 1.988 Acres and will required to be replatted as one commercial reserve. The subdivision plat will be submitted to the City of Houston and approved per the City of Houston Subdivision Development Ordinance Chapter 42. No variance is anticipated at this time for plating. Building lines are platted already as 15' Building line adjacent to Ella Blvd (being a 80-foot wide right of way- architect will be making exception per Chapter 42 -150) and 10' Building Lines on 26th and 25th Street and will remain after new platting.

The City of Houston Fire Marshal and City of Houston Planning Development are to review the planned site plan with all required fire hydrants and the design of the fire lane network will not be constrained or limited by existing site features. Proposed site plan will require a 26' fire lane with 15' radius at turns which meets the fire code.

The City of Houston has constructed all main utility trunk lines and street improvements in public right of ways adjacent to the site (Ella, 25th and 26th Streets which will provide service to the proposed site for utilities and access.

Offsite Construction consists of the proposed a) Public Sewer lead into 25th or 26th Street with a bore and jack plus pavement restoration b) Public Storm connection into a back of an street inlet @ 25th or 26 the Street c) Public water extension to Ella Blvd with a bore and jack with pavement restoration for fire line and domestic water Line. A 15'x25' water meter easement will be required to be placed on site with no pavement in the easement and adjacent to a public Ella right of way for meters systems.

Access to the site is permitted by the 26th Street, Ella Blvd and 25th Street public right of ways. Driveways will be allowed a minimum of 60' from the intersection and range in width from 24' to 35' wide. Driveways are 24-foot minimum and maximum width are 35' with 10' radius. Major thoroughfares will require a 100' spacing from each intersection. Note that a Form A will be required by the city proving that “eye of site “for 350’ based on speed limit will require a separate submittal and plan.

Introduction

7676 Hillmont Road, Suite 350 - HOUSTON, TEXAS 77040
PHONE: (713) 895-8080/8081
Website: www.rekhaengineering.com - E-mail: rekhaengineering@sbcglobal.net
TBPE No. F-3712 TBPLS No. 10133800
The feasibility report as discussed below are presented in the same order listed in 10 TAC 10.205, Item 5 2014.

The referenced attachments are in the same order as presented herein.

1. General Statement of due diligence with local agencies. Local agencies to review this development for approvals of a building permit consist of:
a. City of Houston Permitting Department will review Pavement parking lots layouts, water, sewer and Drainage designs plus Detention will require the following assistance of other agencies / departments:
   a-1. City of Houston Permitting Department
   b-1. Planning Commission of City of Houston
   c-1. Local utility companies
   d-1. City of Houston Public Works Departments (water extensions plus water, sanitary sewer plus storm connections into public utilities. (larger than 2" connections). This site is not located in a corridor plan per the 19- Houston Major Thorough Plan.

   The City of Houston Permit has a systematic, regulation-based plan review and Building Code Enforcement system that will be used to obtain plan approval and the required building permits. The process is multi processing by the city and other agencies so permitting review is not slowed down. The City Permitting Department will review building plans and civil engineering plans for onsite permitting. All offsite utility approvals will be reviewed by the City of Houston Public Works Department and private utility companies as a separate submittal but it is allowed to be reviewed at the same time as other reviews are being performed. Both systems of review are electronic and we understand a) onsite permit submittals take a 21 day review each submittal by all apartments plus after all but one department is left for approval, an overtime system is available for a fee to rush the final approval through. Note plan and profile plans need to be submitted to the Public Works Department prior to approval onsite. B) Utility connections in the public street will be approved by 6 departments of Public Works electronically and the system will take almost 30 days of review per submittal. There is no overtime rush system but it is suggested to meet with plan reviewers with plans adjusted to insure approval 2 or 3rd submittal.

   These agencies and departments will be contacted by the professional consulting firms involved in this project and designs will be performed according to criteria set by these local agencies / departments. Letter of Availability request will be required to request capacity and utility connections points.

2. Plat of Property and Subdivision Plat

   The subject site consists of 3 separate tracts to be re-platted into one reserve for commercial development. The subdivision plat will be submitted to the City of Houston and approved by the Houston Planning Commission per the City of Houston Subdivision Development Ordinance Chapter 42. The plat recordation phase will take +/-3-4 months to record the plat. The City of Houston makes use of restrictive covenants and deed restrictions to regulate land use and does not use a “Property Zoning” system to regulate other development or non-residential land use.
The planned development will comply with all deed restrictions on the property. All subdivision plats need to be recorded prior to a building permit is issued. Survey is attached as Exhibit 2. There is no zoning in Houston. Deed restrictions, platting and site plan review process support the type of development allowed. Ella Blvd is an 80-foot wide public right of way, noted as a major thorough fare street per city map, has sufficient right of way as is plus a 15' building line per architect. No additional right of way is anticipated to be required for Ella from our proposed tract. Note 25th and 26th Streets are both 70' right of ways. At this time – no additional right of way is anticipated to be required due to platting of onsite tracts prior not requiring additional right of way.

3. Property identifications and tax authorities:
Harris County Appraisal District is the overall taxing jurisdiction along with Houston ISD, Harris County, Harris County Flood Control District, Port of Houston Authority, Harris County Hospital District, Harris County Education, Houston Community College Sys, and City of Houston. Attached is a Real Property Account Information sheet for the property in this letter (Exhibit 3) showing identification numbers and millage rates of taxing authority. Tax no for the tracts area. 1242020010001, 2 17060192, 3. 25050194 being Excel Plat and Tracts 124A, 124D & 124B.

4. Preliminary site plan and Approved Utility Connection Plans
A copy of schematic architectural site plan is included in Exhibit 4. This overall site plan complies with City of Houston traffic department and the Planning Department regulations as to Fire Hydrant coverage existing in the adjacent streets and accessibility as defined in the City of Houston Multi-family housing Development ordinances (Chapter 42 Section 235). The building is planned to have a sprinkler fire system per code. Additional fire hydrants are required based on connection of water line that was discussed prior. Note this site Adheres to all applicable zoning (no zoning in Houston), site development and building ordinances to the best of our knowledge at this time.

A copy of the existing City of Houston GIMS map street utilities and street improvement plans is included in Exhibit 5. The roads being 25th Street, 26th Street and Elle Blvd are public right of ways with public utilities. There is a 6" water line in 26th Street, 54" and a 16 "water in Ella Blvd and 6" water line in 25th Street. There is an 8" sanitary in both 25th and 26th Streets plus a 15" sanitary in Ella Blvd. There are street curb inlets in both 25th and 26th Street streets with 18" storm leads to the truck line plus no storm sewer in front of the site on Ella. Detention will be required onsite due to any disturbance of existing ground cover and there are no credits for impervious covers prior. Detention rate is 0.50 ac-ft per ac of disturbed areas. This Site is also in the 100-yr. floodplain and will require mitigation up to the 500-year floodplain. The 100-year floodplain is 58.00 and the 500 years is 59.00 based on FEMA profile maps for this area. Natural ground is at 57.5 on average. Private utilities such as electric, telephone, cable and gas are available in adjacent rights of ways and easements. Exhibit 5.

Onsite improvements will require an internal drainage system, water distribution system, with additional Fire Hydrants in the street right of ways, sanitary sewer plus pavement design which will support the proposed 6-story apartment facility. Anticipated detention requirement is 1.988 ac x 90% x 0.5 ac = 0.8946 ac-ft = 38,968 cf of detention required for disturbed area by
construction onsite. Mitigation is anticipated for 1.988 x 90% x 1’ of mitigation average = 1.789 ac-ft = 77,937 cf required total = 116,905 cf of storage required. Excavation of a basement may offsite some mitigation requirements plus a detention / mitigation pond will be required under the building with a storm pump station. Storm pump station will be private and required to be maintained by owners. The max allowed to pump is 50% of the gravity flow system so if we have a 4’ outfall system gravity to storm curb inlets, a max of 5.2 depth of detention pond (4’ gravity – 1.2’ pumped) will be required from natural ground. Also, Underground storage under the building FF with storm detention would be recommended in this case due to no outside parking lots for parking lot detention. The proposed pond will be under the building where the west side will be adjoining to the waterproof wall of the building and to the north, east and south shall have a block wall with 1: side slopes if allowable to 5.2-+. A 15’ x 25’ water meter easement will be required without concrete on top of a fire and domestic water meter system. A water extension of an 8” and 16” water to Elle Blvd will be required. City impact fees will be required of water and sewer usage based on units of housing. Private utilities consisting of electric, gas and telephone will be included. Estimated Cost as attached Exhibit 6. Onsite preliminary construction cost estimation: $1,461,589.60.

The review time of building and site plans by the City of Houston staff is expected to be -+3-5 months for review and approval once submitted. Each submittal will take a minimum of 21-day review by the city. Exhibit 6-a presents the expected site and utility related costs associated with the development. Exhibit 6-a presents a tabulation of the building permit costs.

Offsite improvements required will be the following:

a) Proposed 8” Sanitary sewer – bore and jack to existing 8” sewer lines to the 25th tie or 26th street with pavement restoration each
b) Proposed 8” Water - bore and jack to Ella Blvd and pavement restoration
c) Proposed 24” storm with restrictor for detention to 18” Storm sewer leads in 25th and 26th Street. Estimated Cost as attached Exhibit 7.
Offsite improvements are estimated at: $89,000.00

Estimated Cost:
Impact fees from the city of Houston are estimated as follows: Wastewater : $1,199.11 per service units Water : $790.55 per service units. Total = $1,989.66 per unit
Estimated cost are :
1. Residential Units 180 units x 1,898.66 per unit = $ 341,758.80
2. Amenity - 9475 sf x .0015 x $ 1,989.66 = 28,278.04
3. Office – 3,800 sf x 0.000237 x 1,989.66 = 1,792.89
4. Restaurant – 1,300 sf x 0.0033 x 1,989.66 = 8,353.64

Total $ 380,183.37

Site Development permit fees: $ 16,000
Building permit Fees: $ 83,000
Any other entitlement fees: $ 22,000 plan review

Note “plan materially adheres to all applicable zoning, site development, & building code ordinances.”
The site is located in the un-shaded Zone “AE” flood plain (inside 100-year flood event re-occurrence) based on Flood Insurance Rate Map Number 48201C0660M eff date 6-9-2014.
Please see attached Flood Insurance Rate Map per Exhibit 8. The site topography contours are provided by the City of Houston GIMS map being 57.0 to 57.5+ feet above sea level at the north end of the site. A topographic survey will be required plus adjacent street of utilities will be required for the civil engineering design.

The finish floor elevations of the site were set per criteria considering 2 foot above the 500-year floodplain since the site is within the 100-year floodplain. Adjacent elevations will be considered so no drainage from this development will be draining onto adjacent properties. A Drainage and Mitigation plan will be design to drain to an internal drainage system with inlets which will outfall into the detention system and release at the existing flow undeveloped flow rate into the public storm sewer. This design will insure no drainage impact to the proposed building and facility.

5. The City of Houston Fire Marshal and Planning Development are expected to approve the planned site arrangement since all required additional fire hydrants in the streets and the design of the fire lane network will not be constrained or limited by existing site features. Proposed site plan shows a 26' fire lane with 25' radius at turns which meets the fire code. Additional Fire Hydrants will be constructed onsite to meet code. The building will be required to be sprinkled.

6. Site Ingress/Egress Requirements

The proposed site plan showing proposed driveways to access to public right of way is included in Exhibit 4. There will be two entrances / exits into the site. One Drwy. from 25th and one Drwy. from 26th. Both drives will be 24' min to 35'-wide and are design sufficient for two-way traffic and fire truck access. Minimum of 60 foot from an intersection is required for the edge of driveways. The 26-foot-wide lane will run to the back of the site with parking adjacent to the lane and make a loop to the other public entrance. A 25' radius is placed at the turn for a fire truck circulation. No additional road improvements will be required to the public roads at this time.

7. Building Codes – This overall site plan complies with all City of Houston Fire Marshal, and the Planning Department regulations as to Fire Hydrant coverage existing in the adjacent streets and accessibility as defined in the City of Houston Multi-family housing Development ordinances (Chapter 42 Section 235). The building is planned to have a sprinkler fire system per code. All provisions of the 2006 International Building Code, National Electrical Code and the Uniform Plumbing Code will be reviewed by the responsible Engineer according to the rules of Texas Board of Professional Engineers during the design phase as well as the Harris County Permitting Department before the start of construction.

8. Local Designs Requirements Impacting the Development – All designs have been performed accordingly to the minimum criteria or exceeds the local criteria for this project.

9. Focus on any atypical items materially impacting cost – Items consisting of this area is:
1) All other atypical items are typical designs locally which will meet or exceed local criteria.

Other information to support this feasibility are:

a. Review of the Environmental Site Assessment.
b. Water/Sanitary Sewer Service Summary

An application for the Utility commitment from the City of Houston will be applied.

A copy of the existing Center point and ATT utility maps has been requested but not received Exhibit 11.
Exhibit 1

Vicinity Map-Key Map
Exhibit 2

Land Survey
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE GUARANTY COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.
FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE A

Effective Date: December 13, 2019 at 08:00 AM
Commitment Number: 1ST REVISION, issued January 28, 2020 at 01:00-PM
GF Number: 27666-MM

1. The policy or policies to be issued are:
   a. OWNER’S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $2,035,953.08
      PROPOSED INSURED:
      Houston Ella 1718 W 26, LP, a Texas limited partnership
   b. TEXAS RESIDENTIAL OWNER’S POLICY OF TITLE INSURANCE
      – ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:
   g. OTHER
      Policy Amount:
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Yaggi Real Estate Partners, L.P., a Texas limited partnership

4. Legal description of land:
   (Legal not to be used for conveyance purposes. See Schedule C Requirement #10)
   Lots 123A, 124A, 124B and 124, Shady Acres, Section 2, a subdivision in Harris County, Texas, according to the Map and/or Plat thereof recorded in Volume 7, Paged 23, Map Records, Harris County, Texas.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

GF Number: 27666-MM

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   Restrictions as set forth in Volume 982, Page 732, Deed Records, Harris County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant is (a) exempt under Chapter 42 Section 3604 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2020 and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

FORM T-7: Commitment for Title Insurance (Schedule B) (27666-MM.PFD27666-MM5)
SCHEDULE B
(Continued)

a. Rights of Parties in Possession. (Owner's Policy Only)

b. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.

c. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

d. Minerals as set forth in instrument recorded July 08, 1935 in Volume 982, Page 732 of the Deed Records of Harris County, Texas, and being subject to all the terms, conditions and stipulations contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.

e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Requirement is made that the proposed owner execute a satisfactory Waiver of Inspection and upon execution of said waiver, that an exception to "Rights of Parties in Possession" be placed in Schedule B of the proposed Owner's Policy; in the alternative, should the proposed owner decline to execute said waiver, then requirement is made that an on-ground inspection be made of the subject property and that pursuant to such inspection, should possession by parties other than the proposed owner be apparent, then exception be made in Schedule B of the proposed Owner's Policy to the rights of any and all such parties.

6. For informational purposes, if the undersigned is furnished with a satisfactory current survey of the subject property and said survey reveals no encroachments, overlaps, and/or similar items, then Item No. 2 of Schedule B of the proposed Loan Policy may be amended to read: "Shortages in Area", upon payment of the additional premium as promulgated by the Texas Department of Insurance, the same amendment may be made to Item No. 2 of Schedule B of the proposed Owner's Policy.

7. Upon being furnished satisfactory evidence that taxes, standby fees and assessments by any taxing authority for the year 2019 and prior years have been paid or will be paid at the proposed closing, and upon payment if the additional premium as promulgated by the Texas Department of Insurance, Item No. 3 of Schedule B of the proposed Loan Policy (See Item 5 of Schedule B of this Commitment) may be amended by adding the following sentence after the standard tax exception: "Company insures that standby fees, taxes and assessments by any taxing authority for the year 2020 are not yet due and payable".

8. Upon being furnished satisfactory evidence that the subject property is not subject to "rollback" taxes or assessments by any taxing authority, and upon payment of the additional premium as promulgated by the Texas Department of Insurance, Item No. 3 of Schedule B of the proposed Loan Policy (See Item 5 of Schedule B of this Commitment) may be amended by deleting the words "and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership."

9. We must be provided with, and reserve the right to amend this commitment upon our review of:
   a. satisfactory verification from the Secretary of State and the Comptroller of Public Accounts that Houston Ella 1718 W 26, LP is a duly authorized company in good standing, as well as all applicable entity documents; and
   b. Certificate of Limited Partnership from the Secretary of State for Yaggi Real Estate Partners, L.P.; and
   c. a copy of all organizational documents in order to determine who has authority to execute documents involved in the proposed transaction.
10. Furnish a Category 1A survey of the property to be prepared by a Registered Public Surveyor acceptable to this Company. When same is submitted to the Title Department for inspection and approval, additional exceptions and/or requirements may be added.

11. Texas Regional Title, LLC, will follow all of the Rules and Regulations of the Texas Department of Insurance in disbursing any funds provided by the Insured shown on Schedule A of this Commitment. Good funds, as defined in Procedural Rule P-27, shall be in possession of the title company prior to any disbursements.
Schedule D

File No.: 27666-MM

The following disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance:

UNDERWRITER: First American Title Guaranty Company, a Texas Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton

Officers: President: Christopher M. Leavell; Vice President, Secretary: Jeffrey S. Robinson; and Vice President, Treasurer: H. Matthew McCreadie

AGENT: Texas Regional Title, LLC, a Texas limited liability company

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: Ken Nelson Whitlow and Molly Laird Mallet

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

If the Title Insurance Agent is a corporation, the following is a list of its officers: President: Ken N. Whitlow; Executive Vice President: Molly L. Mallet; Vice Presidents: Vicki L. Robinson and Juliana Stringer

You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium is:

| Owner's Policy | $10,061.00 |
| Loan Policy   | $0.00      |
| Endorsement Charges | $0.00 |
| Other         | $          |
| **Total**     | **$10,061.00** |

Of this total amount $____ or 15% (complete only one) will be paid to the policy issuing Title Insurance Company; $____ or 85% (complete only one) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>$750.00</td>
<td>First American</td>
<td>Title Evidence</td>
</tr>
<tr>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

"* The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE GUARANTY COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

First American Title Guaranty Company

Texas Regional Title, LLC
7675 Folsom Drive, Building 100
Beaumont, TX 77706
Phone: (409)861-7300
Fax: (409)861-7373

By: ____________________________

This jacket was created electronically and constitutes an original document

(This Commitment is valid only when Schedules A, B, C, and D are attached)
FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE A

Effective Date: December 11, 2019 at 08:00 AM
Commitment Number: ORIGINAL, issued January 3, 2020 at 03:36-PM

1. The policy or policies to be issued are:
   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $3,464,046.92
      PROPOSED INSURED:
      ITEX Acquisitions, LLC, a Texas limited liability company
   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      - ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:
   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   Yaggi & Yaggi, L.P., a Texas limited partnership

4. Legal description of land:
   Restricted Reserve "A", Block One, Excel Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 535141, Map Records, Harris County, Texas, being a replat of Lot 125 and the East 1/2 of the North 1/2 of Lot 126, Shady Acres Subdivision, Section Two, according to the map or plat thereof as recorded in Volume 7, Page 23, Map Records, Harris County, Texas.
SCHEDULE B

EXCEPTIONS FROM COVERAGE

GF Number: 27665-MM

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Restrictions as set forth in Volume 826, Page 145 and Volume 854, Page 524, Deed Records, Harris County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant is (a) exempt under Chapter 42 Section 3604 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2020 and subsequent years.""

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

   a. Rights of Parties in Possession. (Owner’s Policy Only)
   b. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
   c. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
   d. A ten (10) foot building setback line along the front and rear property line as recorded in County Clerk’s File No. 536141, Map and/or Plat Records, Harris County, Texas.
   e. Aerial easements as set out on plat/map in County Clerk’s File No. 536141 of the Map and/or Plat Records of Harris County, Texas.
   f. A fifteen (15) foot drainage on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses as set out on plat/map in County Clerk’s File No. 536141 of the Map and/or Plat Records of Harris County, Texas.
   g. Minerals as set forth in instrument recorded December 02, 1929 in Volume 826, Page 145 of the Deed Records of Harris County, Texas, and being subject to all the terms, conditions and stipulations contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.
   h. Minerals as set forth in instrument recorded November 12, 1930 in Volume 854, Page 524 of the Deed Records of Harris County, Texas, and being subject to all the terms, conditions and stipulations contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.
   i. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Requirement is made that the proposed owner execute a satisfactory Waiver of Inspection and upon execution of said waiver, that an exception to "Rights of Parties in Possession" be placed in Schedule B of the proposed Owner's Policy; in the alternative, should the proposed owner decline to execute said waiver, then requirement is made that an on-ground inspection be made of the subject property and that pursuant to such inspection, should possession by parties other than the proposed owner be apparent, then exception be made in Schedule B of the proposed Owner's Policy to the rights of any and all such parties.

6. For informational purposes, if the undersigned is furnished with a satisfactory current survey of the subject property and said survey reveals no encroachments, overlaps, and/or similar items, then Item No. 2 of Schedule B of the proposed Loan Policy may be amended to read: "Shortages in Area"; upon payment of the additional premium as promulgated by the Texas Department of Insurance, the same amendment may be made to Item No. 2 of Schedule B of the proposed Owner's Policy.

7. Upon being furnished satisfactory evidence that taxes, standby fees and assessments by any taxing authority for the year 2019 and prior years have been paid or will be paid at the proposed closing, and upon payment of the additional premium as promulgated by the Texas Department of Insurance, Item No. 3 of Schedule B of the proposed Loan Policy (See Item 5 of Schedule B of this Commitment) may be amended by adding the following sentence after the standard tax exception: "Company insures that standby fees, taxes and assessments by any taxing authority for the year 2020 are not yet due and payable".

8. Upon being furnished satisfactory evidence that the subject property is not subject to "rollback" taxes or assessments by any taxing authority, and upon payment of the additional premium as promulgated by The Texas Department of Insurance, Item No. 3 of Schedule B of the proposed Loan Policy (See Item 5 of Schedule B of this Commitment) may be amended by deleting the words "and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

9. We must be provided with, and reserve the right to amend this commitment upon our review of:
   a. satisfactory verification from the Secretary of State and the Comptroller of Public Accounts that ITEX Acquisitions, LLC, is a duly authorized company in good standing; and
   b. Certificate of Limited Partnership from the Secretary of State for Yaggi & Yaggi, L.P.; and
c. a copy of all organizational documents in order to determine who has authority to execute
documents involved in the proposed transaction.

10. Texas Regional Title, LLC, will follow all of the Rules and Regulations of the Texas Department of
Insurance in disbursing any funds provided by the Insured shown on Schedule A of this Commitment.
Good funds, as defined in Procedural Rule P-27, shall be in possession of the title company prior to any
disbursements.
Schedule D

File No.: 27665-MM

The following disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance:

UNDERWRITER: First American Title Guaranty Company, a Texas Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton

Officers: President: Christopher M. Leavell; Vice President, Secretary: Jeffrey S. Robinson; and Vice President, Treasurer: H. Matthew McCreadie

AGENT: Texas Regional Title, LLC, a Texas limited liability company

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent: Ken Nelson Whitlow and Molly Laird Mallet

Shareholder, owner, partner or other person owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:

If the Title Insurance Agent is a corporation, the following is a list of its officers: President: Ken N. Whitlow; Executive Vice President: Molly L. Mallet; Vice Presidents: Vicki L. Robison and Juliana Stringer

You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium is:

Owner's Policy $16,244.00
Loan Policy $0.00
Endorsement Charges $0.00
Other
Total $16,244.00

Of this total amount $ or 15% (complete only one) will be paid to the policy issuing Title Insurance Company; $ or 85% (complete only one) will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>$750.00</td>
<td>FirstAmerican Title</td>
<td>Title Evidence</td>
</tr>
<tr>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

(This Schedule D is valid only when cover, Schedule A, B, and C are attached)
Exhibit 3

Harris County Appraisal District Information Sheets
Harris County Appraisal District

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

1718 W. 26th

Date: 1/28/2020
FILED
H.C.M.R., CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

REPLAT NOTES:
1. BLOCK NUMBERS PLACED ON MAPS ON REQUEST
2. REFERENCES TO HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
3. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
4. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS

PLAT NOTES:
1. BLOCK NUMBERS PLACED ON MAPS ON REQUEST
2. REFERENCES TO HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
3. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
4. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS

GENERAL NOTES:
1. BLOCK NUMBERS PLACED ON MAPS ON REQUEST
2. REFERENCES TO HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
3. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS
4. HARRIS COUNTY SURVEYING COMPANY FOR INFORMATION ON SURVEYS

A SUBDIVISION OF 230 ACRES OF LAND IN HENRY RENFREW'S SURVEY, ABSTRACT 444
BEING A REPLAT OF PORTION OF LOT 126 AND ALL OF LOT 127 OF SHADY ACRES SECOND ADDITION VOL. 7, PAGE 11, H.C.M.R.,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

RESERVE: 1 BLOCK
NOVEMBER 2001

ENGINEER
MUNICIPAL ENGINEERING CO., INC.

SURVEYOR
HARRIS COUNTY SURVEYING COMPANY

DRAWN
R.W. DOCTORS PLAZA LTD
717 W. MAIN ST., SUITE 200
HOUSTON, TEXAS 77002

KEY MAP
**Similar Owner Name**

**Nearby Addresses**

**Same Street Name**

**Related Map** 5259A

**Ownership History | Fiduciary Information**

**Owner and Property Information**

**State, City Code**

**Land Use Code**

**Building Class**

**Building Area**

**Total Unks**

**Value Status**

**All Values Pending**

**Exemptions and Jurisdictions**

**Exemption Type**

**Districts**

**Jurisdictions**

**Exemption Value**

**ARB Status**

**2019 Rate**

**2020 Rate**

**Online Tax Bill**

**Value as of January 1, 2019**

**Market**

**Appraised Land**

**Appraised Improvement**

**Total**

**5-Year Value History**

**Land Market Value Land**

**Line**

**Land Use**

**Unit Type**

**Units**

**Size Factor**

**Site Factor**

**Appr Q/R Factor**

**Appr Q/R Reason**

**Total Adj**

**Adj Unit Price**

**Adj Unit Price**

**Value**

**Building**

**Year Built**

**Type**

**Style**

**Quality**

**Impr Sq Ft**

**Building Details**

**Element**

**Details**

**Description**

**Area**

**Building Details**

**Element**

**Units**

**Wall Height**

**Do Door: Wood / Mtl**

**Interior Finish Percent**

**https://public.hcad.org/records/details.asp?crypt=%94%AD%AE%A9%C4%8F%B5%CF... 2/15/2020**
HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0561650000194

Owner and Property Information

Owner Name & Mailing Address: YAGGI REAL ESTATE PTNRS LLP
721 ECHO LN
HOUSTON TX 77024-2713

Legal Description: TRS 124B & 124D
SHADY ACRES SEC 2
2505 ELLA BLVD
HOUSTON TX 77008

State Class Code | Land Use Code | Building Class | Total Units | Land Area | Building Area | Net Rentable Area | Neighborhood | Market Area | Map Facet | Key Map
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
F1 -- Real, Commercial | 8001 -- Land Neighborhood Section 1 | E | 0 | 27,000 SF | 4,200 | 0 | 5938.27 | 6004 -- Inner Loop North | 5259A | 452T

Value Status Information

Value Status | Shared CAD
--- | ---
All Values Pending | No

Exemptions and Jurisdictions

<table>
<thead>
<tr>
<th>Exemption Type</th>
<th>Districts</th>
<th>Jurisdictions</th>
<th>Exemption Value</th>
<th>ARB Status</th>
<th>2019 Rate</th>
<th>2020 Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>001</td>
<td>HOUSTON ISD</td>
<td>Pending</td>
<td>Pending</td>
<td>1.136700</td>
<td>1.136700</td>
</tr>
<tr>
<td></td>
<td>040</td>
<td>HARRIS COUNTY</td>
<td>Pending</td>
<td>Pending</td>
<td>0.407130</td>
<td>0.407130</td>
</tr>
<tr>
<td></td>
<td>041</td>
<td>HARRIS CO FLOOD CNTRL</td>
<td>Pending</td>
<td>Pending</td>
<td>0.027920</td>
<td>0.027920</td>
</tr>
<tr>
<td></td>
<td>042</td>
<td>PORT OF HOUSTON AUTHY</td>
<td>Pending</td>
<td>Pending</td>
<td>0.010740</td>
<td>0.010740</td>
</tr>
<tr>
<td></td>
<td>043</td>
<td>HARRIS CO HOSP DIST</td>
<td>Pending</td>
<td>Pending</td>
<td>0.165910</td>
<td>0.165910</td>
</tr>
<tr>
<td></td>
<td>044</td>
<td>HARRIS CO EDUC DEPT</td>
<td>Pending</td>
<td>Pending</td>
<td>0.005000</td>
<td>0.005000</td>
</tr>
<tr>
<td></td>
<td>048</td>
<td>HOU COMMUNITY COLLEGE</td>
<td>Pending</td>
<td>Pending</td>
<td>0.100263</td>
<td>0.100263</td>
</tr>
<tr>
<td></td>
<td>061</td>
<td>CITY OF HOUSTON</td>
<td>Pending</td>
<td>Pending</td>
<td>0.567920</td>
<td>0.567920</td>
</tr>
</tbody>
</table>

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD’s information center at 13013 NW Freeway.

Valuations

<table>
<thead>
<tr>
<th>Value as of January 1, 2019</th>
<th>Value as of January 1, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>Appraised</td>
</tr>
<tr>
<td>Land</td>
<td>1,215,000</td>
</tr>
<tr>
<td>Improvement</td>
<td>38,177</td>
</tr>
<tr>
<td>Total</td>
<td>1,253,177</td>
</tr>
</tbody>
</table>

Building Details

<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built</th>
<th>Type</th>
<th>Style</th>
<th>Quality</th>
<th>Impr Sq Ft</th>
<th>Building Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1975</td>
<td>Warehouse - Metallic</td>
<td>Shell, Industrial</td>
<td>Average</td>
<td>4,200</td>
<td>Displayed</td>
</tr>
</tbody>
</table>

Building Details (1)

<table>
<thead>
<tr>
<th>Building Data</th>
<th>Building Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Element</td>
<td>Description</td>
</tr>
<tr>
<td>Cooling Type</td>
<td>BASE AREA PRI</td>
</tr>
<tr>
<td>Functional Utility</td>
<td>BASE AREA PRI</td>
</tr>
<tr>
<td>Heating Type</td>
<td>300</td>
</tr>
<tr>
<td>Partition Type</td>
<td>Normal</td>
</tr>
</tbody>
</table>
Exhibit 4

Site Plan
SITE LEGEND

- ELEVATOR
- STAIR
- ACCESSIBLE ROUTE

ACCESSIBLE RAMP
ACCESSIBLE ROUTE

W 26TH ST
(60' R.O.W.)

MAX BUILDING EXTENT

245'-0"

ACCESSIBLE RAMP
ACCESSIBLE ROUTE

W 25TH ST
(60' R.O.W.)

MAX BUILDING EXTENT

SITE DATA

SITE ADDRESS: 1718 W. 26TH ST
HOUSTON, TX 77008

SITE AREA: 1.986 ACRES

PROPOSED RESIDENTIAL DENSITY: 90.5 UN/AC

SITE PLAN NOTES

1. SEE BUILDING FLOOR PLANS FOR LOCATION OF MOBILITY & HEARING/VISUAL ACCESSIBLE UNITS.
2. SEE PROJECT DATA SHEET FOR UNIT/BUILDING MATRIX.
3. ENTIRETY OF SITE IS WITHIN ZONE AE (100 YR FLOODPLAIN)
4. FLOOD MITIGATION WILL BE ACCOMPLISHED THROUGH A DETENTION AND MITIGATION POND (SEE LEVEL B BUILDING PLAN).
5. SITE SURVEYINDICATES NO PIPELINE EASEMENTS ON OR ADJACENT TO SITE.
6. TENANT AMENITIES AT LEVEL 1: BIKE STORAGE ROOM, THEATER/MEETING ROOM, MAIL ROOM, & DOG PARK. AT LEVEL 3: EXTERIOR POOL AND COURTYARDS, COMMONS (LOUNGE), FITNESS CENTER, LAUNDRY ROOM, & BUSINESS CENTER.

PARKING DATA

PARKING PROVIDED (SURFACE AND STRUCTURED SPACES)

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>STANDARD</th>
<th>TOT</th>
<th>ADA</th>
<th>TOT</th>
<th>ADA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURFACE</td>
<td>10</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>LEVEL 1</td>
<td>96</td>
<td>2</td>
<td>3</td>
<td>101</td>
<td></td>
<td>101</td>
</tr>
<tr>
<td>LEVEL 2</td>
<td>97</td>
<td>4</td>
<td>0</td>
<td>101</td>
<td></td>
<td>101</td>
</tr>
<tr>
<td>TOTAL</td>
<td>245</td>
<td>9</td>
<td>3</td>
<td>257</td>
<td></td>
<td>278</td>
</tr>
</tbody>
</table>

BICYCLE PARKING PROVIDED: 36 SPACES

REQUIRED PARKING

RESIDENTIAL
EFFICIENCIES (1.25 SPACES / UNIT) 44
ONE-BEDROOMS (1.33 SPACES / UNIT) 119
TWO-BEDROOMS (1.57 SPACES / UNIT) 94
TOTAL: 257

OFFICE/RESTAURANT
OFFICE (2.5 SPACES / 1,000 SF) 6
RESTAURANT (8 SPACES / 1,000 SF) 15
TOTAL: 21

TOTAL REQUIRED FOR ALL USES: 278
## UNIT AREA TABULATION

**THE ELLA**  
**DATE: 02.19.20**

<table>
<thead>
<tr>
<th>UNIT TYPES</th>
<th>EFFICIENCIES</th>
<th>ONE BEDROOMS</th>
<th>TWO BEDROOMS</th>
<th>UNITS PER FLOOR</th>
<th>SUBTOTAL - EFFICIENCIES</th>
<th>SUBTOTAL - ONE BEDROOMS</th>
<th>SUBTOTAL - TWO BEDROOMS</th>
<th>TOTAL UNITS</th>
<th>TOTAL # OF BEDS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E1</td>
<td>A1</td>
<td>B1</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E2</td>
<td>A2</td>
<td>B2</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E3</td>
<td>A3</td>
<td>B3</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E4</td>
<td>A4</td>
<td>B4</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E5</td>
<td>A5</td>
<td>B5</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E6</td>
<td>A6</td>
<td>B6</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
<tr>
<td></td>
<td>E7</td>
<td>A7</td>
<td>B7</td>
<td></td>
<td>35</td>
<td>89</td>
<td>56</td>
<td>180</td>
<td>236</td>
</tr>
</tbody>
</table>

### BUILDING 1 AREA MATRIX

<table>
<thead>
<tr>
<th>AREA, IN SQUARE FEET</th>
<th>NET UNIT AREA</th>
<th>GROSS UNIT AREA</th>
<th>GROSS CORRIDOR</th>
<th>GROSS SERVICE</th>
<th>GROSS AMENITY</th>
<th>GROSS RESTAURANT</th>
<th>GROSS OFFICE</th>
<th>GROSS PARKING</th>
<th>TOTAL GROSS AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>140,853</td>
<td>140,851</td>
<td>24,386</td>
<td>23,304</td>
<td>11,009</td>
<td>1,900</td>
<td>2,325</td>
<td>93,513</td>
<td>306,320</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: GROSS SERVICE AREA INCLUDES UTILITY ROOMS, VERTICAL CIRCULATION AND STORAGE SPACES*

### ACCESSIBLE UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>HEARING / VISUAL</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>1</td>
<td>1</td>
<td></td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>A4</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B5</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MOBILITY</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>LEVEL</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2</td>
<td>1</td>
<td>1</td>
<td></td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>A3</td>
<td>1</td>
<td>1</td>
<td></td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>B7</td>
<td>1</td>
<td>1</td>
<td></td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
</tr>
</tbody>
</table>
Exhibit 5

Existing plans from local agencies
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.

http://www.gims.houstontx.gov/gims/DisplayPlot.html?Image=46ee5d34980f4f1abad55c5... 2/15/2020
Plotting

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.

http://www.gims.houstontx.gov/gims/DisplayPlot.html?Image=6041a42508c24fe1ab37c28... 2/15/2020
REMAIN IN SERVICE LINE AND TRANSFER SERVICES TO PROPEL 6" WATER LINE.
Exhibit 6

Civil Plan – Drainage and Utilities
**Grid Depth**

Note: When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

**Approximate Limits of Excavation**

- 6" Thick Unreinforced Concrete or Crushed Stone Leveling Pad
- Finished Grade
- Unit Drainage Fill (3/4" Crushed Rock or Stone)
- Keystone Standard II Unit
- Keystone Cap Unit

**Foundation Soil**

**Retained Soil**

**Standard II Unit - Near Vertical Setback**

With anchors every vertical foot @ 20' interval

**C.O.H. Detention Calculations**

**STORM LIFT STATION DETAIL**

---

HARRIS COUNTY, TEXAS
HENRY REINERMAN SURVEY, A-644

WEST 26TH STREET (70 R.O.W.)

FILM BOULEVARD (70 R.O.W.)

W. 25TH STREET (70 R.O.W.)

STORM LIFT STATION DETAIL

---
Exhibit 6a

Site and Utility Estimated Construction Cost
Site Work Cost Breakdown for 26th Street

his 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.**

or 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>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>Earthwork- Bldg-Demo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 496,584.00</td>
</tr>
<tr>
<td>Paving/On site concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 203,056.00</td>
</tr>
<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 49,450.00</td>
</tr>
<tr>
<td>On-site Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 107,500.00</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 50,000.00</td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 45,500.00</td>
</tr>
<tr>
<td>Storm Drainage/Detention/Pump 30K</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 494,500.00</td>
</tr>
<tr>
<td>Bumber stops, striping &amp; signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$ 1,461,589.00</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: 02/21/2020  
Printed Name: Morris Anthony Vivona  
Date: 02/21/2020

If a revised form is submitted, date of submission: 02/21/2020
Exhibit 7

Offsite Estimated Construction Cost
Off-Site Cost Breakdown for 26th Street

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.

**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.*

<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 &amp; devices</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 10,360.00</td>
</tr>
<tr>
<td>Water and fire hydrants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 41,600.00</td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 37,040.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$ 89,000.00</strong></td>
</tr>
</tbody>
</table>

Lines 35-37 hidden

Signature of Registered Engineer responsible for Budget Justification

Morris Anthony Vivona
Printed Name
02/21/2020

Date
If a revised form is submitted, date of submission

REKHA Engineering, Inc.
7676 Hillmont, Suite 350
Houston, TX 77040
713.895.8080   JAKE1@PDQ.NET
John H. English, Sr. Vice President 1/15/20
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>$ /UNIT</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>8&quot; Waterline</td>
<td>LF</td>
<td>100</td>
<td>$ 40.00</td>
<td>$ 4,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>12&quot; B &amp; J</td>
<td>LF</td>
<td>60</td>
<td>$100.00</td>
<td>$ 6,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>8&quot; x 16&quot; T &amp; V</td>
<td>EA</td>
<td>1</td>
<td>$ 7,500.00</td>
<td>$ 7,500.00</td>
</tr>
<tr>
<td>4.</td>
<td>FH</td>
<td>EA</td>
<td>1</td>
<td>$ 4,500.00</td>
<td>$ 4,500.00</td>
</tr>
<tr>
<td>5.</td>
<td>8&quot; Gate Valve</td>
<td>EA</td>
<td>1</td>
<td>$ 2,200.00</td>
<td>$ 2,200.00</td>
</tr>
<tr>
<td>6.</td>
<td>8&quot; x6&quot; Tee</td>
<td>EA</td>
<td>1</td>
<td>$ 400.00</td>
<td>$ 400.00</td>
</tr>
<tr>
<td>7.</td>
<td>Pavement Removal</td>
<td>SY</td>
<td>100</td>
<td>$ 50.00</td>
<td>$ 5,000.00</td>
</tr>
<tr>
<td>8.</td>
<td>Pavement Replace</td>
<td>SY</td>
<td>100</td>
<td>$ 70.00</td>
<td>$ 7,000.00</td>
</tr>
<tr>
<td>9.</td>
<td>Traffic Control</td>
<td>LS</td>
<td>1</td>
<td>$ 5,000.00</td>
<td>$ 5,000.00</td>
</tr>
</tbody>
</table>

Total $ 41,600.00
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>DESCRIPTION</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>$ /UNIT</th>
<th>TOTAL COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>8&quot; Sanitary Sewer (SDR26 CL. 160)</td>
<td>LF</td>
<td>80</td>
<td>$ 60.00</td>
<td>$ 4,800.00</td>
</tr>
<tr>
<td>2.</td>
<td>12&quot; Sanitary Sewer Bore Jack (40LF of stack length)</td>
<td>EA</td>
<td>80</td>
<td>$ 100.00</td>
<td>$ 8,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>Service Connection (Sanitary Lead)</td>
<td>EA</td>
<td>1</td>
<td>$ 1500.00</td>
<td>$ 1,500.00</td>
</tr>
<tr>
<td>4.</td>
<td>Type 4 Manholes</td>
<td>EA</td>
<td>1</td>
<td>$ 5,500.00</td>
<td>$ 5,500.00</td>
</tr>
<tr>
<td>5.</td>
<td>Trench Safety</td>
<td>EA</td>
<td>80</td>
<td>$ 3.00</td>
<td>$ 240.00</td>
</tr>
<tr>
<td>6.</td>
<td>Pavement Removal</td>
<td>SY</td>
<td>100</td>
<td>$ 50.00</td>
<td>$ 5,000.00</td>
</tr>
<tr>
<td>7.</td>
<td>Pavement Replace</td>
<td>SY</td>
<td>100</td>
<td>$ 70.00</td>
<td>$ 7,000.00</td>
</tr>
<tr>
<td>8.</td>
<td>Traffic Control</td>
<td>LS</td>
<td>1</td>
<td>$ 5,000.00</td>
<td>$ 5,000.00</td>
</tr>
</tbody>
</table>

Total $ 37,040.00
# Storm Sewer System

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity</th>
<th>$/Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>24&quot; RCP Storm Pipe</td>
<td>LF</td>
<td>20</td>
<td>$65.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td>2.</td>
<td>Type 'C' Manhole</td>
<td>EA</td>
<td>2</td>
<td>$4500.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>3.</td>
<td>Trench Safety</td>
<td>LF</td>
<td>20</td>
<td>$3.00</td>
<td>$60.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$10,360.00</strong></td>
</tr>
</tbody>
</table>
SUMMARY

1. Waterline $41,600.00
2. Sanitary Sewer Lines $37,040.00
3. Storm Sewer System $10,360.00

Total $89,000.00
Exhibit 8

FEMA Floodplain Map
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2020 at 4:20:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Exhibit 9

Water and Sanitary Sewer Application for Utility Commitment
APPLICATION AUTHORIZATION FORM

AS FEE SIMPLE OWNER OF THE PROPERTY Referenced in the Wastewater Capacity Reservation Application, I hereby authorize (please print) Rekha Engineering, Inc. to submit a Wastewater Capacity Reservation Application on my behalf. This authorization does not (please circle) authorize my representative to make changes or correction to this Application. In addition, this authorization does not (please circle) authorize my representative to obtain a copy of the Reservation letter after processing by the City of Houston.

(Original signature in blue ink of fee simple title owner)

(Print name)

(Date)

Note: Signature on this form must be the original signature and in blue ink. Electronic copies or fax copies of the signature will not be accepted.

Building Address
Impact Fee Administration
1002 Washington Avenue
Houston, TX 77002

Mailing Address
Utility Analysis Section
P.O. Box 2688
Houston, TX 77252-2688
Impact Fee Rates

Impact fees are paid to secure capacity for your development. The fee is based on the number of service units and the utility availability. Credits may be given for conversions or for the removal of existing development.

- **Wastewater:** $1,199.11 per service unit.
- **Water:** $790.55 per service unit

Applications accepted as administratively complete prior to the close of business on Friday, June 28, 2019, will be processed under the previous rate of $1,199.11 per service unit for wastewater and $706.83 per service unit for water.

Please note: wastewater and water impact fees are **not refundable** for any reason, including failure to obtain a building permit or failure to complete the project for any reason.

The minimum application fee is $59.28 plus an administration fee for the first acre, and $29.64 for each additional acre. If your proposed development of a structure is over 43,560 square feet the vacant land application fee scale (/media/2366/download) will be used.

The fee for Site to Site Transfers is $296.44 per transfer and for Name Transfers is $11.85 per transfer.

**Fee exemptions**

Development of low or moderate cost single-family housing is exempt from payment of impact fees. In order to qualify for this exemption, the house must be a single-family residence located within city limits having an initial purchase price as certified by the property owner that does not exceed the latest available 12-month listing for median price single-family housing in the city as published by the Real Estate Center at Texas A&M University.

Exhibit 10

Private Utility Maps
There are no AT&T Texas/SWBT conduit structures in the area you requested.

We do not provide buried cable drawings.

"The presence or absence of underground conduit facilities does not mean that there are no direct buried cables in the area."

Follow the Direct Buried Cable Procedure in Section III.D for location direct buried cables.

Thank you,

Kathy Tinney
Administrative Assistant
Project Coordinator
713.485.8128
Kt145j@att.com

CobbFendley
1920 Country Place Parkway, Suite 400 Pearland, TX 77584

CobbFendley
In order to receive a map of our facilities in your project area, you must fill out the following request form & send it in with a vicinity sketch:

**Public Projects**

txmaprequest@centerpointenergy.com

(Public entities that have a franchise agreement with CenterPoint Energy)

**Private Projects w/$100 Fee**

CenterPoint Energy
Attn.: Business Process
PO Box 2883
Houston, Texas 77252-2883

If this is for update to a previous project please indicate the CenterPoint Energy ID#: ___________

1. Requesting Firm Name: Rekha Engineering, Inc.
2. Requestor's Name: Phil Villarreal
3. Requestor's Email: phil@rekhaengineering.com
4. Physical Address: 7676 Hillmont Street, Suite 350, Houston, TX 77040
5. Phone Number: 713-895-8080
6. Indicate public entity with franchise agreement (Mandatory for all public map requests).
   - City of __________________________
   - County __________________________
   - TxDOT, CSJ# ______________________
   - □ Other Private Entity

7. Title of this Project: _________________________
8. Project Limits: 1718 W. 26th Houston, TX 77008
   - Key Map Page: 452T
9. Scope of Proposed Work (Ex. Paving, Drainage, Private Development, Survey, etc.)
   - Survey
10. Anticipated Construction Schedule: _________________________
11. Remarks: _____________________________________________

If this form is not completed correctly, your map request will be delayed until we receive the pertinent information.

Questions Email: michael.brower@centerpointenergy.com
This map shows gas facility 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.
LEGEND

OUR MAPS ARE NOT TO SCALE. PLEASE USE DIMENSIONS AS NOTED ON MAP.

IP = INTERMEDIATE PRESSURE
HP = HIGH PRESSURE
PLA. = PLASTIC
STL. = STEEL

CENTERPOINT ENERGY 1 1/4" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 2" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 3" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 4" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 6" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 8" IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY 10" AND UP, IP PLA. OR STL.
GAS MAIN

CENTERPOINT ENERGY INTRASTATE PIPELINE (CEIP)

REFERENCE ONLY LEGEND

NOT NECESSARY TO SHOW THESE ITEMS ON PLANS.

METER
PRESSURE CONTROL FITTING
HIGH VOLUME TEE
INLINE TEE
BURIED VALVE
STACKED VALVE
STOP COCK
INSULATED DRESSER COUPLING
BONDED DRESSER COUPLING
DRESSER COUPLING
REDUCER
TRANSITION FITTING
OFFSET UP
OFFSET DOWN
SADDLE

REGULATOR
CITY GATE
DISTRICT REGULATING STATION
CENTERPOINT ENERGY ANY IP PLA. OR STL.
ABANDON GAS MAIN DO NOT SHOW IN PLANS
CENTERPOINT ENERGY ANY HP PLA. OR STL.
ABANDON GAS MAIN DO NOT SHOW IN PLANS
CENTERPOINT ENERGY IP STL. GAS SERVICE ONLY SHOW IN PLANS IF 2" OR LARGER
CENTERPOINT ENERGY IP PL. GAS SERVICE ONLY SHOW IN PLANS IF 2" OR LARGER
CENTERPOINT ENERGY HP STL. GAS SERVICE ONLY SHOW IN PLANS IF 2" OR LARGER
FOREIGN FACILITY (GAS MAIN BY OTHERS COMPANIES)
Exhibit 11

Aerial Map – Google plus Supporting Maps, Misc information