CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED ENCHANTED GARDENS
4600 BLOCK BEN JORDON ST.
VICTORIA, TEXAS
CARNEY PROJECT NO. 1007-14

PREPARED FOR
VTX ENCHANTED GARDENS, LTD
1114 LOST CREEK BLVD., SUITE G20
AUSTIN, TEXAS 78746

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 26, 2020

Any person signing this Report acknowledges that the Department may
publish the full report on the Department’s website, release the report in
response to a request for public information and make other use of the
report as authorized by law.”
February 26, 2020

Mr. Rick Deyoe
VTX Enchanted Gardens, Ltd
1114 Lost Creek Blvd., Suite G20
Austin, Texas 78746

RE: Site Design and Development Feasibility Report
   Proposed Enchanted Gardens
   4600 Block Ben Jordon St.
   Victoria, Texas
   CARNEY PROJECT NO. 1007-14

Dear Rick:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Victoria, Texas. The site is approximately 10-acres located in the 4600 block of Ben Jordan Street, which is approximately 900-ft east of Sam Houston Dr. There will be twelve 2-story buildings consisting of 96 units. A leasing office and clubhouse will also be provided.

This information has been compiled after conversations and with the City of Victoria staff and the client (Developer).

EXECUTIVE SUMMARY

The site which is approximately 10-acres consist is being carved out of a larger ± 25-7-acre tract. Victoria has no zoning. The property will be re-platted into a single lot. The plat will be considered "Minor" and can be approved administratively. The site is currently open vacant pastureland.

Existing water and sanitary sewer are along Ben Jordon. Water (12-inch) is on the north side and Sewer (12-inch) is on the south side.

Permanent, on-site storm water detention upstream of discharge locations will be required in cases where the development's impervious cover percentages exceed those used in the definition of the future/future drainage condition in the SDMP and DCM.
Following is information from the local Tax Appraisal District concerning the property:

- **Property ID: 36130**


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

**EXISTING SITE CONDITIONS & SURVEY**

The site is a 10-acre tract carved out of a larger 25+ acre tract. The land is open and clear with native grasses with a few scattered trees. The ground surface is relatively flat at elevation 102’. A legal description, boundary and topographic survey are attached.

**ENTITLEMENT PERMITTING**

**ZONING**

There is no zoning in the City of Victoria.

**PLATTING**

The property is being carved out of a larger tract. The site will be re-platted to create a single lot. No building permit may be issued for any parcel or tract of land until the property has received final plat approval; and the plat has been recorded.

The division of any lot or any parcel of land by the use of metes and bounds description for the purpose of the development is prohibited. No plat shall be processed which attempts to amend or remove any covenants or restrictions of the preceding plat until such preceding plat, or portion of such preceding plat has been vacated or amended by replat.
Site Design and Development Feasibility Report
February 26, 2020

Platting Process Flowchart
City of Victoria, Texas

Pre-Application

Submit Plat (2 Copies) with Application & Fee No Later than 2:00 pm on Submittal Date
(Final Plat May be turned in with Preliminary Plat)

Public Improvements Needed

No

Development Review Team (DRT) Meeting

Yes

Submit Construction Plans (2 Copies)

Applicant Submits Revisions

DRT Returns Red-Lines

No

Yes

Return Red-Lines With:
- One (18"x24") corrected copy of red-lines
- Nine (11"x17") sets of preliminary plat
- Nine (11"x17") sets of corrected final plats

DRT Approval

Yes

Minor Plats Requiring Staff Approval

Planning Commission Approval

Public Improvements Needed

No

Yes

Construct Public Improvements

City Accepts Improvements

Submit 2 Mylars, 1 Print & Filing Fees

Final Plat Filed With County Clerk
If the land in question will be divided into four (4) or fewer lots, the project may qualify as a Minor Plat, subject to constraints found in the Subdivision Ordinance Section 21-30. Minor plats may be reviewed administratively and may be exempt from formal Planning Commission Approval. The plat will be reviewed by the Development Review Team (DRT) provided no public improvements are needed. None are expected. Upon review and approval by the DRT, the plat can be recorded.

**SITE DEVELOPMENT PERMITTING**

A Pre-Development meeting will be required prior to starting the design process. The purpose of the Pre-Development meeting is for the City to explain the site development requirements and any site-specific issues. A preliminary Site Plan will be submitted prior to the meeting so staff will have an opportunity to make comments and suggestions. Pre-Development meetings are Wednesday at 11am.

**ENGINEERING PLAN SUBMITTAL PROCESS & REVIEW**

Generally, site plans must address the following concerns:

- Required Easements
- Parking
- Landscaping
- Sidewalks
- Topography
- Fences (when applicable)
- Dumpster Enclosures
- Storm Water Drainage

**Site Plan Submittal Schedule**

Site plan applications and all required accompanying materials shall be submitted no later than 2:00 pm on each Monday. Submit all required materials in person or via mail to Lila Foster at 700 N Main Center Suite 129.

Notes:

- Red-lined Plans to Consultant: Red-lines (required revisions) will typically be made available to the consultant after ten (10) working days after 1:00 pm.

- Revised Plans Resubmitted: Revised plans shall be submitted no later than 4:00 pm on or before the following Monday.
Site Plan Process Flowchart

City of Victoria

1. Pre-Application Meeting
2. Submit Site Plan (2 copies) with Application & Fee to Development Services
3. Development Review Team (DRT) Meeting
4. Submit Revisions (1 copy)
5. DRT Approval
   - YES: Submit Final Plans (5 copies)
     - Development Engineer Approval
     - Development Services Director Approval
     - Certificate of Approval Issued
   - NO: Pre-Application Meeting
The Subdivision and Development Ordinance can be found at the following link: https://www.victoriatx.org/home/showdocument?id=17397

The Design Guidelines and Standard Details can be found at the following link: https://www.victoriatx.org/home/showdocument?id=614

Multiple-family residential design guidelines are as follows:

(1) Minimum lot size. 7,500 square feet.

(2) Minimum lot width. 75 feet.

(3) Minimum front yard setback. 20 feet.

(4) Minimum interior side yard setback. 10 feet, except where abutting existing or proposed single family or duplex residential uses, in which event the minimum interior side setback is 20 feet.

(5) Minimum exterior side yard setback. 20 feet.

(6) Minimum rear yard setback. 15 feet, except where abutting existing or proposed single family or duplex residential uses, in which event the minimum rear yard setback is 20 feet.

(7) Minimum space between buildings.

(a) Multiple-family buildings on the same lot shall maintain a minimum separation of 15 feet between outside finished walls.

(b) Any building parallel with or within 30 degrees of being parallel with another building for a distance of more than 60 feet shall have a minimum separation of 25 feet.

(8) Building length. The maximum length of any structure in a multiple-family project shall be two hundred (200) feet.

(9) Maximum density. 27 units per acre.

Off-Street Parking Standards:

Multiple Family: Efficiency 1 space per dwelling unit 1 bedroom 1.5 spaces per dwelling unit 2 or more bedrooms 2 spaces per two bedroom unit + additional 0.5 space for each bedroom in excess of 2
Review and approval.

Two (2) complete sets of site plans shall be submitted to the Director of Development Services on or before the date of any site plan submittal deadline, as established by a schedule to be prepared and distributed by the Development Services Department. No site plan will be accepted for review which does not clearly and satisfactorily contain the information listed in Section 21-91(b) above. The Director of Development Services shall coordinate the review of site plans by the Department of Public Works, Fire Marshall’s Office, and other appropriate departments.

Within ten (10) working days after the date of application, the site plans shall be returned to the applicant with staff analysis and commentary. Once corrections have been made by the applicant, six (6) corrected sets of site plans shall be submitted to the Director of Development Services. Within five (5) working days after the date of resubmittal, the Director of Development Services shall review the final plans and either approve, disapprove or conditionally approve the plans.

No building permit will be issued until the site plan has been approved by the Director of Development Services. No Certificate of Occupancy shall be granted unless and until all construction conforms to the approved site plan.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No.480638-0005-G effective date July 21, 1999 and is shown to be in Zone X.

Drainage Conditions Associated with Drainage Studies for Development – In order to properly evaluate the potential for flood impacts associated with a development site, it may be necessary to update the hydrologic and/or hydraulic modeling conditions to reflect the state of the system and the development within a watershed at the time of the development application. The following conditions describe possible watershed development and main channel/creek conditions that could exist when a development application is submitted to the City.

i. Present/Present Condition (Present/Present) – The present/present drainage condition denotes watershed conditions, specifically including the degree of current watershed development as well as the major drainage system conditions at the time of the development application. This condition would include any modifications made to the major drainage system since the establishment of the baseline condition.

ii. Future/Existing Drainage Conditions (Future/Present) – The future/present drainage condition denotes watershed conditions, specifically including the proposed development (impervious cover, land use, etc.) and the current (at the time of the development application) major drainage system condition.

iii. Future/Future Drainage Condition (Future/Future) – The future/future drainage condition denotes the watershed conditions, specifically including the proposed development as well as any modifications associated with the major drainage system.
Drainage Study

A drainage study using the City’s DCM performed and/or supervised by a licensed professional engineer is required for all development other than single family residential development that does not involve the subdivision of land. The study must consider watershed existing, proposed and future conditions with the proposed development as well as document calculations made to size onsite drainage and to make any necessary modifications to adjoining drainage systems. Off-site evaluations of connected drainage systems are required in cases where one or more of the following conditions exist: 1) the proposed development exceeds the impervious cover assumptions used to define the Baseline Condition flood elevations, 2) downstream SDMP improvements/modifications have not been constructed, 3) there is potential for increased flood risks along intervening drainage systems between the development and the major receiving system, or 4) the development directly modifies one of the major drainage systems studied as part of the SDMP. Such modifications include changes to the size or shape of an existing drainage element, changing the characteristics of the drainage element (concrete lining, etc.), constructing or modifying a stream crossing or placing fill in the floodplain.

2. Individual sections of larger planned developments will be considered on an individual basis. However, the entire planned development will also have to be evaluated at the time that the first phase is submitted. The required drainage study must show the impacts of the entire planned development as well as its various individual phases.

3. Any development or modification to the existing drainage system or construction/modification of a stream crossing that results in an increase in the effective FEMA base flood elevation will require the preparation and submittal of a Letter of Map Change (LOMC) to the City’s floodplain administrator and, once approved by the City’s floodplain administrator, to FEMA.

The Storm Water Master Plan can be accessed using this link:
https://projects.ch2m.com/cctxswmp/swmpmaps.htm

UTILITIES

Water and sanitary sewer is provided by the City of Victoria. Water (12-inch) is located on the north side of Ben Jordon Street. Sanitary sewer (12-inch) is located on the south side of Ben Jordon Street. Both lines are accessible and have adequate capacity.

The location of the utilities can be found on the following link:
https://maps.victoriatx.org/MapViewer/PublicMap.html

Overhead electrical (both single and 3-phase) is available at the property. Natural gas is available off site, but the Developer does not require gas for this project.
FIRE DEPARTMENT REQUIREMENTS

The fire department requires (2015 IFC) be followed.

Construction documents.

1. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

2. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation.

3. Two (2) complete sets of plans shall be provided to the fire prevention bureau.

4. These plans shall bear the signature and license number of the licensed fire alarm planning superintendent, the date of proposed installation and the name, address, and certificate-of-registration number of the registered firm.

5. Any plans not drawn or submitted by a licensed planning superintendent will not be accepted.

Fire protection must comply with Fire Marshal’s Office regulations, and in no case be less than currently adopted 2015 International Fire Code requirements.

1. Each building in the city limits shall be within 500 feet of a fire hydrant, as measured by lay-of-hose length.

A. In all cases, the following criteria shall be adhered to:

1. Fire hydrant leads shall be minimum 6-inch diameter, sole purpose and shall not exceed 150 feet in length. The entire length of the lead shall be mechanically restrained.

2. Private fire protection lines and hydrant leads shall connect at the main with a gate valve or tapping valve of at least equal size to the fire protection line. A fire hydrant is required within 200 feet of a Fire Department Connection.
3. Fire lines from public mains to buildings shall be installed by a state certified fire sprinkler firm and tested to Fire Marshal’s Office requirements.

4. Fire hydrants shall be located at intersections wherever possible. Consult Section C-104 of the International Fire Code for requirements on hydrants that may obstruct access during firefighting operations.

5. A hydrant shall be placed at the throat or beginning of each cul-de-sac at the intersecting street.
   a. Additional fire hydrants may be required based on length of cul-de-sac.
   b. Fire hydrants placed at the bulb end of cul-de-sacs should be avoided.

6. On divided highways hydrants shall be placed on each side of the highway wherever possible.

7. Fire hydrants shall be installed with the 4-inch nozzle facing the required access way or street.

8. Fire hydrants shall be installed and maintained so that the center of the lowest water outlet is 18 inches above the ground.

9. Fire hydrants shall be placed so that they are readily visible from the street and shall be no closer than 2 feet nor further than 5 feet from back of curb.

10. A reflective, blue, raised pavement marker shall be placed at the center of the required access way or street for any new fire hydrant installation, in line with the 4-inch nozzle.

11. No bushes, ground cover over 6 inches in height, or other obstructions shall be placed within a 5 foot radius in all directions of a hydrant or fire department connection.

12. Where fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be provided.
   a. No obstructions shall exist within a 3-foot working area of each fire hydrant.
   b. Crash posts shall be 4-inch, cement-filled pipe with a minimum of 3 feet above finished grade and 2 feet of pipe anchored in concrete below grade.

13. Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.
14. Streets and fire access roadways shall be able to support fire apparatus in wet weather before framing is started or combustibles are stored on any construction site.

PROPOSED OFFSITE IMPROVEMENTS

No offsite improvements are planned.

INGRESS & EGRESS

The site will be accessed by Ben Jordon Street. It’s classified as a secondary arterial and is a 2-lane asphalt street with a shoulder. Drainage ditches are on both sides of the road. There are no plans to widened either street. The City will issue a driveway permit.

LANDSCAPING

Landscaping shall meet the requirements outlined in Sec. 21-101

(a) Purpose. The purpose of this section is to establish requirements for the installation and maintenance of landscaping on developed properties in order to improve, protect and preserve the appearance, character and value of such properties and their surrounding neighborhoods, and thereby promote the public health, safety and general welfare of the citizens of Victoria. More specifically, it is the purpose of this section to:

(1) Aid in stabilizing the environment’s ecological balance by contributing to the process of air purification, oxygen regeneration, storm water runoff retardation and ground water recharge;

(2) Aid in the abatement of noise, glare and heat;

(3) Aid in energy conservation;

(4) Provide visual buffering, and provide contrast and relief from the built-up environment; and

(5) Protect and enhance property values and public and private investment, and enhance the beautification of the City.

(b) Applicability of section. The provisions of this section shall apply to any development located within the city limits of Victoria at such time as an application is made for any of the following:
(1) A building permit for a new structure;

(2) A building permit for the renovation, remodeling or expansion of an existing structure that increases the gross floor area by twenty-five (25) percent or more.

(3) A building permit for the renovation, remodeling or expansion of an existing residential structure that results in the land use of such structure being changed to a non-residential use.

(4) The construction of a new off-street parking facility or the expansion of an existing offstreet parking facility that increases the paved area by twenty-five (25) percent or more.

c) Exceptions. The provisions of this section shall not apply to applications for the following:

(1) A building permit for a single family or duplex;

(2) A building permit for the restoration, within twelve (12) months, of a building that has been damaged or destroyed by fire, explosion, storm or accident of any kind; and

(3) A building permit for the renovation, remodeling or expansion of an existing structure that does not increase the floor area or off-street parking area by twenty-five (25) percent or more.

d) Landscaped area required. A minimum of ten (10) percent of the total building site, as defined herein, shall be devoted to landscaping; except that the square footage of all portions of the building site covered by building footprints or areas designated as fenced and secured storage areas shall be subtracted from the building site area prior to making the ten (10) percent calculation. At least seventy (70) percent of the required landscaped area shall be located within the street yard, as illustrated in Figure 3.6 of this ordinance. For multiple-family developments, where it would be more desirable to disperse the landscaping throughout the site, the percentage of landscaping to be located in the street yard may be reduced by the Director of Development Services.

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit. A fully completed Sign permit application is required. Signage will be provided in accordance with the Codes and Ordinances https://www.victoriatx.org/departments/development-services/development-center-adopted-codes-and-ordinances
BUILDING PERMIT & PLAN REVIEW

Submittal Guidelines

Building Plans must be submitted to the Development Center at 700 N Main Center Suite 128. The Building Plan submittal is separate from the Site Plan and Platting review process. Submittals may be made in person or via mail to the Development Services Department.

In most cases, the plat, site plan and commercial building plan review process can be handled simultaneously. However, building permits will not be issued until the Plat and Site Plan have been approved.

The amount of time required for commercial building plan review varies depending on the size of the building, type of occupancy, hazardous occupancies, and other factors. A plan review generally takes up to 10 working days.

Once the applicant has been notified that the plans have been reviewed and comply with all adopted codes and ordinances of the City of Victoria, the building permit can be issued. Permits are only issued to licensed general contractors. For licensing information contact the Development Center.

To Obtain a Building Permit:
- Approved final plat.
- If applicable, Subdivision construction improvements accepted by City.
- If applicable, Site Plans approved by Development Services.
- Building Plans approved by Development Services.

To Obtain a Certificate of Occupancy:
- Request for final inspection
- Final building inspection passed with all outstanding corrections complete

The following codes are effective for City of Victoria:

- 2015 International Building Code
- 2014 National Electrical Code
- 2015 International Mechanical Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
CITY FEES

Fees can be found in the following link:
https://www.victoriatx.org/home/showdocument?id=18292

The summary of fees is estimated to be the following:

- Building Permit $35,000
- Water & Sewer Tap Fee (use existing service) $6,000
- Application Fees (est.) $2,000
- Plan Review Fee (25% of Bldg. Permit) $8,750

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC) (Do we need to mention that they want asbestos and lead based paint testing prior to demolition?). A copy of that report will be presented in the Developer’s Application.

ONSITE & OFFSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $1,439,906 No offsite improvements are anticipated.

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 11, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site
This summary 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 extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of 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,

CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5033

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
TDHCA Onsite Cost Estimate
Dear Mayor Armstrong:

In a Letter of Map Revision (LOMR) dated October 27, 2011, you were notified of proposed modified flood elevation determinations affecting the Flood Insurance Rate Map (FIRM) for the City of Victoria, TX. These determinations were for Lone Tree Creek – from approximately 1,270 feet downstream of Southern Pacific Railroad to just upstream of John Stockbauer Drive. The 90-day appeal period that was initiated on November 10, 2011, when the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) published a notice of proposed Base Flood Elevations (BFEs) in the *Victoria Advocate*, has elapsed.

FEMA received no valid requests for changes to the modified BFEs. Therefore, the determination as to the modified BFEs for your community is considered final. The modified BFEs and LOMR referenced above, will become effective on March 9, 2012, and will revise the FIRM that was in effect prior to that date.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified BFEs to carry out the floodplain management regulations for the NFIP. The modified BFEs will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Director, Federal Insurance and Mitigation Division of FEMA in Denton, Texas, at (940) 898-5127.
If you have any questions regarding the LOMR, the proposed modified BFEs, or mapping issues in general, please call our Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

cc: Mr. John A. Johnston, P.E.
Floodplain Administrator
City of Victoria

Mr. Ka-Leung Lee, P.E.
PBS & J Corporation
### Site Work Cost Breakdown

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

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

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

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

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

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

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

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

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

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Total: $1,439,906

**Signature of Registered Engineer:**

2-27-28

T. Craig Carney, P.E.

Printed Name

If a revised form is submitted, date of submission: 2/25/2020