CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED AVANTI VIKING HILLS
WACO, TEXAS
CARNEY PROJECT NO. 1018-50

PREPARED FOR
AVANTI VIKING HILLS, LP
8500 SHOAL CREEK BLVD
BLDG #4, SUITE 208
AUSTIN, TX  78757

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

February 14, 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 14, 2020

Mr. Henry Flores  
Avanti Viking Hills, LP  
500 Shoal Creek Blvd  
Bldg #4, Suite 208  
Austin, TX 78757

RE: Feasibility Study Proposal  
Proposed Avanti Viking Hills  
6501 & 6515 Sanger Ave.  
Waco, Texas  
CARNEY PROJECT NO. 1018-50

Dear Henry:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Waco, Texas. The site is approximately 2.634-acres that combine 2 lots at 6501 and 6515 Sanger Avenue (NWC of N. 65th & Sanger) in Waco, Texas. There will be one 4-story building providing a total of 82 units. A clubhouse and other outdoor amenities will also be provided.

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

EXECUTIVE SUMMARY

The site is zoned Office-Low Rise (O-2) with an allowed density of 40 residential units per acre. Multi-Family is a permitted use. Platting of the property will be required. Full movement ingress/egress will be provided from Sanger Avenue which is a Minor Arterial and is in the jurisdiction of the City of Waco.

Water and sanitary sewer services are available in the ROW of N. 65th and Dunn Street and are provided by the City of Waco.

No offsite utility extensions are expected. These are not uncommon issues in this area of Waco and are not considered unmanageable.

Following is information from the local Tax Appraisal District concerning the property:
• **Property ID.** 165316 & 165318

**Tax Rates:**

- City of Waco $ 0.776232
- Waco ISD $ 1.302450
- McLennan Co. Community College $ 0.147696
- McLennan County $ 0.485293

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

**EXISTING SITE CONDITIONS & SURVEY**

The 2.634-acres that combine 2 lots at 6501 and 6515 Sanger Avenue (NWC of N. 65th & Sanger) in Waco, Texas. Dunn Street borders the property on the north side. A legal description, boundary and topographic survey are attached.

The site is improved with 2 single story office buildings and associated pavement. The site slopes downward from south to north from approximately elevation 624’ to 617’. Private overhead electrical lines also traverse the property.

A storm sewer pipe (24” increasing to 27”) extends from Sanger Ave. to Dunn Street through the property along with a 12-ft drainage easement. The drainage pipe is not within the recorded easement

Surrounding land uses:

North: Dunn Street and north of Dunn is Multifamily Residential (R-3E)
South: Sanger Ave. and Office south of Sanger (O-2)
East: N. 65th Street and Office east of N. 65th (O-2)
West: Office (O-2)

**ENTITLEMENT PERMITTING**

**ZONING**

The site is zoned O-2 Low Rise (no height restrictions) and allows residential units of 40 per acres. O-2 is a permitted use for multi-family and this proposed development. Rezoning will not be required.
PLATTING

The property is currently platted but will require a Plat Amendment. The Re-platting procedures can be found in Appendix B Subdivision, Part III, Sections 3.10 through 3.13 in the Code of Ordinances:

https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTIICOOR_APXBSU_PTIIIGERE_S3.13APMIPLAML

The “The Waco Development Guide” also provides a description of the Re-Platting process:


It’s anticipated the Re-Platting will be considered a Minor Plat. Staff approves minor plats administratively. Minor plats are not referred to the City Plan Commission or the Waco City Council. Plats that qualify as minor plats and are approved by staff may be processed within approximately 14-21 days. These plats are normally recorded several days after completion of the process.

The existing drainage easement will be relocated as part of the re-platting process.

SITE DEVELOPMENT PERMITTING

Development standards can be found in the City’s Ordinances Section 52-59 “Multi-Family Development Regulations and Section 52-32(b) S-P-2 (generalized) site plan district regulations.

https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIIZOORNO1144_S52-59MUDERE

https://library.municode.com/tx/irving/codes/land_development_code?nodeId=PTIIZOORNO1144_S52-32B2GESIPLDIRE

SITE PLAN

A formal Site Plan review will be a City requirement. This meeting is scheduled through the City’s Site Development Team (Gary Davis, Chairman (254) 750-5674). Some of the typical Site Plan requirements pertaining to the Zoning District are the followings:
Parking ratio requirements are:

- 1.5 spaces per 1 bedroom
- 2.0 spaces per 2 bedrooms
- 2.5 spaces per 3 bedrooms

The design of all parking, loading and site access facilities (including streets, sidewalks, and driveways) shall comply with the “Parking and Access Design Standards” of the Waco Design Manual. The Developer intends to submit for a parking variance which will allow for the project as currently designed.

Setbacks:

- Front 25-ft
- Rear 25-ft
- Side 5-ft

Maximum height: No height restrictions

Maximum Allowable Density is 40 units/acre

Site Coverage: In all O districts (which is the land use of this project), the maximum coverage of the site by buildings and paved areas shall not exceed 75 percent of the total lot area.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48309C0365C (effective date 9/26/2008) and is not within the 100-year flood zone.

City of Waco Stormwater Management Regulations apply to all development within the limits of the City of Waco as well as to any subdivisions within the extraterritorial jurisdiction of the City of Waco. These regulations are available in electronic format from the City web site (www.wacotexas.com), under Departments / Engineering / Engineering Specifications or directly at http://www.wacotexas.com/engineering-specifications.asp and https://www.wacotexas.com/pdf/engineering/Stormwater-Management-13.pdf

Pre-developed peak flows from the site generated from the 2-year, 10-year, and 100-year storm frequencies shall not be increased. For developments of two acres or more,
the peak flows from the 2-year, 10-year, and 100-year storms shall be detained in on-site stormwater detention basins with release rates equal to, or less than the flows generated from the site for the 2, 10, and 100-year storm events when the site was in its pre-developed state.

Drainage will be allowed to discharge into the existing storm system. Confirmation analysis will be required to demonstrate the existing storm system is capable of accepting the drainage from the development. The Drainage Design Manual can be accessed by the following link:


Currently, a drain pipe (24” and enlarging to 27”) traverse the property. That pipe will be relocated so as not to be under any proposed structures.

UTILITIES

The City of Waco provides water and sanitary sewer service to the site. A 12-inch water line is located on the west side of N. 65 Street and a 6-inch on the south side of Dunn Street.

A 6-inch sanitary sewer line is located in the middle of both N. 65 and Dunn Street. A lift station is not expected to be required.

Overhead electrical (both single and 3-phase) is available along the perimeter of the property.

FIRE DEPARTMENT REQUIREMENTS

The “Fire Guide for Construction” can be access with the following link:


**Location:** The fire lane shall extend to within 150 feet of all portions of the exterior wall of the first story of the building measured by an approved route around the exterior of the building or as otherwise approved by the Fire Marshal.

**Dimensions:** Fire lanes, must have an unobstructed width of not less than 20 feet except for approved security gates or 26 feet for access roads equipped with fire hydrants. Unobstructed vertical clearance shall not be less than 13 feet 6 inches.
1. Gates shall be a minimum of 20 feet unless otherwise approved by the code official.

2. Gates shall be of the swinging or sliding type.

3. Electric gates shall be equipped with a Knox key switch.
   a) In the event of a primary power failure, the gates must open automatically or be manually operable by one person from the approach side or have a reliable emergency back-up power supply system.

4. Buildings over 30 feet tall, the longest full side of the building or buildings must have a fire lane or fire access road that is a minimum of 26' wide and must be within a minimum of 15' and a maximum of 30' to the building. All other adjacent fire lanes must be 26 feet in width.

**Surface:** Fire lanes shall be designed to support the imposed loads of fire apparatus (75,000 lbs) and surfaced to provide all-weather driving capabilities and must be concrete, asphalt, or other approved surfaces.

**Turning radius:** The minimum inside turning radii shall be as follows:
   - For 90 degree or less turns:
     - 24 foot fire lane - minimum internal radius is 30 feet.
     - 30 foot fire lane - minimum internal radius is 20 feet.

   For turns greater than 90 degrees, AASHTO Geometric Design Standards shall be utilized.

**Dead ends.** Dead end fire lanes in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (i.e. hammerhead)

**Grade:** Fire lanes shall not exceed 10 percent in grade, unless approved by the Fire Chief.

**Fire Hydrant Requirements:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrants and mains shall be provided. 
   EXCEPTION: If the facility or building is fully sprinklered, the distance requirement shall be 600 feet. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
PROPOSED OFFSITE IMPROVEMENTS

No offsite improvements are expected.

INGRESS & EGRESS

The site will have one access point off Sanger AVe and one off of N. 65th. N. 65th and Dunn Street are considered a “Local Road” with a required ROW of 50-ft. The minimum distance between driveways and/or intersection is 30-ft.

Sanger Avenue is considered a “Minor Arterial” requiring an 84-ft ROW. Currently, the ROW is 60-ft. It’s anticipated a 12-ft wide ROW dedication will be required. The minimum distance between driveways for a Minor Arterial is 120-ft.

A Traffic Impact Analysis will not be required. A deceleration lane will not be required either. A driveway permit will be issued by the City.

LANDSCAPING & OPEN SPACE

Landscaping shall consist of plant material, including but not limited to grass, trees, shrubs, flowers, vines and other groundcover, native plant materials, planters, brick, stone, natural forms, water forms, aggregate or other landscape features, but not including the use of uniform Portland cement or asphaltic concrete; provided, however, that the use of brick, stone, aggregate or other inorganic materials shall not predominate over the use of organic plant material.

Open Space

All open space on the site shall be permanently landscaped. All cuts and fills shall be restored with appropriate vegetation.

Boundary Landscaping

In all office, commercial, and industrial zoning districts, boundary landscaping shall be provided along the abutting public rights-of-way (except an alley). Such landscaping shall consist of a combination of groundcover and deciduous and evergreen shrubs. One tree shall be required for every 50 feet of frontage or
fraction thereof. Trees shall be a minimum of five feet in height and three inches in caliper (as measured six inches from the base). Two trees of 1 ½-inch caliper or one multi-trunk tree, no trunk of which shall be less than one and a half inch in caliper, may be substituted. Trees shall be placed so as not to obstruct sight distances, or vehicular or pedestrian circulation. Increased landscaped area may be substituted for trees by increasing the landscaped area proportionate to the decrease in number of required trees.

Landscaping must include a combination of grass and/or groundcover and shrubs and must be visible from the public right-of-way. At least 25 percent of the landscaped area must consist of shrubs. Shrub shall be defined as a woody ornamental plant with several permanent stems instead of a single trunk. Boundary landscaping shall be appropriate to the character of the site and the landscaped areas shall be a size to allow for proper maintenance. Parkway may be counted in meeting the minimum landscape requirements except where documented plans propose an action that will involve the eventual utilization of the parkway for such purposes as widening of a street, placement of a sidewalk or installation of storm drainage. Landscaping within the parkway shall be executed in such a manner as to provide for pedestrian passage.

**Interior Parking Lot Landscaping**

For any off-street parking lot containing over twenty-five spaces, or for an combination of parking areas on a single lot providing more than twenty-five spaces, landscaping shall be required in the ratio of ten square feet of landscaped area for every 400 square feet of area occupied by such parking facilities. The required landscaping shall be interior landscaping. Interior landscaping shall be defined as any landscaping not located along the outer boundaries of the parking lot. Interior landscaping shall be spaced in such a way as to break up large expanses of paving thereby softening the overall appearance of the parking lot.

One tree will be required for every 25 spaces. Trees shall be a minimum of five feet in height and three inches per caliper as measured six inches from the base. Two trees of 1 ½-inch caliper or one multi-trunk tree, no trunk of which shall be less than one and a half inch in caliper, may be substituted. Increased landscaped area may be substituted for trees by increasing the landscaped area proportionate to the decrease in the number of required trees. For example, a twenty-five percent reduction in the number of trees can be offset by a twenty-five percent increase in the landscaped area.

Landscaping must include a combination of grass and/or groundcover and shrubs and must be visible from the public right-of-way. At least 25 percent of the landscaped area must consist of shrubs. Shrub shall be defined as a woody ornamental plant with several permanent stems instead of a single trunk. The
substitution of landscaping for up to 20 percent of required parking may be approved by staff during the plan review process if it can be demonstrated by the applicant that parking will be adequate to serve the demand for a site either on site or through an approved shared parking arrangement. Factors to be considered include, but are not limited to, the anticipated availability and use of mass transit; complementary hours of operation; the degree to which the site and structure is customized for the proposed use; the general availability of parking in the surrounding area; and/or the necessity to conserve significant vegetation.

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

SITE DEVELOPMENT PLAN REVIEW

The following Ordinance describes the process for submittal, review and approval of the Site Development Plans (Article III, Division 1, Section 28)

https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO_ARTIIISIDEPL_DIV1GE_S28-173CODEPL

Contents of development plan.

(a) The development plan shall include maps and drawings, sufficiently dimensioned to illustrate the following:

(1) Existing and proposed locations and arrangements of uses on the site, and on abutting sites within 50 feet and any other information necessary to describe or identify the proposed development; and

(2) Existing and proposed site improvements; building elevations for buildings on the site; off-site improvements, utilities, facilities and drainage systems; location of all aboveground and belowground accessory structures; street features; and trees. Building elevations shall indicate the general height, bulk, scale and architectural character of buildings; and

(3) Existing and proposed topography, watercourses, grading, landscaping, exterior lighting, traffic control devices, screening, irrigation facilities and erosion-control measures; and
(4) When access to a public water or sanitary sewer line is available at the site, details of proposed connections if the waterline is greater than one inch or if the sewer line is greater than four inches; and

(5) Existing and proposed parking, loading and traffic and pedestrian circulation features on the site; and

(6) Where applicable, the location of the 100-year floodplain and the escarpment area; and

(7) The approximate site and location of proposed signs, if known.

(b) Two sets of the development plans shall also contain floor plans. The third set of development plans shall contain one complete set of detailed construction plans for review by the building official to determine compliance with the relevant building codes.

(c) If a developer makes application to the zoning board of adjustment for a variance or any other relief or decision, the application to such board shall include a development plan as required by section 28-172.

(d) Where an applicant wishes to obtain preliminary site plan approval prior to application for a building permit or certificate of occupancy, the submittal may exclude the requirements of subsection (b) of this section; however, this requirement must be met prior to final approval of development plans and the issuing of a building permit or certificate of occupancy. Preliminary plan approval shall be considered binding if final plans are in complete conformity.

(e) Where an applicant is only applying for a site work permit, the development plan shall include maps and drawings, sufficiently dimensioned to illustrate the existing and proposed topography and erosion-control measures, the general location of existing watercourses, existing trees of eight inches or greater in caliper (as measured six inches from the base), and native vegetation (as referenced in section 28-217). The drawing shall also indicate any trees or native vegetation to be removed.

(f) Where an applicant is only for a permit for the construction or substantial alteration of a parking lot, the development plan shall include maps and drawings, sufficiently dimensioned to illustrate the items listed in subsection (e) above and the existing and proposed parking, loading and traffic and pedestrian circulation features on the site, and the existing and proposed lighting and screening, where required by ordinance. Substantial alteration shall be defined as increasing the number of parking spaces and/or paved area by more than ten per cent, removal of existing landscaping or
reconstruction of the parking lot surface. It shall not include routine maintenance such as seal coating, asphalt overlaying, and/or restriping.

The requirements and standards for site development can be found in Article III, Division 3, Sections 28-211 through 28-224

https://library.municode.com/tx/waco/codes/code_of_ordinances?nodeId=PTIICOOR_CH28ZO_ARTIIIISIDEPL_DIV3RESTSIDE

Those sections include:

- Grading and drainage
- Erosion and sedimentation control
- Public improvements
- Parking, loading and site access
- Site coverage and open space
- Preservation of vegetation
- Landscaping
- Screening
- Building setback and orientation
- Lighting
- Building elevations and materials

The following codes are effective for the City:

- 2015 International Building Code
- 2015 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

The City of Waco has no impact fees or park/landscape fees. However, they are in the process of implementing an impact fee but it is probably at least 6 to 8 months from being implemented.

The summary of fees is estimated to be the following:

- Impact Fees Est $ 60,000
- Park Fees Est $ 20,000
- Building Permit Est. $ 25,000
- Tap & Meter Fee Est $ 10,000

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC). 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, utilities, and paving is $1,214,968. No Offsite costs are expected.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed 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
Appraisal District Information
Zoning Map
Civil Engineering Site Plan
FEMA Flood Map
Utility Map
TDHCA Onsite Cost Estimate
Title Commitment

Legal Description:

SH 6 Lot 4, Block 2, Briarstown Village Addition Part One, an Addition to the City of Waco, McLennan County, Texas, according to the Map or Plat recorded in Volume 1343, Page 270, Deed Records of McLennan County, Texas;

BEGINNING at the west corner of said Lot 4 and the north corner of Lot 7, said Block 2 (Y = 10,530,666.81', X = 3,273,344.39'), being on the southeast line of State Highway 6, and running respectively east and north 200 feet along the said line, thence south parallel to said line 200 feet, thence west parallel to said line 200 feet, thence north parallel to said line 200 feet, thence east parallel to said line 200 feet, to the point of beginning.

Acres (114,754 square feet) of land.

Notes:

2. This is a horizontal survey and was made in accordance with the practice of the American Society of Photogrammetry.
3. This is a horizontal survey and was made in accordance with the practice of the American Society of Photogrammetry.
4. Title Commitment issued by First National Title Insurance Company File No. 19-456781-PC, effective date December 11, 2019, 8:00 am.
5. No evidence was observed of recent earth moving work, building construction, or building additions while conducting fieldwork.
6. No evidence was observed of recent street or sidewalk construction or repairs while conducting fieldwork.
7. No evidence was observed of recent earth moving work, building construction, or building additions while conducting fieldwork.
8. No markers were observed for delineation of wetlands while conducting fieldwork.
9. No zoning report or letter was provided to the surveyor. Subject property has is classified as Zone “O-2 Office Residence 40 U/A” according to the City of Waco Zoning Code.
10. A map or plat, 6:4:20, Sheet 1 of 6, recorded in Volume 1343, Page 270, Deed Records of McLennan County, Texas, shows the subject property as bounded by State Highway 6, South Avenue, and Railroad Avenue.
11. Parking spaces (Lot 8, 6515 Sanger Ave)

10 STANDARD PARKING SPACES

8 STANDARD PARKING SPACES

6 STANDARD PARKING SPACES

Handicap: 4

Handicap: 2

A/C and Heating: 1

A/C and Heating: 2

Emergency Management Agency, and has a Zone “X” Rating (unshaded) as shown by Map No. 48309C0365C, dated September 26, 2008.
Property Search Results > 165316 HORNER PREMIER III - 6501 SANGER LTD for Year 2019

Property

Account
Property ID: 165316
Geographic ID: 480058070002000
Type: Real
Property Use Code: 353
Property Use Description: Office Bldgs. Low-Rise 1-4 Stories

Legal Description: BRIARSTOWN VILLAGE Block 2 Lot 4 Acres 1.2398
Zoning: O-2
Agent Code: 431

Location
Address: 6501 SANGER AVE
WACO, TX 76710
Mapsco: 298
Map ID: 155

Neighborhood: Sanger Gen Nb
Neighborhood CD: 48984.0

Owner
Name: HORNER PREMIER III - 6501 SANGER LTD
Owner ID: 350891
Mailing Address: PO BOX 7157
WACO, TX 76714-7157
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $652,220
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $162,010
(+) Agricultural Market Valuation: + $0 $0
(+) Timber Market Valuation: + $0 $0

(=) Market Value: = $814,230
(–) Ag or Timber Use Value Reduction: – $0

(=) Appraised Value: = $814,230
(–) HS Cap: – $0

(=) Assessed Value: = $814,230

Taxing Jurisdiction
Owner: HORNER PREMIER III - 6501 SANGER LTD
% Ownership: 100.0000000000%
Total Value: $814,230

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Taxes w/Current Exemptions: $22,079.24
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<td>Water Heater Average</td>
<td>WHA</td>
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<td>252</td>
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### Roll Value History

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<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
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### Tax Due

Property Tax Information as of 12/30/2019

<table>
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<tr>
<th>Year</th>
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<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
<th>Amount Due</th>
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</table>

**Note:** Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

### Questions Please Call (254) 752-9864
Property Search Results > 165318 HORNER PREMIER I - 6515 SANGER LTD for Year 2019

Property

Account

<table>
<thead>
<tr>
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<tr>
<td>Type:</td>
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<tr>
<td>Property Use Description:</td>
<td>Office Bldgs. Low-Rise 1-4 Stories</td>
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<tr>
<td>Legal Description:</td>
<td>BRIARSTOWN VILLAGE Block 2 Lot 8</td>
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<td>Zoning:</td>
<td>O-2</td>
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<tr>
<td>Agent Code:</td>
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Location

| Address:          | 6515 SANGER AVE WACO, TX 76710 |
| Neighborhood:     | Sanger Gen Nb |
| Neighborhood CD:  | 48984.0 |

Owner

| Name:                  | HORNER PREMIER I - 6515 SANGER LTD |
| Mailing Address:       | PO BOX 7157 WACO, TX 76714-7157 |
| Owner ID:              | 350889 |
| % Ownership:           | 100.0000000000% |

Values

<p>| (+) Improvement Homesite Value: | + $0 |
| (+) Improvement Non-Homesite Value: | + $810,250 |
| (+) Land Homesite Value:         | + $0 |
| (+) Land Non-Homesite Value:     | + $182,250 |
| (+) Agricultural Market Valuation: | + $0 |</p>
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<th>(+) Timber Market Valuation:</th>
<th>+ $0</th>
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<td>(–) Ag or Timber Use Value Reduction:</td>
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<tr>
<td>(=) Appraised Value:</td>
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<td>(–) HS Cap:</td>
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<td>(=) Assessed Value:</td>
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Taxing Jurisdiction

| Owner:          | HORNER PREMIER I - 6515 SANGER LTD |
| % Ownership:    | 100.0000000000% |
| Total Value:    | $992,500 |

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<th>Appraised Value</th>
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Taxes w/Current Exemptions: $26,913.33
Improvement / Building

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Roll Value History

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<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
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Deed History - (Last 3 Deed Transactions)

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<th>Grantee</th>
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<th>Page</th>
<th>Deed Number</th>
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Tax Due

Property Tax Information as of 12/30/2019

Amount Due if Paid on: [ ]
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 752-9864

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxing Jurisdiction</th>
<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
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Website version: 1.2.2.31

Database last updated on: 12/29/2019 8:28 PM

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National Flood Hazard Layer FIRMette

Legend

SPECIAL FLOOD HAZARD AREAS

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to levee. See notes (Zone X)
- Area with Flood Risk due to levee (Zone D)

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Effective LOMRs
- Area of Undetermined Flood Hazard (Zone D)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation (1% ACFSE)
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- D No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 NFHLS web services provided by FEMA. This map was exported on 2/26/2020 at 11:55 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHLS and effective information may change or become superseded by new data over time.

This map Image is void if the 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.
### Site Work Cost Breakdown (Avanti Viking Hills)

*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) 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 3 is multiplied by Column C to arrive at total construction costs.

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

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

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

---

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

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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
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<td>Fine grading</td>
<td>$81,024.20</td>
<td>Lump Sum</td>
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<td>In A&amp;E Fees</td>
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<td>On-site concrete</td>
<td>$95,438.56</td>
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<td>On-site electrical</td>
<td>$166,988.90</td>
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<tr>
<td>On-site paving</td>
<td>$209,477.20</td>
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<td>In A&amp;E Fees</td>
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<tr>
<td>On-site utilities</td>
<td>$181,810.40</td>
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<td>Decorative masonry</td>
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<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$29,643.00</td>
<td>Lump Sum</td>
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<td>In A&amp;E Fees</td>
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**Total** $1,214,968

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Signature of Registered Engineer: 2-20-20

T. Craig Carney, P.E.

Printed Name

Date

If a revised form is submitted, date of submission: 2-20-20