SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

HERITAGE SENIOR RESIDENCES
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

TDHCA Application # 20204

Prepared For:

Heritage Senior Residences, LP
161 NW 6th Street, Suite 1020
Miami, FL 33136

Prepared By:

LJA Engineering
2929 Briarpark Drive, Suite 600
Houston, Texas 77042
(713) 953-5200

LJA Project No. 2378-0012
February 2020

All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law. The plan materially adheres to all applicable zoning, site development, and building code ordinances.
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SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT

A. Executive Summary
   I. LJA Engineering, Inc. (LJA) has completed the feasibility study for the proposed 1.23-acre Heritage Senior Residences development. This report discusses the site investigation performed as it relates to zoning, subdivision platting, site access, utilities, fire prevention, building permit, topography, drainage and detention, and floodplain issues. This report does not address environmental issues related to the site. An environmental site assessment is recommended to be performed on the project site. LJA has communicated with the following agencies and their departments via meetings, phone conversations, emails, and web pages:
      i. City of Houston Building Department.
      ii. City of Houston Planning and Development Dept.
      iii. City of Houston Public Works/Engineering.
      iv. City of Houston Fire Marshal’s Office.
      v. City of Houston Utility Analysis Dept.
      vi. CenterPoint Energy
   In regard to the following:
   Utilities -
   • Water: An existing eight (8)-inch water line is located on the east of Moy Street along the property line. An existing twenty-four (24)-inch water line is located on the west of Moy Street. An existing six (6)-inch water line is located on the west of Reinerman Street along the property line. Also, an existing eight (8)-inch water line is located on the north of Nett Street. The subject site will be serviced by the existing waterlines immediately adjacent to the subject tract.
   • Wastewater: An existing eight (8)-inch wastewater gravity main is located north of Center Street. An existing six (6)-inch wastewater gravity main is located on Nett Street.
   • The City of Houston Impact Fee Administration, a section of Utility Analysis is responsible for managing wastewater flows through wastewater capacity reservations (WCR), managing water demands through water commitment letters, and planning the near- and long-term facilities requirements that will assure reliable service for the proposed development. A WCR letter must be submitted to the City of Houston to obtain the Water and Wastewater point of connections and impact fees. The WCR application can be submitted in-person or online using the link below:
     https://www.pdinet.pd.houstontx.gov/ILMS_Online_Permits/default.asp
   • Storm Sewer: An existing eighteen (18)-inch storm line is located on Moy Street and Center Street. Storm sewer service will be provided via proposed storm sewers within the development. The detention & drainage requirement should be per City of Houston criteria. Per City of Houston code, detention of existing impervious cover credit is no longer accepted. All new proposed development will require full on-site detention.
The site will require detention. The stormwater detention will be provided underground within parking area. A preliminary detention volume calculation for the site is shown below.

**HERITAGE SENIOR RESIDENCES DETENTION CALCULATIONS:**

COH Total Detention Volume required is calculated as follows:

\[
V_T = [43,560 \times (0.50 \times A_{II})]\]

\(V_T = \text{Total Detention Volume for proposed project}\)

\(A_{II} = \text{Disturbed area that results in Impervious Surface}\)

**REQUIRED DETENTION:**

<table>
<thead>
<tr>
<th>Total Drainage Area</th>
<th>1.230 AC.</th>
<th>53,579 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Detention Rate</td>
<td>0.500 AC.FT./AC.</td>
<td></td>
</tr>
<tr>
<td>Disturbed Area</td>
<td>1.230 AC</td>
<td>53,579 SF</td>
</tr>
<tr>
<td>Required detention Volume</td>
<td>26,789 CF</td>
<td></td>
</tr>
<tr>
<td>Detention Volume in AC.</td>
<td>0.615 AC-FT</td>
<td></td>
</tr>
</tbody>
</table>

- Per the City of Houston code, all proposed development greater than one (1) acre will require a storm water quality management plan and book.
- The existing site has not been platted. However, the replat application is currently in process to City of Houston.

II. The proposed Heritage Senior Residences is to be constructed on an approximately 1.23-acre tract. The property lies within City of Houston limits, Harris County, Texas (City of Houston Key map Grid 492G, GIMS Title grid 5258d). The City of Houston and Harris County do not have zoning. The property is within the Houston Independent School District and for the fire protection falls within the boundaries of Houston fire Department. The property has approximately 230 linear feet of frontage on Moy Street.

III. There is no existing building or structure within the site. Based on aerial photography there are few trees along the property lines and fence all around the site. The subject tract is surrounded by existing single-family homes and condominiums.

B. Site Summary Items

I. **Property Identification Number(s):**

The desired overall tract is identified in the Harris County Appraisal District (HCAD) 2019 tax year as:

II. **Taxing Rates for All Jurisdictions for the property (2019):**  
   a. Below is a list of the rates for all taxing entities for the property  
      i. Houston ISD – 1.136700%  
      ii. Harris County – 0.407130%  
      iii. Harris County Flood Control – 0.027920%  
      iv. Port of Houston Authority – 0.010740%  
      v. Harris County Hospital District – 0.165910%  
      vi. Harris County Education Department - 0.005000%  
      vii. Houston Community College - 0.100263%  
      viii. City of Houston – 0.567920%  

III. **Zoning Requirements:**  
   a. The subject property is within the City of Houston and Harris County which do not have any zoning requirements.  

IV. **Subdivision Requirements:**  
   a. The site has not been platted. However, a replat application is currently in process to the City of Houston. Preliminary plat will take approximately six (6) weeks. Final plat from submittal to recordation will take approximately Twelve (12) weeks.  

V. **Development Ordinances:**  
   a. The development ordinances for projects in City of Houston can be found in the City of Houston Code of Ordinances:  
      https://library.municode.com/tx/houston/codes/code_of_ordinances  

VI. **Parking Requirements:**  
   a. In order to receive a building permit, the site plan must adhere to the minimum parking requirements set forth by the Subdivision regulations. Per City of Houston code of ordinances Sec. 26-492, for the residential senior residences, the minimum number of required parking spaces is 0.75 parking space per dwelling unit, plus 1.0 parking space per employee on the largest shift. Please refer to the link below for parking spaces for certain types of use classifications.  

VII. **Landscaping Requirements:**  
   a. The City of Houston Tree and Shrub Ordinance provides standards for planting trees and shrubs and installing landscaping buffers. The ordinance further protects Houston’s greenery by prohibiting removal of certain trees and offering incentives to property owners who preserve and care for existing trees on private properties. Based on a property’s size, the ordinance establishes minimum planting requirements for street trees, parking lot trees, and shrubs. These minimum requirements ensure that Houston will have aesthetically pleasing developments and enhanced greenspace, making it a better place to live. The ordinance’s planting requirements apply to all new commercial and multi-family residential developments that require a building permit or any property expansion exceeding 1,000 square feet. The ordinance also applies to all new single-family construction.  
      http://www.houstontx.gov/planning/DevelopRegs/tree_shrub.html
VIII. Fire Department Requirements
a. The City of Houston and Harris County has adopted the 2012 International Fire Code and the 2012 International Building Code, with several local amendments. An annual operational permit is required for all fire protection systems in buildings, such as fire sprinkler systems. Fire apparatus access roads shall be provided for every building constructed within the Harris County and Houston Fire Department jurisdiction. City of Houston Fire Department requires asphalt or concrete pavement on required access roads.

Please refer to the link below for more information regarding City of Houston Fire Code:
https://www.houstontx.gov/fire/HFMO/standardsandcodes.html

IX. Site Ingress and Egress Requirements
a. The proposed driveways will need to meet City of Houston Driveway design criteria to provide access to the proposed development. Access driveways will be coordinated with City of Houston Traffic.

For more information on driveway criteria, please refer to the City of Houston Infrastructure Design Manual Chapter 15, Traffic and Signal Design Requirements.
https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471

X. Building Codes and Local Design Requirements
a. The following is a list of the locally adopted building codes and design requirements.

The following are the current construction codes enforced by the City of Houston.

<table>
<thead>
<tr>
<th>Code</th>
<th>Publisher</th>
<th>Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 International Residential Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Building Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 International Fire Code (with Houston Amendments)</td>
<td>ICC</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Mechanical Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2012 Uniform Plumbing Code (with Houston Amendments)</td>
<td>IAPMO</td>
<td>February 1, 2016</td>
</tr>
<tr>
<td>2017 National Electrical Code (State Mandated)</td>
<td>NFPA</td>
<td>September 15, 2017</td>
</tr>
<tr>
<td>Sign Code</td>
<td>COH</td>
<td></td>
</tr>
<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments) - For One and Two-Family Dwellings and Multi-Family 3 stories or less.</td>
<td>ICC</td>
<td>October 24, 2016*</td>
</tr>
<tr>
<td>2015 International Energy Conservation Code (with Houston Amendments) - For Commercial Structures, including Residential Structures more than 3 stories</td>
<td>ICC</td>
<td>December 9, 2016*</td>
</tr>
<tr>
<td>ASHRAE 90.1-2013 (with Houston Amendments) For Commercial Structures, Including Residential Structures more than 3 stories)</td>
<td>ASHRAE</td>
<td>December 9, 2016*</td>
</tr>
<tr>
<td>2012 Code Word - various sections interpreted</td>
<td>COH</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Please refer to the link below for more information in pertaining to the City of Houston building codes.
https://www.houstonpermittingcenter.org/building-code-enforcement/code-development#agency-links-416
XI. Other Site Design Requirements

a. Utilities – The City of Houston Utility Analysis department determines the connection points and any requirements of Utilities extension. The City of Houston Impact Fee Administration, a section of Utility Analysis is responsible for managing wastewater flows through wastewater capacity reservations (WCR), managing water demands through water commitment letters, and planning the near- and long-term facilities requirements that will assure reliable service for the proposed development.

i. Water

- The City of Houston is the purveyor of water to the subject property. Several water mains exist in the immediate vicinity of the property. Based on the City of Houston GIMS map, an existing eight (8)-inch water line is located on the east of Moy Street along the property line. An existing twenty-four (24)-inch water line is located on the west of Moy Street. An existing six (6)-inch water line is located on the west of Reinerman Street along the property line. Also, an existing eight (8)-inch water line is located on the north of Nett Street. The sizing and routing of any future onsite water should be analyzed as the project becomes more defined. The current impact fee for water is $790.55 per service unit.

ii. Sanitary Sewer

- Based on the City of Houston GIMS map, an existing eight (8)-inch wastewater gravity main is located north of Center Street. An existing six (6)-inch wastewater gravity main is located on Nett Street. The sizing and routing of any future onsite wastewater should be analyzed as the project becomes more defined. The current impact fee for wastewater is $1,199.11 per service unit.

iii. Dry Utilities

Electric service provider will be determined as the project becomes more defined. Based on google earth, it appears that overhead three-phase power is available in the immediate vicinity of the property. A map request would need to be submitted to CenterPoint energy for their electrical lines. A coordination meeting with CenterPoint Energy service consultants is necessary to obtain electrical layout and cost for bringing electricity to the Site.

Ted A. Broaddus, Sr. Service Consultant
Service Area Coordinator / Power Delivery Solutions
713 945 4292
Ted.broaddus@centerpointenergy.com

Telecommunication service provider will be determined as the project becomes more defined. AT&T may provide telecommunication service to the subject property.

Gas service will come from CenterPoint Energy. Confirmation with CenterPoint Energy via service mapping should be sought during the design phase of the project.

b. Drainage

i. City of Houston -limits
• There are two eighteen (18)-inch storm sewer lines in the adjacent ROW. One runs along Moy Street and the other runs along Center Street to the south.
• The City of Houston requires detention improvements whenever the proposed development increases impervious cover and runoff from the proposed site. Per the new City of Houston code, detention credits for existing impervious cover are no longer accepted. All new proposed developments will now require full on-site detention. The specific criteria for these improvements are detailed within the City of Houston Design Manual, chapter 9 “Stormwater design requirement.” Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the 2-, 10-, 25-, and 100-year storm frequency events. Regulation of peak flows to allowable levels shall be achieved by storage on-site, or by other approved methods.

c. Floodplain
   i. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 48201C0670M, effective June 9th, 2014, no part of the subject property lies within the 500-year floodplain or the 100-year floodplain.

d. Rights-of-Way Dedication
   City of Houston ordinance Sec. 42-122 specifies minimum right-of-way widths in the city limits and ETJ. It states that collector and local streets shall have a minimum 60’ right-of-way width unless exclusively adjacent to single-family residential lots.

e. T.P.D.E.S. Requirements
   i. A storm water pollution prevention plan and a storm water quality management plan are required to be completed and implemented.

f. Storm Water Quality
   i. The City of Houston requires any new development of an undeveloped parcel of land one acre or larger, or significant redevelopment of changes of 0.2 acre or more to the impervious surface on a one acre or larger developed parcel must have an annually renewable Storm Water Quality permit and develop a Storm Water Quality Management Plan that details how the property will control the quality of storm water leaving the property.

C. Overview of Process, Timing, and Costs
   There are several permit approvals processes that will need to be followed for the proposed site:

I. Plat Approval Process
   Plat: A preliminary and final plat is required by City of Houston. At the time of this report, a plat has been prepared and submitted to the City of Houston. The preliminary plat must be approved by the City, before the final plat can be prepared. It typically takes three (3) months to complete plat recordation. At the time of this report, a plat is not prepared for submission to the City of Houston. The City Planning Commission meets every other Thursday at 2:30 p.m. in City Hall annex chambers, 900 Bagby St, unless otherwise posted. The agenda is posted three (3) days in advance on the Department’s web site for
platting. Please refer to the link below for more information about the City of Houston Platting. [www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org).

II. Performance Standard Review Plan
A Performance Standard Review Plan must be completed and approved by the City of Houston for the proposed Heritage Senior Residences. Approval process is typically three (3) to six (6) weeks from submittal.

III. Overview of Entitlement and Site Development Permitting Process and Associated Timing
Civil Public Plans: Plans for public water, sanitary, and storm sewer infrastructure must be submitted to the City of Houston Engineering Department. Approval process is typically eight (8) to twelve (12) weeks from submittal.

Civil Private On-Site Plans: Since the subject tract is located within the City of Houston, an on-site development plan will need to be submitted to the City of Houston building code enforcement for On-Site Plan Approval. It typically takes eight (8) to twelve (12) weeks for approval of the site development permit. The Civil public plan must be approved prior to private on-site approval. Plans for private development will need to be submitted to City of Houston community development code enforcement department, City of Houston Fire Code Review and submitted for TDLR compliance review.

IV. Building Permitting Process and Timing
Building Permits/Approval: Building plans are required to be submitted to the City of Houston building code enforcement for review and approval. Additionally, since the property will receive City of Houston water and wastewater, plumbing permits and inspections will be required by the City of Houston. The following departments will review and approve the building plans.
Structural department  
Plumbing  
Storm Drain  
Traffic  
Planning  
Utility review  
Floodplain Dept.

It typically takes three (3) to six (6) months for approval of the Building permits. City of Houston Planning and Development’s department also offers expedited Plan reviews. Please refer to the link below to get more information about the City of Houston expedited review process and fees.

V. Cost Itemization of All Anticipated Fees (Anticipated Impact, Site Development Permit, Building Permit, and Other Required Fees)
a. Total cost for Impact Fees for water and sanitary is approximately $128,220. A spreadsheet with detailed anticipated fees is included with this report.
b. For building permit fees, please refer to the link below for more information:
D. Conclusion

We do not anticipate any major constraints for the subject property. From our research, it appears that the property can be developed as a Senior Multi-family site.

We recommend that prior to entering into a contract and/or closing on the subject tract, all environmental studies be completed, and we be consulted with to determine if there are any other issues not previously addressed or discussed which may have presented themselves since this report has been prepared.

**DISCLAIMER:** LJA Engineering, Inc. has prepared this report based upon our experience, research and coordination in working with the City of Houston, Harris County, and other reviewing agencies, on similar projects. In preparing this report and stating conclusions, we have relied on information provided by others, both verbally and written, as well as information contained in printed documents available by these agencies, some information provided to LJA, and the conclusions made by LJA based upon this information, is subject to interpretation by the reviewing agency, and therefore such interpretations may contradict information contained within this report. This report is to be used solely for the subject property, and only by the Client this report was prepared for. LJA does not guarantee that the project can be developed based upon the information contained in this report, and as such will not be held liable for project performance and yield; development permits procedures, requirements and fees; or construction related costs as a result of using this report.
At a regular meeting of the Commissioners' Court of Harris County, Texas, held on the 8th day of April 1919, at which meeting the Hon. Chester H. Bryan and all Commissioners were present, the following order among others was passed and entered of record:

As motion of Commissioners' Court needed by Commissioners being duly carried, it is ordered that Mrs. M. E. Byne have granted permission to withdraw the dedication to the public of the streets, alleys, and a part of the property of the addition to the map of the Moy-Studer Addition, and that the map be withdrawn from the office of the Deputy Clerk of the Commissioners, and that the dedication be made on the map and that the dedication be made on the map.

State of Texas
County of Harris

J. W. McRae, Clerk of the County Court of Harris County, Texas.

By the court order, the dedication was made on the map.

[Signature]

J. W. McRae, Clerk
County Court
Harris County, Texas

(Seal)

State of Texas
County of Harris

S. R. Barker, Attorney-General
WASHINGTON SQUARE

A SUBDIVISION OF 1.14 ACRES OF LAND, BEING A REPLAT OF THE EAST 7.7 FEET OF LOT 10 AND ALL OF LOTS 11, 12, 13, 14, & LOT 15, LESS 780 SQUARE FEET PREVIOUSLY CONVEYED BLOCK 1, OF THE SETTLE AND GIDEON ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1-A, PAGE 84, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND ALSO LOTS 4 & 5, BLOCK 1, OF WOY STUDER ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 468, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND ALSO LOTS 1, 2, THE EAST ONE-HALF OF LOT 2, AND THE WEST ONE-HALF OF LOT 2, IN BLOCK 1, OF AMENDED PLAT OF WOY STUDER ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 66, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT:
TO CREATE TWENTY-FOUR LOTS, ONE BLOCK
9,669 SQ. FT.

DATE: 08 OCT 2003

PREPARED BY:
TKE INC / BELINDA KING

24 LOTS
1 BLOCK

WASHINGTON SQUARE INVESTORS, LLC

MAP RECORD OF COUNTY CLERK

OFFICE OF REPELABLE \& RESEARCH
COUNTY CLERK, HARRIS COUNTY, TEXAS

546809

WASHINGTON SQUARE

THE 8TH PAGE OF 100 PAGES
REDUCTION X 1 / CAMERA REDUCTION MARK
EXHIBIT 2
CONCEPTUAL SITE PLAN
HERITAGE SENIOR RESIDENCES
A Seniors Community

MUCASEY & Associates
Architects
4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Job No. 2004
CONTENTS

Heritage Senior Residences

Project Summary
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Site Plan - Levels 2-5
Typical Elevation
Amenity Center - Floor Plans
Unit "A1" Floor Plan
Unit "A2" Floor Plan
Unit "B1" Floor Plan
Unit "B2" Floor Plan
Building Floor Plans
Exterior Elevations
### Project Summary

#### Apartments:

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Qty</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>One Bedroom, 1 Bath</td>
<td>102</td>
<td>716  s.f.</td>
</tr>
<tr>
<td>A2</td>
<td>One Bedroom, 1 Bath (H.C.)</td>
<td>6</td>
<td>716  s.f.</td>
</tr>
<tr>
<td><strong>Total One Bedroom Units</strong></td>
<td></td>
<td>108 Units</td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>Two Bedroom, 2 Bath</td>
<td>25</td>
<td>967  s.f.</td>
</tr>
<tr>
<td>B2</td>
<td>Two Bedroom, 2 Bath (H.C.)</td>
<td>2</td>
<td>967  s.f.</td>
</tr>
<tr>
<td><strong>Total Two Bedroom Units</strong></td>
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<td>27 Units</td>
<td></td>
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#### Apartments Net Rentable Total

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<tr>
<th></th>
<th>Qty</th>
<th>Area</th>
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<tbody>
<tr>
<td></td>
<td>108 Units</td>
<td>103,437 s.f.</td>
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#### Amenities:

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<thead>
<tr>
<th></th>
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<th>Area</th>
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<tbody>
<tr>
<td>Amenity Center</td>
<td>7,312 s.f.</td>
<td></td>
</tr>
<tr>
<td>Amenity Entry Porch</td>
<td>250 s.f.</td>
<td></td>
</tr>
<tr>
<td>Unit Patio / Balcony</td>
<td>6,642 s.f.</td>
<td></td>
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<tr>
<td>Total Breezeway &amp; Stairs</td>
<td>20,175 s.f.</td>
<td></td>
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<tr>
<td>Other Support Areas</td>
<td>2,733 s.f.</td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td>39,794 s.f.</td>
<td></td>
</tr>
<tr>
<td><strong>Project Total</strong></td>
<td>180,334 s.f.</td>
<td></td>
</tr>
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#### Parking:

**Parking required:**

- 135 Seniors Units at 0.75 cars = 101.25
- Employee Parking = 3.00
- **Total Parking Required:** 104.25

**Total Parking Provided:**

<table>
<thead>
<tr>
<th></th>
<th>Van</th>
<th>H.C.</th>
<th>Standard</th>
<th>Total</th>
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<tbody>
<tr>
<td>Resident Garage Parking (secured)</td>
<td>3</td>
<td>11</td>
<td>86</td>
<td>100</td>
</tr>
<tr>
<td>Guest Garage Parking (non-secured)</td>
<td>1</td>
<td>0</td>
<td>4</td>
<td>5</td>
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<tr>
<td><strong>Total Parking Provided</strong></td>
<td>4</td>
<td>11</td>
<td>90</td>
<td>105</td>
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#### Building Matrix:

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<tr>
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<th>Bldg. #1</th>
<th>Bldg. #2</th>
<th>Bldg. #3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Amenity Center</td>
<td>Entry Lobby</td>
<td>Secured Parking Garage</td>
</tr>
<tr>
<td>102 A1 units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 A2 HC units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 B1 units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 B2 HC units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total units</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SITE PLAN - Level 1

Heritage Senior Residences
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
### Building #1 Common Areas

<table>
<thead>
<tr>
<th>Conditioned Space - Employee Only</th>
<th>Conditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manager Office</td>
<td>Club Room</td>
</tr>
<tr>
<td>190 s.f.</td>
<td>920 s.f.</td>
</tr>
<tr>
<td>Assistant Manager</td>
<td>Dining</td>
</tr>
<tr>
<td>131 s.f.</td>
<td>365 s.f.</td>
</tr>
<tr>
<td>Leasing</td>
<td>Kitchen</td>
</tr>
<tr>
<td>798 s.f.</td>
<td>340 s.f.</td>
</tr>
<tr>
<td>Copy / File</td>
<td>Activity</td>
</tr>
<tr>
<td>122 s.f.</td>
<td>740 s.f.</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Mail Room</td>
</tr>
<tr>
<td>463 s.f.</td>
<td>160 s.f.</td>
</tr>
<tr>
<td>Storage</td>
<td>Laundry</td>
</tr>
<tr>
<td>78 s.f.</td>
<td>159 s.f.</td>
</tr>
<tr>
<td><strong>Total A/C - Employee</strong></td>
<td><strong>Total A/C - Tenant Accessible</strong></td>
</tr>
<tr>
<td><strong>1,782 s.f.</strong></td>
<td><strong>4,878 s.f.</strong></td>
</tr>
</tbody>
</table>

#### Unconditioned Space - Employee Only

- None 0 s.f.

#### Unconditioned Space - Tenant Accessible

- None 0 s.f.

#### Building #2 Common Areas

<table>
<thead>
<tr>
<th>Conditioned Space - Employee Only</th>
<th>Conditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Machine Room</td>
<td>Entry Lobby</td>
</tr>
<tr>
<td>88 s.f.</td>
<td>564 s.f.</td>
</tr>
<tr>
<td><strong>Total A/C - Employee</strong></td>
<td><strong>Total A/C - Public</strong></td>
</tr>
<tr>
<td><strong>88 s.f.</strong></td>
<td><strong>564 s.f.</strong></td>
</tr>
</tbody>
</table>

#### Unconditioned Space - Employee Only

- None 0 s.f.

#### Unconditioned Space - Tenant Accessible

- Entry Porch 250 s.f.

#### Building #3 Common Areas

<table>
<thead>
<tr>
<th>Conditioned Space - Employee Only</th>
<th>Conditioned Space - Tenant Accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Total A/C - Employee</strong></td>
<td><strong>Total A/C - Public</strong></td>
</tr>
<tr>
<td><strong>0 s.f.</strong></td>
<td><strong>0 s.f.</strong></td>
</tr>
</tbody>
</table>

#### Unconditioned Space - Employee Only

- Storage 237 s.f.
- Fire Pump Room 400 s.f.

#### Unconditioned Space - Tenant Accessible

- Garage 39,157 s.f.
AMENITY CENTER (Bldg. #1) - Third Floor Plan

Heritage Senior Residences
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "A1" - One Bedroom, 1 Bath

Heritage Senior Residences
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "A2" - One Bedroom, 1 Bath

Heritage Senior Residences
Mucasey & Associates, Architects

ADA/UFAS ACCESSIBLE

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
UNIT "B1" - Two Bedroom, 2 Bath

Heritage Senior Residences
Mucasey & Associates, Architects

(Fair Housing Accessible) 967 s.f.

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.
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Heritage Senior Residences
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

ELEVATION - "C"

ELEVATION - "D"

Heritage Senior Residences
Mucasey & Associates, Architects

30% PLASTER VENEER
70% FIBER CEMENT SIDING

Keyplan

Veener:
50% PLASTER VENEER
70% FIBER CEMENT SIDING
ELEVATION - "E"

ELEVATION - "F"

ELEVATION - "G"

ELEVATION - "H"

Heritage Senior Residences
Mucasey & Associates, Architects

TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

Keyplan

VENEER:
30% PLASTER VENEER
70% FIBER CEMENT SIDING
EXHIBIT 5
GIS DISCOVERY EXHIBITS
5201 NETT STREET

Approx. 1.2 ac.

VICINITY EXHIBIT

JANUARY 2020

CITY OF HOUSTON
HOUSTON I.S.D.

Legend

SITE BOUNDARY
MAJOR THOROUGHFARE PLAN
RAILROAD
MMD MUNICIPAL MANAGEMENT DISTRICT

DATA SOURCE: MTP - CITY OF HOUSTON, MMD - TCEQ, RAILROAD - ESRI

This product 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 represents only the approximate relative location of property boundaries.
5201 NETT STREET

Approx. 1.2 ac.

POTENTIAL WETLANDS EXHIBIT

JANUARY 2020

Legend

SITE BOUNDARY

POTENTIAL WETLANDS

DATA SOURCE: POTENTIAL WETLANDS - U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY

THIS PRODUCT 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 REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

HARRIS COUNTY

AERIAL PHOTOGRAPH DATE: NEARMAP 2019

THE POTENTIAL WETLAND AREA FEATURES ON THIS MAP WERE IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE FOR THE NATIONAL WETLANDS INVENTORY PROGRAM. THESE MAPS ARE ONLY TO BE USED TO IDENTIFY POTENTIAL WETLANDS AND SHOULD NOT BE USED TO MAKE JURISDICTIONAL DETERMINATIONS TO DETERMINE THE PRESENCE OF JURISDICTIONAL WETLANDS OR STREAMS. ADDITIONAL WETLAND AREAS MAY EXIST THAT ARE NOT MAPPED. FOR AREAS THAT ARE MAPPED, A CERTAIN MARGIN OF ERROR WILL OCCUR FOR BOUNDARIES OR LOCATIONS OF POTENTIAL WETLANDS. A WETLAND DELINEATION WAS NOT CONDUCTED ACCORDING TO THE PROFESSIONAL STANDARDS RECOMMENDED BY THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. THE USACE AND THE EPA ARE THE FINAL AUTHORITY OVER THE JURISDICTIONAL STATUS OF BOTH WETLANDS AND WATERS OF THE U.S. PER SECTION 404 OF THE CLEAN WATER ACT. THIS MAP SHOULD NOT BE USED FOR ANY PLANNING OR ENGINEERING PURPOSES. LJA IS NOT RESPONSIBLE FOR SITE RECONNAISSANCE FOR A WETLAND DUE DILIGENCE STUDY OR WETLAND DELINEATION PRIOR TO LAND PLANNING OR ENGINEERING.
5201 NETT STREET

Approx. 1.2 ac.

PIPELINE AND WELLS EXHIBIT

JANUARY 2020

Legend

- SITE BOUNDARY
- ABANDONED PIPELINE
- PIPELINE IN SERVICE
- SURFACE WELL

DATA SOURCE: SURFACE WELL - RAILROAD COMMISSION OF TEXAS, PIPELINES - RAILROAD COMMISSION OF TEXAS

THIS PRODUCT 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 REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

Approx. 1.2 ac.

DATA SOURCE: SURFACE WELL - RAILROAD COMMISSION OF TEXAS, PIPELINES - RAILROAD COMMISSION OF TEXAS
EXHIBIT 6
FEME FIRM MAP & HCAD
Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC 7676 WOODWAY DR STE 104 HOUSTON TX 77063-1521

Legal Description: LT 1 BLK 2 (PR YR LAND 2009-2013*0391480000010) MOY STUDER

Property Address: 5201 NETT ST HOUSTON TX 77007

Ownership History | Fiduciary Information

Owner and Property Information

State Class Code: O1 -- Inventory Vacant

Land Use Code: 1000 -- Residential Vacant

Land Area: 5,000 SF
Total Living Area: 0 SF
Neighborhood: 8307.01
Neighborhood Group: 1651

Value Status Information

Value Status: All Values Pending

Exemptions and Jurisdictions

Exemption Type: None

Districts: 001 HOUSTON ISD, 040 HARRIS COUNTY, 041 HARRIS CO FLOOD CNTRL, 042 PORT OF HOUSTON AUTHY, 043 HARRIS CO HOSP DIST, 044 HARRIS CO EDUC DEPT, 048 HOU COMMUNITY COLLEGE, 061 CITY OF HOUSTON

Jurisdictions: Pending, Pending, Pending, Pending, Pending, Pending, Pending, Pending

Exemption Value: Pending

ARB Status: Pending

2019 Rate: 1.136700
2020 Rate: Pending

Online Tax Bill: Pending

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

Value as of January 1, 2019

Market: 300,000
Appraised: 300,000

Value as of January 1, 2020

Market: Pending
Appraised: Pending

5-Year Value History

Land
Market Value Land

Exemption Type: None

Line: 1
Land Use: 1000 -- Res Vacant Table Value
SFS -- Undeveloped SF

Unit Type: SF
Units: 5,000
Size Factor: 1.00
Site Factor: 1.00
Appr O/R Factor: 1.00
Appr O/R Reason: --
Total Adj: 1.00
Unit Price: Pending
Adj Unit Price: Pending
Value: Pending

Building

Vacant (No Building Data)
HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0391480000002

Ownership History | Fiduciary Information

Owner Name & Mailing Address:
2015 MHI LAND HOLDINGS LLC
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Legal Description: LT 2 BLK 2
MOY STUDER

Property Address:
5203 NETT ST
HOUSTON TX 77007

Ownership History

Owner and Property Information

State Class Code
O1 -- Inventory Vacant

Land Use Code
1000 -- Residential Vacant

Land Area Total Living Area Neighborhood Neighborhood Group Market Area Map Facet Key Map
5,000 SF 0 SF 8307.01 1651 160 -- 1F Lazybrook, Timbergrove, Washington Corridor 5258D 492G

Value Status Information

Exemptions and Jurisdictions

Exemption Type Districts Jurisdictions Exemption Value ARB Status 2019 Rate 2020 Rate Online Tax Bill
None 001 HOUSTON ISD Pending Pending 1.136700
040 HARRIS COUNTY Pending Pending 0.407130
041 HARRIS CO FLOOD CNTRL Pending Pending 0.027920
042 PORT OF HOUSTON Authy Pending Pending 0.010740
043 HARRIS CO HOSP DIST Pending Pending 0.165910
044 HARRIS CO EDUC DEPT Pending Pending 0.005000
048 HOU COMMUNITY COLLEGE Pending Pending 0.100263
061 CITY OF HOUSTON Pending Pending 0.567920

Value Status

All Values Pending

Exemptions and Jurisdictions

Exemption Type Districts Jurisdictions Exemption Value ARB Status 2019 Rate 2020 Rate Online Tax Bill
None 001 HOUSTON ISD Pending Pending 1.136700
040 HARRIS COUNTY Pending Pending 0.407130
041 HARRIS CO FLOOD CNTRL Pending Pending 0.027920
042 PORT OF HOUSTON Authy Pending Pending 0.010740
043 HARRIS CO HOSP DIST Pending Pending 0.165910
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048 HOU COMMUNITY COLLEGE Pending Pending 0.100263
061 CITY OF HOUSTON Pending Pending 0.567920

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Valuations

Value as of January 1, 2019 Value as of January 1, 2020
Market Appraised Market Appraised
Land 300,000 Land
Improvement 0 Improvement
Total 300,000 300,000 Total Pending Pending

5-Year Value History

Land Market Value Land

Line Land Use Unit Type Units Size Factor Site Factor Appr O/R Factor Appr O/R Reason Total Adj Unit Price Adj Unit Price Value
1 1000 -- Res Vacant Table Value SF 5,000 1.00 1.00 1.00 -- 1.00 Pending Pending Pending

Building Vacant (No Building Data)
Tax Year: 2020

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0391480000003

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information
Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521
Legal Description: LT 3 BLK 2
MOY STUDER
Property Address: 5205 NETT ST
HOUSTON TX 77007

State Class Code | Land Use Code | Building Class | Total Units
C2 -- Real, Vacant Commercial | 8001 -- Land Neighborhood Section 1 | 0
Land Area | Building Area | Net Rentable Area | Neighborhood | Market Area | Map Facet | Key Map
5,000 SF | 0 | 0 | 5925.05 | 160 -- 1F Lazybrook, Timbergrove, Washington Corridor | 5258D | 492G

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

Exemptions and Jurisdictions
Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2019 Rate | 2020 Rate | Online Tax Bill
None | 001 HOUSTON ISD | Pending | Pending | 1.136700
040 HARRIS COUNTY | Pending | Pending | 0.407130
041 HARRIS CO FLOOD CNTRL | Pending | Pending | 0.027920
042 PORT OF HOUSTON AUTHY | Pending | Pending | 0.010740
043 HARRIS CO HOSP DIST | Pending | Pending | 0.165910
044 HARRIS CO EDUC DEPT | Pending | Pending | 0.005000
048 HOU COMMUNITY COLLEGE | Pending | Pending | 0.100263
061 CITY OF HOUSTON | Pending | Pending | 0.567920

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Valuations
Value as of January 1, 2019 |
Value as of January 1, 2020 |
Market |
Appraised |
Market |
Appraised
Land |
350,000 |
350,000 |
Improvement |
0 |
0 |
Total |
350,000 |
Total |
Pending |
Pending

5-Year Value History
Land |
Market Value Land |

Line |
Land Use |
Unit Type |
Units |
Size Factor |
Site Factor |
Appr O/R Factor |
Appr O/R Reason |
Total Adj |
Unit Price |
Adj Unit Price |
Value
1 |
8001 -- Land Neighborhood Section 1 |
SF |
5,000 |
1.00 |
1.00 |
1.00 |
-- |
1.00 |
Pending |
Pending |
Pending

Building |
Vacant (No Building Data)
Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Legal Description: LT 4 BLK 2
MOY STUDER

Property Address: 5324 NETT ST
HOUSTON TX 77007

State Class Code: C2 -- Real, Vacant Commercial
Land Use Code: 8001 -- Land Neighborhood Section 1
Building Class: Market Area: 5925.05
Neighborhood: 160 -- 1F Lazybrook, Timbergrove, Washington Corridor
Map Facet: 492G
Key Map®: 5258D

Value Status Information
All Values Pending

Exemptions and Jurisdictions
Exemption Type Districts Jurisdictions Exemption Value ARB Status 2019 Rate 2020 Rate Online Tax Bill
None 001 HOUSTON ISD Pending Pending 1.136700
040 HARRIS COUNTY Pending Pending 0.407130
041 HARRIS CO FLOOD CNTRL Pending Pending 0.027920
042 PORT OF HOUSTON AUTHY Pending Pending 0.010740
043 HARRIS CO HOSP DIST Pending Pending 0.165910
044 HARRIS CO EDUC DEPT Pending Pending 0.005000
048 HOU COMMUNITY COLLEGE Pending Pending 0.100263
061 CITY OF HOUSTON Pending Pending 0.567920

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Valuations
Value as of January 1, 2019 Value as of January 1, 2020
Land Market Appraised Land Market Appraised
Improvement 0 Improvement 0
Total 350,000 350,000 Total Pending Pending

5-Year Value History

Line Land Use Unit Type Units Size Factor Site Factor Appr O/R Factor Appr O/R Reason Total Adj Total Adj Unit Price Adj Unit Price Value
1 8001 -- Land Neighborhood Section 1 4300 -- General Commercial Vacant SF 5,000 1.00 1.00 1.00 -- 1.00 Pending Pending Pending
Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Legal Description: LT 5 & TR B BLK 2
MOY STUDER

Property Address: 5209 NETT ST
HOUSTON TX 77007

Ownership History | Fiduciary Information

Owner and Property Information

State Class Code
O1 -- Inventory Vacant

Land Use Code
1000 -- Residential Vacant

Value Status Information

Shared CAD
No

Exemptions and Jurisdictions

Exemption Type  Districts  Jurisdictions  Exemption Value  ARB Status  2019 Rate  2020 Rate  Online Tax Bill
None  001  HOUSTON ISD  Pending  Pending  1.136700
  040  HARRIS COUNTY  Pending  Pending  0.407130
  041  HARRIS CO FLOOD CNTRL  Pending  Pending  0.027920
  042  PORT OF HOUSTON AUTHY  Pending  Pending  0.010740
  043  HARRIS CO HOSP DIST  Pending  Pending  0.165910
  044  HARRIS CO EDUC DEPT  Pending  Pending  0.005000
  048  HOU COMMUNITY COLLEGE  Pending  Pending  0.100263
  061  CITY OF HOUSTON  Pending  Pending  0.567920

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

Value as of January 1, 2019
Market 322,500

Value as of January 1, 2020
Market 322,500

5-Year Value History

Land

Market Value Land

Vacant (No Building Data)
**Owner Name & Mailing Address:**

2015 MHI LAND HOLDINGS LLC  
7676 WOODWAY DR STE 104  
HOUSTON TX 77063-1521

**Legal Description:**

LT 6 BLK 2  
MOY STUDER  
0 CENTER  
HOUSTON TX 77007

**State Class Code** | **Land Use Code** | **Building Class** | **Total Units**  
--- | --- | --- | ---  
C2 -- Real, Vacant Commercial | 8001 -- Land Neighborhood Section 1 | | 0

**Land Area** | **Building Area** | **Net Rentable Area** | **Neighborhood** | **Market Area** | **Map Facet** | **Key Map®**  
--- | --- | --- | --- | --- | --- | ---  
5,000 SF | 0 | 0 | 5925.05 | 160 -- 1F Lazybrook, Timbergrove, Washington Corridor | 525BD | 492G

**Value Status Information**

<table>
<thead>
<tr>
<th>Value Status</th>
<th>Shared CAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Values Pending</td>
<td>No</td>
</tr>
</tbody>
</table>

**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>
<th>Online Tax Bill</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>
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<tr>
<td></td>
<td>040</td>
<td>HARRIS COUNTY</td>
<td>Pending</td>
<td>Pending</td>
<td>0.407130</td>
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<tr>
<td></td>
<td>041</td>
<td>HARRIS CO FLOOD CNTRL</td>
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<td>0.027920</td>
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<tr>
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<td>042</td>
<td>PORT OF HOUSTON AUTHY</td>
<td>Pending</td>
<td>Pending</td>
<td>0.010740</td>
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<tr>
<td></td>
<td>043</td>
<td>HARRIS CO HOSP DIST</td>
<td>Pending</td>
<td>Pending</td>
<td>0.165910</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>044</td>
<td>HARRIS CO EDUC DEPT</td>
<td>Pending</td>
<td>Pending</td>
<td>0.005000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>048</td>
<td>HOU COMMUNITY COLLEGE</td>
<td>Pending</td>
<td>Pending</td>
<td>0.100263</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>061</td>
<td>CITY OF HOUSTON</td>
<td>Pending</td>
<td>Pending</td>
<td>0.567920</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Valuations**

<table>
<thead>
<tr>
<th></th>
<th>Value as of January 1, 2019</th>
<th>Value as of January 1, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>Market</td>
<td>Appraised</td>
</tr>
<tr>
<td>Improvement</td>
<td>0</td>
<td>Improvement</td>
</tr>
<tr>
<td>Total</td>
<td>375,000</td>
<td>375,000</td>
</tr>
</tbody>
</table>

**5-Year Value History**

**Line** | **Land Use** | **Unit Type** | **Units** | **Size Factor** | **Site Factor** | **Appr O/R Factor** | **Appr O/R Reason** | **Total Adj** | **Unit Price** | **Adj Unit Price** | **Value** |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8001 -- Land Neighborhood Section 1</td>
<td>SF</td>
<td>5,000</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>--</td>
<td>1.00</td>
<td>Pending</td>
<td>Pending</td>
<td>Pending</td>
</tr>
</tbody>
</table>

**Building**

Vacant (No Building Data)
**Owner Name & Mailing Address:** 2015 MHI LAND HOLDINGS LLC 7676 WOODWAY DR STE 104 HOUSTON TX 77063-1521

**Legal Description:** LT 7 BLK 2 MOY STUDER

**Property Address:** 1101 REINERMAN ST HOUSTON TX 77007

### Ownership History | Fiduciary Information | Related Accounts

**State Class Code** | **Land Use Code** | **Building Class** | **Total Units**
--- | --- | --- | ---
C2 -- Real, Vacant Commercial | 8001 -- Land Neighborhood Section 1 | E | 0

<table>
<thead>
<tr>
<th>Land Area</th>
<th>Building Area</th>
<th>Net Rentable Area</th>
<th>Neighborhood</th>
<th>Market Area</th>
<th>Map Facet</th>
<th>Key Map®</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 SF</td>
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### Value Status Information

**Value Status**

All Values Pending

**Shared CAD**

No

### Exemptions and Jurisdictions

<table>
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<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>
<th>Online Tax Bill</th>
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</table>

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### Valuations

#### Value as of January 1, 2019

<table>
<thead>
<tr>
<th>Component</th>
<th>Market</th>
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<tbody>
<tr>
<td>Land</td>
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#### Value as of January 1, 2020

<table>
<thead>
<tr>
<th>Component</th>
<th>Market</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
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### 5-Year Value History

#### Land

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<th>Line</th>
<th>Land Use</th>
<th>Unit Type</th>
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<th>Appr O/R Reason</th>
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**Building**

**Vacant (No Building Data)**
Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC
7676 WOODWAY DR STE 104
HOUSTON TX 77063-1521

Legal Description: LT 8 & TR 9 BLK 2
MOY STUDER

Property Address: 1101 REINERMAN ST
HOUSTON TX 77007

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information

State Class Code | Land Use Code | Building Class | Total Units
C2 -- Real, Vacant Commercial | 8001 -- Land Neighborhood Section 1 | E | 0

Land Area | Building Area | Net Rentable Area | Neighborhood
7,500 SF | 0 | 0 | 5925.05

Market Area | Map Facet | Key Map®
160 -- 1F Lazybrook, Timbergrove, Washington Corridor | 5258D | 492G

Value Status Information

Value Status: All Values Pending

Exemptions and Jurisdictions

Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2019 Rate | 2020 Rate | Online Tax Bill
None | 001 HOUSTON ISD | Pending | Pending | 1.136700
040 HARRIS COUNTY | Pending | Pending | 0.407130
041 HARRIS CO FLOOD CNTRL | Pending | Pending | 0.027920
042 PORT OF HOUSTON AUTHY | Pending | Pending | 0.010740
043 HARRIS CO HOSP DIST | Pending | Pending | 0.165910
044 HARRIS CO EDUC DEPT | Pending | Pending | 0.005000
048 HOU COMMUNITY COLLEGE | Pending | Pending | 0.100263
061 CITY OF HOUSTON | Pending | Pending | 0.567920

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Valuations

Value as of January 1, 2019 | Value as of January 1, 2020
Land | Market | Appraised | Market | Appraised

5-Year Value History

Land

Market Value Land

Building

Vacant (No Building Data)
**Ownership History | Fiduciary Information | Related Accounts**

**Owner and Property Information**

Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC 7676 WOODWAY DR STE 104 HOUSTON TX 77063-1521
Legal Description: LT 10 & TR 9A BLK 2 MOY STUDER Property Address: 1101 REINERMAN ST HOUSTON TX 77007

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<tr>
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**Value Status Information**

Value Status: All Values Pending

**Exemptions and Jurisdictions**

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<tr>
<th>Exemption Type</th>
<th>Districts</th>
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<th>Online Tax Bill</th>
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<tr>
<th>Value as of January 1, 2019</th>
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</tr>
</thead>
<tbody>
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<td>Land Market</td>
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**5-Year Value History**

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**Building**

Vacant (No Building Data)
Owner and Property Information

Owner Name & Mailing Address: 2015 MHI LAND HOLDINGS LLC 7676 WOODWAY DR STE 104 HOUSTON TX 77063-1521

Legal Description: TR A BLK 2 (PR YR OMITTED LAND 2009-2013) MOY STUDER

Property Address: 0 NETT ST HOUSTON TX 77007

State Class Code: Land Use Code: Land Area: Total Living Area: Neighborhood: Neighborhood Group: Market Area: Map Facet: Key Map Code: C1 -- Real, Vacant Lots/Tracts (In City) 1000 -- Residential Vacant 3,075 SF 0 SF 8307.01 1651 160 -- 1F Lazybrook, Timbergrove, Washington Corridor 525BD 492G

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>
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<tbody>
<tr>
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<td>001 HOUSTON ISD</td>
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Land

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Building

Vacant (No Building Data)