CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED ABBINGTON PARK
HENDERSON, TEXAS
CARNEY PROJECT NO. 1062-03

PREPARED FOR
REA VENTURES GROUP, LLC
2964 PEACHTREE RD NW #640
ATLANTA, GA 30305

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

February 8, 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 8, 2020

Mr. Breck Kean
Rea Ventures Group, LLC
2964 Peachtree Rd NW #640
Atlanta, GA 30305

RE: Site Design and Development Feasibility Report
    Proposed Abbington Park
    W. Ragley St. & S. Standish St.
    Henderson, Texas
    CARNEY PROJECT NO. 1062-03

Dear Breck:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Henderson, Texas. The approximately 8.5-acre (gross) site is located at the SEC of W. Ragely Street and South Standish Street in Henderson, Texas. There will be one 3-story building providing a total of 64 units. A community room and other indoor/outdoor amenities will also be provided.

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

EXECUTIVE SUMMARY

The site is zoned High Density Multi-family (M-3) which this project is a permitted use. Rezoning will not be required. The tract being purchased is an assembly of 2 separate tracts. Re-platting of the property will be required. Full movement ingress/egress will be provided from S. Standish Street which is a Local Street and is in the jurisdiction of the City of Henderson.

Water and sanitary sewer services are available and are provided by the City of Henderson.

No offsite improvements are expected. The site has substantial topography differential, but no unmanageable grading or drainage issues are expected.

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

Following is information from the local Tax Appraisal District concerning the property:
• **Account No.** 01200-01450-00000-000000  
  01200-01920-00000-000000  
  01200-01430-00000-000000  
  01200-01440-00000-000000  
  01200-01910-00000-000000

**Tax Rates:**

- City of Henderson $ 0.551700  
- Henderson ISD $ 1.200000  
- Rusk County Spec Road $ 0.58253  
- Rusk County $ 0.497881  
- County School $ 0.026437  
- Rusk Co Groundwater Consv Dist $ 0.005000

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

**EXISTING SITE CONDITIONS & SURVEY**

The 8.493-acre site is located on the south east corner of W. Ragely Street and South Standish Street in Henderson, Texas. A legal description, boundary and topographic survey are attached.

The site has significant changes in elevation with the highest point being at approximately elevation 501 feet at the northeast corner of the tract and the lowest being at 447 feet at the southwest corner of the tract. The majority of the site is covered in native trees with a drainage draw that is along the west and southwest corner of the property.

**ENTITLEMENT PERMITTING**

**ZONING**

The site is zoned High Density Multi-Family (M-3) and the proposed project is a permitted use. Rezoning will not be required. This zoning allows 22 units per acre. The M-3 zoning ordinance allows for a maximum of 2 stories (35 feet). The
Community Development Director (Billy Hughes) indicated a height variance would be easily achieved.

**PLATTING**

Platting the property will be required. The Plat is only reviewed by the Community Development Director (Billy Hughes) and then approved by the City Council. The P&Z meets every first Tuesday of the month. Deadline submittal is 21 days before the Council meeting. The City Council, which meets only once per month (every 2nd Tuesday), will provide the final approval. The Platting process will take approximately 30 to 45 days and platting fees will not exceed $1,000.

**SITE DEVELOPMENT PERMITTING**

Development standards can be found in the City's Zoning Ordinance:


Development approval procedures can be found in Commercial Construction Permit packet:


**DEVELOPMENT PLAN**

A Pre-Development meeting will be scheduled with City Staff prior to the commencement of the design. The final Site Plan that will be approved internally by the development team will be submitted for a courtesy review by the City.

Parking ratio requirements are (Article 5.51)

- 1.5 spaces per unit
A summary of the permitted uses and requirements for M-3 can be found in the Zoning Ordinance and summarized in the figure below: The design standards are found in Article 5 of the Zoning Ordinance.
Development Plan Application Procedure (Article 7.05 in Zoning Ordinance)

1. Application: Application for Development Plan approval shall be made on a form provided by the Zoning Administrator. The following information shall be provided on the application form.

   a. Property owner’s name, mailing address, phone number and/or email address
   b. Applicant’s name, mailing address, phone number, and/or email address, if different than owner.
   c. Written detailed description of the proposed project.
   d. Date submitted and signed
   e. Signature of the applicant, testifying that they are authorized to represent the property.
   f. Any other information requested on the application form.

2. For establishing the initial Land Use, the following supporting information as applicable, shall be provided on an application form and/or as an attachment. The Zoning Administrator may waive or relax any of the below listed submittal requirements when they clearly are not necessary for a thorough review and proper documentation of the initial land use on the subject property.

   a. A detailed description of the desired land use.
   b. Whether the use is conducted fully or partially outside of a building, and if so, indicate the areas the use will be limited to on the subject lot; on a scaled drawing.
   c. Description of any anticipated ancillary uses.
   d. Recognition that it is a violation of the Zoning Ordinance to modify or establish a new land use that is not permitted in the applicable zoning district.

3. For Permanent Construction, Installation, Addition, Alteration, or Relocation of a Structure: The following supporting information, as applicable, shall be provided on a Site Plan, application form, and/or as an attachment.

   a. Projects involving non-inhabitable structures not mounted on a permanent foundation, The Zoning Administrator may waive or relax any of the below listed submittal requirements when they clearly are not necessary for a thorough review and proper documentation of the project on the subject property.

      i. A scale drawing of the subject property with dimensions.
      ii. Where the property gains access to a public street
      iii. The subject property’s building envelope (i.e. the resulting developable area after applying all minimum setbacks).
      iv. The location of existing structures (e.g. home, garage, sidewalk, fence or driveway).
      v. The location of the proposed structure.
      vi. A calculation of the existing lot coverage expressed in a percentage.
vii. A calculation of the lot coverage as it would be upon completing the project, expressed in a percentage.

viii. A statement indicating whether the proposed structure is located partially or fully within a floodplain or easement.

4. For Permanent Alteration to the Land: The following supporting information, as applicable, shall be provided on a site plan, application form and/or as an attachment. The Zoning Administrator may waive or relax any of the below listed submittal requirements when they clearly are not necessary for a thorough review and proper documentation of the project on the subject property.

a. Projects that involve disturbing more than five percent (5%) of a parcel’s area on a parcel less than five (5) acres in area, or disturbing any portion of a site greater than five (5) acres, or that results in more than 9,000 cubic feet of soil being disturbed (cumulative amount of soil added from one area and soil removed from another, not the net of soil added and removed).

i. A scale drawing of the subject property with dimensions.

ii. The location of existing structures (e.g. building, sidewalk, driveway, lighting or fencing).

iii. Location of mature trees, greater than nine (9) inches DBH.

iv. Location of floodplains, wetlands, rock formations, natural ponds, streams, regulated drains, retention ponds, detention ponds, known drainage tile, inlets, outlets, monuments or markers and drainage swales on the subject property and within seventy-five (75) feet of the parcel’s property lines.

v. Two-foot contour lines of the pre-development subject property.

vi. Two-foot contours showing the property’s contours as it would be upon completing the proposed project.

vii. Stormwater and erosion control methodology, devices, locations and maintenance strategy during the alteration process.

viii. Post-improvement stormwater strategy, design and devices and as it would be upon completion of the proposed project with a characterization of the change to drainage onto adjacent properties, into drainage tile, or into surface water ways.

ix. Design cross-section of recreational ponds.

5. Deadline: Two (2) hard copies of the application for Development Plan approval; two (2) hard copies of all supporting information; one (1) digital copy of the application for Development Plan approval and supporting information in .pdf (portable document format); and one (1) digital copy of any drawings or plans in .dwg format shall be submitted to the Zoning Administrator at least twenty-one (21) days prior to the public meeting at which the improvement is first to be considered by the Planning and Zoning Commission.
DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) 48401C0220C effective date September 29, 2010 and is not within the 100-year flood zone. Detention for storm water is not required by the City but demonstration of adequate downstream storm water conveyance is necessary. In conversations with City stormwater discharge is expected to occur in the drainage draw at the western part of the subject tract.

UTILITIES

The City of Henderson provides water and sanitary sewer service to the site. An 8-inch and 12-inch water line is located at the perimeter of the property. The City has represented there is adequate capacity and pressure in the water line to accommodate the project.

An 8-inch sanitary sewer line exists in Standish Street. A connection will be made to this line to service the project. No lift station is anticipated.

Overhead electrical (both single and 3-phase) is available along the south and east side of the property. Natural gas is available off site, but the Developer does not require gas for this project.

FIRE DEPARTMENT REQUIREMENTS

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) Additional requirements and information about how to obtain this device and other electric gate requirements can be obtained from the Tyler Fire Department at 903-535-0007.
b) 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.

**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.

**Turning radius:** An inside turning radius of 26 ft and a 46 ft outside turning radius is required by the Fire Marshal at this time.

**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.

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

**Curb Markings:** All curbs of fire lanes must be painted red and be conspicuously and legibly marked with the warning "FIRE LANE – TOW AWAY ZONE" in white letters at least three inches tall, at intervals not exceeding 50 feet.

**Signs:** Where required, fire lane signage shall comply with the following:

(a) Must be identified by signs placed so that they are readable day or night from all approaches to the fire lane (signs need not be illuminated nor reflectorized):

(b) Each sign identifying a fire lane must:

(1) be permanently mounted on a pole, post, wall, or permanent barrier;

(2) be installed with the bottom edge of the sign is no lower than five feet and the top no higher than eight feet above ground level.

(3) be made of weather-resistant material;

(4) be at least 12 inches wide and 18 inches tall;

(5) bear the words “NO PARKING – FIRE LANE" or “FIRE LANE – TOW AWAY ZONE"

(6) lettering on the sign must be red letters on a white background;

(7) signs must be located at the ends of each fire lane and at intervals no further than 50 feet apart.
Fire Hydrant Systems

IFC Section 508.1 Fire Hydrant Systems

IFC 508.5.1 Where Required

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Maximum spacing along fire apparatus roads shall be 500 feet in residential areas and 300 feet in commercial areas.

Exceptions:

For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.

PROPOSED OFFSITE IMPROVEMENTS

No offsite improvements are planned

INGRESS & EGRESS

The site is only required to have one access point per the Fire Marshal. Access will be provided off S. Standish Street. Standish is considered a Local Street. No additional ROW is being required at this time. A Traffic Impact Analysis will not be required nor will a deceleration lane. A driveway permit will be issued by the City of Henderson.

LANDSCAPING

Landscaping shall conform to Article 5.32 of the Zoning Ordinance.


The landscape plan must include:
A. Cross Reference:
1. Fence and Wall: See Fence and Wall Standards (FW) for other elements related to landscaping.
2. Vision Clearance Standards: See Vision Clearance Triangle Standards (VC) for limitations on where landscaping can be planted.

3. Trees Preservation: Removal of trees or other vegetation within the right-of-way shall not occur without the permission of the City Manager or City Council.

B. Applicability: The landscaping in this and the following sections shall be required when one (1) of the following conditions is met:
1. New Primary Structure: An Improvement Location Permit for a new primary structure is obtained.
2. Additional Square Feet to Primary Structure: An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.
3. Additional Value to Primary Structure: An Improvement Location Permit for improvements to the primary structure adds fifty percent (50%) or more value to the pre-improvement primary structure’s value.

C. Placement:
1. Easements: Landscape materials shall not be planted in rights-of-way or easements without permission from the City and/or the easement holder. A tree’s canopy, however, may project over a right-of-way or any type of easement.
2. Infrastructure, Street and Pedestrian Facility Interference:
   a. Landscape materials shall be located to avoid future interference with overhead and underground utilities.
   b. Landscape materials shall maintain at least five (5) feet of horizontal clearance from sewer and water lines.
   c. Landscape materials shall not project partially or fully across sidewalks, pedestrian paths, and the like except when it is above a height of six (6) feet.
   d. Landscape materials shall not project partially or fully across street curbs or pavement edges, except when it is above a height of nine (9) feet.

D. Enforcement: Required foundation plantings and yard plantings shall only be required to be installed for sixty (60) days after Certificate of Occupancy. Required foundation plantings and yard plantings that die, are moved, or otherwise altered thereafter are not subject to enforcement. Required parking lot plantings and buffer yard plantings are essential elements of a project. Owners and their successors in title are responsible for the regular maintenance of all parking lot and buffer yard landscaping materials such that they are kept in good and healthy condition. Failure to maintain required parking lot landscaping and buffer yard plantings shall be subject to enforcement.
E. Tree Preservation Credits: Prior to development of a site, the preservation of an existing healthy tree shall constitute an in-kind credit toward meeting the landscape standards in the Zoning Ordinance. A credit shall be granted per tree that contributes to and similarly satisfies the intent of the landscape standards within the Zoning Ordinance.

1. Tree Preservation Plan: If tree preservation credits are desired, a Tree Preservation Plan shall be submitted prior to any construction activity. The Tree Preservation Plan shall identify the trees intended to be saved and a strategy for retaining and protecting the trees and their existing root systems during and after development.

2. Credits:
   a. For each preserved deciduous tree with the caliper measurement of eight (8) inches or greater, credit for three (3) trees shall be granted.
   b. For each preserved evergreen tree eight (8) feet tall or greater, credit for one (1) tree shall be granted.

3. Drip Line Protection: Any tree intended to be protected shall have a construction fence or similar conspicuous barrier installed around the tree at the drip line. Soil disturbance or compaction shall be prohibited within the drip line. Storage of materials inside that fence shall be prohibited.

4. Unplanned Damage: Any tree intended to be saved that is removed or damaged shall no longer provide a credit, and then new trees would have to be planted to meet the landscaping regulations.

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. The requirements can be found in Article 5.59 in the Zoning Ordinance. No obstacles are anticipated to obtain a Sign Permit.

DEVELOPMENT PLAN APPROVAL PROCESS

1. PRE-DEVELOPMENT SITE PLAN REVIEW CONFERENCE.

   a. The applicant for site plan review shall meet with City Staff to discuss basic site plan procedures and requirements, to consider the elements of the site which are proposed to be developed.
2. DEVELOPMENT PLAN REVIEW PROCEDURE (ARTICLE 7.05 IN ZONING ORDINANCE)

1. Assignment: Development Plans which are determined to be substantially complete and in proper form by the Zoning Administrator, shall be assigned a case number and placed on the first available Planning and Zoning Commission agenda that occurs at least twenty-one (21) days after the substantially complete application for Development Plan was submitted. The Zoning Administrator shall notify the applicant of the date of the meeting.

2. Internal Review: Upon assignment of a case number and hearing date, the Zoning Administrator shall review the application for a Development Plan and all supporting information. The Zoning Administrator may forward any part of the Development Plan submittal and any other relevant information to the City Manager, Planning and Zoning Commission, legal counsel, Fire Department, Police Department, Utility Departments, city advisors and/or any other applicable departments or agencies for review and comment. The Zoning Administrator may submit a written report to the Planning and Zoning Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, the surrounding land use, public facilities available to service the area and/or any other pertinent facts. The written report may also contain opinions of the Zoning Administrator concerning the Development Plan and comment from any other person who has reviewed the Development Plan. A copy of such report shall be made available to the Applicant and any other interested party.

3. Public Notice: The following public notice standards apply to an application for Development Plan approval. All costs associated with providing public notice shall be borne by the applicant.
   a. The Zoning Administrator shall notify all interested parties of the public hearing by regular US Mail a minimum of ten (10) days before the public hearing. Notice shall be given to all known property owners within 200 feet of the boundary of the subject site. The measurement shall include any property that is wholly or partially within the 200 foot distance regardless if a street, river, railroad, or other physical barrier exists between them.
b. The Zoning Administrator shall publish legal notice in a newspaper of general circulation a minimum of ten (10) days before the public hearing.
c. The Zoning Administrator shall be responsible for providing proof of published notice to the Planning and Zoning Commission and including proof in the case file.

4. Attendance: The applicant shall be present at the Planning and Zoning Commission meeting to address questions and discuss comments and concerns posed by the Planning and Zoning Commission, city advisors and/or the general public. Failure to appear may result in the dismissal of the application for Development Plan approval.

5. Public Hearing: A public hearing shall be held in accordance with Section 7.09: Public Hearing.

6. Review: At a regularly scheduled public meeting, the Planning and Zoning Commission shall review:
a. The application for Development Plan approval.
b. All supporting information including the site plan, access and circulation, elevations, etc.
c. The testimony of the Applicant.
d. Information presented in writing or verbally by the Zoning Administrator and/or other applicable department or agency.
e. Input from the public during the public hearing.
f. Any applicable provisions of this Zoning Ordinance.
g. Any other information as may be required by the Planning and Zoning Commission to evaluate the application.

7. Decision: The Planning and Zoning Commission shall make findings of fact and take final action or continue the application for Development Plan approval to a defined future meeting date.
a. Findings of Fact: The Planning and Zoning Commission shall make the following findings of fact. Approval of findings may be in the form of a general statement. Disapproval of findings shall specify the portion of this Zoning Ordinance with which there is not compliance.
   i. The Development Plan is consistent with the intent of the City of Henderson Zoning Ordinance.
   ii. The Development Plan does not cause a hazard or unsafe conditions for neighbors, drivers or pedestrians.
   iii. The Development Plan does not cause existing or proposed streets to exceed their capacity or cause traffic congestion.
   iv. The Development Plan dedicates the necessary right-of-way for future expansion of adjacent streets or as indicated on the City’s Thoroughfare Plan.
v. The Development Plan creates a safe environment for pedestrians to safely move about the development and to connect to perimeter pedestrian facilities.

vi. The Development Plan arranges buildings and structures appropriately for function and aesthetic appeal.

vii. The Development Plan locates utility junctions, meters and equipment, HVAC equipment, and trash collection bins or receptacles where they will not cause a nuisance or hazard, or where they will visually diminish the property’s aesthetic.

viii. The Development Plan is compatible with surrounding uses, buildings and zoning districts; or is designed to effectively and appropriately buffer or transition to those uses, buildings or zoning districts to which it is in conflict.

ix. The Development Plan satisfies the applicable development standards of Article 02: Zoning Districts.

x. The Development Plan satisfies the applicable development standards of Article 05: Development Standards.

xi. The Development Plan satisfies all other applicable provisions of this Zoning Ordinance.

b. Final Action: Based on the findings of fact, the Planning and Zoning Commission shall approve, approve with conditions, or deny the application for Development Plan approval.

c. The findings of fact and final action shall be signed by the President of the Planning and Zoning Commission.

d. The Zoning Administrator shall provide the applicant a copy of the decision.

Two hard copies and one digital of the Construction Drawings shall be submitted. The following codes are effective for Henderson:

- 2012 International Building Code
- 2012 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 International Mechanical Code
- 2012 International Residential Code
- 2012 International Existing Building Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2012 International Fire Code
CITY FEES

The City of Henderson has street impact fees but will waive these for this project.

The summary of fees is estimated to be the following:

- Plan Review (50% of Building Permit Fee) $ 11,000
- Public Improvement Inspection $ 2,500
- Building Permit ($0.32/sf) $ 22,000
- Street Impact Fee will be waived $ N/A
- Water & Sewer Tap Fees will be waived $ N/A

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

No offsite expenses 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
Civil Engineering Feasibility Study
February 8, 2020

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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

[Signature]

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
County Appraisal District Tax Rates
Zoning Map
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Water Utility Map
TDHCA Onsite Cost Estimate
Property ID: 2061

Property Legal Description:
ALL BLKS 32 AND 33 J SMITH SUR
VAN BUREN PLACE

Property Location:
S VAN BUREN
HENDERSON TX 75654

Owner Information:
KANGERGA ETAL
% JIM KANGERGA
102 1/2 E MAIN ST
HENDERSON TX 75652

Previous Owner:
ARMSTRONG PAT

Account / Geo Number:
01200-01450-00000-000000

Survey / Sub Division Abstract:

Block:

Section / Lot:

Deed Information:
Volume: 0
Page: 0
File Number: 
Deed Date: 10/22/1969

Property Detail:
Agent: ATC
Property Exempt: Category/SPTB Code: C1
Total Acres: 1.919
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption: 0
Homestead Cap Value: 0
Land Ag/Timber Value: 0
Land Market Value: 14,670
Improvement Value: 0
Property Market Value: 14,670

Jur Code Description Market Value Homestead Total Exemption Taxable
05 RUSK COUNTY 14,670 0 14,670
05R RUSK COUNTY SPEC ROAD 14,670 0 14,670
05S COUNTY SCHOOL 14,670 0 14,670
32 CITY OF HENDERSON 14,670 0 14,670
46 HENDERSON I.S.D. 14,670 0 14,670
66 RUSK CO GROUNDWATER CONSV DIST 14,670 0 14,670

New Property Search Go To Previous Page

View GIS Map
The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

Printer Friendly Version
Click the button above for a printable version of this record with all available details.

* View 5 Year Value History
**New Property Search**

**Property ID:** 2062

**Account / Geo Number:** "01200-01920-00000-00000"

**Survey / Sub Division Abstract:**

**Block:**

**Section / Lot:**

**Owner Information:**

KANGERGA ETAL
% JIM KANGERGA
102 1/2 E MAIN ST
HENDERSON TX 75652

**Previous Owner:**

View Previous Owner Information

**Property Detail:**

**Agent:** ATC

**Property Exempt:**

**Category/SPITB Code:** C1

**Total Acres:** 1.745

**Total Living Sqft:** See Detail

**Owner Interest:** 1.000000

**Homestead Exemption:**

**Homestead Cap Value:** 0

**Land Ag/Timber Value:** 0

**Land Market Value:** 10,810

**Improvement Value:** 0

**Property Market Value:** 10,810

**Deed Information:**

**Volume:** 0

**Page:** 0

**File Number:**

**Deed Date:** 1/1/1900

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**Home** | **Contact Us** | **Location** | **Forms** | **Disclaimer**

Real Estate Appraisal Information is the 2019 CERTIFIED Appraisal Values. © Rusk County Appraisal District | Last Real Estate Update: 01/13/2020

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### General Real Estate Property Information

**Property ID:** 16874  
**Property Legal Description:** LT 1 BLK 30 J SMITH SUR (OLD SITE FOR MULE BARN) CL  
**Property Location:** RGLEY HENDERSON TX 75654  
**Owner Information:** KANGERGA CLAY  
C/O M. KANGERGA & BRO, LLC  
PO BOX 1747  
FORT WORTH TX 76101  
**Previous Owner:** BOATWRIGHT FAMILY TRUST C  
**Deed Information:**  
- **Volume:** 3485  
- **Page:** 291  
- **File Number:** 00172176  
- **Deed Date:** 1/13/2017

**Property Detail:**  
- **Agent:** K&D  
- **Category/SPTB Code:** C1  
- **Total Acres:** 1.115  
- **Total Living Sqft:** See Detail  
- **Owner Interest:** 0.150000  
- **Homestead Exemption:** 0  
- **Land Ag/Timber Value:** 0  
- **Land Market Value:** 5,750  
- **Improvement Value:** 0  
- **Property Market Value:** 5,750

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<th>Taxable</th>
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</tbody>
</table>
General Real Estate Property Information

New Property Search

Property ID: 16875

Property Legal Description:
LT 1 BLK 31 J SMITH SUR
TRACT CL

Property Location:
W RAGLEY
HENDERSON TX 75654

Owner Information:
KANGERGA CLAY
C/O M. KANGERGA & BRO, LLC
PO BOX 1747
FORT WORTH TX 76101

Previous Owner:
BOATWRIGHT FAMILY TRUST C

Account / Geo Number: 01200-01440-00000-00000

Survey / Sub Division Abstract:

Block:

Section / Lot:

View Building Detail Information

View Land Detail Information

Deed Information:
Volume: 3485
Page: 291
File Number: 00172176
Deed Date: 1/13/2017

Property Detail:
Agent: K&D

Property Exempt:
Category/SPITB Code: C1

Total Acres: 1.115

Owner Interest: 0.150000

Total Living Sqft: See Detail

Homestead Exemption: 0

Land Ag/Timber Value: 0

Land Market Value: 5,750

Improvement Value: 0

Property Market Value: 5,750

View GIS Map

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

Printer Friendly Version

Click the button above for a printable version of this record with all available details.

* View 5 Year Value History

Jur Code  Description  Market Value  Homestead  Total Exemption  Taxable
05  RUSK COUNTY  1,330  0  1,330
05R RUSK COUNTY SPEC ROAD  1,330  0  1,330
05S COUNTY SCHOOL  1,330  0  1,330
32 CITY OF HENDERSON  1,330  0  1,330
46 HENDERSON I.S.D.  1,330  0  1,330
66 RUSK CO GROUNDWATER CONSV DIST  1,330  0  1,330

New Property Search
Go To Previous Page
**General Real Estate Property Information**

**New Property Search**

- **Property ID:** 16876

**Property Legal Description:**
- LT 1 BLK 48 J SMITH SUR
- SE CORNER STANDISH/W RAGLEY CL (MULE BARN)

**Property Location:**
- S STANDISH
- HENDERSON TX 75654

**Owner Information:**
- KANGERGA CLAY
  - O/O M. KANGERGA & BRO, LLC
  - PO BOX 1747
  - FORT WORTH TX 76101

**Previous Owner:**
- BOATWRIGHT FAMILY TRUST C

**Deed Information:**
- Volume: 3485
- Page: 291
- File Number: 00172176
- Deed Date: 1/13/2017

**Property Detail:**
- **Agent:** K&D
- **Property Exempt:** Category/SPTB Code: C1
- **Total Acres:** 1.115
- **Total Living Sqft:** See Detail
- **Owner Interest:** 0.150000
- **Homestead Exemption:** 0
- **Homestead Cap Value:** 0
- **Land Ag/Timber Value:** 0
- **Land Market Value:** 2,870
- **Improvement Value:** 0
- **Property Market Value:** 2,870

*View Building Detail Information*
*View Land Detail Information*

**Jur Code**

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<th>Description</th>
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<tr>
<td>05R RUSK COUNTY SPEC ROAD</td>
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<td>05S COUNTY SCHOOL</td>
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<td>22 CITY OF HENDERSON</td>
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<td>660</td>
<td>660</td>
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</tbody>
</table>

*View 5 Year Value History*

**The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.**

**Printer Friendly Version**

Click the button above for a printable version of this record with all available details.

**Real Estate Appraisal Information is the 2019 CERTIFIED Appraisal Values. © Rusk County Appraisal District | Last Real Estate Update: 01/13/2020**
1. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

2. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

3. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

4. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

5. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

6. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

7. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

8. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

9. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

10. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

11. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

12. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

13. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

14. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.

15. THE ENGINEER HAS CONDUCTED A SITE VISIT AND DETERMINED THAT THE SITE PLANS CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND REQUIREMENTS. NO VARIANCES ARE REQUIRED FOR THIS PROJECT.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/24/2020 at 12:45:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if 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.
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.
Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.
Columns B and C: In determining actual construction cost, two different methods may be used:
The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
The use of unit price (Column B) and the number of units (Column C) data for the activity.
Column D: To arrive at total construction costs in Column D:
if based on labor and materials, add Column B and Column C together to arrive at total construction costs.
if based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.
Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.
Column F: Engineering/architectural costs must be broken out by the Site Work activity.
Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**
For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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Signature of Registered Engineer: [Signature]
Printed Name: T. Craig Carney, P.E.
Date: 20-Feb-20

If a revised form is submitted, date of submission: [Date]