Feasibility Report

For

Poinsettia Gardens

Prepared For:

Housing Authority
City of Brownsville
2606 Boca Chica Blvd.
Brownsville, TX 78521

February 23, 2018

Prepared By:

AMBIOTEC GROUP

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TBPE FIRM NO.: F-4126
TBPLS Reg. No. 10005300
EXECUTIVE SUMMARY

This feasibility study addresses the requirements set forth by the Texas Department of Housing and Community Affairs in TITLE 10 TAC Chapter 10, Subchapter C, Rule 10.204, Item 15 for the proposed Poinsettia Gardens development, located in Brownsville, Texas.

The purpose of this feasibility study is to present an assessment of the proposed development site, a summary of the proposed improvements, and a preliminary estimate of probable construction costs associated with the development. The level of due diligence exercised in the preparation of this report includes visits to the development site to observe overall topographic conditions, and consultation with local representatives of Brownsville Public Utilities Board - BPUB (potable water, wastewater service, and electric service provider), Texas Gas Service (natural gas service provider), City of Brownsville Engineering Department (paving and storm drainage), City of Brownsville Planning Department (land use, zoning).

At the time of this study the project site does not have the proper zoning for multi-family residential use; however, a re-zone application has been submitted to the City of Brownsville for consideration. The site has access to water, sanitary sewer and dry utilities services located nearby. Communication with the City of Brownsville Public Utilities Board, Planning and Engineering Departments were made to confirm this report. Utility coordination will be required by submitting the site plan to the City of Brownsville Permitting Department who will distribute the plans to various entities for review and comments. The site plan in the attached exhibit materially adheres to all applicable zoning, site development and building code ordinances.

Vicente Mendez, P.E.
Date: 2/23/18
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List of Exhibits

Number  Description
1       Category 1B - Standard Land Boundary Survey
2       Preliminary Site Plan
A       Area Map
B       Topographic Survey
C       Site Plan Flood Insurance Rate Maps & Letter of Map Amendment
D       USGS Topographic Map
E       Paving and Drainage Infrastructure
F       USDA Soil Survey
G       Water/wastewater Infrastructure
H       Brownsville PUB Impact Fee Schedule
I       Contact List
J       Property ID Number & Taxing Jurisdiction
K       Engineer’s Cost Estimate
L       Letters of Availability
1. Existing Site Conditions

The project site is situated on a 15.1 acre tract owned by Housing Authority of the City of Brownsville. The site is located between Boca Chica Blvd and McDavitt Blvd in Brownsville, Texas (Exhibit A). More specifically, it is bordered by the Tropical Gardens multifamily development to the south, Dollar Tree retail center and Buena Vista Burial Park to the west, Housing Authority of the City of Brownsville to the north, and Bon Aire Subdivision to the east.

Currently there are approximately 2,200 linear feet of existing asphalt streets with curb and gutter and a number of parking lots along the roadway. It has been observed that the roads are in poor condition and need to be reconstructed.

2. Survey and/or Property Information

The legal description for the property is as follows:

15.147 Acres out of tract Tracts 17 & 20, Share 19 Espiritu Santo Grant as recorded in Volume 535, Pages 19-22 of the Cameron County Map Records.

A survey of the property is included in Exhibit B

3. Environmental Site Assessment

A Phase I Environmental Site Assessment has been completed by Ambiotec Environmental Consultants and will be submitted under a separate document. Based on the information gathered during the investigation, Ambiotec recommends no further investigation at the subject property.

4. Floodplain Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel No. 48061C0590F, Revised Feb. 16, 2018, the project site is located in two different Flood Zones (Exhibit C). The northern half of the site lies in Flood Zone “AH”. According to FEMA, this is a flood hazard area and the base flood elevation has been set at elevation 26 above sea level. The southern half of the site lies in Flood Zone “B”. According to FEMA, this area lies between the 500-year and 100-year flood elevation. A Letter of Map Amendment issued by FEMA on May 12, 2011 (LOMA, Case 11-06-1875A) states that the entire site is now in Flood Zone B (Exhibit C).

Although there are no applicable federal flood insurance requirements, the City of Brownsville Building Permits Division will require preparation and submittal of an Elevation Certificate to confirm finished floor area elevation above 26.30’.

5. Topographic Review

A USGS Map was obtained from the USGS website (Exhibit D). The map for this area is East Brownsville, TX. A review of the map shows that the site generally drains from the south to the north. No other key features were observed on the map for this site. In Addition, a Boundary and Topographical Survey was conducted on the site which shows approximately 2.0 feet of fall across the site from south to north. Elevations along the south property line average about 29.0 and elevations along the north property line average about 27.0.
6. Drainage

The development currently drains via overland sheet flow to area inlets and through the street gutter to curb inlets located at various locations. According to the survey provided by Melden & Hunt, Inc. there is a 30” RCP that ties into a 24” RCP on Ash Street to drain the site. The site drainage system ties into a 36” storm sewer line (owned by the City of Brownsville) at the intersection of Ash Street and McDavitt Boulevard. Installation of additional storm drainage lines will be required to properly drain the proposed site (Exhibit E).

This development will have to comply with the City of Brownsville’s drainage policy by detaining the difference between the pre-development and the post-development conditions for a 50-year rain event. The pre-developed site run-off rate is 46.44 cubic feet per second (CFS) of water, while the post-developed site is 72.91 CFS. The existing 24” RCP on Ash Street can only handle 24.71 CFS and is the limiting factor for how much run-off can be released. The proposed detention pond will have to hold 48.2 CFS, a storage volume of 71,757 cubic feet. The detention pond will be placed in the green area with walking trails next to the pool and clubhouse. The area is large enough to maintain an average depth of 2-feet in the pond to meet the requirement.

7. Geotechnical Review

A geotechnical investigation has not been performed on this tract. However, according to the USDA Soil Survey of Cameron County, Texas, dated 1977 (Exhibit F), 98% of the soil designation for the site is Harlingen-Urban land Complex.

8. Site Ingress/Egress Requirements

The site is subject to ingress/egress requirements set forth by the City of Brownsville Traffic Department as governed by the City of Brownsville Access Management Policy. There are currently four access points to the development. Ash Street makes two connections to McDavitt Boulevard, one to the north of the development, and the second to the south of the development. Elm Street makes a connection from north Ash Street to Boca Chica Boulevard. The fourth access is provided by Oak Street, which connects to McDavitt Boulevard.

The City of Brownsville will review the site development plans as part of the Site Plan Review and Building Department permit process and provide any comments to issues related to deceleration lanes, median cuts, etc.

9. Offsite Requirements and Costs

No off-site costs are anticipated.

10. Onsite Requirements and Costs

On-site costs related to the development that can be accounted for at this time are water distribution system, sanitary sewer system, drainage, grading, striping, signage, roadway and
parking lot improvements. Based on the preliminary site plans, those costs are estimated to be $2,247,500.00 (Exhibit K).

11. Water/Sanitary Sewer Service Summary

Brownsville Public Utilities Board (BPUB) Water Distribution System map shows an existing 8” AC water distribution line along McDavitt Boulevard and an 8” PVC waterline that loops around Ash and Oak Street to serve Tropical Gardens. Within the development, BPUB has 4” AC waterline on Ash and Fir Streets and a 6” AC waterline along Oak Street, which ties into the 8” AC waterline on McDavitt north of the development. The existing waterlines within the site are undersized and will be abandoned in place for future use. A new 8” PVC waterline loop will be installed which will tie into the existing 8” PVC waterlines located on Ash and Oak Street within the Tropical Gardens development. To comply with fire protection requirements, fire hydrants will also be installed every 300’. Refer to Exhibit G for the water distribution plan. Waterline services and fire lines for the buildings will come off the 8” new waterline. A 20-foot easement dedicated to BPUB will be required for the 8” waterlines and hydrants.

BPUB Wastewater Collection System map shows a 10” PVC sanitary sewer line located along the east side of this tract within an existing utility easement. Several manholes are shown on the topographic survey with the approximate location of this line. The existing sanitary sewer line is approximately 7.50-feet deep, and can be used to serve the buildings on the east side of the property. A new 10” PVC sanitary sewer line will be required to serve the buildings on the west side of the development. The new line will extend from the southeast manhole and cross the property. Service lateral lines will connect to the 10” line and extend to the buildings. Refer to Exhibit G for the wastewater distribution plan. A 20-foot easement dedicated to BPUB will be required for the 10” sewer lines. Where possible, the water and sewer lines will share the same easement and meet the TCEQ separation requirements.

12. Electricity, Telephone, Cable TV and Gas

BPUB will provide electricity to this area. Other utilities to service the site include telephone by AT&T, cable TV by Spectrum and gas by Texas Gas Service. All of these utility companies presently have service lines available in the area. Letters of availability are included in Exhibit L. The City of Brownsville requires that the developer and/or his engineer present the proposed site plan to the above named Utility Companies for review and comment during the site plan approval process. The utility companies will provide them with more exact locations of their facilities, any design accommodations and any related fees during this process.

13. Zoning/Land Development Ordinance Summary

This tract is currently zoned Dwelling “A”. An application has been submitted to the City of Brownsville for consideration to rezone the property to Apartment “H” which is acceptable for the development of multifamily residential units. It is expected that the City will approve the rezoning within 90 days of the application submittal.

For further information on the City’s land development and zoning requirements, please see the City of Brownsville Code of Ordinances. It is available online and may be found at the following link:

The City of Brownsville Building Department will review the plans and provide permits to the contractor for construction on this site.

The development of Poinsettia Gardens will need to conform to all applicable ordinances found in the Code of Ordinances of the City of Brownsville including, but not limited to, Chapter 348 – Zoning, Article IV - Use Districts, Division 4 – Apartment Use District (A) and Division 11 – “H” Area District; and Chapter 332 – Subdivisions.

In addition, the design of the proposed apartment complex will need to conform to the following (as applicable), all in accordance with the City of Brownsville’s Code of Ordinances, Chapter 18 – Buildings and Building Regulations:

<table>
<thead>
<tr>
<th>Article</th>
<th>Code/Ordinance</th>
<th>Edition/Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Article XII – Windstorm Code</td>
<td>International Residential Code, 2012 Edition including revisions by Texas Department of Insurance</td>
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</table>

NFPA: National Fire Protection Association

In addition, the development will need to conform to the 2012 International Fire Code and 2006 International Property Maintenance Code, both of which have been adopted by the City of Brownsville.

At the time of building permit application, a landscaping plan for the development site, conforming to City of Brownsville Code of Ordinances, Chapter 344 – Vegetation, Article III – Landscaping, will need to be prepared, submitted to, reviewed and approved by the city’s site plan and building plan review committees.

A copy of the City of Brownsville’s “Commercial Development Submittal Review and Checklist”, outlining all documentation that will need to be submitted, is available at the following website: https://www.cob.us/DocumentCenter/View/1983

Further information is available at the following website:
https://www.cob.us/179/Build-in-Brownsville
15. Impact or Development Fee Summary

At the time of this study, the anticipated development fees would be the following: rezoning fees, impact fees and construction permit fees. These fees are determined at the time of plan submission.

The payment of domestic water impact fees will be required for this development site. BPUB imposes impact fees on new development projects to pay for the costs of providing services to the new development. The water impact fee will depend on the size of the master water meter (sized by others). Water impact fees for Poinsettia Gardens will be calculated by BPUB when the contractor requests water meter installation.

A table showing water impact fees for various meter sizes is provided in Exhibit H.

The payment of wastewater impact fees will be required for this development site. BPUB imposes impact fees on new development projects to pay for the costs of providing services to the new development. The wastewater impact fee will depend on the size of the master water meter (sized by others). Wastewater impact fees for Poinsettia Gardens will be calculated by BPUB when the contractor requests water meter installation.

A table showing wastewater impact fees for various meter sizes is provided in Exhibit H.

16. Building Permit Fee Summary

The City of Brownsville has a building permit review fee. The fee is based on the estimated cost of construction and will be calculated by the Building Permit Department at the time of the plans submittal for their review. A list of the permit fees can be found in the City Ordinance at: https://library.municode.com/tx/brownsville/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BUBURE_ARTIIIIBUCO_S18-123SACHPEFE

17. Site Development Platting and Permitting Process and Timing

The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 5 months. This process will need to be completed prior to obtaining the building permit.

18. Building Permit Process and Timing

The Building Permit Process is anticipated to take approximately 30 days. The permit is reviewed simultaneously by all departments and each department contacts the applicant individually with any changes needed. The changes are then submitted to the Building Permit Department for disbursement to staff.

19. Entitlement

The property is currently owned by Brownsville Housing Authority and is under the taxing jurisdiction of City of Brownsville, Cameron County, Brownsville ISD, Brownsville Navigation District, South Texas ISD, and Texas Southmost College District.
20. Property Tax Identification Information and Millage Rate

The Account Number for this tract is 07-9600-0200-0200-00 and the Property ID number is 62243. The combined tax rate for this property location is $2.62 per $100 of property value (Exhibit J). However, the current ownership entity is tax exempt and it is expected that the ownership structure of the developing entity will allow it to continue to be tax exempt.

21. Other Considerations or Issue Relevant to Site Development

None at this time.
EXHIBIT 1 – Category 1B - Standard Land Boundary Survey
February 21, 2018

METES AND BOUNDS DESCRIPTION
15.147 ACRES OUT OF TRACTS 17 & 20, SHARE 19
ESPIRITU SANTO GRANT
CAMERON COUNTY, TEXAS

A tract of land containing 15.147 acres situated in the City of Brownsville, Cameron County, Texas, being part or portion of TRACTS 17 & 20, SHARE 19, ESPIRITU SANTO GRANT, according to the plat thereof recorded in Volume 535, Pages 19-22, Cameron County Map Records, which said 15.147 acre tract is out of a bigger tract conveyed to Brownsville Housing Authority, by virtue of a General Warranty Deed recorded in Volume 17156, Page 85, Cameron County Deed Records, said 15.147 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set [Northing: 16497600.790, Easting: 1318605.200] on the Northwest corner of Bon Aire Subdivision, according to the plat thereof recorded in Volume 16, Page 36, Hidalgo County Map Records;

1. THENCE S 23° 22' 31" W along the West boundary line of said Bon Aire Subdivision, a distance of 801.60 feet to a No. 4 rebar [Northing: 16496864.981, Easting: 1318287.184] found at an outside corner of said Bon Aire Subdivision for an inside corner of this tract;

2. THENCE, S 33° 37' 29" E along the Southeasterly boundary line of said Bon Aire Subdivision, a distance of 266.10 feet to a No. 4 rebar found at an inside corner of said Bon Aire Subdivision for an outside corner of this tract;

3. THENCE, S 56° 22' 31" W along the Southwesterly boundary line of said Bon Aire Subdivision, a distance of 370.00 feet to a No. 4 rebar found at an outside corner of said Bon Aire Subdivision for an inside corner of this tract;

4. THENCE, S 33° 37' 29" E along the Southeasterly boundary line of said Bon Aire Subdivision, a distance of 160.00 feet to an "X" mark in concrete found at the Southernmost corner of said Bon Aire Subdivision for the Southeast corner of this tract;

5. THENCE, S 56° 21' 18" W along the Westerly right-of-way line of McDavitt Boulevard, a distance of 210.10 feet to an "X" mark in concrete found for an outside corner of this tract;

6. THENCE, N 33° 37' 29" W a distance of 160.37 feet to a No. 4 rebar found for the Southernmost Southwest corner of this tract;

7. THENCE, N 08° 29' 37" E a distance of 564.14 feet to a No. 4 rebar found for an inside corner of this tract;

8. THENCE, N 87° 44' 39" W a distance of 412.06 feet to a No. 4 rebar found for the Northernmost Southwest corner of this tract;

9. THENCE, N 36° 53' 59" E a distance of 384.62 feet to a No. 4 rebar found for an inside corner of this tract;

10. THENCE, N 03° 55' 51" E a distance of 442.29 feet to a No. 4 rebar found for the Northeast corner of this tract;

11. THENCE, S 86° 27' 29" W a distance of 722.43 feet to the POINT OF BEGINNING and containing 15.147 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/15/18 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 02/22/18

Page 2

Z:\SURVEYS\2018\18462.00\METESBND2018164ACORNEW\M&L.DOC
EXHIBIT 2 – Preliminary Site Plan
EXHIBIT B – Topographic Survey
FLAT SHOWING 24,000 ACRES CONSISTING OF 2 TRACTS

TRACT A: 4,285 ACRES OUT OF TRACT 20, SHAPE 19
SPIRITU SANTO GRANT
VOL 389, PG. 95-96 GC.M.R.
AN ADDITION TO THE CITY OF BROWNSVILLE CAMERON COUNTY, TEXAS

TRACT B: 19,715 ACRES OUT OF TRACT 20, SHAPE 19
SPIRITU SANTO GRANT
VOL 389, PG. 96-98 GC.M.R.
AN ADDITION TO THE CITY OF BROWNSVILLE CAMERON COUNTY, TEXAS
**LETTER OF MAP AMENDMENT**
**DETERMINATION DOCUMENT (REMOVAL)**

### COMMUNITY AND MAP PANEL INFORMATION

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<th>COMMUNITY</th>
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<tr>
<td>COMMUNITY NO.:</td>
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<tr>
<td>AFFECTED MAP PANEL NUMBER:</td>
<td>4801030010B; 4801030025B</td>
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<tr>
<td>DATE:</td>
<td>12/1/1978; 12/1/1978</td>
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### LEGAL PROPERTY DESCRIPTION

A portion of Tract 20, Share 19, Espiritu Santo Grant, as described in the Warranty Deed, recorded as Document No. 20796, in Volume 500, Pages 192 through 194; a portion of Tract 20, Share 19, Espiritu Santo Grant, as described in the Warranty Deed, recorded as Document No. 21477, in Volume 501, Pages 91 and 92; a portion of Tract 20, Share 19, Espiritu Santo Grant, as described in the Warranty Deed, recorded as Document No. 24894, in Volume 504, Pages 235 through 237; all Deeds recorded in the Office of the County Clerk, Cameron County, Texas.

### FLOODING SOURCE: PONDING

**APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 25.920, -97.484**
**SOURCE OF LAT & LONG: ESRI: FEMA GEOCODE/GOOGLE MAPS**
**DATUM: NAD 83**

### DETERMINATION

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<th>LOT</th>
<th>BLOCK/SECTION</th>
<th>SUBDIVISION</th>
<th>STREET</th>
<th>OUTCOME</th>
<th>FLOOD ZONE</th>
<th>1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)</th>
<th>LOWEST ADJACENT GRADE ELEVATION (NGVD 29)</th>
<th>LOWEST LOT ELEVATION (NGVD 29)</th>
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<tbody>
<tr>
<td>--</td>
<td>--</td>
<td>--</td>
<td>2606 Boca Chica Boulevard</td>
<td>Portion of Property</td>
<td>B</td>
<td>26.0 feet</td>
<td>--</td>
<td>26.3 feet</td>
</tr>
</tbody>
</table>

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equalled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

**LEGAL PROPERTY DESCRIPTION**
**PORTIONS REMAIN IN THE SFHA**
**STUDY UNDERWAY**

This document provides the Federal Emergency Management Agency’s determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equalled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration
LEGAL PROPERTY DESCRIPTION (CONTINUED)

The portion of property is more particularly described by the following metes and bounds:

COMMENCING at a #4 rebar set at the Northeast corner of Bon Aire Subdivision, according to the plat thereof recorded in Volume 16, Page 36, Cameron County, Map Records; thence N86’27’29”W along the North Boundary Line of said Bon Aire Subdivision, a distance of 9.31 feet to the POINT OF BEGINNING; thence N86’27’29”W, a distance of 230.90 feet; thence N14°25’40”E, a distance of 36.10 feet; thence N62°14’02”W, a distance of 36.80 feet; thence S36°37’33”W, a distance of 60.33 feet; thence N86’27’29”W, a distance of 195.02 feet; thence S23’22’31”W, a distance of 793.95; thence N38’27’45”W, a distance of 36.68 feet; thence N47°12’43”W, a distance of 66.88 feet; thence N62’30’50”W, a distance of 53.96 feet; thence N73°15’18”W, a distance of 55.21 feet; thence N76°23’51”W, a distance of 112.59 feet; thence N66°52’16”W, a distance of 58.93 feet; thence N51°16’40”W, a distance of 42.73 feet; thence N35°20’25”W, a distance of 35.65 feet; thence N24°17’04”W, a distance of 42.57 feet; thence N10°03’41”W, a distance of 59.14 feet; thence N14°45’06”W, a distance of 60.18 feet; thence N03°55’51”E, a distance of 361.52 feet; thence N23°25’01”E, a distance of 153.59 feet; thence N02°37’03”W, a distance of 111.29 feet; thence N19°31’56”W, a distance of 83.82 feet; thence N26°48’51”W, a distance of 10.11 feet; thence N03°55’51”E, a distance of 119.12 feet; thence S86°31’48”E, a distance of 851.10 feet; thence S46°00’53”W, a distance of 20.00 feet; thence S23°36’51”W, a distance of 66.00 feet; thence S22°07’44”E, a distance of 42.00 feet; thence S50°16’26”E, a distance of 36.00 feet; thence N17°09’21”E, a distance of 23.00 feet; thence S72°50’39”E, a distance of 36.00 feet; thence N70°52’20”E, a distance of 60.95 feet; thence N25°15’48”W, a distance of 60.00 feet; thence S64°44’12”W, a distance of 33.00 feet; thence N25°23’22”W, a distance of 58.00 feet; thence N64°41’53”E, a distance of 23.00 feet; thence S86°31’48”E, a distance of 57.61 feet; thence N69°08’42”E, a distance of 75.81 feet; thence S03°05’38”W, a distance of 29.69 feet; thence S84°22’27”E, a distance of 18.71 feet; thence S03°46’08”W, a distance of 103.51 feet; thence N88°36’20”W, a distance of 18.75 feet; thence S04°01’34”W, a distance of 74.82 feet; thence S88°31’41”E, a distance of 14.52 feet; thence S38°23’08”W, a distance of 19.98 feet; thence N86°26’14”W, a distance of 143.50 feet; thence N03°04’21”E, a distance of 18.81 feet; thence N86°34’55”W, a distance of 106.09 feet; thence S03°40’37”W, a distance of 18.95 feet; thence N86°21’27”W, a distance of 136.26 feet; thence N02°23’29”E, a distance of 19.05 feet; thence S63°15’57”W, a distance of 117.14 feet; thence S03°35’03”W, a distance of 18.60 feet; thence N86°33’46”W, a distance of 130.57 feet; thence N02°56’40”E, a distance of 19.12 feet; thence N86°37’41”W, a distance of 118.64 feet; thence S04°03’33”W, a distance of 18.35 feet; thence N89°35’36”W, a distance of 16.33 feet; thence, in a southwesterly direction along a curve to the left, with a central angle of 18°52’43”, a radius of 97.00 feet, a length of 31.96 feet, a tangent of 16.13 feet and a chord that bears S81°33’10”W a distance of 31.82 feet; thence S21°42’00”E, a distance of 31.23 feet; thence, in a northeasterly direction along a curve to the right, with a central angle of 20°07’42”, a radius of 33.00 feet, a length of 11.59 feet, a tangent of 5.86 feet and a chord that bears N82°13’48”E a distance of 11.53 feet; thence S86°40’37”E, a distance of 251.12 feet; thence S46°24’12”E, a distance of 20.76 feet; thence S83°11’22”E, a distance of 32.32 feet; thence N48°30’59”E, a
distance of 20.74 feet; thence S86°16'38"E, a distance of 116.33 feet; thence S02°46'12"W, a distance of 18.68 feet; thence S87°14'40"E, a distance of 32.14 feet; thence S03°51'30"W, a distance of 8.77 feet; thence S84°47'16"E, a distance of 18.80 feet; thence N03°12'26"E, a distance of 9.29 feet; thence S86°10'39"E, a distance of 81.26 feet; thence S02°30'54"W, a distance of 9.64 feet; thence S86°55'03"E, a distance of 17.98 feet; thence N04°54'26"E, a distance of 9.34 feet; thence S89°04'30"E, a distance of 2.97 feet; thence N05°12'15"E, a distance of 19.26 feet; thence S86°30'59"E, a distance of 151.67 feet; thence S02°30'54"W, a distance of 18.99 feet; thence S86°44'20"E, a distance of 102.59 feet; thence S85°03'04"E, a distance of 17.79 feet; thence S03°28'08"W, a distance of 7.30 feet; thence S86°27'37"E, a distance of 107.76 feet; thence S03°32'23"W, a distance of 28.22 feet; thence N86°27'37"W, a distance of 47.14 feet; thence S03°32'23"W, a distance of 19.74 feet; thence S86°27'37"E, a distance of 28.45 feet; thence S40°50'16"W, a distance of 49.74 feet; thence S13°53'21"W, a distance of 57.48 feet; thence S15°10'08"E, a distance of 18.15 feet; thence N26°56'57"E, a distance of 34.37 feet; thence N08°41'57"W, a distance of 37.93 feet; thence DUE EAST, a distance of 30.86 feet; thence N24°25'20"E, a distance of 42.05 feet; thence N52°52'25"E, a distance of 47.93 feet; thence N17°51'36"E, a distance of 24.47 feet; thence DUE EAST, a distance of 20.15 feet; thence S24°10'35"W, a distance of 188.23 feet to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

Letter of Map Amendment issued by FEMA on May 12, 2011 (LOMA, Case 11-06-1875A) removed the subject property from the SFHA. The entire site is now in Flood Zone B, a moderate flood hazard area.
EXHIBIT D – USGS Topographic Map
EXHIBIT E – Paving and Drainage Infrastructure
THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE
ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

NOT WITHIN THE 100-YEAR FLOOD PLAIN

SURFACE WATER FLOW

EXIST. STORM DRAINAGE

PROP. STORM DRAINAGE

PROP. PAVEMENT
EXHIBIT F – USDA Soil Survey
The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cameron County, Texas
Survey Area Data: Version 14, Nov 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Nov 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>HE</td>
<td>Harlingen-Urban land complex</td>
<td>26.9</td>
<td>96.9%</td>
</tr>
<tr>
<td>LG</td>
<td>Laredo-Urban land complex</td>
<td>0.8</td>
<td>3.1%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>27.8</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
Exhibit H - Brownsville Pub Impact Fee Schedule

Brownsville PUB Impact Fees
All Zones (Inside and Outside City Limits)

WATER & WASTEWATER FEES

**ZONE 1**

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>ESU (Equivalent Service Unit)</th>
<th>Water Impact Fee</th>
<th>Wastewater Impact Fee</th>
<th>Combined Impact Fee Total</th>
<th>Meter Installation</th>
<th>Meter Box</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; X 3/4&quot;</td>
<td>1</td>
<td>$300.00</td>
<td>$500.00</td>
<td>$800.00</td>
<td>$95.00</td>
<td>Included</td>
</tr>
<tr>
<td>1&quot;</td>
<td>2.5</td>
<td>$750.00</td>
<td>$1,250.00</td>
<td>$2,000.00</td>
<td>$142.00</td>
<td>$37.55</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>5</td>
<td>$1,500.00</td>
<td>$2,500.00</td>
<td>$4,000.00</td>
<td>$306.00</td>
<td>$169.00</td>
</tr>
<tr>
<td>2&quot;</td>
<td>8</td>
<td>$2,400.00</td>
<td>$4,000.00</td>
<td>$6,400.00</td>
<td>$388.00</td>
<td>$169.00</td>
</tr>
<tr>
<td>3&quot;</td>
<td>15</td>
<td>$4,500.00</td>
<td>$7,500.00</td>
<td>$12,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4&quot;</td>
<td>25</td>
<td>$7,500.00</td>
<td>$12,500.00</td>
<td>$20,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6&quot;</td>
<td>50</td>
<td>$15,000.00</td>
<td>$25,000.00</td>
<td>$40,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8&quot;</td>
<td>80</td>
<td>$24,000.00</td>
<td>$40,000.00</td>
<td>$64,000.00</td>
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<td></td>
</tr>
<tr>
<td>10&quot;</td>
<td>115</td>
<td>$34,500.00</td>
<td>$57,500.00</td>
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<tr>
<td>12&quot;</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**ZONE 2 & 3**

<table>
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<tr>
<th>Meter Size</th>
<th>ESU (Equivalent Service Unit)</th>
<th>Water Impact Fee</th>
<th>Wastewater Impact Fee</th>
<th>Combined Impact Fee Total</th>
<th>Meter Installation</th>
<th>Meter Box</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; X 3/4&quot;</td>
<td>1</td>
<td>$600.00</td>
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<td>$1,600.00</td>
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<td>2.5</td>
<td>$1,500.00</td>
<td>$2,500.00</td>
<td>$4,000.00</td>
<td>$142.00</td>
<td>$37.55</td>
</tr>
<tr>
<td>1 1/2&quot;</td>
<td>5</td>
<td>$3,000.00</td>
<td>$5,000.00</td>
<td>$8,000.00</td>
<td>$306.00</td>
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<td>15</td>
<td>$9,000.00</td>
<td>$15,000.00</td>
<td>$24,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4&quot;</td>
<td>25</td>
<td>$15,000.00</td>
<td>$25,000.00</td>
<td>$40,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6&quot;</td>
<td>50</td>
<td>$30,000.00</td>
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<td>$80,000.00</td>
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<td></td>
</tr>
<tr>
<td>8&quot;</td>
<td>80</td>
<td>$48,000.00</td>
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<td>$128,000.00</td>
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<td></td>
</tr>
<tr>
<td>10&quot;</td>
<td>115</td>
<td>$69,000.00</td>
<td>$115,000.00</td>
<td>$184,000.00</td>
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<td></td>
</tr>
<tr>
<td>12&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Exhibit I - Contact List

The following agencies have review jurisdiction on the development:

City of Brownsville - Building Permits Division
  - Building Permit

City of Brownsville – Planning Division
  - Subdivision Platting / Planning & Zoning / Variance for Parking

City of Brownsville – Engineering Department
  - Storm Runoff Detention and Storage / Site Civil Review

Brownsville Public Utilities Board (BPUB)
  - Water & Wastewater Improvements / Impact Fees
  - Electrical Improvements

Texas Department of Transportation – San Benito Area Office
  - Traffic Impact Analysis / Access Driveway Permit

The following utility companies are available to serve and offer individual services:

Texas Gas Service – A Division of ONE Gas
  - Natural Gas System Improvements

American Telephone & Telegraph (AT&T)
  - Telephone System Improvements

Time Warner Cable
  - Cable Television & Internet Improvements
The Account Number for this tract is 07-9600-0200-0200-00 and the Property ID number is 62243. The combined tax rate for this property location is $2.62. Millage rates per $100.00 of property value is shown:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBR</td>
<td>City Of Brownsville</td>
<td>0.700613</td>
</tr>
<tr>
<td>GCC</td>
<td>Cameron County</td>
<td>0.410803</td>
</tr>
<tr>
<td>IBR</td>
<td>Brownsville I.S.D</td>
<td>1.265000</td>
</tr>
<tr>
<td>SBN</td>
<td>Brownsville Navigation District</td>
<td>0.035920</td>
</tr>
<tr>
<td>SST</td>
<td>South Texas I.S.D</td>
<td>0.049200</td>
</tr>
<tr>
<td>STS</td>
<td>Texas Southmost College District</td>
<td>0.162407</td>
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<tr>
<td>TBN1</td>
<td>SBN - Tax Increment Zone 1</td>
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<tr>
<td>TR1B</td>
<td>CC Regional Mobility Authority - TIRZ #1 B</td>
<td>0.000000</td>
</tr>
</tbody>
</table>
Exhibit K - Engineer’s Cost Estimate
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>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$35,000.00</td>
<td>LS</td>
<td>$35,000.00</td>
<td></td>
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<td>$35,000</td>
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<tr>
<td>Detention</td>
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<td>LS</td>
<td>$50,000.00</td>
<td></td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td>Rough Grading</td>
<td>$150,000.00</td>
<td>LS</td>
<td>$150,000.00</td>
<td></td>
<td></td>
<td>$150,000</td>
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<tr>
<td>Fine Grading</td>
<td>$65,000.00</td>
<td>LS</td>
<td>$65,000.00</td>
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<td></td>
<td>$65,000</td>
</tr>
<tr>
<td>On-site Concrete</td>
<td>$5.00</td>
<td>33,500 SF</td>
<td>$167,500.00</td>
<td></td>
<td></td>
<td>$167,500</td>
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<tr>
<td>On-site Paving</td>
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<td>189,000 SF</td>
<td>$1,228,500.00</td>
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<td></td>
<td>$1,228,500</td>
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<tr>
<td>On-site Electrical</td>
<td>$90,000.00</td>
<td>LS</td>
<td>$90,000.00</td>
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<td>$90,000</td>
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<tr>
<td>On-site Water</td>
<td>$55.00</td>
<td>3,000 LF</td>
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<td>$165,000</td>
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<tr>
<td>On-site Sanitary Sewer</td>
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<td>2,700 LF</td>
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<td>$135,000</td>
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<td>On-site Storm Sewer</td>
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<td>1,900 LF</td>
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<td>$161,500</td>
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</table>

Total $2,247,500

Signature of Registered Engineer: [Signature]
Printed Name: John W. Clint
Date: 7/23/18

Seal: [Seal]

If a revised form is submitted, date of submission: [Date]
Exhibit L - Letters of Availability
**AVAILABILITY OF SERVICE FORM**

<table>
<thead>
<tr>
<th>INSIDE CITY LIMITS</th>
<th>OUTSIDE CITY LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CUSTOMER'S NAME:** BHOC

**SERVICE ADDRESS:** 341 OAK STREET

**LOCATION:** 24.393 ACRES OF TRACTS 17 & 20 SHARE 19, ESPIRITU SANTO GRANT

**SUBDIVISION:** SHARE 19 ESPIRITU SANTO GRANT

**PHONE NUMBER:** 956-214-1531  **TYPE OF ACCOUNT:** COMMERCIAL

**ADDRESS REQUIRED ON LOCATION PRIOR TO MAKING SERVICE CONNECTIONS.**

**WATER SERVICE**

<table>
<thead>
<tr>
<th>XXX IS AVAILABLE</th>
<th>IS NOT AVAILABLE</th>
</tr>
</thead>
</table>

**WATER METER SIZE:**

**LOCATION OF METER:**

- [ ] C.O.B.  [ ] HWY. DEPT.  [ ] COUNTY ROAD DEPT.  [ ] RAILROAD

**REMARKS:** BPUB WATER MAIN ALONG McDAVITT BLVD.

**APPROVED**  
**DATE:** 2/16/2018

**APPROVED BY & SIGNATURE:** Guadalupe T. Castro  Javier R. Galvan

**WASTEWATER SERVICE**

<table>
<thead>
<tr>
<th>XXX IS AVAILABLE</th>
<th>IS NOT AVAILABLE</th>
</tr>
</thead>
</table>

**SIZE OF CONNECTION:**

**LOCATION OF SERVICE LATERAL:**

- [ ] C.O.B.  [ ] HWY. DEPT.  [ ] COUNTY ROAD DEPT.  [ ] RAILROAD

**REMARKS:** BPUB SEWER GRAVITY MAIN ALONG McDAVITT BLVD.

**APPROVED**

**DATE:** 2/16/2018

**APPROVED BY & SIGNATURE:** Guadalupe T. Castro  Javier R. Galvan

**INDIVIDUAL REQUESTING SERVICE:** MANDY HERNANDEZ

**ADDRESS:** ahernandez@hacb.us

**PHONE NUMBER:** 956-214-1531
ADDRESS APPLICATION LETTER

DATE: Friday, February 16, 2018
ID: 10558

OWNER/APPLICANT

FIRST NAME: BHOC
LAST NAME: 

TELEPHONE NUMBER: 956 214 1531

Please include Metes and Bounds or a Survey if Property is described in acreage.

PROPERTY LOCATION

SUBDIVISION: TRACTS 17 & 20 SHARE 19 ESPRITU SANTO GRANT
LOT: 24.393 AC.

A tract of land containing 24.393 acres, being part or portion of Tracts 17 & 20, Share 19, Espiritu Santo Grant.

THE HOME/BUSINESS ADDRESS ASSIGNED IS:

341 OAK ST.

ISSUED BY THE ENGINEERING OFFICE

THERE IS A $5.00 DOLLAR FEE FOR THIS SERVICE

Assigned by: Michael Torres
Receipt Number: PAID
CITY OF BROWNSVILLE
ENGINEERING DEPARTMENT
404 E. WASHINGTON STREET
BROWNSVILLE, TEXAS 78520

ADDRESS APPLICATION LETTER

DATE:  Friday, February 16, 2018  ID: 10558

OWNER/APPLICANT
FIRST NAME  BHOC
LAST NAME  -

TELEPHONE NUMBER  956  214  1531

Please include Metes and Bounds or a Survey if Property is described in acreage.

PROPERTY LOCATION
SUBDIVISION:  TRACTS 17 & 20 SHARE 19 ESPRITU SANTO GRANT
LOT 24.393 AC  BLOCK  -

A tract of land containing 24.393 acres, being part or portion of Tracts 17 & 20,
Share 19, Espiritu Santo Grant.

THE HOME/BUSINESS ADDRESS ASSIGNED IS:
341 OAK ST.

ISSUED BY THE ENGINEERING OFFICE

THERE IS A $5.00 DOLLAR FEE FOR THIS SERVICE

Assigned by:  Michael Torres  Receipt Number:  PAID
February 13, 2018

Carla Y. Mancha, CEO/Secretary
Brownsville Housing Opportunity Corporation
2606 Boca Chica Boulevard.
Brownsville, Texas 78521

RE: Service Availability for
Poinsettia Gardens at Boca Chica Project
341 Oak St.
Brownsville, Texas 78521

Dear Ms. Mancha,

This letter is to inform you that electric service is available for Poinsettia Gardens at Boca Chica Project, 341 Oak St. Service will be provided in accordance with the Brownsville Public Utilities Board (BPUB) policies and procedures.

If you have any questions or need further information, please call me at (956) 983-6211.

Sincerely,

[Signature]

Yaneth J. Lopez
CAD Drafter
ylopez@brownsville-pub.com
Electric Engineering Department
Brownsville Public Utilities Board

c: Eliazar Perez, P.E.
    File
February 12, 2018

Carla Y. Mancha, CEO/Secretary
Brownsville Housing Opportunity Corporation
2606 Boca Chica Boulevard
Brownsville, Texas 78521

RE: Poinsettia Gardens at Boca Chica
Brownsville, TX

Ms. Mancha,

This letter is to inform you that we have reviewed your information regarding the above-mentioned request. Texas Gas Service has a 2" gas line on the east side of Oak Street that can be used to provide natural gas service to this site location.

Please contact our Texas Gas Service Project Manager, Bernardo Elizondo at (956) 444-3947 when you are ready to initiate service. We will provide a cost and contract required for the service line.

Should you have any questions or require further information, please do not hesitate to contact me at (956)444-3929.

Thank you.

Octavio Rangel.
Tech Analyst
Texas Gas Service
(956)444-3929
Octavio.Rangel@onegas.com
February 14, 2018

Carla Y. Mancha, CEO/ Secretary
Brownsville Housing Opportunity Corporation
2606 Boca Chica Boulevard.
Brownsville, Texas 78521

RE: Poinsettia Gardens at Boca Chica Project

This letter is to inform you that we have reviewed the information regarding the future development located near Boca Chica Boulevard and McDavitt Boulevard, approximate address of 341 Oak Street, Brownsville, Tx. 78521. Brownsville G.M.S.-Ltd. does provide trash services in the aforementioned area and would be happy to assist you with our services.

Should you have any questions or require further information, please do not hesitate to contact me at (956) 544-2100.

Thank you,

Mirlette Hernandez
Mirlette Hernandez, Administrative Assistant
Brownsville G.M.S. - Ltd.
2965 East 13th Street
Brownsville, TX. 78521
Email: Mirlette@BrownsvilleGMS.com
GMS WASTE DISPOSAL
DUMPSTER ENCLOSURE
SPECIFICATIONS

ENCLOSURE DIMENSIONS
10' INTERIOR SIDE WALL TO INTERIOR SIDE WALL
10' INTERIOR OF GATE TO INTERIOR OF REAR WALL

GATES
MUST SWING OPEN FULLY 180 DEGREES. SLIDING BARREL BOLTS MUST BE INSTALLED ON INSIDE WALL OF EACH GATE AT BOTTOM CORNERS, HOLES LARGE ENOUGH TO RECEIVE BARREL BOLTS MUST BE DRILLED IN PARKING LOT SURFACE AT FULLY CLOSED LOCATION AND THE FULLY OPEN (180 DEGREES LOCATION

OPENING AND CLOSING OF GATES
IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO OPEN AND CLOSE THE GATES ON SERVICE DATES. IT IS RECOMMENDED THAT THE GATES BE OPENED AT THE START OF THE BUSINESS ON SERVICE DAYS

SPACE REQUIREMENTS FOR AREA TO BE UTILIZED BY TRUCK

A) SIDE LOAD TRUCK: SINCE SIDE LOAD DUMPSTERS ARE SERVICED WITH THE TRUCK PARKED PARALLEL TO THE ENCLOSURE AND THE LIFTING MECHANISM IS LOCATED DIRECTLY BEHIND THE DRIVER'S FRONT DOOR, SIGNIFICANT PORTIONS OF THE TRUCK EXTEND BEYOND THE DUMPSTER IN BOTH DIRECTIONS.
IT IS REQUIRED THEREFORE THAT THE AREAS DESCRIBED BELOW BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER ENCLOSURE

FROM LEFT SIDE WALL TO TRUCK'S REAR BUMPER: 30'
30' CLEAR

FROM RIGHT SIDE WALL TO TRUCK'S FRONT BUMPER: 20'
SIDE LOAD TRUCK

B) FRONT LOAD TRUCK: SINCE A FRONT LOAD TRUCK IS SIGNIFICANTLY LARGER THAN A SIDE LOAD TRUCK THE SPACE REQUIREMENTS ARE GREATER. A FRONT LOAD TRUCK SERVICES THE DUMPSTER WHILE PARKED PERPENDICULAR TO THE ENCLOSURE AND THE TRUCK'S FRONT BUMPER RESTING AGAINST FACE OF DUMPSTER. THE AREA DESCRIBED BELOW MUST BE CLEAR AND UNIMPEDED FOR A TRUCK SERVICING SAID DUMPSTER.

FROM ENCLOSURE GATES TO TRUCKS REAR BUMPER: 50'
10' CLEAR
50' CLEAR