SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

Ridge Villas Apartments

9.564 Acres consisting of:
the North 7.058 Acres out of
Lot 1, Stewarts Addition to the Conway Gardens
and the South 2.506 Acres out of Lot 9, Block 31,
Alamo Land and Sugar Company Subdivision
Hidalgo County, Texas

Submitted and Prepared for
Texas Grey Oaks, LLC
710 N. Post Oak Rd., Ste 400
Houston, Texas 77024
And
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Prepared by: Melden and Hunt, Inc.

Consultants • Engineers • Surveyors
Established In 1947

Civil Engineering - Water & Wastewater - Land Development - Irrigation
Environmental - Transportation - Surveying - Construction Management

Edinburg
P: 956-381-0981
F: 956-381-1839

Rio Grande City
P: 956-487-8256
F: 956-488-8591

MHI Project No. 18033.02
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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

Ridge Villas Apartments

Subject tract is 9.564 acres situated within both the City of San Juan and Hidalgo County, Texas. Subdividing the property will be required for the development of this property. As part of the subdividing process the owner will be required to do a voluntary annexation into the City of San Juan. The development will also need to be zoned into R-MF Multifamily residential district. The development will have a primary point of ingress and egress off of Stewart Road, and two additional exits from the development on either side of the main entrance, also exiting to Stewart Road. An Environmental Site Assessment was completed on the property and no recognized environmental concerns were noted. According to the Soil Conservation Service, the soils are Hidalgo sandy clay loam with low plasticity index and low shrink-swell potential. The property is in FEMA Flood Zone “B”. Zone “B” is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Water service is immediately adjacent to the site within the west right-of-way of Stewart Road. Sewer service is located on the west boundary line of the adjacent development located within a 15-feet utility easement approximate 390 north of the northwest corner of the development. As part of this feasibility report, we have met with the City of San Juan, Hidalgo County, Irrigation District No 2, and Hidalgo County Drainage District to ensure which are the approval agencies to verify compliance with all requirements.

Improvements to the site will include the following:

1. A series of storm inlets will be placed along the development that will capture and divert water to a detention pond on the west side of the development. Storm water will then outfall to an existing City of San Juan storm sewer system that is located within the south right-of-way of Ridge Road approximately 360 LF from the Ridge Road and Stewart Road intersection.
2. Site access from Stewart Road.
3. Connection to the City of San Juan’s existing 8-inch water line that is within the west right-of-way of Stewart Road. Two separate connections to the 8-inch water line will be made to provide a looped connection for fire protection.
4. Connection to the City of San Juan’s existing 8-inch sanitary sewer collection line in a utility easement on the west boundary of the adjacent development approximately 400-feet north of the northwest corner of property with an 10-inch sewer main to each building on site.
5. Connection to power, gas, communications and extension into the site.
6. Adequate parking for the 140-unit facility with sidewalks and appropriate ADA spaces and ramps.
7. Landscaping and irrigation as required by Hidalgo County.

The approval process for the subdivision plat and zoning will take approximately 120 days. Upon approval of the plat, the developer will have the option to construct the public improvements or submit a letter of credit so that the plat can be recorded and building permit may be issued.
FEASIBILITY STUDY
EXISTING SITE CONDITIONS:

The proposed development is located approximately 700 feet South of the intersection of Ridge Road and Stewart Road on the west side of Stewart Road. There is a concrete canal adjacent to the west, an RV Park adjacent to the north, citrus orchards adjacent to the south, and Stewart Road to the east. Existing water, sewer, cable, storm sewer and overhead power are located within the right of way of both Ridge Road and Stewart Road.

SURVEY and/or PROPERTY INFORMATION:

A 1A survey of the 9.564-acre tract has been completed and is included as part of this report.

ENVIRONMENTAL SITE ASSESSMENT:

A Phase 1 ESA of the 9.564-acre tract has been completed and has been submitted as a separate report to the developer. No recognized environmental concerns were noted.

GEOTECHNICAL REPORT:

A geotechnical report has not been performed for the site. According to the Soil Survey of Hidalgo County, Texas published by the Soil Conservation Service, the soils are Hidalgo sandy clay loam with low plasticity index and low shrink-swell potential.

STORM WATER MANAGEMENT

According to the Boundary and Topographical Survey conducted, the site is fairly flat and drains to the southwest corner of the property. There is an existing City of San Juan storm sewer network on the north of the property within the south right-of-way of Ridge Road. Hidalgo County’s detention requirements are to provide detention on the difference between the pre-development 10-year rain frequency storm event and the post-development conditions for a 25-year rain frequency storm event. The release rate into the receiving system, in this case, the existing storm sewer system along Ridge Road, will be limited to the pre-developed 10-year rain frequency storm event.

FLOODPLAIN INFORMATION:
The property is in FEMA Flood Zone “B”. Zone “B” is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. On site detention will be required. The existing topography of the property is flat. Our development will have a series of storm inlets to ensure that proper drainage of our entrances and site is achieved. Storm water runoff will be diverted to a centralized location in the center of our development and from there it will bleed to an existing City of San Juan storm sewer system with a small diameter pipe. The drainage design will incorporate onsite detention that cannot exceed pre-development runoff rates utilizing the 25-year storm event.

TOPOGRAPHIC REVIEW:

A review of the topographical survey shows that the site drains to the southwest corner of the property. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map. A Boundary and Topographical Survey was conducted on the site as well, which shows approximately a 1.5 foot of fall across the site from the north-west corner to the south-east corner. Elevations along the south property line range from 109.3-107.68 MSL and elevations along the north property line average range from 109.5 - 107.62 MSL.

SITE INGRESS/EGRESS AND RIGHT OF WAYS REQUIREMENTS:

The site is subject to ingress/egress requirements set forth by the City of San Juan Planning and Engineering departments. Both departments will review the site development plans as part of the Building Department permit process, and provide further comments to issues related to deceleration lanes, median cuts, etc.

OFF-SITE UTILITIES REQUIREMENTS:

There will be off-site sanitary and storm sewer needed to serve this site. There is an existing sanitary sewer manhole approximately 390 FT north of the north-west corner of the development that will need to be tied into. 1,600 LF of 24-inch storm sewer will need to be run off site to drain the proposed development. Both the sanitary and storm sewer will be through an existing utility easement that were dedicated by the adjacent subdivision. Based on the preliminary site plans, those costs are estimated to be $180,000.

ON-SITE UTILITIES REQUIREMENTS:

On-site costs related to the development that can be accounted for at this time, are the water distribution system, sanitary sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,600,760.

WATER/SANITARY SEWER SERVICE SUMMARY:
Sewer & Water services in the area are provided by the City of San Juan under their CCN. There is an existing sanitary sewer manhole 390-feet north of the north-west corner of the proposed development. There is an existing 8-inch water line within the south right-of-way of Ridge Road.

ELECTRICITY, TELEPHONE, CABLE TV, AND GAS

American Electric Power (AEP) provides electricity to this area. Other utilities that can provide service to the site are cable TV by AT&T, and gas by Texas Gas Service. At this time, we understand that these utility companies have service lines available in the area.

ZONING REQUIREMENTS:

The 9.564-acre development site is partially in the City of San Juan and partially in Hidalgo County, Tx. The portion in the City is currently zoned single family Residential (R-S). The balance of the site will need to be voluntarily annex into the City of San Juan and the entire rezoned to Multifamily residential (R-MF). See attached City of San Juan Zoning Map.

BUILDING CODE/ORDINANCES/DESIGN REQUIREMENTS:

Hidalgo County Building Department will review and provide permits for any construction on this site. The County requires compliance with the latest International Codes, along with the National Electrical Code. All ordinances and design criteria can be found on the link below.

http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=sanjuanset

IMPACT OR DEVELOPMENT FEE SUMMARY:

- The City of San Juan does not have any Impact fees at this time
- Water Meter $15,000
- Subdivision Application Fee $250.00
- Park’s Fee $72,000.00
- Irrigation Review Fee $300.00
- Irrigation Exclusion Fee $320.00
- Drainage District Review Fee $250.00

BUILDING PERMIT FEE SUMMARY:

Hidalgo County building permit review fee. The fee is calculated by the Permit Department at the time the plans are submitted for their review. At this time, it is estimated that the building fee for this project will be $30,000.00. Building permit approvals typically take between 10-15 business days depending on city of San Juan staff work load.

SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN
The Civil Site Plan and Preliminary Site Plan adhere to all known applicable zoning, subdivision, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps) and driveways, topography, site drainage and detention, water and wastewater utility tie-ins, general placement of retaining walls, setback requirements and any other typical or locally required items.

The City of San Juan Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code. Post-development runoff detention will be required on the site. The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 4 months. This process is required to be completed prior to obtaining the building permit.

SETBACKS AND PARKING REQUIREMENTS

The setback are as follows:

Front: 25 Feet
Side: 6 Feet
Rear: 25 Feet

Parking Requirements:

1 Bedroom - 1.5 Space per unit
2 Bedroom - 1.5 Space per unit
3 Bedroom - 1.5 Space per unit

ENTITLEMENT/SITE DEVELOPMENT/PERMITTING PROCESS AND TIMING:

• Submit to City of San Juan for preliminary plat approval
• City holds P&Z Meeting for preliminary plat approval (20 Days)
• City holds City Council for preliminary plat approval (10 Days)
• Submit to City of San Juan for final plat approval (30 Days)
• City holds P&Z Meeting for final plat approval (20 Days)
• City holds City Council for final & preliminary plat approval (10 Days)
• Record Subdivision plat (10 Days)
• Submit for building permit when ready

MILLAGE RATE:

The combined tax rate for this property location is $2.794. Based on the Site location, property taxes would be paid to the City of San Juan (0.6350), Hidalgo County Drainage District #1 (0.0951), Hidalgo County (0.5900), South Texas College (0.1850), San Juan ISD (1.2398) and South Texas Schools (0.0492).
Rollback taxes may be assessed on the site at the time of development; however, it is our understanding that the infrastructure of the developing entity will allow it to be tax exempt.

Property ID: 290791, Geographic ID: 56250-00-000-0001-00
Property ID: 111780, Geographic ID: A1800-00-031-0009-03
Property ID: 540789, Geographic ID: A1800-00-031-0009-15
LOCATION MAP
SURVEY & METES AND BOUNDS
SURVEY PLAT SHOWING 9.564 ACRES CONSISTING OF:
THE NORTH 7.058 ACRES OUT OF
LOT 1, STEWARDS ADDITION
TO THE CONWAY GARDENS
VOLUME 1, PAGE 43, H.C.M.R.
AND THE SOUTH 2.508 ACRES
OUT OF LOT 9, BLOCK 31,
ALAMO LAND AND SUGAR
COMPANY SUBDIVISION
VOLUME 1, PAGES 24-26, H.C.M.R.
HIDALGO COUNTY, TEXAS
February 19, 2016

METES AND BOUNDS DESCRIPTION

9.564 ACRES CONSISTING OF:

THE NORTH 7.058 ACRES OUT OF
LOT 1, STEWARTS ADDITION TO THE CONWAY GARDENS
AND THE SOUTH 2.506 ACRES OUT OF LOT 9, BLOCK 31,
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 9.564 acres situated in Hidalgo County, Texas, consisting of: the North 7.058 acres out of Lot 1, Stewarts Addition to the Conway Gardens, according to the plat thereof recorded in Volume 0, Page 43, Hidalgo County Map Records and the South 2.506 acres out of Lot 9, Block 31, Alamo Land and Sugar Company Subdivision, according to the plat thereof recorded in Volume 1, Pages 24-26, Hidalgo County Map Records, which said 9.564-acre tract was conveyed to Jose Luis Contreras as follows: 5.000 acres were conveyed by virtue of a Warranty Deed recorded under Document Number 658482, Hidalgo County Official Records and 4.564 acres were conveyed by virtue of a Warranty Deed recorded under Document Number 658483, Hidalgo County Official Records, said 9.564 acres also being more particularly described as follows:

BEGINNING at a Nail set (Northing: 1658773.676, Easting: 1099290.731) on the East line of said Lot 9, Block 31 and within the right-of-way of Stewart Road, said Nail bears N 08° 35' 27" E a distance of 113.25 feet from the Southeast corner of said Lot 9, Block 31 and the Northeast corner of said Lot 1, for the Northeast corner of this herein described tract;

1. THENCE, S 08° 35' 27" W (S 08° 29' W deed call) along the East line of said Lot 9, Block 31, the East line of said Lot 1 and within the right-of-way of Stewart Road, at a distance of 113.25 feet pass the Southeast corner of said Lot 9, Block 31 and the Northeast corner of said Lot 1, continuing a total distance of 315.60 feet to a Nail set on the East line of said Lot 1 and within the right-of-way of Stewart Road, for the Southeast corner of this tract;

2. THENCE, N 81° 24' 33" W (N 81° 31' W deed call) at a distance of 30.00 feet pass a Pipe found (Northing: 1658646.111, Easting: 1099203.874) on the existing West right-of-way line of Stewart Road, at a distance of 1,180.00 feet pass a No. 4 rebar set on the East line of a certain 140.00-foot Hidalgo County Irrigation District Number 2 easement, continuing a total distance of 1,320.00 feet to a No. 4 rebar set on the West line of said Lot 1 and the West right-of-way line of said 140.00-foot canal right-of-way, for the Southwest corner of this tract;

3. THENCE, N 08° 35' 27" E (N 08° 29' E deed call) along the West line of said Lot 1, the West line of said Lot 9, Block 31 and the West line of said 140.00-foot easement, at a distance of 283.49 feet pass the Northwest corner of said Lot 1 and the Southwest corner of said Lot 9, Block 31, continuing a total distance of 315.60 feet to a No. 4 rebar set (Northing: 1658971.068, Easting: 1097975.573) for the Northwest corner of this tract;

4. THENCE, S 81° 24' 33" E (S 81° 31' E deed call) at a distance of 140.00 feet pass a No. 4 rebar set on the East line of said 140.00-foot easement, at a distance of 1,290.00 feet pass a No. 4 rebar set on the existing West right-of-way line of Stewart Road, continuing a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 9.564 acres, of which 1.014 acres lie within the Hidalgo County Irrigation District No. 2 easement and 0.218 of one acre lies within the existing right-of-way of Stewart Road, leaving a net of 8.332 acres of land, more or less.

I, FRED L. KURTH, 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 02/01/2018 UNDER MY DIRECTION AND SUPERVISION.

FRED L. KURTH, R.P.L.S. #4750 DATE: 2-19-18

STATE OF TEXAS

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR

Z:\Survey\2018\18033.08\M&BD 9.564 Ac. M&B.docx
PROPOSED SITE PLAN
SITE PLAN WITH TOPOGRAPHY

NOTE:
1. THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
AEP- Texas Central Company  
5700 N. Cage Blvd.  
Pharr, TX 78577  
www.aep.com

Date: 02/6/2018

Name: San Juan Multi-family  
Address: S. of Ridge, W. of Stewart  
City: Palmview, Tx

RE: San Juan Multi-family

AEP has electrical service in the area and is able to provide electrical service depending on voltage requirements.

- Overhead Service
- Underground Service

AEP looks forward to working with you during its development.

Please be sure to call 1-877-373-4858 and make application for the new service.

Thank you for selecting AEP as your electrical supplier. Should you have any questions, please feel free to contact us.

Sincerely,

Martin A. Valdes  
Engineering Tech.  
Engineering Department  
Pharr North SIC Customer Design  
(956) 283-2475 - office  
(956) 283-2392 - fax  
(956) 693-3833 - cell  
inaldtes@aep.com
February 20, 2018

Sylvia A. Garcia
Melden & Hunt, Inc.
115 West McIntyre
Edinburg, Texas 78541

Re: Stewart & Ridge Rd, San Juan Texas

Ms. Garcia;

This letter is to inform you that we have reviewed your information regarding the above-mentioned request. City of San Juan does have and may provide Water and Sewer services.

Please contact our Director of Utilities, David Salinas for further information at 956 223 2303.

Thank you,

David Salinas,
Director of Utilities
February 6, 2018

Sylvia Garcia  
Melden & Hunt, Inc.  
115 West McIntyre  
Edinburg, Texas 78541

Re: Utility Availability Request for proposed development in San Juan just south of Ridge Rd. to the west of Stewart Rd.

Dear Sylvia,

I have reviewed the request for information on the availability of telephone service to the proposed development mentioned above.

AT&T does have telephone facilities in the area and we will be happy to work with your client to provide telephone service.

Thank you,

Eliezer “Al” Garza  
Manager Engineering Design  
956 630-8257 office  
956 630-8258 fax
February 13, 2018

Melden & Hunt, Inc.
Attn: Ms. Sylvia Garcia
115 West McIntyre
Edinburg, TX 78541

RE: Letter of Service Availability

   Proposed 140 +/- Multi-family Unit Development
   South of Ridge Road to the West of South Stewart Road
   San Juan, Hidalgo County, Texas.

Dear Ms. Garcia,

Thank you for the opportunity to assist you and potentially serve the residents of your future new build. As with all new construction, the sooner that Spectrum Community Solutions is involved and provided site maps and/or an RFP, the sooner we can provide preliminary surveying on entry points, conduit routing and equipment facilities to ensure the availability of services by SCS.

This letter serves to confirm that SCS’s system may be extended to provide video, high-speed data, and digital phone service to the proposed property. However, in consideration of the substantial investment by SCS, we will require a signed easement and services agreement to initiate the process.

When you are ready to start coordinating your project, please contact me at 956-535-0202. You can also find any information regarding SCS’s services at www.spectrum.com. I welcome the opportunity to work with you in the development of this project and future new builds.

Sincerely,

Jim Aguilar, Jr.
Sr. Account Executive, Multifamily
Spectrum Community Solutions
1514 S. 77 Sunshine Strip, Ste. 1
Harlingen, Texas 78550
956-535-0202 Cell#
jim.aguilar@spectrum.com
February 6, 2018

Sylvia A. Garcia
Administrative Assistant
Subdivision Development
Melden & Hunt, Inc.
115 West McIntyre
Edinburg, Texas 78541

RE: Stewart & ridge Rd
San Juan, TX

Ms. Garcia,

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 north of property that can be used to provide natural gas service to this subdivision.

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
FEMA MAP
SITE WORK 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.

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

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<th>A. 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:**

**Printed Name:** Mario Reyna

**Seal:**

Date: 2-21-18

**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.**
OFFSITE WORK COST EST.
## Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

- **Column D:** To arrive at total construction costs in Column D:
  - **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 offsite 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.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

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

<table>
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<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
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<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
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<td>Off-site paving</td>
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<td>Demo and Repair</td>
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<td>Other (specify) - see footnote 1</td>
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<td>$180,000</td>
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</table>

Signature of Registered Engineer responsible for Budget Justification

Printed Name

Date

If a revised form is submitted, date of submission:

Seal
SOILS MAP
City of San Juan
Zoning Map
City of San Juan Zoning Map

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