Site Feasibility Study
For
Cypress Creek at
Woodedge Park

14.00 Acre Tract
F.M. 1960 at Bobcat Road,
Harris County, Texas

Prepared for:
Bonner Carrington
901 Mopac Expressway South
Building V, Suite 100
Austin, Texas 78746

Prepared by:
r.g. miller engineers
Texas Registered Engineering Firm No. F-487
16340 Park Ten Place, Suite 350, Houston, Texas 77084

February 2018
# Table of Contents

## I. GENERAL PROJECT INFORMATION

- Executive Summary ................................................................. 4
- Project Location ........................................................................... 4
- Due Diligence ............................................................................... 4
- Off-Site Requirements ............................................................... 4
- Easements/Building Lines ......................................................... 5
- Other Pertinent Information ...................................................... 5

## II. GOVERNMENTAL/REGULATORY ISSUES

- Local Approval Process ............................................................ 6
  - Commercial Permitting and Enforcement Plan Review: ........ 6
  - Public Works and Engineering Plan Review ......................... 6
  - Texas Department of Licensing and Regulation (TDLR) Review 7
  - Texas Department of Transportation .................................... 7
- Zoning ....................................................................................... 7
- Other Approvals ........................................................................ 7
- Landscape Requirements, Tree Compliance, and Signage ........ 7
- Assessments and Fees .............................................................. 8
- Millage Rates ........................................................................... 9

## III. ENGINEERING SERVICES

- Boundary Survey ...................................................................... 9
- Topography/Study .................................................................... 9
- Detention Requirements ............................................................ 9
- Sediment Control and Storm Water Quality Requirements ...... 9
- Traffic Impact Analysis .............................................................. 10
- Noise/Flight Path Review .......................................................... 10
- Floodplain Review ................................................................... 10
- Environmental/Wetlands Review ............................................. 10
- Future Roadway Plans .............................................................. 10
- Ingress/Egress Requirements Review ...................................... 10
- Water Meter Easement (W.M.E.) & Water Meter Location ...... 10
- Public Utility Information .......................................................... 10
  - Water: .................................................................................. 10
  - Sanitary Sewer: ..................................................................... 11
  - Storm Sewer: ......................................................................... 11
- Private Utility Information ........................................................... 11
- Geotechnical Report ................................................................. 12
APPENDIX

Exhibit 1  Project Site Plan & Preliminary Site Plan Exhibit
Exhibit 2  Project Location Map
Exhibit 3  Miller Survey Group ALTA Survey
Exhibit 4  2017 Major Thoroughfare and Freeway Plan
Exhibit 5  Harris County No Zoning Letter
Exhibit 6  Emerald Forest Utility District Capacity Request
Exhibit 7  Texas Department of Transportation As-built Maps
Exhibit 8  FEMA Map
Exhibit 9  CenterPoint Energy Will Serve Letter
Exhibit 10 Comcast Will Serve Letter
Exhibit 11 HCAD Tax Information
Exhibit 12 Site Work Cost Breakdown
I. GENERAL PROJECT INFORMATION

A. Executive Summary
This report represents the findings of our investigation for a 14.00 acre tract located along Farm to Market Road 1960, north of the intersection at Bobcat Road and FM 1960 in Harris County, Texas. Our findings are a result of reviewing publicly available information and by contacting appropriate utility District officials.

The scope of the investigation will include analyzing engineering issues that will affect the development of the property into a proposed 220-unit multi-family residential. The review of the proposed development is based upon the proposed development as outlined by the developer. Exhibit 1 shows a proposed site plan.

As required in 10 TAC 205, R. G. Miller Engineers has performed a professional level of due diligence during the preparation of this report to ensure the feasibility of this development on the tract of land being considered. A preliminary site plan has been included in Exhibit 1 showing a schematic designed site plan materially adhering to all applicable zoning, site development, and building code ordinances.

The due diligence performed for this study included discussions with Harris County, Emerald Forest Utility District and Texas Department of Transportation for planning and zoning requirements, subdivision requirements, development ordinances, fire department requirements, site ingress and egress requirements, building code, and local design requirements.

Extension of offsite utilities to the site will not be required.

B. Project Location
The project tract is located along FM 1960 in Harris County, TX, Key Map page 369-Q/U. Exhibit 2 shows the project location.

C. Due Diligence
As required in 10 TAC 205, R. G. Miller Engineers has performed a professional level of due diligence during the preparation of this report to ensure the feasibility of this development on the tract of land being considered.

The due diligence performed for this study included discussions with Harris County for planning and zoning requirements, subdivision requirements, development ordinances, fire department requirements, site ingress and egress requirements, building code, and local design requirements.

D. Off-Site Requirements
Extension of offsite utilities to the site will not be required. Emerald Forest Utility District has proposed water and sanitary sewer service lines adjacent to the site.
E. Easements/Building Lines
Upon review of the Land Title Survey by Miller Group for 18.966 Acres of Land there are no easement located on the property. The 18.966 acres are split into 3 tracts as follow: (Exhibit 3) shows ALTA Survey

Tract I: Proposed 2.176 acres
Tract II: Proposed 2.189 acres
Tract II: Proposed 14.601 acres

F. Other Pertinent Information
The site is located in Emerald Forest Utility District which regularly meets once a month. The district engineer is Ed H. Shackelford, P.E. with Jones and Carter Inc.
II. GOVERNMENTAL/REGULATORY ISSUES

A. Local Approval Process

i. *Subdivision Platting* – Per the City of Houston’s Subdivision Ordinance, Chapter 42, a subdivision plat will be required prior to issuance of building permits.

**Minimum Setback Requirements**

- Farm to Market Road 1960: A minimum 25-foot setback is required.

**Minimum Right-of-Way Widths**

- Farm to Market Road 1960: Per the 2016 City of Houston Major Thoroughfare and Freeway Plan (Exhibit 5), Farm to Market Road 1960 is designated as a Major Thoroughfare. The State of Texas has acquired sufficient right of way, and no additional right-of-way is required to be dedicated.

ii. *Site Plan Review (Chapter 42, Performance Standards)*: The site plan will be reviewed by Harris County Fire Marshal for approval and conform to ADA standards. Exhibit 1 shows the proposed site plan.

iii. *Commercial Permitting and Enforcement Plan Review*: Building Permits generally take 90 to 150 days for the average projects depending on multiple factors. These factors include the experience level of the project architect working with Harris County building permits, completeness of plans submitted, and the ability of project consultants to adequately respond to County comments.

The portion of the sanitary, water, and storm lines within the right-of-way that connect to the Emerald Forest Utility District public systems require submittal to the Public Works and Engineering Department for review. The City’s review time is now up to 21 days per submittal due to heavy volume of projects in the Houston market. It takes approximately 2 weeks to respond to comments from the City of Houston; this includes necessary meetings to resolve project issues. Finally, it takes approximately 3 weeks to obtain private utilities signatures, attend the City of Houston Walk Thru and obtain approved civil public plans.

There are no bonding requirements to obtain plan approval but bonding may be required for construction for the water meter installation. Bonding will not be required for the standard connections within the right-of-way. Local subcontractors are familiar with City bonding requirements.
v. Texas Department of Licensing and Regulation (TDLR) Review
Any project with a cost of $50,000 or more requires submittal of construction documents to TDLR in accordance with Administrative Rules of the Texas Department of Licensing and Regulation 16 Texas Administrative Code, Chapter 68. TDLR submittals are typically submitted by the project Architect.

For more information, please visit: http://www.tdlr.texas.gov/ab/abrules.htm#6820

vi. Texas Department of Transportation
The driveway and drainage will require Texas Department of Transportation approval for connection to Farm to Market Road 1960. The review time is expected to be 30 days per submittal. It takes approximately 2 weeks to respond to comments from the Texas Department to Transportation.

The local contact for Texas Department of Transportation - Galveston
John Elam, P.E.
Texas Department of Transportation
North Harris County Engineer
281-319-6400

B. Zoning

There are no zoning requirements in Harris County. (Exhibit 6)

C. Other Approvals
In addition to the approvals discussed above, approval for construction plans will also be required from the private franchise utility companies (AT&T and CenterPoint Energy). These plan approvals will be obtained simultaneously to the Code Enforcement permitting review.

Summary of Required Approvals
- Harris County Site Plan Review
- Harris County Plat Review
- Harris County Commercial Permitting & Code Enforcement
- City of Houston Public Works & Engineering
- Texas Department of Transportation
- Private Utility Companies – AT&T and CenterPoint Energy
- Texas Commission on Environmental Quality (TCEQ) – Contractor Submit Notice of Intent
- Texas Department of Licensing and Regulation (TDLR) – Architectural Submittal

D. Landscape Requirements, Tree Compliance, and Signage

Any existing trees located within the right-of-way or building setback disturbed during construction must be mitigated in accordance to the Harris County Tree
and Shrub Ordinance. Typically specimen trees that need to be removed for construction must be replaced. More detailed landscape regulations for development are located on the Harris County website. It is recommended the developer contact a local landscape architect for further requirements.

Harris County has a Tree and Shrub Ordinance. A Landscape Architect will need to prepare a landscape plan that will adhere to this ordinance in order to obtain a building permit.

Harris County requires an On-Premise Sign Permit for all new signs. Permits must be obtained before most signs can be erected, altered or repaired. Permits are obtained from the Sign Administration Division, Planning and Development Department are issued only to licensed sign contractors.

E. Assessments and Fees

i. Water and Wastewater Usage Fees:

The fees for wastewater is calculated based on usage of the site. The fees are based on the current rate order for Emerald Forest Utility District.

Tap fees for connection to be made to Emerald Forest Utility District will be required. These fees are required to be paid prior to approval of private construction plans.

ii. City of Houston Construction Plan Review Fees:

The City of Houston Plan Review imposes fees for the review of all submitted construction plans. The fee for public plans submitted to the City of Houston Public Works Department is $82.08 per sheet plus $114.02 for an administrative fee. The COH PWE fee for the project is $524.42.

iii. Harris County Building Permit Fees:

Harris County permit fees are based on the proposed valuation of the project and the various types of permits that may be required. The developer will be required to obtain a building permit fee. It is recommended that the proposed developer consult with a local permitting service for assistance in determining potential permitting fees.

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<td>TDLR Review Fee</td>
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F. Millage Rates

Millage rates for the undeveloped parcel have been provided under Harris County Appraisal District number 0451550000021. See Exhibit 12 for Tax Information.

III. ENGINEERING SERVICES

A. Boundary Survey
A Land Title survey was prepared for each parcel by Miller Survey Group, in February 2018. A copy of the surveys are included as Exhibit 3.

B. Topography/Study
A Topography Survey will need to be prepared for private utility design.

C. Detention Requirements
Detention is required for all development within Harris County. For this tract connection to Texas Department of Transportation system, requires a detention rate calculated based on Malcom’s small watershed method. A hydraulic study will be required for this development.

For the 14.60 acre tract the detention requirement if connection is made to the Texas Department of Transportation is approximately 13.25 acre feet and is based on the existing impervious cover of 0% and a proposed impervious cover of 90%. A hydraulic study will determine site drainage constrains and pond volume.

For this development, detention is to be provided in structural retaining walls and underground storm sewer system. In this case, the structural retaining walls will be utilized for detention and ultimately out falling to FM 1960. The depth of the proposed pond will exceed the depth of the existing storm system for typical gravity outfall. The storm system will be designed with a pump system to carry storm water into the existing drainage pipes.

D. Sediment Control and Storm Water Quality Requirements
During Construction: National Pollution Discharge Elimination System (NPDES) rules are administered by the U.S. Environmental Protection Agency (EPA). These rules provide federal guidelines for storm water management. For property development, the main objective of the NPDES is to control sediment conveyance and subsequent siltation during construction through the use of erosion/sedimentation controls. Since the site is larger than 1 acre, a Stormwater Pollution Prevention Plan addressing sediment controls is required for the site during construction. TCEQ requires a Notice of Intent (NOI) and a Notice of Termination (NOT) to be submitted for this site. More information regarding TCEQ requirements can be found here: http://www.tceq.state.tx.us/permitting/stormwater/TXR15_1_to_5.html

After Construction: Permanent storm water quality facilities are required on all new development projects disturbing five acres or more. Because this site is more than five acres, a permanent storm water controls will be required.
E. **Traffic Impact Analysis**
A traffic impact analysis (TIA) is required by Texas Department of Transportation when the Peak Hour Traffic Volume is increased by more than 100 trips. The Texas department of Transportation may require a TIA for this proposed development.

F. **Noise/Flight Path Review**
Not required.

G. **Floodplain Review**
The site is located on Flood Insurance Rate Map Number 48201C0430M, revised October 16, 2013 (Exhibit 8). According to the map, the site is located in unshaded Zone X, which is an area determined to be outside the 500-year floodplain.

H. **Environmental/Wetlands Review**
It is recommended for the developer to understand and comply with all environmental requirements. The developer’s environmental consultant can address disposal of any hazardous materials should any be present.

I. **Future Roadway Plans**
There are no future roadway plans to expand farm to market road 1960 to an ultimate ROW width. At this time the road has acquired sufficient Right-Of-Way width for future construction of highway.

J. **Ingress/Egress Requirements Review**
Access for farm to market road 1960 falls under the Texas department of transportation jurisdiction. The state requires 60 feet between adjacent driveways and 30 feet from adjacent street right of way.

K. **Water Meter Easement (W.M.E.) & Water Meter Location**
If a conventional in ground (vault) water meter is used, a water meter easement is required. A 8” water meter requires a 15’ x 25’ water meter easement.

L. **Public Utility Information**
Emerald Forest Utility District has verified future water and sewer for the proposed development. The proposed utilities will have adequate capacity for the proposed site.

The following section provides location and size of the proposed Emerald Forest utilities located near the site based on conversations with Emerald Forest Utility District.

i. **Water:**
There is a proposed 8-inch water line on the north side of the property along Woodridge Park Drive. The proposed development has been designed to connect to the 8-inch line.
ii. Sanitary Sewer:
There is an existing 8-inch sanitary sewer located onsite along the northwest corner of the property at Woodridge Park Drive. The proposed development has been designed to connect to the existing manhole onsite at the end of Woodridge Park Drive.

iii. Storm Sewer:
There is an existing Texas Department of Transportation storm sewer system located in FM 1960. The storm water system is located on the south side of the property. Drainage for the development is proposed to connect into the Texas Department of Transportation.

M. Private Utility Information

i. Electric:
Electric service will be provided by CenterPoint Energy. CenterPoint Energy has been contacted for the location of existing facilities. CenterPoint Energy has indicated that there are existing overhead distribution facilities near the proposed project. Will serve letters have been requested and will be provided upon receipt.

ii. Gas:
Gas service will be provided by CenterPoint Energy. CenterPoint Energy has been contacted for the location of existing facilities. CenterPoint Energy has indicated that there are existing facilities in the area. The maps and will serve letter is found in Exhibit 9. The representative for the project is:

Eisen Scherwitz
eisen.scherwitz@centerpointenergy.com

iii. Telephone:
AT&T currently serves this area for telephone service. AT&T will provide a service layout based on a site plan provided by the developer. Telephone cable will be placed in customer-owned conduit. The average time required to bring service to the site is 60 to 90 days after customer conduit is in place. Will serve letters have been requested and will be provided upon receipt.

iv. Cable:
Cable service will be provided by Comcast. Will serve letters have been received (Exhibit 10). The representative for the project is:

Mr. Algerson Jones
Comcast-Houston
N. Geotechnical Report

A geotechnical report be required prior to design and development of construction plans.
EXHIBIT 1
PROJECT SITE PLAN
NOTE:
ACCORDING TO FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE PROPERTY DOES NOT FALL IN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM NO. 48201C0430M MAP REVISED 10/16/2013

SITE PLAN STATEMENT:
The preliminary site plan has been prepared by R.G. Miller Engineers and materially adheres to all applicable zoning, development building code requirements, and other regulations. It illustrates all structures, site amenities, parking spaces including handicap spaces and ramps, driveways, site drainage and detention, water and wastewater tie-ins, general placement of retaining walls, and set-back requirements.
CYPRESS CREEK AT WOODEDGE PARK
BONNER CARRINGTON

UNIT TABULATIONS

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UNIT TABULATIONS BY BUILDING TYPE

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All sidewalks will be on the accessible path.
EXHIBIT 2
PROJECT LOCATION MAP
EXHIBIT 3
MILLER SURVEY GROUP ALTA SURVEY
EXHIBIT 4

2017 MAJOR THOROUGHFARE AND FREEWAY PLAN
EXHIBIT 5
HARRIS COUNTY NO ZONING LETTER
January 1, 2018

To Whom It May Concern:

SUBJECT: Zoning, Building Codes, and Certificates of Occupancy in Unincorporated Harris County

Zoning:

There is no zoning regulation promulgated or administered by Harris County in the unincorporated area. Harris County does administer regulations pertaining to floodplain management, on-site sewage facilities, driveways, and signs. All development regulations may be viewed on our website: www.eng.hctx.net/permits

Building Codes and Certificates of Occupancy:

Effective 1 January 2006, multi-family dwellings consisting of four (4) or more units became subject to the requirements of the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. Commercial and public buildings permitted prior to 1 January 2005 were not subject to any building code; however, after that date, construction of commercial and public buildings became subject to the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. The Harris County Fire Code may be viewed on our website.

All residential construction (single family homes and duplexes) permitted in unincorporated Harris County after September 1, 2009 is required to comply with our inspection notification process. The provisions of Subchapter F of Chapter 233 of the Texas Local Government Code, as enacted by the 81st Texas Legislature, require the builder of a residential structure to provide a notice to the County of the date of certain inspections. This notice indicates whether the inspections showed compliance with the version of the International Residential Code that will be used to construct the new residence at the time the permit was obtained. No certificate of occupancy is issued for these residential structures.

You may present this letter to your lender. It is updated annually or as regulations and requirements are amended. If additional information is required beyond the scope of this letter, please contact the Records Section of the Harris County Permits Office at 713-274-3900, fax 713-956-3050 or e-mail records@hcpid.org. A fee will be assessed for additional information.

Sincerely,

Jesse Morales, CFM
Manager of Permits
EXHIBIT 6
EMERALD FOREST CAPACITY LETTER REQUEST
February 21, 2018

Mr. Ed H. Shackelford, P.E.
Emerald Forest Utility District
Jones and Carter
8701 New Trails Drive Suite 200
The Woodlands, Texas 77381

Re: 14.601 Acres – Northwest Intersection of FM 1960 and Bobcat Road

Dear Mr. Shackelford:

We are writing this letter to request utility services for a new 220 unit Multi-family development, located at the Northwest Intersection of FM 1960 and Bobcat Road in, Harris County, Texas. Attached is a site plan and project location of the proposed development for your reference.

Please accept this letter as a request to Emerald Forest Utility District on behalf of the developer, to provide 26,191 gpd for wastewater and 28,000 gpd to accommodate the water use for the 220 unit multi-family apartment development with irrigation.

Please also provide information on drainage and or utility impact fees (current Rate Order) that may effect this development. Your assistance is greatly appreciated.

Your assistance is greatly appreciated.

Sincerely,

R.G. Miller Engineers, Inc.

David Aguayo, E.I.T.
Assistant Project Manager
daguayo@rgmiller.com

balizai@rgmiller.com
EXHIBIT 7
TXDOT AS-BUILT MAPS
Note: Culvert computations invalid where sloping grate inlets are applied.

**Outlet Channel**

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**Culvert Design**

- **Discharge:** 1,000 cfs (cubic feet per second)
- **Diagonal:** 0.6
- **Flow Width:** 4.8 ft
- **Flow Depth:** 3.4 ft

**Typical Section**

- **Inlet:** White Oak
- **Outlet:** White Oak Tributary

**Drainage Area Map**

- **TYPICAL SECTION**
  - **Flow:** 4.6 ft
  - **Flow Depth:** 2.5 ft

**Hydraulic Data**

- **Discharge:** 1,000 cfs
- **Flow Width:** 4.8 ft
- **Flow Depth:** 3.4 ft
EXHIBIT 8
FEMA MAP
EXHIBIT 9
CENTERPOINT ENERGY
GAS WILL SERVE
February 19, 2018

R.G. Miller Engineers  
Bobcat Rd. and FM 1960  
16340 Park Ten Place  
Houston, TX 77064  
Suite 350  
Houston, TX 77084

Re: Natural Gas Availability for proposed 220-unit multifamily development located at Key Map 369-Q/U (at the corner of FM 1960 and Bobcat Road).

CenterPoint Energy has natural gas available in the vicinity of the above referenced location adequate to supply natural gas to your proposed development.

We are very interested in working with you to introduce the many advantages of natural gas in multi-family properties in the Houston metro area. The affordability of natural gas appliances and amenities help a development stand out in the crowded and highly competitive multi-family market.

To help promote the use of natural gas in multi-family properties, CenterPoint Energy is providing incentives for the installation of year round gas appliances in the residences and individual meters for each condo unit. Incentives are determined on a case by case basis dependent upon such factors as our cost to serve the development, gas load and number of metered residences. The incentives are based upon current availability of promotional funds. Please give me a call at 713-207-5470 to discuss the possibilities at your development.

Cost to serve (if applicable) and location of service line(s) will be determined after the following is received:

- Copy of “recorded” site plan
- Site plan showing meter location
- List of gas equipment and BTU input rating of each gas appliance
- Required delivery pressure

CenterPoint Energy appreciates your interest in natural gas and looks forward to working with you on this and future projects.

Sincerely,

Eisen Scherwitz  
Texas Region Sales Rep., Natural Gas
EXHIBIT 10
COMCAST WILL SERVE
February 21, 2018

David Aguayo  
Assistant Project Manager  
16340 Park Ten Place • Suite 350 • Houston • Texas 77084  
Office: 713 461 9600 • Direct: 281 921 8747 • daguayo@rgmiller.com • rgmiller.com  
Texas Registered Engineering Firm F-487

Re: Request for cable services (Cable, Internet, and Phone) availability for the proposed project located at the corner of FM 1960 and Bobcat Road with approx. 220 units.

To Whom It May Concern:

Please accept this letter as notification that Comcast of Houston LLC, herein referred to as Comcast has facilities or can build facilities to the proposed project located at the corner of FM 1960 and Bobcat Road, with approx. 220 units, as of January 2018, to serve the project, based on an executed service agreement with Comcast Cable.

Please feel free to contact me at 832-364-5818 with any questions that you may have.

Sincerely,

Leslie Noyola  
Construction, Planning & Design
HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0451550000021

Owner and Property Information

| Owner Name & Mailing Address: | DISTRICT & URBAN TEXAS INC  
GREATERT HOUSTON GROUP  
19517 DOERRE RD  
SPRING TX 77379-3202 |
|------------------------------|--------------------------|
| Legal Description: | TRS 1B-2 & 1B-3  
ABST 851 WM WATERS |
| Property Address: | 0 FM 1960 RD W  
HOUSTON TX 77070 |

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Value Status Information

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Exemptions and Jurisdictions

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</table>

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

<table>
<thead>
<tr>
<th>Value as of January 1, 2017</th>
<th>Value as of January 1, 2018</th>
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</thead>
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<tr>
<td>Market</td>
<td>Appraised</td>
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<tr>
<td>Land</td>
<td>2,001,720</td>
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<td>Improvement</td>
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<td>Total</td>
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Land

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<th>Line</th>
<th>Description</th>
<th>Site Code</th>
<th>Unit Type</th>
<th>Units</th>
<th>Size Factor</th>
<th>Site Factor</th>
<th>Appr O/R Factor</th>
<th>Appr O/R Reason</th>
<th>Total Adj</th>
<th>Unit Price</th>
<th>Adj Unit Price</th>
<th>Value</th>
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<td>1</td>
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<td>217,800</td>
<td>1.00</td>
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<td>Shape or Size</td>
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Building

Vacant (No Building Data)
EXHIBIT 12
Site Work Cost Breakdown
### 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>
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</thead>
<tbody>
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---

Signature of Registered Engineer: [Signature]

Printed Name: Bilal Alizai

Date: 2/27/2018