Civil Engineer Feasibility Study:

Fish Pond at Portland
Akins Drive
Portland, Texas, 78374

Feb 28, 2018

Prepared for:
Fish Pond Living at Portland, LP
9702 Angelwylde Drive
Austin, Texas 78733
(512) 970-3889
dfournier@fishpondliving.com

Prepared by:
Burgess & Niple, Inc.
TBPE Firm Registration No. 10834
10701 Corporate Drive, Suite 118
Stafford, Texas 77477
(281) 980-7705 Fax (281) 980-0455
joseph.reue@burgessniple.com
TABLE OF CONTENTS

I. Introduction and Scope of review.

II. Review Criteria

III. Utilities and Fees

IV. Offsite Requirements and Cost

V. Onsite Requirements and Cost

VI. Ingress and Egress Requirements

VII. Approvals, review process and timing

VIII. Development Fee Schedule, Impact Fees, Drainage Fees, Park Fees and Tree Mitigation Fees

IX. Documents (Attachments)
   Exhibit A - Preliminary Site Plan (prepared by Hanson)
   Exhibit B – Preliminary Utility Plan (prepared by Hanson)
   Exhibit C - Offsite Cost Breakdown
   Exhibit D - Site Work Cost Breakdown
I. Introduction and Scope of review.

This report was prepared by Burgess and Niple, Inc. for the use of Fish Pond Living at Portland, LP, 9702 Angelwylde Dr., Austin, Texas, and its successors and/or assigns. The report is expressly and exclusively for the sole use and benefit of Fish Pond Living at Portland, LP, and its submittal for Tax Credits during the 2018 application cycle. Fish Pond Living at Portland, LP, may assign use of this document to entities named and contained within the TDHCA 2018 application cycle. The use or benefit of, nor may be relied upon by, any other person or entity without the advanced written consent of Burgess and Niple, Inc.

This report is based on a review of documents provided to the civil engineer. Civil Engineer may rely upon the information provided from the owner as accurate. Basis of observations and assessments may be the opinion of the Civil Engineer for the known information, and present time and condition of the property.

This project is a proposed 60-unit senior independent housing development located on a 6.0-acre tract of land near the intersection of Moore and Akins Drive in the city of Portland, Texas. The development will be used exclusively by senior residents 62 years of age and older. The site abuts the Portland Municipal Park, multi-family housing and single-family homes.

The project will have 15-cottage style 4-plex buildings with each building containing two 1-bedroom units and two 2-bedroom units, for a total of thirty 1-bedroom units and thirty 2-bedroom units. There will also be a clubhouse, pool area, dog park and gazebo. Please refer to Exhibit A – Site Plan for Fish Pond at Portland.
II. Review Criteria
The guideline criterion for this report is Per TDHCA UMR 2018 Subchapter C, pages 31 and 32 Parts (15) (A, B, C, D).

Review Criteria Items (15) (A, B, C, D)

This report, compiled by the Applicant or Third-Party Consultant, and prepared in accordance with this paragraph, which review site conditions and development requirements of the Development and Development Site, is required for any New Construction or Reconstruction Development.

A) Executive Summary as a narrative overview of the Development in sufficient detail that would help a reviewer of the Application better understand the site, the site plan, off site requirements, any other unique development requirements, and their impact on Site Work and Offsite Construction costs. The overview should contain a summary of zoning requirements, subdivision requirements, property identification number(s) and millage rates for all taxing jurisdictions, development ordinances, fire department requirements, site ingress and egress requirements, building codes, and local design requirements impacting the Development.

B) Survey or current plat as defined by the Texas Society of Professional Surveyors in their Manual of Practice for Land Surveying in Texas (Category 1A – Land Title Survey or Category 1B – Standard Land Boundary Survey).

C) Preliminary site plan prepared by the civil engineer with a statement that the plan materially adheres to all applicable zoning, site development, and building code ordinances.

D) Architect or civil engineer prepared statement describing the entitlement, site development permitting process and timing, building permitting process and time, and an itemization specific to the Development of total anticipated impact, site development permit, building permit and other required fees.
III. Utilities and Fees

Electric: service is provided by AEP.

There is an existing overhead power line that runs along the north-eastern and the south-eastern property lines. The developer will be able to tie into an existing pole. Fee: No electric service fees have been identified at the time of this report. The developer shall coordinate with AEP at the time of final planning and construction stage of project.

Gas: service in this general project area is provided by Center Point Energy.

There are no existing gas lines in the proximity of the site. The installation and dedication of gas distribution mains within the subdivision will be at the option of the developer. Should the developer choose not to install gas utilities, the developer shall provide minimum 6-inch diameter casings buried with a minimum 3-feet of ground cover to finish grade, extending from the edge of right-of-way at intersections or crossings as approved on construction plans.

Water: service is provided by City of Portland Public Works Department.

There is an existing 12” water line to the south-west of the property that crosses under Akins drive. There is also an existing water line to the north-east in the City of Portland Municipal Park. There is currently no service connection provided to this property. An 8” water line will be extended to the south-west within the south right-of-way line of Akins Drive and connected to the existing 12” water line. An 8” water line will be extended north-east to the existing water line in the park.


Fee: The extension of water mains is solely at the cost of the user requiring the extension. The estimated fire service fees, water meter fees, water meter deposit fees and water impact fees for this project are as follows:

Minimum Water Meter Deposit for each meter:

<table>
<thead>
<tr>
<th>Meter Size (In Inches)</th>
<th>Residential</th>
<th>Commercial*</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8 or ¾</td>
<td>$ 150.00</td>
<td>$ 150.00</td>
</tr>
<tr>
<td>1</td>
<td>200.00</td>
<td>225.00</td>
</tr>
<tr>
<td>1½</td>
<td>350.00</td>
<td>350.00</td>
</tr>
<tr>
<td>2</td>
<td>N/A</td>
<td>450.00</td>
</tr>
</tbody>
</table>
Water Tap Fees:

<table>
<thead>
<tr>
<th>Tap Size (in inches)</th>
<th>City Installed</th>
<th>Contractor Installed</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8 or ¾</td>
<td>$575.00</td>
<td>$400.00</td>
</tr>
<tr>
<td>1</td>
<td>725.00</td>
<td>500.00</td>
</tr>
<tr>
<td>1½</td>
<td>975.00</td>
<td>675.00</td>
</tr>
<tr>
<td>2</td>
<td>1,250.00</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>2,425.00</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>3,250.00</td>
<td>N/A</td>
</tr>
<tr>
<td>6</td>
<td>5,800.00</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Sewer: service is provided by The City of Portland Public Works Department.

There is an existing 8” sanitary sewer main along the south-eastern property line. Two 8” sanitary sewer taps will be made to this existing sanitary sewer line to serve this development.

Fee: The estimated sanitary sewer fees include the sewer tap fees:

Sewer tap fees:
- 0’-8’ feet of depth: $780.00
- 8’ and greater: Minimum $1,350.00

https://library.municode.com/tx/portland/codes/code_of_ordinances?nodeId=CO OR CH23WASESOWA ARTIISECH

https://library.municode.com/tx/portland/codes/code_of_ordinances?nodeId=CO OR CH23WASESOWA ARTIISECH_DIV4TALIEX_S23-72FE
Storm Water: service is provided by City of Portland Public Works Department.

There is existing storm sewer in Akins drive. The site is split to drain to two existing curb inlets that sit along the frontage of the site. The onsite storm system will tie into these two existing curb inlets. The south-western side of the site drains to the first existing curb inlet with a 36” reinforced concrete pipe that runs north-east and ends at the second existing curb inlet. The north-eastern side of the site drains to the second existing curb inlet with a 42” reinforced concrete pipe that drains north. The only offsite storm will be the connections to the existing inlets and the 50-linear feet of storm drain line.

Fee: No storm water/drainage fees have been identified at the time of this report. The developer shall coordinate with the city of Portland at the time of final planning and construction stage of project. There is no planned onsite detention at this time.

Telephone: service is provided by Spectrum.

Current service to the site is unknown. The existing townhomes to the south-east have full services from spectrum. The developer will coordinate the extension of underground telephone utilities with Spectrum.

Fee: No telephone service fees have been identified at the time of this report. The developer shall coordinate telephone service with Spectrum at time of final planning and construction stage of project.

Cable: service provider is Spectrum.

Current service to the site is unknown. The existing townhomes to the south-east have full services from Spectrum. The developer will coordinate the extension of underground cable utilities with Spectrum.

Fee: No cable service fees have been identified at the time of this report. The developer shall coordinate cable service with Spectrum at time of final planning and construction stage of project.

Solid Waste Removal: service is provided by the City of Portland Public Works

The city of Portland will determine the size and number of dumpsters needed for the development. These can be adjusted after a history of usage has been developed.


Estimated Fee: Based on having two 8-cubic yard enclosures with twice a week pick up: $368.86 monthly collection fee. There is also a delivery fee of $59.75.
IV. Offsite Requirements and Cost

Based on our review of the project, we included a cost for providing water to the site. A summary of the offsite 8” water line and the storm drain and devices are listed below and shown in the offsite cost breakdown (refer to Exhibit C).

**Fish Pond at Portland**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drains &amp; Devices</td>
<td>$18,000</td>
</tr>
<tr>
<td>Offsite Utilities (Water)</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

**Total Activity Cost** $78,000

V. Onsite Requirements and Cost

This project is for new construction. A summary of the civil site work cost breakdown is listed below and shown in sitework cost breakdown (refer to Exhibit D)

**Fish Pond at Portland**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Onsite Excavation/Grading</td>
<td>$155,000</td>
</tr>
<tr>
<td>Onsite Utilities (Water/Sanitary Sewer/Storm Drain)</td>
<td>$400,000</td>
</tr>
<tr>
<td>Onsite Electrical</td>
<td>$26,000</td>
</tr>
<tr>
<td>Onsite Paving</td>
<td>$200,000</td>
</tr>
<tr>
<td>Onsite Landscaping (Fencing/Vegetation)</td>
<td>$200,000</td>
</tr>
</tbody>
</table>

**Total Activity Cost** $852,500
VI. Ingress and Egress Requirements

The ingress and egress to the site is from Akins Drive located along the west property line. No TxDot permits are required. No improvements are required to Akins Drive with the development of this project.

VII. Approvals, review process and timing

The property is currently zoned R-6 for single family use and the site will have to go through P.U.D. To develop this project as a planned unit development, the developer must go through the following steps through the City of Portland.

https://library.municode.com/tx/portland/codes/code_of_ordinances?nodeId=COOR_APXAUNDEOR_CH3DEREPR

https://library.municode.com/tx/portland/codes/code_of_ordinances?nodeId=COOR_APXAUNDEOR_CH3DEREPR_S316PLUNDEPU

Planned Unit Developments:

(1) Application

a. The owner of any tract of land may request a rezoning as a planned unit development (PUD). A proposed site plan shall be submitted indicating density of residential, commercial and/or industrial areas, along with the location of all proposed streets, alleys, protective screening and open spaces.

(2) Review by Administrative Official (± 7 days)

a. After determining that the application is complete, the Administrative Official shall schedule a public hearing before the Planning and Zoning Commission.

(3) Publication (± 19 days)

a. Planned Unit Developments do not need a published notice of public hearing.

(4) Review by Planning and Zoning Commission (± 7 days)

a. The Planning and Zoning Commission shall, after appropriate notice, conduct a public hearing on each request for approval of a planned unit development. After considering the application, pertinent comments by City staff, other relevant support materials and public testimony given at the public hearing, and after reviewing the site plan in accordance with the criteria listed in this section, the Planning and Zoning Commission shall recommend that the City Council rezone to PUD, subject to approval of the submitted site plan; recommend that the City Council rezone to PUD, subject to modifications to the submitted site plan; or recommend that the City Council deny the request.
(5) Hearing and Action by City Council (± 21 days)

a. The City Council shall, after appropriate notice, conduct a public hearing on each request for approval of a planned unit development.

b. At the public hearing, the City Council shall consider the application, any pertinent comments by City staff, the Planning and Zoning Commission recommendation, other relevant support materials and public testimony given at the public hearing.

c. After the close of the public hearing, the City Council shall rezone to PUD, subject to the submitted site plan; rezone to PUD, subject to modifications to the submitted site plan; or deny the request. The Council may attach such conditions to a planned unit development approval as are necessary to prevent or minimize adverse effects on other property in the neighborhood, including, but not limited to: limitations on size, density and location, provision of adequate ingress and egress, duration of special use approval, and hours of operation of the planned unit development.

d. Where written protest against a proposed planned unit development is made and signed by:
   i. The owners of twenty (20) percent or more of the area subject to the special use; or
   ii. The owners of twenty (20) percent or more of the area within two hundred (200) feet of the affected area

e. Then the proposed special use shall require a favorable vote of at least three-fourths (¾) of all the members of the City Council to become effective.

(6) Approval

a. After initial approval of a PUD by the City Council, the Planning and Zoning Commission is hereby authorized to accept a PUD site plan as a preliminary plat. A final PUD will be handled as would any final plat.

(7) Pre-Development Permit

a. Permit Required. No person, company or corporation shall clear, grade or in any way alter vacant land within the incorporated limits of the City of Portland without first obtaining a permit from the Building Department.

b. Exemptions. The provisions of this Section shall not apply to persons, companies or corporations that clear, grade or alter land for agricultural purposes.

c. Application. Applicants for such permits shall provide proof of ownership or agency and a plan for pre-development. The pre-development plan shall identify the project site, all easements, rights-of-way and utilities. It shall address the purpose of the project, project duration, project hours and methods, including material disposal. The Administrative Official may require a drainage plan and run-off calculations to ensure grade changes do not adversely affect run-off or promote erosion.
(8) Building Permits / Utility Connections

a. No building, structure, patio, porch, deck, swimming pool, spa, sign, or fence or other similar structure shall be erected, constructed, altered, moved, converted, extended or enlarged, and no structure or manufactured home shall be placed on any lot, without the owner first having obtained a building permit from the Building Department. No parking lot shall be resurfaced, including seal coats, overlays, slurries, rehabilitations, or reconstructions, without the owner first having obtained a permit from the Building Department. Such permits shall require conformity with the provisions of this section and all other applicable City Ordinances.

b. When issued, a building permit shall be valid for a period of six (6) months, at which time, construction must have begun. Once construction has begun, construction must be completed within two (2) years. One (1) six (6) month extension may be granted by the Building Official.

c. The permit application shall include adequate information to allow the Administrative Official to determine compliance with this section, including, as necessary, site plans, elevations, construction details, etc.

d. No building permits or utility connections shall be issued for any construction or existing structure on any lot, tract or plot of land in the City or within its extra-territorial jurisdiction, when applicable, without a plat properly recorded in the County records, except as expressly exempted in Section 212.012, Texas Local Government Code, or as amended.

e. The City may require the installation of public improvements (sidewalks, curb and gutter, extension of water or sewer mains, etc.) as a condition of building permit approval or certificate of occupancy.

(9) Certificate of Occupancy

a. No building or premises shall be occupied until a certificate of occupancy has been issued by the Administrative Official.

b. No change in the use, tenant, or occupancy of land or an existing building (except solely for single-family residential purposes) shall be made until a certificate of occupancy has been issued by the Administrative Official.

c. No vacant land shall be occupied or used, except for agricultural uses, until a certificate of occupancy has been issued by the Administrative Official.

d. A certificate of occupancy shall be applied for at the same time as a building permit, when such permit is required.

e. Before issuing a Certificate of Occupancy, the Administrative Official shall require conformity with the provisions of this Ordinance and all other applicable City Ordinances. Every certificate of occupancy shall state that the new occupancy complies with the provisions of City Ordinances.
VIII. Development Fee Schedule, Impact Fees, Drainage Fees, Park Fees and Tree Mitigation Fees

Development Fee Schedule:

https://library.municode.com/tx/portland/codes/code_of_ordinances?nodeId=COOR_AP

Impact Fees: No impact fees have been identified at the time of this report.

Drainage Fees: There are no drainage fees for draining to the city of Portland storm system.

Park Fees: No park fees have been identified at the time of this report.

Tree Mitigation Fees: No Tree Mitigation fees have been identified at the time of this report.

IX. Documents (Attachments)

Exhibit A – Preliminary Site (prepared by Hanson)
Exhibit B – Preliminary Utility Plan (prepared by Hanson)
Exhibit C - Offsite Cost Breakdown
Exhibit D - Site Work Cost Breakdown
DEVELOPMENT, AND BUILDING CODE ORDINANCES.

THE SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE ELEVATIONS ARE BASED ON THE VERTICAL DATUM OF NGVD29.

PORTLAND, SAN PATRICIO COUNTY, TEXAS


ALL COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM FOR 3.

ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.

SITE PLAN

24 SPACES

135 SPACES

PARKING PROVIDED = 1.

135 SPACES

PARKING REQUIRED = 1.

PARKING RATIO:

AREA ANALYSIS:

1 UNIT

MAINTENANCE BUILDING AT 353 SF = 1 UNIT

OFFICE BUILDING AT 3353 SF =

(9'x20')

(9'x20')

(9'x20')

PROPERTY LINE

SPACES

SPACES

SPACES

30 UNITS

TWO BEDROOM UNITS AT 1040 SF =

30 UNITS

30 UNITS

NOTE:

1. 1 BEDROOM UNITS AT 725 SF =

30 UNITS

2. 2 BEDROOM UNITS AT 1006 SF =

30 UNITS

3. OFFICE BUILDING AT 3353 SF =

1 UNIT

4. MAINTENANCE BUILDING AT 353 SF =

1 UNIT

AREA ANALYSIS:

1. TOTAL NUMBER OF UNITS = 80 UNITS

2. TOTAL AREA = 6.0 ACRES

3. UNITS PER ACRE = 13 UNITS/ACRE

4. OPEN SPACE = 12.3% OF

5. PERCENT OPEN SPACE = 50.9%.

PARKING RATIO:

1. PARKING REQUIRED =

166 SPACES

2. PARKING PROVIDED =

186 SPACES

26 SPACES

CONSTRUCTION NOTE:

1. MEASUREMENTS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.


4. THE SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
LEGAL DESCRIPTION
6.00 ACRE TRACT
SAN PATRICIO COUNTY, TEXAS

BEING a 6.00 acre tract out of an 11.03 acre tract or parcel of land being called Tract Two in Block "C", Geo H. Paul Co's Subdivision of the Coleman Fulton Panter Co's Land, as recorded in Document No. 547750 of the Real Property Records of San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at a 5" IR rod found for the northeast corner of the herein described tract, same being a point on the northwest line of a tract of land belonging to the City of Portland, as recorded in Document Number 437784, recorded in Real Property Records of San Patricio County, Texas and being on the east right-of-way of Alice Drive (100 feet right-of-way).

THENCE South 30°07'23" West, a distance of 519.87 feet to a found 5" IR rod on the north line of Lot 1, Block 3, Walker-Nix Subdivision No.2, as recorded in Volume 4, Page 48, Map Records of San Patricio County, Texas, for the southeast corner of the said 11.00 acre tract, and for the southeast corner of the herein described tract;

THENCE South 89°39'59" West, with the north line of said Walker-Nix Subdivision No.2 as well as Walker-Nix Subdivision as recorded in Volume 4, Page 42, Map Records of San Patricio County, Texas, same being the south line of the said 11.03 acre tract and the south line of the herein described tract, a distance of 609.00 feet to a 5" IR rod red set with red plastic cap stamped "HANSON CRP, TX", for the southwest corner of the herein described tract;

THENCE North 00°15'34" West, a distance of 473.99 feet to a 5" IR rod set with red plastic cap stamped "HANSON CRP, TX" on the south right-of-way of Alice Drive, for the northwest corner of the herein described tract and a point of curvature of a curve to the right, having a radius of 559.00 feet, a chord bearing of South 00°21'31" East, and a chord distance of 43.40 feet;

THENCE with said curve to the right, as an arc of distance of 43.41 feet, to a 5" IR rod set with red plastic cap stamped "HANSON CRP, TX", for a point of tangency and a corner of the herein described tract;

THENCE South 60°40'10" East, with the south right-of-way of Alice, a distance of 169.15 feet to a 5" IR rod red found for a corner of the herein described tract and as a point of curvature of a curve to the left, having a radius of 609.00 feet, a chord bearing of North 84°11'14" East, a chord distance of 681.05 feet;

THENCE with said curve to the left, as an arc distance of 716.83 feet, to the POINT OF BEGINNING and containing 6.00 acres of land.

To: Fish Pond Development, its successors and assigns.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for AL/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 7, 8, 12 of Table A-1 of the same.

The field work was completed on February 5, 2018.

I, Stacey King Mow, Registered Professional Land Surveyor, hereby certify that this survey was prepared from an actual on the ground survey made under my direction and supervision, and represents the facts found at the time of survey, and that this survey substantially complies with the current standards adopted by the Texas Board of Professional Land Surveying.

Stacey King Mow
Registered Professional Land Surveyor
Texas Registration No. 6188
smow@hanson-inc.com
Hanson Professional Services, Inc.

ALTA/NSPS LAND TITLE SURVEY OF A 6.0 ACRE TRACT BEING OUT OF AN 11.03 ACRE TRACT BEING REFERRED TO AS TRACT TWO IN A DEED RECORDED IN CLERK'S FILE NO.547750, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY, TEXAS.

THE FOLLOWING ITEMS ARE TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

GF NUMBER 17-2377-0
ISSUED DATE: JANUARY 8, 2018
EFFECTIVE DATE: DECEMBER 18, 2017

SCHEDULE B
ITEM 10


APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN

b.) Terms, Conditions, and Stipulations in that certain Right of Way Agreement dated July 19, 1955, by and between J.R. Murphy and wife, M.J. Murphy, and Southern Coast Corporation, recorded under Clerk's File No.105160, Volume 204, Page 278, Official Public Records of San Patricio County, Texas.

APPEATS PROPERTY AND IS SHOWN

c.) Easement dated October 24, 1996, executed by J.R. Murphy and wife, M.J. Murphy, to Houston Pipe Line Company, recorded under Clerk's File No. 181850, Volume 542, Page 239, Official Public Records of San Patricio County, Texas.

APPEATS PROPERTY AND IS SHOWN

d.) Easement and Right of Way dated January 6, 1985, executed by J.R. Murphy and wife, Martha J. Murphy to Central Power and Light Company, recorded under Clerk's File No. 176249, Volume 328, Page 74, Official Public Records of San Patricio County, Texas.

APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN

APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN

Easement dated February 19, 1997, executed by Yabra Oil Company, Ltd. and Lev Hunt to City of Portland, recorded under Clerk's File No. 400196, Official Public Records of San Patricio County, Texas.

APPEATS PROPERTY AND IS SHOWN


APPEATS PROPERTY AND IS SHOWN

APPEATS PROPERTY AND IS SHOWN

a.) Terms, provisions, reservations of easements and conditions as contained in Special Warranty Deed dated December 19, 1997, executed by Lev Hunt, as his separate property and Yabra Oil Company, Ltd. a California Limited Partnership to West Wood Owners, LLC recorded under Clerk's File No. 457711, Official Public Records of San Patricio County, Texas.

APPEATS PROPERTY AND IS SHOWN

NOTE: THE SURVEYOR CANNOT CERTIFY THAT ANY OF THE TERMS, CONDITIONS, RESERVATIONS, DIL, GAS & MINERAL LEASES, MINERAL RIGHTS AND/OR REALTY INTERESTS LISTED IN GF NO. 17-2377-0 ARE STILL IN EFFECT, OR WHETHER THEY ACTUALLY IMPACT THE SUBJECT PROPERTY.
ALTA/NSPS

LAND TITLE SURVEY OF

A 6.0 ACRE TRACT

BEING OUT OF AN 11.03 ACRE TRACT BEING REFERRED TO AS TRACT TWO IN A DEEDRecorded IN CLERK'S FILE NO.547750, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY, TEXAS.
EXHIBIT "A"

LEGAL DESCRIPTION
6.00 ACRE TRACT
SAN PATRICIO COUNTY, TEXAS

BEING a 6.00 acre tract out of an 11.03 acre tract or parcel of land being called Tract Two in Block "C", Geo. H. Paul Co.'s Subdivision of the Coleman Fulton Pasture Co.'s Lands, as recorded in Document No. 547750 of the Real Property Records of San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northeast corner of the herein described tract, same being a point on the northwest line of a tract of land belonging to the City of Portland, as recorded in Document Number 435784, recorded in Real Property Records of San Patricio County, Texas and being on the east right-of-way of Akins Drive (100 foot right-of-way);

THENCE South 30°03'25" West, a distance of 519.87 feet to a found 5/8" iron rod on the north line of Lot 1, Block 3, Walker-Nix Subdivision No.2, as recorded in Volume 4, Page 48, Map Records of San Patricio County, Texas, for the southeast corner of the said 11.03 acre tract, and for the southeast corner of the herein described tract;

THENCE South 89°58'06" West, with the north line of said Walker-Nix Subdivision No.2 as well as Walker-Nix Subdivision as recorded in Volume 4, Page 42, Map Records of San Patricio County, Texas, same being the south line of the said 11.03 acre tract and the south line of the herein described tract, a distance of 609.00 feet to a 5/8' iron rod set with red plastic cap stamped "HANSON CRP, TX", for the southwest corner of the herein described tract;

THENCE North 00°01'54" West, a distance of 473.99 feet to a 5/8' iron rod set with red plastic cap stamped "HANSON CRP, TX" on the south right-of-way of Akins Drive, for the northwest corner of the herein described tract and a point of curvature of a curve to the right, having a radius of 550.00', a chord bearing of South 66°21'51" East, and a chord distance of 43.40 feet;

THENCE with said curve to the right, an arc distance of 43.41 feet, to a 5/8' iron rod set with red plastic cap stamped "HANSON CRP, TX", for a point of tangency and a corner of the herein described tract;

THENCE South 64°06'10" East, with the south right-of-way of Akins, a distance of 169.18 feet to a 5/8' iron rod found for a corner of the herein described tract and a point of curvature of a curve to the left, having a radius of 650.00', a chord bearing of North 84°18'14" East, a chord distance of 681.05 feet;
THENCE with said curve to the left, an arc distance of 716.83 feet, to the POINT OF
BEGINNING and containing 6.00 acres of land.

NOTE:
ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS COORDINATE
SYSTEM FOR THE LAMBERT SOUTH ZONE NAD 1983 AND ALL DISTANCES ARE
GRID DISTANCES.

Stacey King Mora
RPLS
Registered Professional Land Surveyor
Texas Registration No. 6166
Hanson Professional Services Inc.
TBPE F#417  TBPLS F# 100395-00

Date: February 7, 2018
**Offsite 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>
<thead>
<tr>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>Storm Drains &amp; Devices</td>
<td></td>
<td></td>
<td>$ 18,000</td>
<td></td>
<td></td>
<td>$ 18,000</td>
</tr>
<tr>
<td>Offsite Utilities (Water)</td>
<td></td>
<td></td>
<td>$ 60,000</td>
<td></td>
<td></td>
<td>$ 60,000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 78,000</td>
</tr>
</tbody>
</table>

[Signature of Registered Engineer]

[Printed Name]

[Seal]

[Date]
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>Rough grading</td>
<td></td>
<td></td>
<td>$140,000</td>
<td></td>
<td></td>
<td>$140,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td></td>
<td></td>
<td>$15,000</td>
<td></td>
<td></td>
<td>$15,000</td>
</tr>
<tr>
<td>Onsite concrete</td>
<td></td>
<td></td>
<td>$44,000</td>
<td></td>
<td></td>
<td>$44,000</td>
</tr>
<tr>
<td>Onsite electrical</td>
<td></td>
<td></td>
<td>$26,000</td>
<td></td>
<td></td>
<td>$26,000</td>
</tr>
<tr>
<td>Onsite paving</td>
<td></td>
<td></td>
<td>$200,000</td>
<td></td>
<td></td>
<td>$200,000</td>
</tr>
<tr>
<td>Onsite utilities (W/SS/SD)</td>
<td></td>
<td></td>
<td>$400,000</td>
<td></td>
<td></td>
<td>$400,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td>$12,500</td>
<td></td>
<td></td>
<td>$12,500</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
<td>$15,000</td>
<td></td>
<td></td>
<td>$15,000</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$852,500</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

Date 2-28-2018

Printed Name

(SEAL)