FEASIBILITY STUDY

for

Pines at Allen Street
Kountze, Texas

PREPARED FOR

Kountze Pines at Allen Street, LP
3735 Honeywood Court
Port Arthur, Texas 77642

February, 2018

SOUTEX
SURVEYORS & ENGINEERS
TBPE Firm No. 5755
TBPLS FIRM No. 10123800
3737 Doctors Drive, Port Arthur, Texas 77642
(409) 983-2004
CONTENTS

EXECUTIVE SUMMARY

FEASIBILITY STUDY

APPENDIX A – SITE FEMA FLOOD MAP

APPENDIX B – SITE SURVEY

APPENDIX C – PRELIMINARY CIVIL SITE PLAN

APPENDIX D – USGS TOPOGRAPHIC SURVEY MAP

APPENDIX E – TAXING INFORMATION

APPENDIX F – CITY INFO
February 22, 2018

Miranda Ashline  
Kountze Pines at Allen Street, LP  
3737 Honeywood Court  
Port Arthur, TX 77642

Re: Executive Summary  
Feasibility Study for Kountze Pines at Allen Street – Kountze, Texas

Dear Ms. Ashline:

Submitted for your use is the requested feasibility study and supporting information for the Kountze Pines at Allen Street site in Kountze, Texas. This report includes general information regarding the City of Kountze and nearby existing utilities. The information included in this Executive Summary and Feasibility Report was obtained through both the review of the City of Kountze Ordinance as well through phone, email and in person conversations with City of Kountze employees. Below are the highlights and additional information related to the site development.

Planning, Zoning and Permitting:

The City of Kountze does not have a zoning ordinance. Listed in the Main City ordinance are minimum building setback lines. Fees are required for utility taps. The Site Plan and Construction Plans are reviewed and evaluated by a building official who has the authority to approve the plans and issue permits. Though it is not required, it is recommended that the preliminary site plan be reviewed by the City prior to full construction plans being developed.

Codes and Ordinances:

The City of Kountze uses the 2015 International Building and Fire Codes and the 2014 Electrical Code. Attention should be made to site design in relation to fire hydrant spacing, fire vehicle access routes and fire lane widths. The designer should work with the local fire department to ensure the site meets their requirements.

Utilities:

A 4” sanitary sewer force main exists along Allen Street in front of the proposed site. A lift station will be required for the site and it will need to tie into the 4” force main. A 6” water line runs along a portion of the proposed site and continues as a 3” waterline. The 3” waterline will need to be replaced with a 6” waterline. Drainage from the site currently drains southerly towards Allen Street and northerly towards Pea Monk Branch. The City of Kountze does not require detention ponds but due to the limited capacity of the existing Allen Street ditch we anticipate the need for a detention pond.
All information related to applicable Codes and Ordinances is summarized in Feasibility Study and is available at the City of Kountze.

If you have any questions, please contact us.

For the Firm,

Jeremy Mitchell, PE
1  Project Information

Project Name:  Pines at Allen Street Apartments
Location:  Allen Street - Kountze, TX 77625
Jurisdiction:  City of Kountze, Texas
County:  Hardin County

2  Planning & Zoning

The City of Kountze does not have a Planning & Zoning ordinance and but does issue building permits.

Mr. Jeff LaComb (Kountze Building Official) & Mr. Tim Drake (Director of Public Works) indicated that the general City ordinance indicates a 25’ front setback along all roadways and a 10’ rear and side setback.

Environmental Assessment  Phase I site assessments are not required by the City.
Wetlands Determination  Not required specifically by City of Kountze, however, statement regarding Wetlands is required as part of State Construction Storm Water Pollution Prevention Plan (SWPPP) Regulations.

3  Site Plan Review and Approval Process

Agency Name:  City of Kountze
Plan Review Procedure:  The City of Kountze recommends submittal of a preliminary site plan for preliminary review.
Construction plans to be submitted for City review and approval prior to permit being issued. Building Official and Public Works Director reviews plans. Plan review can take 1 to 3 weeks depending on size and scope of project.

4  Codes and Ordinances

Landscape Ordinance:  No
Tree Ordinance:  No
Lighting Ordinance:  No
Noise Ordinance:  No
Signage Ordinance:  No
5 **Site Design Requirements**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

Ingress/Egress: Site must have adequate ingress/egress/turning radius for fire trucks.

6 **Parking Requirements**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

7 **Landscape/Tree Requirements**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

8 **Screening Requirements**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

9 **Sign Regulations**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

10 **Traffic Engineering**

A. Traffic Impact Analysis None

B. Traffic Impact Fees None

11 **Sign Regulations**

N/A The City of Kountze does not have a Planning & Zoning Ordinance.

12 **Fire Requirements**

Site must have adequate ingress/egress for fire trucks. Project must adhere to the International fire Code.

13 **Site Utilities**

Electrical

A. Agency Name: Entergy Texas

B. Existing Service: Existing distribution lines are overhead and located in the South right-of-way of Allen Street.
Natural Gas

A. Agency Name: City of Kountze
B. Existing Service: Gas available east & west of site along the right-of-way of Allen Street

Telephone

A. Agency Name: At&t
B. Existing Service: Unknown at this time, however, it is assumed to be located in the existing right-of-way of Allen Street.

Cable

A. Agency Name: Spectrum Cable
B. Existing Service: Unknown at this time, however, it is assumed to be located in the existing right-of-way of Allen Street.

Wastewater

A. Agency Name: City of Kountze Water Department
B. Existing Capacity: Adequate, no issues during initial City meeting.
C. Existing Capacity: 4” Force main along Allen Street. Gravity Eight (8”) inch in the ROW of Allen Street West of the project and Gravity Eight (8”) inch crossing Allen Street East of the project.
D. Line Depth: Gravity line is shallow (per Public Works Director)
E. Special Requirements
   1. Lift Station
      Yes – A lift station will be required. Lift station will be on property within a utility easement. Lift station will be owned and maintained by City.
   2. Grease Trap
      Unknown at this time
   3. Capacity/Impact Fees: No

Water

A. Agency Name: City of Kountze Water Department
G. Existing Service: Public
H. Existing Capacity: Six (6”) inch in the ROW of Allen Street, east of project. Eight (8”) inch in Allen Street, west of project. Three (3”) inch in the south right-of-way of Allen Street in front of project.
I. Offsite Improvements
   Existing 3” 1850 linear feet waterline from Tubb Street to the existing 8” waterline at Cariker Street will need to be upgraded to 6” waterline.
J. Static Pressure: Unknown
K. Residual Pressure: Unknown
L. Flow: Unknown
M. Impact Fees: None
14  Storm Drainage/ Water Quality

Storm Drainage
A. Agency Name: ___________________________ City of Kountze
B. 100 Year Flood Plain: No
C. Detention Design Criteria: None
D. Drainage Requirement: Drainage to be approved by City of Kountze.
E. Existing Site Drainage: Part of existing site drains to a roadside ditch along Allen Street and rear of the property drains northerly to Pea Monk Branch.

Storm Water Quality:
A. State (TCEQ) Requirements: State storm water rules for construction runoff including development of Notice of Initiation (NOI) and Storm Water Pollution Prevention Plan and subsequent Notice of Termination (NOT)
APPENDIX A

SITE FEMA FLOOP MAP
FIRM
FLOOD INSURANCE RATE MAP
HARDIN COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 225 OF 650
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY
HARDIN COUNTY
KOUNTZE, CITY OF

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48199C0225F
MAP REVISED
OCTOBER 6, 2010
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
APPENDIX B

SITE SURVEY
John A. Christie Survey
Abstract Number 544

I, J.D. McClenan, do hereby certify that this is a true and accurate plat of a survey made under my supervision, on the ground, of a 12.62 acre tract in the John A. Christie Survey, Abstract Number 544, in Hardin County, Texas and showing all visible improvements therein. There are no overlapping of improvements except as shown hereon. There are no visible signs of encroachments at the time of the survey except as shown. The undersigned surveyor does not warrant or subscribe to the accuracy or scale of flood zone information which is derived from the above referenced flood insurance rate map. Use of this survey for any other purpose or by any other parties is at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

J.D. McClenan
Registered Professional Surveyor
Texas Registration Number 2513

This instrument was acknowledged before me on this the 24th day of February, 2018.

J.D. McClenan
Registered Professional Surveyor
Texas Registration Number 2513

DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVING, REFERENCED TO THE TRIMBLE ERC NETWORK, REFERENCED TO THE NGVD 1929, WGS 1984,計畫 coordinate system, COORDINATE SYSTEMS (2003), GRID SCALE FACTOR SUPPLIED.

PREPARED BY:
B-LINE SURVEYORS INC.
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L.ToB. & R.R. Survey
Abstract Number 289

I hereby certify that this is a true and accurate plat of a survey made in theground of a 12.62 acre tract in the John A. Christie Survey, Abstract Number 544, in Hardin County, Texas and showing all visible improvements therein. There are no overlapping of improvements except as shown hereon. There are no visible signs of encroachments at the time of the survey except as shown. The undersigned surveyor does not warrant or subscribe to the accuracy or scale of flood zone information which is derived from the above referenced flood insurance rate map. Use of this survey for any other purpose or by any other parties is at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

J.D. McClenan
Surveyor
Texas Registration Number 2513

This instrument was acknowledged before me on this the 24th day of February, 2018.

J.D. McClenan
Registered Professional Surveyor
Texas Registration Number 2513

DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVING, REFERENCED TO THE TRIMBLE ERC NETWORK, REFERENCED TO THE NGVD 1929, WGS 1984, PLAN COORDINATE SYSTEM, COORDINATE SYSTEMS (2003), GRID SCALE FACTOR SUPPLIED.

PREPARED BY:
B-LINE SURVEYORS INC.
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L.ToB. & R.R. Survey
Abstract Number 289
APPENDIX C

PRELIMINARY CIVIL SITE PLAN
APPENDIX D

USGS TOPOGRAPHIC SURVEY MAP
Property ID: 21535

Owner: S & M AFFILIATED INC

Property ID:
21535

Account Number:
000544-000050

Deed Information:
Volume: 0
Page: 0
File Number: 2015-57934
Deed Date: 8/13/2015

Property Legal Description:
AB 544 J A CHRISTIE
P NO. 544-1 TRACT 284
I NO. 2015-52296

Property Location:
KOUNTZE TX 77625

Survey / Sub Division Abstract:
J A CHRISTIE
544

Owner Information:
S & M AFFILIATED INC
3033 BUSH DR
KOUNTZE TX 77625 6052

Previous Owner:
CATCHMARK HBU LLC

Property Detail:
Property Exempt:
Category / SPTB Code: D1
Total Acres: 493.650
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag / Timber Value: 0
Land Market Value: 493,650
Improvement Value: 0
Property Market Value: 493,650

Jur Code | Jur Name           | Total Market | Homestead | Total Exemption | Taxable |
---------|--------------------|--------------|-----------|-----------------|---------|
CH       | HARDIN COUNTY      | 493,650      | 0         | 133,610         |
SK       | KOUNTZE ISD        | 493,650      | 0         | 133,610         |
F6       | EMRGNCY SERV DIST #1 | 493,650      | 0         | 133,610         |
Property ID: 21535
Owner: S & M AFFILIATED INC

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**Total Land Value:** $493,650
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APPENDIX F

CITY INFO
include public and private streets in the development.

3. Yards - A minimum twenty-five (25) foot yard or open space area shall be required from all public street right-of-way and from the boundary of the development. A minimum yard of ten (10) feet shall be established between all unattached dwellings.

4. Lot Area and Yards - Individual lots are exempt from minimum lot area and yard regulations otherwise imposed in this ordinance.

5. Common Open Space - There shall be a minimum of one thousand (1,000) square feet of useable common open space per development. Common open space must be usable for recreational activities and must be assembled in contiguous areas of not less than ten thousand (10,000) square feet.

6. Final Plat - A recorded final plat covering all the area of a cluster housing development shall be required before a building permit shall be issued.

7. Development Phases - A description of planned development phases shall be included in the application for and made a part of the approval of, the final plat for cluster housing development. Each scheduled phase of development shall include a reasonable proportions of required common open space.

8. Co-owner's Association and Assessments - A co-owner's association or other legal entity shall be created to provide for the retention and perpetual maintenance of all common open space, private utilities and private streets approved by the City Attorney. There shall be a declaration creating an association of co-owners, whether called by that name or any other, the membership of which shall be composed of all owners of lots or other units within the perimeter of the development. Voting within the association may be weighted in any manner, except that provision shall be made that upon the conveyance of all lots or other units by the applicant of the permit, each owner of each lot or other unit shall have an equal vote. The word "owner" shall mean the record owner, whether one or more persons or other entities, of a fee simple title to any lot or other unit which is a part of the development, including sellers under contract for deed, but excluding those having such interest as a security for the performance of an obligation.

B. Private street maintenance. An assessment for ordinary
City of Kountze

Gateway to the Big Thicket

Call if you have a Emergency
The City of Kountze has staff available to all residents and customers 24 hours a day, 365 days a year to respond to emergency situations. Please call 409-246-3463 anytime to report a emergency.

Payment Options
At this time, the City of Kountze does not accept credit / debit cards. In order for us to take payment, it must be cash, check, or money order.

Rates and Charges

Water Rates

Water Rates Inside City Limits
Residential
$15.50 Minimum
0-2,000 gallons $1.50 per 1,000 gallons
2,001 - 10,000 gallons $2.75 per 1,000 gallons
10,001 - 20,000 gallons $3.25 per 1,000 gallons
20,001 gallons and above $3.50 per 1,000 gallons

Commercial
$20.00 Minimum
0-3,000 gallons $2.75 per 1,000 gallons
3,001 - 10,000 gallons $3.25 per 1,000 gallons
10,001 gallons and above $3.50 per 1,000 gallons

Water Rates Outside City Limits

Water/Garbage $100.00
Garbage $50.00
Gas only $100.00
Reconnect per cust request $15.00
Reconnect for non-payment $50.00

City Council Meetings are held the third Thursday of every month

http://cityofkountze.org/city-services
### Water Rates

#### Outside City Limits

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$19.38 Minimum</td>
<td>$1.88 per 1,000 gallons</td>
</tr>
<tr>
<td>0-2,000 gallons</td>
<td>$3.44 per 1,000 gallons</td>
</tr>
<tr>
<td>2,001 - 10,000 gallons</td>
<td>$4.06 per 1,000 gallons</td>
</tr>
<tr>
<td>10,001 thru 20,000 gallons</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
<tr>
<td>20,001 gallons and above</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$25.00 Minimum</td>
<td>$3.44 per 1,000 gallons</td>
</tr>
<tr>
<td>0-3,000 gallons</td>
<td>$4.06 per 1,000 gallons</td>
</tr>
<tr>
<td>3,001 - 10,000 gallons</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
<tr>
<td>10,001 and above</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
</tbody>
</table>

#### Sewer Rates

#### Inside City Limits

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$15.50 Minimum</td>
<td>$1.50 per 1,000 gallons</td>
</tr>
<tr>
<td>0-2,000 gallons</td>
<td>$2.75 per 1,000 gallons</td>
</tr>
<tr>
<td>2,001 - 10,000 gallons</td>
<td>$3.25 per 1,000 gallons</td>
</tr>
<tr>
<td>10,001 - 20,000 gallons</td>
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</tr>
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<td>20,001 gallons and above</td>
<td>$3.50 per 1,000 gallons</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$20.00 Minimum</td>
<td>$2.75 per 1,000 gallons</td>
</tr>
<tr>
<td>0-3,000 gallons</td>
<td>$3.25 per 1,000 gallons</td>
</tr>
<tr>
<td>3,001 - 10,000 gallons</td>
<td>$3.50 per 1,000 gallons</td>
</tr>
<tr>
<td>10,001 gallons and above</td>
<td>$3.50 per 1,000 gallons</td>
</tr>
</tbody>
</table>

#### Outside City Limits

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$19.38 Minimum</td>
<td>$1.88 per 1,000 gallons</td>
</tr>
<tr>
<td>0-2,000 gallons</td>
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</tr>
<tr>
<td>2,001 - 10,000 gallons</td>
<td>$4.06 per 1,000 gallons</td>
</tr>
<tr>
<td>10,001 thru 20,000 gallons</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
<tr>
<td>20,001 gallons and above</td>
<td>$4.38 per 1,000 gallons</td>
</tr>
</tbody>
</table>

### Gas Rates

#### Inside City Limits

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$15.00 Minimum</td>
<td>CF-cubic foot</td>
</tr>
<tr>
<td>CF-cubic foot</td>
<td>MCF- 1000 CF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$15.00 Minimum</td>
<td></td>
</tr>
</tbody>
</table>

http://cityofkountze.org/city-services
$6.05 per MCF

Commercial
$25.00 Minimum
$9.00 per MCF

Gas Rates Outside City Limits
Residential
$18.75 Minimum
$7.56 per MCF

Commercial
$31.25 Minimum
$11.25 per MCF

Garbage Rates
Residential
1 cart - $13.60
2 carts - $15.90
3 carts - $21.31

Commercial
2 carts - $21.31
3 carts (once a week) - $28.00
3 carts (twice a week) - $44.00

Bulk Water
Bulk Water Rate - $20.00 per 1000 gallons

Tap Fees

1. Short side service - 15' or less
2. Long side service - 30' service of less

3. Lines over 30' long shall be charged to customers at market price of material per foot.

Water taps and connection fees

<table>
<thead>
<tr>
<th>Water</th>
<th>Short</th>
<th>Long</th>
<th>Sewer</th>
<th>Short</th>
<th>Long</th>
<th>Gas</th>
<th>Short</th>
<th>Long</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot;</td>
<td>$500.00 ea</td>
<td>$725.00 ea</td>
<td>4&quot;</td>
<td>$500.00 ea</td>
<td>$725.00 ea</td>
<td>1&quot;</td>
<td>$575.00 ea</td>
<td>$800.00 ea</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$575.00 ea</td>
<td>$800.00 ea</td>
<td>anything larger</td>
<td>Cost + 10%</td>
<td>Cost + 10%</td>
<td>anything larger</td>
<td>Cost + 10%</td>
<td>Cost + 10%</td>
</tr>
<tr>
<td>Anything larger</td>
<td>Cost + 10%</td>
<td>Cost + 10%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Building Permits

Construction Permits

The following fees are based on per/slab or per/visit basis.

Residential / Commercial Building Permit
Up to and including $1,000.00 $30.00
Above $1,000.00 $30.00 + $3.00 per every additional $1,000.00 of valuation

Re-inspection $30.00
Stop Work $30.00

Placement Fee: permit-manufactured homes, mobile homes, and all portable structures (any structure moved) $75.00

Swimming Pool $25.00

Any work performed without permit shall be charged twice the stated fee (double)
Electrical Permits
Residential
$.035 per square foot ($35.00 minimum)

Commercial
$.05 per square foot ($50.00 minimum)

Electric Pole Only
$40.00

Re-inspection
$35.00 for each call back

Mechanical Permits
Residential
$.035 per square foot ($35.00 minimum)

Commercial
$.05 per square foot ($50.00 minimum)

Re-inspection
$35.00 for each call back

Swimming Pools
Issuing Fee - $25.00
Re-inspection Fee - $25.00

Customer Service Inspections
Initial CSI - $15.00
Re-inspection - $15.00

Customer Service Inspections shall be completed prior to providing continuous water service to new construction, on any existing service when the water purveyor has reason to believe that cross connections or other potential hazards exist, or after any material improvement, correction, or addition to the private water facilities.
**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>
<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>Off-site utilities - Water line</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 83,000.00</td>
</tr>
</tbody>
</table>

*Signature of Registered Engineer responsible for Budget Justification*

*Printed Name: Jeremy Mitchell*

*Date: 2/28/18*

*If a revised form is submitted, submit the form with a date stamp.*

*Signature of Authorized Official*

*Date: 2/28/19*
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>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>Rough grading</td>
<td>$550,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,679,353</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$506,525</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$98,800</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$436,828</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$17,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lift Station</td>
<td>$70,000</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>$1,679,353</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

Printed Name: Jeremy Mitchell

Date: 2/24/16

For County at Allen Street

If a revised form is submitted, date of submission:

2/26/16