Site Feasibility Study
For
Campanile on Commerce

3.074 Acre Tract
2800 Commerce Street,
Houston, Texas

Prepared for:
Kilday Realty Corp.
1717 St. James Place, Suite 150
Houston, Texas 77056

Prepared by:

r.g. miller engineers

Texas Registered Engineering Firm No. F-487
16340 Park Ten Place, Suite 350, Houston, Texas 77084

February 2018
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I. GENERAL PROJECT INFORMATION

A. Executive Summary
This report represents the findings of our investigation for a 3.074-acre tract at the south east corner of Commerce Street & North Delano Street located in Houston, 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 120-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.

B. Project Location
The project tract is located at 2800 Commerce Street in the City of Houston, Key Map page 494-N. 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 City of Houston 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
A Joint Referral Committee application will be submitted for off-site requirements. At this time upgrade requirements to the existing storm system will be based on letters from the City of Houston to be received six weeks after application is submitted. Existing water and sanitary sewer service lines are located adjacent to the site.

E. Easements/Building Lines
Upon review of the survey based on a title report prepared by Stewart Title, 16000332819 by Global Surveyors, Inc. dated November 15, 2016, building lines are to be proposed along the subject property. Below are the details for the easements:

**Tract I: 3.074 acres**
- A 10-foot building line located along Commerce Street and North Delano Street.

F. Other Pertinent Information
The site is located in the City of Houston within Council District H. Karla Cisneros is the Council person for this District (See Exhibit 3).
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.

The 3.074 acre tract is currently not platted. The City of Houston Planning Commission will require the site to be platted to develop the proposed 120-unit multi-family development.

**Minimum Setback Requirements**

- Commerce Street: A minimum 10-foot setback is required.
- North Gelano Street: A minimum 10-foot setback is required.

**Minimum Right-of-Way Widths**

- Commerce Street: Per the 2017 City of Houston Major Thoroughfare and Freeway Plan (*Exhibit 5*), Commerce Street is designated as a Local Street, the current right-of-way width of Commerce Street is 60-feet.
- North Gelano Street: Per the 2016 City of Houston Major Thoroughfare and Freeway Plan (*Exhibit 5*), Newkirk Lane is designated as a Local Street, the current right-of-way width of North Gelano Street is 60-feet.

ii. *Site Plan Review (Chapter 42, Performance Standards):* A site plan will be required for submission through the City of Houston Planning Department. *Exhibit 6* shows process and approval of a 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 City of Houston, completeness of plans submitted, and the ability of project consultants to adequately respond to City comments.

iv. *Public Works and Engineering Plan Review* The sanitary, water, and storm lines within the right-of-way that connect to the City of Houston 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. Joint Referral Committee
The sanitary, water, and storm lines within the property will require an application to the Joint Referral Committee. A survey will be required for processing the abandonments with the JRC application. City of Houston public works and engineering department will return a letter with the requirements for abandonment of utility lines within the property. A flow chart has been provided for reference (Exhibit 7).

vi. 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

B. Zoning
There are no zoning requirements in the City of Houston. (Exhibit 8)

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
- City of Houston Site Plan Review
- City of Houston Plat Review
- Harris County Plat Review
- City of Houston Commercial Permitting & Code Enforcement
- City of Houston Public Works & Engineering
- City of Houston Joint Referral Committee
- 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. Park Land Dedication and Tree Mitigation

Residential development within the City of Houston requires the developer to comply with The Parks Ordinance. The developer is required to either dedicate land for the creation of parks or pay a fee in lieu of parkland dedication.

1. Option #1

Per Chapter 42-252 Park Dedication Required, “the amount of land required to be dedicated for parks shall be proportionate to the development calculated on the basis of the following formula”:

\[ 10 \text{ acres} \times \text{No. of DU} \times \text{PPDU} / 1,000 \]

DU = # of proposed dwelling units;
PPDU = 1.8, the # of persons per dwelling unit for each dwelling unit; and
1,000 = the # of residents per 10 acres of park land.

\[ 10 \times 120 \text{ dwelling units} \times 1.8 = 936 / 1,000 = 2.16 \text{ acres or } \pm 94,089.60 \text{ square feet of park land dedication required for the proposed development.} \]

2. Option #2

Credits for private park land can be granted if certain requirements are met within 42-254 (b) 2 of the Parks Ordinance (Exhibit 9).

Fee payment in lieu of park land dedication = $700.00 per dwelling unit = 700 x (120) = $84,000.00

Contact information for the Parks Department is listed below:

Yuhayna McCoy
832-395-7028
Yuhayna.Mccoy@houstontx.gov

Because the site is not large enough to comply with the land dedication option, the only feasible option is to pay the impact fee in lieu of land dedication as listed in Option 2 above.

In addition, any existing trees located within the right-of-way or building setback that are disturbed during construction must be mitigated in accordance to the City Parks Ordinance. Typically specimen trees that need to be removed for construction must be replaced. It is recommended the developer contact a local landscape architect for further requirements.

E. 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 City of Houston 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 City of Houston’s website: [www.houstontx.gov/planning/DevelopRegs/docs_pdfs/tree_shrub.pdf](http://www.houstontx.gov/planning/DevelopRegs/docs_pdfs/tree_shrub.pdf). It is recommended the developer contact a local landscape architect for further requirements.

The City of Houston 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.

The City of Houston 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. The City of Houston addresses signage under Chapter 46 of the Building Code, specifically the Houston Sign Code. This document can be found here: [http://edocs.publicworks.houstontx.gov/documents/divisions/planning/enforcement/signcode.pdf](http://edocs.publicworks.houstontx.gov/documents/divisions/planning/enforcement/signcode.pdf)

F. Assessments and Fees

i. *Water and Wastewater Impact Fees:*

Impact fee for wastewater is $1,199.11 per service unit plus a $27.95 administrative fee, and $626.50 per service unit and a $27.95 administrative fee for water. The COH Impact Fee Service Unit Equivalent Table is shown as Exhibit 10. A service unit is defined as 250 gallons per day. Apartments with washers and dryers are assessed at 0.4762 service units per unit. 120 units would be the equivalent of 57.144 service units.

The water and wastewater will have to be requested for capacity and fees. These fees are required to be paid prior to approval of private construction plans.

These fees are good through June 31, 2018 with an increase in fees expected July 1, 2018. The City of Houston typically increases water and wastewater fees in the month of July of each year. The increases are typically a nominal 3% plus or minus each year.

ii. *Drainage Impact Fees:*

The City of Houston assesses Drainage Impact Fees for new development projects. These fees are intended to recover some cost incurred by the government for expansion of infrastructure network necessary to serve the new development. The Drainage Impact Fee is determined based on the number of service units a new development includes. A service unit is defined as each 1,000 square feet of impervious surface, rounded to the
nearest ten feet. The collection amounts per service unit for the Service Area are as follows:

Brays Bayou Watershed $16.38 per service unit

This fee is typically assessed with the permit fee, once the private construction plans are approved.

iii. City of Houston Construction Plan Review Fees:

The City of Houston Public Works and Commercial 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 utility connections on this project is $770.66.

The fee for JRC 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 JRC abandonment project will be calculated based on City of Houston abandonment requirement stated in JRC letter.

iv. City of Houston Building Permit Fees:

City of Houston 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 Demolition Permit to remove existing improvements. It is recommended that the proposed developer consult with a local permitting service for assistance in determining potential permitting fees. Current permit fee tables are shown in Exhibit 11 or can be found at the below path.


<table>
<thead>
<tr>
<th>Summary of Assessment/Fee</th>
<th>Amount (approx)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Impact Fee</td>
<td>$35,828.67</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td>$68,549.90</td>
</tr>
<tr>
<td>Drainage Impact Fee</td>
<td>$1,974.00</td>
</tr>
<tr>
<td>PWE Plan Review Fees</td>
<td>$770.66</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>Determined by Valuation</td>
</tr>
<tr>
<td>Mobility Permit Fee</td>
<td>Depends on construction schedule</td>
</tr>
<tr>
<td>TDLR Review Fee</td>
<td>Varies by project size</td>
</tr>
<tr>
<td>Parks Fee</td>
<td>$84,000.00</td>
</tr>
</tbody>
</table>
III. ENGINEERING SERVICES

A. Boundary Survey
A survey was prepared for the parcel by Global Surveyors, Inc in April 2017. A copy of the surveys are included as Exhibit 4.

B. Topography/Study
A Topography Survey will be required prior to design of utilities.

C. Detention Requirements
Detention for development in the City of Houston will be formalized when application is made to the City of Houston Storm Reservation. For this tract connection to city of Houston system, a storm letter from the city of Houston may require a detention rate of 0.50 acre-feet per acre of increased impervious area.

If the 3.074 acre tract required detention the approximate volume is calculated at 61,372 cubic feet and is based on the existing impervious cover of 20% and a proposed impervious cover of 90%.

If detention is required for this development, detention is to be provided in an underground storm sewer, with a 48-inch detention pipe system below the surface of the parking area. In this case, the 48-inch corrugated metal pipe system would measure approximately 60 feet by 439 feet long.

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 as of February 5, 2018 disturbing one acre or more. Because this site is greater than one acre, a permanent storm water controls will be required. There are various proposed units for storm water quality.

A regional Storm Water Study is not required.

E. Traffic Impact Analysis
A traffic impact analysis (TIA) is required by the City of Houston when the Peak Hour Traffic Volume is increased by more than 100 trips. A City of Houston Form A will be required for submission to the City for approval.
F. **Noise/Flight Path Review**
   Not required.

G. **Floodplain Review**
   The site is located on Flood Insurance Rate Map Number 48201C0880M, revised January 06, 2017 (Exhibit 12). 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 future roadway plans to expand Commerce or North Delano to an ultimate ROW width. At this time the city has acquired the Right-Of-Way width for future construction of roadway.

J. **Ingress/Egress Requirements Review**
   Access for Sunrise Road falls under the City of Houston jurisdiction. The City requires 20 feet between adjacent driveways and 30 feet from adjacent street right of way. Access is also controlled by the City’s Review of the Form A document approved. Each driveway is subject to review and approved by the City of Houston through the Form A. For this project, the access locations will have to be approved through the City of Houston.

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. An 8” water meter requires a 15’ x 25’ water meter easement.

L. **Public Utility Information**
   A wastewater capacity reservation application to the City of Houston will have to be submitted, for water, wastewater, and storm sewer. This letter dictates the point of connection and verify whether there is adequate utility capacity available for the proposed development.

   The following section provides location and size of existing City utilities located near the site based on the City of Houston’s GIMS Map System show in Exhibit 14.

   i. **Water:**
      There is an existing 8-inch water line along North Delano Street and 8-inch water line along Commerce Street. The proposed development has been designed to connect to the 8-inch water line in North Delano Street.

   ii. **Sanitary Sewer:**
      There is an existing 12-inch sanitary sewer located in North Delano Street based on plans by the City of Houston with a depth of 16 feet.
There is also a 15-inch sanitary sewer in Commerce Street with a depth of 17 feet. The proposed development has been designed to connect to the existing 12-inch sanitary sewer located in North Delano.

iii. Storm Sewer:
There is an existing city of Houston storm system located in North Delano Street with a depth of 4-feet. Drainage for the development is proposed to connect into the existing B-B inlet in North Delano Street.

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 (Exhibit 15). The representative for the project is:

Elisen 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 requested and will be provided upon receipt.

N. Geotechnical Report
A geotechnical report will be required prior to design of private utility plans.
EXHIBIT 2
PROJECT LOCATION MAP
EXHIBIT 3
CITY OF HOUSTON COUNCIL DISTRICT
MAP
EXHIBIT 5
2017 MAJOR THOROUGHFARE AND FREEWAY PLAN
EXHIBIT 6
CITY OF HOUSTON SUBDIVISION PLAT PROCESS
# Subdivision Plat Submittal and Approval Process

Note: Plat applications may require two approvals - a preliminary and a final. Also, Planning Commission may defer action on applications to the next 14 day cycle.

<table>
<thead>
<tr>
<th>Day 1-4</th>
<th>Day 5</th>
<th>Day 7</th>
<th>Day 13</th>
<th>Day 14</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Create Draft Application</strong>&lt;br&gt;Log onto Plat Tracker- the online plat submittal program to create a draft application. (anytime)&lt;br&gt;<a href="http://www.houstonplattracker.org">www.houstonplattracker.org</a>&lt;br&gt;See <a href="http://www.houstonplattracker.org">user guide</a> for more information.</td>
<td><strong>Submit Application</strong>&lt;br&gt;Plat applications are accepted every two weeks beginning at 6 a.m. Friday morning and ending at 11 a.m. Monday morning.&lt;br&gt;<a href="http://www.houstonplattracker.org">2016 Planning Commission Meeting Dates</a></td>
<td><strong>Completeness notification available on Plat Tracker</strong>&lt;br&gt;Watch for an email with the status of your application OR log on to Plat Tracker to find the status.</td>
<td><strong>Draft Agenda posted</strong>&lt;br&gt;Planning Commission draft agenda available in PDF or spreadsheet format on <a href="http://www.houstonplattracker.org">www.houstonplattracker.org</a></td>
<td><strong>Final Agenda posted at 1:00 p.m.</strong>&lt;br&gt;Planning Commission meeting 2:30 p.m.</td>
</tr>
</tbody>
</table>
EXHIBIT 7
CITY OF HOUSTON JOINT REFERRAL COMMITTEE PROCESS
Abandonment and Sale of Easement
(194 Days)

Notes:
1. All times are approximate and based upon the submittal documents being error-free.
2. Allow time for City Council approval, including delay or tag.
3. Applicant is advised to submit survey for approval with application.
4. Demolition Permits may be issued at any time.
5. For more information, click here: JRC Best Practices Tips

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**Applicant**
- Submits complete application package to PWE-RE during Joint Referral Committee (JRC) Intake
- 2 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Reviews Request
  - Application denied and Applicant notified - File Closed
  - Approved as submitted or with conditions and/or modifications
- 7 Days

**Joint Referral Committee (JRC)**
- Routes application package to Joint Referral Committee Members
- 10 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Prepares Contact Letter to Applicant
- Prepares and forwards Council Member notice memo
- 10 Days

**Applicant**
- Returns signed Acknowledgment and Acceptance Statement to PWE-RE
  - Applicant does not agree to requirements----File Closed
  - Applicant agrees to requirements
- 15 Days

**PWE-RE Appraisal Section**
- Appraisal reports ordered, received, and reviewed
- 21 Days

**Survey Section**
- Approves Mylar survey and field notes
- 1 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Receives Mylar survey and field notes from applicant and submits them to the Survey Section for approval.
- 15 Days

**Applicant**
- Submits acceptance letter, balance of consideration, and any other required documents.
- 42 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Offer letter sent to Applicant
- 15 Days

**Applicant**
- Returns signed Acknowledgment and Acceptance Statement to PWE-RE
  - Applicant does not accept offer requirements---File Closed
  - * Site work, utility, and foundation permits may be issued, provided the applicant has an approved plat (if required), and approved Plan/Profile Drawings.
- 15 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Forwards recommendation for Council Action (RCA) Ordinance for placement on City Council Agenda
- City Council passes Ordinance and PWE-RE records conveyance deed, if applicable
- 21 Days

**Applicant**
- Returns signed conveyance deed to PWE-RE, if applicable
- 7 Days

**Public Works–Real Estate Branch (PWE-RE)**
- Sends conveyance deed to Applicant for signature, if applicable
- 3 Days

**Legal Department**
- Prepares and sends the closing documents to PWE-RE
- 21 Days

**Applicant**
- Receives certified Ordinance from PWE-RE and records it in the County Records
- Receives copy of recorded conveyance deed, if applicable
- Provides certified copy of recorded ordinance to PWE-RE
- 14 Days

**Transaction complete**
(194 Days)
EXHIBIT 8
CITY OF HOUSTON NO ZONING LETTER
To: Whom It May Concern

From: Patrick Walsh, P.E., Director
Planning and Development Department

Effective Date: January 1, 2018

The City of Houston does not have a zoning ordinance. This is the city of Houston’s no zoning letter applicable to any property inside the city of Houston. This does not address any separately filed restrictions that may be applicable to the property. You may use this letter to present to your lender. This letter will be updated on January 1, 2019.

All applicable development regulations and subdivisions laws can be obtained through a review of the City Code of Ordinances, which is located on the City of Houston internet site accessed through www.houstonplanning.com or www.houstontx.gov/planning.
EXHIBIT 9
CITY OF HOUSTON PARKS ORDINANCE
Sec. 42-254. - Calculations; deductions and credits.

(a) **Initial calculations.** The parks director shall determine the amount of land required to be dedicated or fees in lieu of dedication to be paid in accordance with sections 42-252 and 42-253 of this Code and as further provided in this section.

1. The parks director shall first calculate the amount of park dedication required using the formula contained in subsection (b) of section 42-252 of this Code;

2. If the owner of the subdivision or development elects to pay a fee in lieu of dedication, or the parks director requires the payment of a fee in lieu of dedication pursuant to section 42-253 of this Code, the parks director shall calculate the fee by multiplying the number of dwelling units in the subdivision or development by the then-current fee established pursuant to section 42-253 of this Code;

3. If the owner of the subdivision or development elects to satisfy the requirements of this division by a combination of dedication of land and payment of a fee in lieu of dedication, the parks director shall:
   a. First, calculate the total park dedication requirement;
   b. Second, subtract from the total park dedication requirement the amount of land for parks to be dedicated;
   c. Third, calculate a percentage as follows: (remaining park dedication requirement (total park dedication requirement) × 100; and
   d. Fourth, apply the resulting percentage to the total fee in lieu of dedication to determine the amount of fee in lieu of dedication that has to be paid. This percentage shall be applied to the then-current fee in lieu of dedication per lot when payment of the fee in lieu of dedication is deferred pursuant to subsection (c) of section 52-252 of this Code to determine the fee per dwelling unit.

(b) **Deductions and credits.**

1. The number of dwelling units shall be based on an incremental increase in dwelling units. The parks director shall deduct from the initial calculation pursuant to subsection (b) of section 42-252 of this Code the number of dwelling units that the applicant demonstrates to the satisfaction of the parks director existed prior to the application for the subdivision plat or development plat generating the dedication requirement;

2. The parks director shall reduce the dedication requirement of section 42-254(a)(1) or the fee in lieu of dedication of section 42-254(a)(2), as applicable, by one or more of the following credits:
   a. Up to a maximum of 100 percent of the total requirement credit shall be given for each acre or portion thereof of private park land provided within the subdivision or development generating the dedication requirement that meets the requirement of this part. For example, if the total dedication requirement is 5
acres and the applicant proposes to include 2.1 acres of private park within the subdivision, 2.1 acres will be deducted from the total requirement. Private park land eligible for credit must be centrally located within the development, designed so that it cannot easily be joined into one or more adjacent lots with a fence, legally and practically accessible to all residents of the development, and of a size, shape and configuration so that it is likely to be used by residents of the development as determined in comparison to city park standards. Equipment in a private park shall comply with city standards applicable to the type of equipment. When private park land is also compensating open space, these requirements prevail over any contrary requirements of section 42-182 of this Code.

b. Up to a maximum of 100 percent of the total requirement credit shall be given for each acre or portion thereof of private park land provided within the subdivision generating the dedication requirement attributable to lots that are for the provision of low and moderate income single family housing as determined pursuant to section 47-319(2) of this Code. If credit is given on a subdivision plat for low and moderate income single family housing, the property owner shall certify prior to the issuance of a building permit for the house that the initial purchase price does not exceed the latest available 12-month listing for median price single family housing in the city as published by the Real Estate Center at Texas A&M University. In the event the initial purchase price exceeds this amount, the property owner making the certification shall pay to the city the then-current fee in lieu of dedication for a single family dwelling unit. If publication of the median price for single family housing is discontinued by the Real Estate Center at the Texas A&M University, the mayor is authorized to select another publication that lists the median price of single family houses in the city.

c. Up to a maximum of 100 percent of the total requirement credit shall be given for each acre or portion thereof of park land provided as a greenbelt along a creek bed or around the perimeter of the subdivision or development generating the dedication requirement, including improvements to a hike or bike trail that meet city standards.

d. Up to a maximum of 100 percent of the total requirement credit shall be given for each acre or portion thereof of park land that links one or more parks.

(c) Credits are cumulative, but in no case other than as provided in subitems b and d above shall credits given under this section exceed 100 percent.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)
EXHIBIT 10
CITY OF HOUSTON IMPACT FEE
SERVICE UNIT EQUIVALENT
# City of Houston
## Planning & Development Services Division
## Impact Fee Service Unit Equivalent Table

Recommended SU's are based on 1.0 SU = 250 gpd.

<table>
<thead>
<tr>
<th>Line No.</th>
<th>Type of Development</th>
<th>Service Unit Equivalent</th>
<th>Per</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bakery</td>
<td>0.0019</td>
<td>Square Foot</td>
</tr>
<tr>
<td>2</td>
<td>Banquet Hall (No cooking, warming kitchen only)</td>
<td>0.0200</td>
<td>Occupant</td>
</tr>
<tr>
<td>3</td>
<td>Barber Shop</td>
<td>0.6048</td>
<td>Bowl</td>
</tr>
<tr>
<td>4</td>
<td>Beauty Shop or Beauty Salon</td>
<td>0.6048</td>
<td>Bowl</td>
</tr>
<tr>
<td>5</td>
<td>Bowling Alley (Dining Additional Charge)</td>
<td>0.8000</td>
<td>Lane</td>
</tr>
<tr>
<td>6</td>
<td>Car Repair (Office Additional Charge)</td>
<td>0.00020</td>
<td>Square Foot</td>
</tr>
<tr>
<td>7</td>
<td>Carwash, Tunnel, Self-Service</td>
<td>8.00</td>
<td>Carwash</td>
</tr>
<tr>
<td>8</td>
<td>Carwash, Tunnel, with Attendant</td>
<td>39.60</td>
<td>Carwash</td>
</tr>
<tr>
<td>9</td>
<td>Carwash, Ward Type, Self Serve</td>
<td>1.54</td>
<td>Carwash Bay</td>
</tr>
<tr>
<td>10</td>
<td>Church or Fellowship Hall</td>
<td>0.0037</td>
<td>Occupant</td>
</tr>
<tr>
<td>11</td>
<td>Club, Tavern, or Lounge</td>
<td>0.0399</td>
<td>Occupant</td>
</tr>
<tr>
<td>12</td>
<td>Concert Hall</td>
<td>0.0399</td>
<td>Occupant</td>
</tr>
<tr>
<td>13</td>
<td>Country Club</td>
<td>0.4032</td>
<td>Member</td>
</tr>
<tr>
<td>14</td>
<td>Dance School or Dance Studio</td>
<td>0.1008</td>
<td>Guest</td>
</tr>
<tr>
<td>15</td>
<td>Day Care Center</td>
<td>0.0399</td>
<td>Occupant</td>
</tr>
<tr>
<td>16</td>
<td>Dormitory (Dining Additional Charge)</td>
<td>0.3604</td>
<td>Bed</td>
</tr>
<tr>
<td>17</td>
<td>Fire Station (Dining Additional Charge)</td>
<td>0.3604</td>
<td>Capita</td>
</tr>
<tr>
<td>18</td>
<td>Fitness Center/Club - Freestanding</td>
<td>0.0015</td>
<td>Square Foot</td>
</tr>
<tr>
<td>19</td>
<td>Fitness Club - within shopping center</td>
<td>0.0399</td>
<td>Occupant</td>
</tr>
<tr>
<td>20</td>
<td>Funeral Home (Services Per Week)</td>
<td>0.39</td>
<td>Service</td>
</tr>
<tr>
<td>21</td>
<td>Gas Station with Carwash</td>
<td>11.78</td>
<td>Station</td>
</tr>
<tr>
<td>22</td>
<td>Gas Station without Carwash</td>
<td>2.21</td>
<td>Station</td>
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<tr>
<td>23</td>
<td>Grocery Store, 5,000-28,999 Sq Ft</td>
<td>0.00033</td>
<td>Square Foot</td>
</tr>
<tr>
<td>24</td>
<td>Grocery Store, 29,000+ Sq Ft</td>
<td>0.0009</td>
<td>Square Foot</td>
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<tr>
<td>25</td>
<td>Homeless Shelter (No cooking or dining)</td>
<td>0.1323</td>
<td>Bed</td>
</tr>
<tr>
<td>26</td>
<td>Hospital (Dining Additional Charge)</td>
<td>0.8001</td>
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<tr>
<td>27</td>
<td>Hotel or Motel, with or w/o kitchenettes</td>
<td>0.7554</td>
<td>Room</td>
</tr>
<tr>
<td>28</td>
<td>Manufacturing</td>
<td>0.00020</td>
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</tr>
<tr>
<td>29</td>
<td>Mobile Home Park</td>
<td>1.00</td>
<td>Space</td>
</tr>
<tr>
<td>30</td>
<td>Movie Theater</td>
<td>0.0200</td>
<td>Seat</td>
</tr>
<tr>
<td>31</td>
<td>Nail Salon (Manicure or Pedicure)</td>
<td>0.0004</td>
<td>Square Foot</td>
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<tr>
<td>32</td>
<td>Nursing Home (Salon &amp; Dining Additional Charge)</td>
<td>0.3604</td>
<td>Bed</td>
</tr>
<tr>
<td>33</td>
<td>Office (includes studio, therapy &amp; massage)</td>
<td>0.000237</td>
<td>Square Foot</td>
</tr>
<tr>
<td>34</td>
<td>Park</td>
<td>0.0200</td>
<td>Occupant</td>
</tr>
<tr>
<td>35</td>
<td>Post Office, Excluding Dock</td>
<td>0.000320</td>
<td>Square Foot</td>
</tr>
<tr>
<td>36</td>
<td>Prison</td>
<td>0.3654</td>
<td>Capita</td>
</tr>
<tr>
<td>37</td>
<td>Racquetball Court</td>
<td>0.6426</td>
<td>Court</td>
</tr>
<tr>
<td>38</td>
<td>Recreational Vehicle Park</td>
<td>0.3000</td>
<td>Vehicle</td>
</tr>
<tr>
<td>39</td>
<td>Residence, Apartment with washer/dryer</td>
<td>0.4762</td>
<td>Unit</td>
</tr>
<tr>
<td>40</td>
<td>Residence, Apartment without washer/dryer</td>
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<td>Unit</td>
</tr>
<tr>
<td>41</td>
<td>Residence, Condominium</td>
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<td>Unit</td>
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<tr>
<td>42</td>
<td>Residence, Single Family or Townhouse, up to 3000 Sq Ft (Additional charge of 0.0002 SU per Sq Ft over 3000 Sq Ft)</td>
<td>1.0000</td>
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<tr>
<td>43</td>
<td>Restaurant, Fast Food</td>
<td>0.0021</td>
<td>Square Foot</td>
</tr>
<tr>
<td>44</td>
<td>Restaurant, Full Service/Dining/Bar Area</td>
<td>0.00033</td>
<td>Square Foot</td>
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<tr>
<td>45</td>
<td>Retail</td>
<td>0.000281</td>
<td>Square Foot</td>
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<tr>
<td>46</td>
<td>School (College, High, Middle, Elementary)</td>
<td>0.0198</td>
<td>Seat</td>
</tr>
<tr>
<td>47</td>
<td>Skating Rink</td>
<td>0.0200</td>
<td>Capita</td>
</tr>
<tr>
<td>48</td>
<td>Stadium</td>
<td>0.0126</td>
<td>Seat</td>
</tr>
<tr>
<td>49</td>
<td>Swimming Pool</td>
<td>0.0200</td>
<td>Swimmer</td>
</tr>
<tr>
<td>50</td>
<td>Toilet (Park Amenity)</td>
<td>0.1640</td>
<td>Toilet</td>
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<tr>
<td>51</td>
<td>Transportation Terminal (Dining Additional Charge)</td>
<td>0.0200</td>
<td>Passenger</td>
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<td>52</td>
<td>Warehouse</td>
<td>0.000121</td>
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<tr>
<td>53</td>
<td>Washateria</td>
<td>0.5639</td>
<td>Machine</td>
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<tr>
<td>54</td>
<td>Water Dispensing Unit - Freestanding</td>
<td>4.5630</td>
<td>Unit</td>
</tr>
</tbody>
</table>
EXHIBIT 11
CITY OF HOUSTON PLATTING AND PERMIT FEE SCHEDULES
## City Fee Schedule

**Important Note:** The fees listed in this schedule may be subject to an administration fee per Code Section 1-14. Check with the City Department under which the fee is listed. The department may be contacted using the "Contact Us" button on the schedule or by calling 311.

For additional license, fee and permit information, please visit [Houston 3-1-1](http://cohweb.houstontx.gov/FIN_FeeSchedule/default.aspx).

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Statutory Authority</th>
<th>Amount</th>
<th>As Of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Fee</td>
<td>Administrative Fee</td>
<td>1-14</td>
<td>$28.50</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Certificate of Appropriateness</td>
<td>Application - Construction Plan Review</td>
<td>33-238; Motion No. 2015-0913</td>
<td>$257.25</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Certificate of Appropriateness</td>
<td>Application - Construction Plan Review (Accessory Structure)</td>
<td>33-238; Motion No. 2015-0913</td>
<td>$97.61</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Certificate of Appropriateness</td>
<td>Application - Demolition/Relocation</td>
<td>33-238; Motion No. 2015-0913</td>
<td>$287.88</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Certificate of Appropriateness</td>
<td>Application - Restoration &amp; Alteration (No Additions)</td>
<td>33-238; Motion No. 2015-0913</td>
<td>$100.65</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Chapter 42</td>
<td>Special Exception Request Application</td>
<td>42-54(a); 42-48; Motion No. 2015-0913</td>
<td>$184.71</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Chapter 42</td>
<td>Variance Request Application</td>
<td>42-54(a); 42-47; Motion No. 2015-0913</td>
<td>$369.42</td>
<td>1/1/2018</td>
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<tr>
<td>Corrrectional Facility Permit</td>
<td>Application - Original</td>
<td>28-153(b)(1)</td>
<td>$399.11</td>
<td>1/1/2018</td>
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<tr>
<td>Correctional Facility Permit</td>
<td>Application - Renewal</td>
<td>28-153(b)(1)</td>
<td>$114.03</td>
<td>1/1/2018</td>
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<tr>
<td>Correctional Facility Permit</td>
<td>Permit transfer</td>
<td>28-156(b)</td>
<td>$114.03</td>
<td>1/1/2018</td>
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<tr>
<td>Development - General</td>
<td>Investigation - Unpermitted Work</td>
<td>42-54(a); Motion No. 2015-0913</td>
<td>$330.07</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Development - General</td>
<td>Investigation - Unpermitted Work (Single Family Only)</td>
<td>42-54(a); Motion No. 2015-0913</td>
<td>$165.03</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Development Plat</td>
<td>Application - Additional Review/Revision</td>
<td>42-54(a); 42-46; Motion No. 2015-0913</td>
<td>$49.13</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Development Plat</td>
<td>Application - Base Fee (Affordable Housing - three reviews/revisions)</td>
<td>42-54(a); 42-46; Motion No. 2015-0913</td>
<td>$279.96</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Development Plat</td>
<td>Application - Base Fee (Single Family Only - three reviews/revisions)</td>
<td>42-54(a); 42-46; Motion No. 2015-0913</td>
<td>$158.72</td>
<td>1/1/2018</td>
</tr>
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<td>Development Plat</td>
<td>Application Base Fee</td>
<td>42-54(a); 42-46; Motion No. 2015-0913</td>
<td>$559.91</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Expedited Development Plat Review</td>
<td>Site Plan Compliance Review - Other Than Single Family Residential, Expedited</td>
<td>42-54, 42-46(4); Motion No. 2015-0374</td>
<td>$463.38</td>
<td>1/1/2018</td>
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<tr>
<td>Expedited Site Plan Review</td>
<td>Site Plan Compliance Review - Single Family Residential, Expedited</td>
<td>42-54, 42-46(4), Motion No. 2015-0913</td>
<td>$126.35</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Hazardous Enterprises</td>
<td>Permit, restricted or unrestricted</td>
<td>28-231(b); Motion No. 2015-0913</td>
<td>$374.38</td>
<td>1/1/2018</td>
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<tr>
<td>Hazardous Enterprises</td>
<td>Registration</td>
<td>28-231(b); Motion No. 2015-0913</td>
<td>$93.60</td>
<td>1/1/2018</td>
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<tr>
<td>Hazardous Enterprises</td>
<td>Transfer fee for haz mat</td>
<td>28-234; Motion No. 2015-0913</td>
<td>$80.31</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>Application for certificate of non-designation</td>
<td>33-228(a)</td>
<td>$28.50</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Location of hotels</td>
<td>Permit to construct, alter or remodel</td>
<td>28-204; Motion No. 2015-0913</td>
<td>$331.08</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Location of hotels</td>
<td>Variance Request Application</td>
<td>28-207(a); Motion No. 2015-0913</td>
<td>$306.92</td>
<td>1/1/2018</td>
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<tr>
<td>Notification Requirement</td>
<td>Notification of property owner</td>
<td>42-54(a); 54-49(a); Motion No. 2015-0913</td>
<td>$3.00</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Off-street Parking and Loading</td>
<td>Variance Request Application</td>
<td>26-561(a); Motion No. 2015-0913</td>
<td>$780.28</td>
<td>1/1/2018</td>
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<tr>
<td>Off-street Parking and Loading</td>
<td>Variance Request Application (Single Family Only)</td>
<td>26-561(a); Motion No. 2015-0913</td>
<td>$390.15</td>
<td>1/1/2018</td>
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<td>Off-Street Parking and Loading</td>
<td>Annual Certification of Valet Parking</td>
<td>26-502(a); Motion No. 2015-0913</td>
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<td>Off-Street Parking and Loading</td>
<td>Application - Additional Review/Revision</td>
<td>26-473(a); Motion No. 2015-0913</td>
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<td>Off-Street Parking and Loading</td>
<td>Application - Designation/Modification of a Special Parking Area</td>
<td>26-511; Motion No. 2015-0913</td>
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<tr>
<td>Service</td>
<td>Fee Description</td>
<td>Fee</td>
<td>Date</td>
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<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>--------------</td>
<td>------------</td>
<td></td>
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<tr>
<td>Off-Street Parking and Loading</td>
<td>Off-Site Parking and Loading Application - Parking Site Plan Review (three reviews/revisions)</td>
<td>$224.28</td>
<td>1/1/2018</td>
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<td>Off-Site Parking and Loading Commission consideration for loss of leased parking</td>
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<td>Off-Site Parking and Loading Off-Site Lease Annual Renewal (per lease)</td>
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<td>Off-Site Parking and Loading Off-Site Lease Review (per lease)</td>
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<td>Off-Site Parking and Loading Parking Management Plan Review</td>
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<td>1/1/2018</td>
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<td>Regulation of Towers Tower permit fees</td>
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<td>Site Plan Compliance Application - Additional Review/Revision</td>
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<td>Site Plan Compliance Application - Base Fee (Affordable Housing - three reviews/revisions)</td>
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<td>Site Plan Compliance Application - Base Fee (three reviews/revisions)</td>
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<td>Street Name - new street name for private street Application for establishment of street name for a non-public street - per application</td>
<td>$668.16</td>
<td>1/1/2018</td>
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<td>Street Name - street sign assemblies for private street Application for establishment of street name for a non-public street - per sign assembly</td>
<td>$143.81</td>
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<td>Street Name Change - public or private street Application for change of street name for a non-public street - per sign application</td>
<td>$668.16</td>
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<td>Subdivision Plat Application - Class I Plat Base Fee</td>
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<td>Subdivision Plat Application - Class II Plat Base Fee</td>
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<td>1/1/2018</td>
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<td>Subdivision Plat Application - Vacating Plat</td>
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<td></td>
<td>Subdivision Plat Application for approval of a subdivision plat Class III Plat</td>
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<tr>
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<td>Subdivision Plat Application for the approval of a general plan</td>
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<td>1/1/2018</td>
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<tr>
<td></td>
<td>Subdivision Plat Application for the approval of a street dedication plat</td>
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<td>Subdivision Plat Extension of Approval</td>
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<tr>
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<td>Subdivision Plat Lot Fee (per lot)</td>
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<td>Subdivision Plat Plat Name Change</td>
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<td>Subdivision Plat Plat Recordation</td>
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<td>Subdivision Plat Plat Recordation - Missed Appointment</td>
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<td>Subdivision Plat Reconsideration of Requirement</td>
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<td>1/1/2018</td>
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<tr>
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<td>Subdivision Plat Reserve Fee (per acre)</td>
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<tr>
<td></td>
<td>Subdivision Plat Title &amp; Deed Restriction Review</td>
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<tr>
<td></td>
<td>Trees, shrubs and screening fences Variance application fee</td>
<td>$271.81</td>
<td>1/1/2018</td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT 12
FEMA MAP
This map complies with FEMA’s standards for the use of
digital flood maps if it is not void as described below.
The base map shown complies with FEMA's base map
accuracy standards.

The flood hazard information is derived directly from the
authoritative NFHL web services provided by FEMA. This map
was exported on 2/13/2018 at 10:06:33 AM and does not
reflect changes or amendments subsequent to this date and
time. The NFHL and effective information may change or
become superseded by new data over time.

This map image is void if the one or more of the following map
elements do not appear: base map imagery, flood zone labels,
legend, scale bar, map creation date, community identifiers,
FIRM panel number, and FIRM effective date. Map images for
unmapped and unmodernized areas cannot be used for
regulatory purposes.
EXHIBIT 13
CITY OF HOUSTON GIMS MAP
CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY. THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS. FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

http://www.gims.houstontx.gov/gims/DisplayPlot.html?Image=a39791ec2a1b4f87a7200f2...  2/20/2018
CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY. THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS. FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

http://www.gims.houstontx.gov/gims/DisplayPlot.html?Image=f2dfff24e974413290c338b... 2/20/2018
PROJECT LOCATION

CITY OF HOUSTON
Department of Public Works and Engineering
Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY. THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS. FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.

http://www.gims.houstontx.gov/gims/DisplayPlot.html?Image=a3243f427e0a4c9bb0d74fa... 2/20/2018
EXHIBIT 14
CITY OF HOUSTON As-built Maps
CAUTION EXIST GAS FACILITIES IN AREA

COMMERCIA AVENUE

LEGEND

APPROXIMATE LIMITS OF PAVEMENT REPAIR
SEE CONSTRUCTION DETAIL NO. 402097

FOR PAVEMENT REPAIR DETAILS REFER TO CONSTRUCTION NO. 402097-013-02
402097-OL-003 & 03

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS
WATER LINE REPLACEMENT
COMMERCIA AVENUE
AREA - 1
COMMERCIA AVE
(STA. 24+60 TO STA. 29+70)

REVISION NUMBER
S-000235-013-4
ENGINEER
DEPARTMENT
CITY OF HOUSTON
MARCH 2013

DATE: 2/12/15

DRAWN: E. D. MILLER
SUPPLIED BY: ERIN MILLER
AUGUST 2017

SIGNER ENGINEERING CORPORATION
4520 W. 19TH
HOUSTON, TX 77098
PHONE: (713) 771-0581
FAX: (713) 771-0582

REVISED: 1/14/15

NOTICE: THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CITY OF HOUSTON AND ARE PROTECTED BY COPYRIGHT LAW. DUPLICATION FOR THE PURPOSE OF CONSTRUCTION IS PERMITTED UNDER THE TERMS OF THE CONTRACT ISSUED TO THE CONTRACTOR. DUPLICATION FOR ANY OTHER PURPOSE IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE CITY OF HOUSTON.
EXHIBIT 15
CenterPoint Energy Gas Availability Letter
February 27, 2018

R.G. Miller Engineers
16340 Park Ten Place
Suite 350
Houston, TX 77084

Re: Natural Gas Availability for proposed 120-unit multifamily development located at Key Map 494-N (located at 2800 Commerce Street).

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