All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
February 17, 2019

Mr. Adrian Iglesias
TX Big Spring 2019, Ltd
17440 North Dallas Parkway, Suite 226
Dallas, Texas 75287

RE: Site Design and Development Feasibility Report
    Proposed Heritage Heights at Big Spring
    Airbase Road & 13th Street
    Big Spring, Texas
    CARNEY PROJECT NO. 1019-17

Dear Adrian:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Big Spring, Texas. The site is approximately 9.43-acres located at the southwest quadrant of Old State Highway 80 in Big Spring, Texas. There will be 17 separate single-story buildings and mostly 4 units per building creating a total of 66 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after conversations and with the City of Big Spring staff and the client (Developer).

EXECUTIVE SUMMARY

The site which is 9.43-acres is platted and is zoned MF (multi-family). No additional platting or zoning is required. The site previously was occupied by an apartment community but was demolished several years ago.

Water (10-inch) at the southern tip of the property and a 12-inch water located on the south side of Old His provided by the City of Big Spring. Sanitary sewer is located on the south side of Old Highway 80. Existing sanitary sewer lines remain on the property from the previous development.

Detention for storm water is required by the City if downstream runoff from the subject development adversely impacts the downstream property owners. Above ground detention is planned.
Following is information from the local Tax Appraisal District concerning the property:

- **Account Number: 52002001900**

  **Tax Rates:**
  
  - City of Big Spring $ 0.84232
  - Big Spring ISD $ 1.39950
  - Howard County $ 0.44000
  - Howard Co. Jr College $ 0.314285

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

**EXISTING SITE CONDITIONS & SURVEY**

The 9.43-acre site is located at the southwest quadrant of Old State Hwy 1 and Airbase Road in Big Spring, Texas. A legal description, boundary and topographic survey are attached.

The site is open with native grasses covering the ground with a few scattered trees. With overhead power lines traversing the property. Reviewing 1997 Google Earth, the site was occupied with single story multiple building apartment community. Some underground utilities remain and will need to be removed prior to construction. The ground surface slopes downward from south to north from approximately elevation 2568-ft to 2545-ft.

**ENTITLEMENT PERMITTING**

**ZONING**

The property is currently zoned Multi-Family (MF) and no rezoning will be required.

**PLATTING**

The property is already platted, and no re-platting will be required.
SITE DEVELOPMENT PERMITTING

A Pre-Development meeting will be required prior to starting the design process. The purpose of the Pre-Development meeting is for the City to explain the site development requirements and any site-specific issues. A preliminary Site Plan will be submitted prior to the meeting so staff will have an opportunity to make comments and suggestions. A Pre-Development meeting can normally be scheduled 3 to 5 days in advance.

Site Plan submittal shall be done in accordance with Chapter 138, Article V, Division 5, Section 138-210: https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUSREREAC_CH138ZO_ARTVDI_DIV5MURED1_S138-210SIPLRE

ENGINEERING PLAN SUBMITTAL PROCESS & REVIEW

1. Pre-Design Meeting
   Although not required, a pre-design meeting between the development team and the Public Works and Fire Department staff allows the development team to ask specific engineering-related questions and allows Public Works and Fire Department staff to share its institutional knowledge before significant design effort is extended. The Predevelopment Meeting should be completed prior to beginning the Engineering Process. Contact the Public Works Department for more information on the Predevelopment Process or see Section 1 of this document.

2. Application
   Submit engineering plans for review with the appropriate application and the required number of copies to the City Hall Annex, 305 Johnson Street.

3. Staff Review
   The first review normally takes 10 business days. Each submittal is assigned a Project Manager by the review firm to oversee all aspects of the review process. Following that review, staff will notify the applicant of comments that need to be addressed, with instructions on picking up the marked up submittal.
4. Revised Submittal
Based on the review, changes or corrections shall be made and plans shall be resubmitted. Review of subsequent submittals normally takes 10 business days per submittal.

5. Engineering Plan Approval
Once all comments have been adequately addressed and plans have been revised to reflect changes and all project specific permits and documents have been obtained, the Public Works Department will notify the applicant that the Engineering Plans are ready for release.

6. Pre-Construction Documents
The applicant shall submit all required pre-construction documents and permits to the Permits Department. Further detail on the required permits and documents can be found in this packet.

7. Fees Paid
A fee memo will be prepared by the Public Works Director. The fee memo will note the engineering review fees along with any other fees associated with the project as determined by the City. Construction cannot begin and a building permit will not be issued until all fees have been paid.

8. Plans Prepared for Release
Once all Engineering Plans have been finalized, fees paid and permits obtained, the applicant shall furnish required sets of complete Engineering Plans to the Permits Department.

9. Pre-Construction Meeting
Contact the Building Inspections Department for scheduling.

Initial Engineering Plan Submittal. After all prerequisite approvals have been obtained, you may submit for Engineering Plan Review to the Building Inspections Department, located in the City Hall Annex at 305 Johnson Street.

The submittal will be reviewed for completeness by the Building Inspections Department. If the submittal is incomplete, it will be immediately rejected and returned without review. If the submittal is complete, it will be routed to the third-party review firm for review. The first review normally takes 10 business days. Staff will notify the applicant when the review has been completed with instructions on picking up the marked-up submittal.
Subsequent Engineering Plan Submittals. Each resubmittal must include two complete engineering plan sets. Review of subsequent submittals normally takes 10 business days per submittal.

Development standards can be found in the City’s Zoning Ordinance, Article 4, “Development Standards”: https://www.mybigspring.com/DocumentCenter/View/184/City-of-Big-Spring-Zoning-Ordinance?bidId=

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<th>Lot Requirements</th>
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<th>Single-Family Detached Dwelling</th>
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</tr>
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**DRAINAGE**

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48227C0410C effective date October 6, 2010 and is not within the 100-year flood zone. Detention for storm water is required by the City.

The City has a “Drainage Design Criteria Manual”. Key requirements relative to detention:

a. Detention storage is used principally to reduce the increased runoff caused by urbanization.

b. Detention storage areas shall have the capacity and outlet system to reduce flows for the 2, 10, 25 and 100-year frequency storms to a level not exceeding pre-development rates. Design criteria shall be in accordance with Section 7.

c. Maintenance of detention areas shall normally be the responsibility of the landowner except for certain public areas as determined by the Public Works Director. In such cases a filed maintenance agreement in the Public Records of Howard County shall be required.
d. Detention sites receiving City of Big Spring maintenance shall be dedicated to the City of Big Spring either by title, easement or plat. The dedicated area shall include all land inundated by the 100-year flood plus additional area as necessary to provide for appropriate maintenance and adequate ingress and egress.

e. Discharge from detention storage areas shall not cause downstream erosion as per Sections 5, 6.5 and 6.6.

f. An emergency spillway shall be provided and sized to convey the excess 100-year flow which is not stored or conveyed by the principle spillway.

g. Detention ponds shall comply with the following site standards unless a written variance from the Public Works Director is obtained:

i. Concrete paved or rock lined flow line in accordance with the City’s Design and Construction Standards shall be provided in flow line of basin designed to handle flows more frequent than natural rainfall.

ii. The pond outfall shall not concentrate the stormwater flow from a site in such a manner as to create a point source of stormwater exiting the site where a non-point source condition currently exists. However, if the point source disposal of the stormwater is unavoidable then the stormwater must be conveyed to an appropriate outfall site (i.e. existing storm sewer or drainage channel.)

iii. Concrete pavement or rock lined flow line is not required where design storage will not receive flows more frequent than natural rainfall.

iv. Erosion protection as per Section 3 shall be provided at the inflow and outflow of each structure.

v. Basins which have disturbed areas from the natural state shall be seeded for erosion control as per Natural Resources Conservation Service (NRCS)/Texas Department of Transportation (TxDOT) standards. Prior to acceptance the grass shall be fully established, or a financial guarantee for the same shall be deposited with the City.

vi. Basins shall be designed for complete drainage resulting in a dry pond unless otherwise approved by the Public Works Director.

vii. Hydrologic routing through the detention pond of discharges from the 2, 10, 25 and 100-year storms shall be performed to ensure that post development runoff is equal to or less than pre-development runoff under a range of storm frequencies. The Public Works Director may request validation and/or verification of design software computations.
TxDot will require plan review for drainage discharge to Old State Highway 80 ROW.

UTILITIES

Water (10-inch) main is located at the southern tip of the property and a 12-inch water located on the south side of Old His provided by the City of Big Spring Sanitary sewer is located on the south side of Old Highway 80. Existing sanitary sewer lines remain on the property from the previous development. It’s the intent to remove all underground abandoned sewer and water pipe.

Overhead electrical (both single and 3-phase) is available at the property. Some overhead lines traverse through the property and will need to be abandoned and/or relocated. Natural gas is available off site, but the Developer does not require gas for this project.

FIRE DEPARTMENT REQUIREMENTS

The fire department requires the following:

Fire protection must comply with Fire Marshal’s Office regulations, and in no case be less than currently adopted International Fire Code requirements.

1. Each building in the city limits shall be within 500 feet of a fire hydrant, as measured by lay-of-hose length.

   A. In all cases, the following criteria shall be adhered to:

      1. Fire hydrant leads shall be minimum 6-inch diameter, sole purpose and shall not exceed 150 feet in length. The entire length of the lead shall be mechanically restrained.

      2. Private fire protection lines and hydrant leads shall connect at the main with a gate valve or tapping valve of at least equal size to the fire protection line.

      3. A fire hydrant is required within 200 feet of a Fire Department Connection.

      4. Fire lines from public mains to buildings shall be installed by a state certified fire sprinkler firm and tested to Fire Marshal’s Office requirements.

Fire hydrants shall be located at intersections wherever possible.
Consult Section C-104 of the International Fire Code for requirements on hydrants that may obstruct access during firefighting operations.

5. A hydrant shall be placed at the throat or beginning of each cul-de-sac at the intersecting street.
   a. Additional fire hydrants may be required based on length of cul-de-sac.
   b. Fire hydrants placed at the bulb end of cul-de-sacs should be avoided.

6. On divided highways hydrants shall be placed on each side of the highway wherever possible.

7. Fire hydrants shall be installed with the 4-inch nozzle facing the required access way or street.

8. Fire hydrants shall be installed and maintained so that the center of the lowest water outlet is 18 inches above the ground.

9. Fire hydrants shall be placed so that they are readily visible from the street and shall be no closer than 2 feet nor further than 5 feet from back of curb.

10. A reflective, blue, raised pavement marker shall be placed at the center of the required access way or street for any new fire hydrant installation, in line with the 4-inch nozzle.

11. No bushes, ground cover over 6 inches in height, or other obstructions shall be placed within a 5 foot radius in all directions of a hydrant or fire department connection.

12. Where fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be provided.
   a. No obstructions shall exist within a 3-foot working area of each fire hydrant.
   b. Crash posts shall be 4-inch, cement-filled pipe with a minimum of 3 feet above finished grade and 2 feet of pipe anchored in concrete below grade.
13. Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.

14. Streets and fire access roadways shall be able to support fire apparatus in wet weather before framing is started or combustibles are stored on any construction site.

**PROPOSED OFFSITE IMPROVEMENTS**

No offsite improvements are planned.

**INGRESS & EGRESS**

The site will be accessed primarily from Airbase Road. Airbase Road is a 2-lane asphalt road with shoulders (no curb and gutter) that is considered a minor arterial. A secondary access (exit only) will be located onto Old State Highway 1. A TxDot Permit will be required for the access point on Old State Highway 1.

There are no plans to widen either street. There are no reimbursement dollars associated with this street.

**LANDSCAPING**

Landscaping shall conform to Article 10 of the Zoning Ordinance:


Landscape Requirements

A. Landscaping shall be provided within the front and side yard setbacks as well as adjacent public rights-of-way. A graphic illustration of the required landscape area is provided in Appendix A, #13 as an example. A minimum of all of the adjacent right-of-way or 10' (ten feet) whichever is greater excluding existing and approved future driveways, as well as an additional 8% (eight percent) of the lot area shall be utilized for landscaping.
B. Use of low water-using plant materials and landscaping (xeriscaping) is encouraged. An application may be made for variance from the required plant materials contained herein if a xeriscape plan is substituted and approved by the Building Official.

Landscape Plan

A. Prior to the issuance of a building permit or prior to the issuance of a paving permit, two (2) copies of a Landscaping Plan shall be submitted to the Building Official for review and approval. The Landscaping Plan shall be drawn to scale, including all dimensions, and shall meet each of the following requirements:

(i) Clearly show the location and size of any buildings or structures;

(ii) Clearly show the location of all paved off-street parking areas; and

(iii) Clearly show any fencing and the location, size, and description of all landscaping materials to be utilized.

B. No Certificate of Occupancy and/or paving permit shall be issued unless the landscaping

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

A fully completed Sign permit application is required. Signage will be provided in accordance with Article 9 “Sign Regulations” in the Zoning Ordinance.

BUILDING PERMIT & PLAN REVIEW

Submit a “City of Big Spring Permit Application”, checklist, and 3 complete hard copy sets and 1 digital set (PDF format) of plans including a completed specification manual, site plan, architectural and structural, mechanical plumbing, electrical, energy conservation code, fire sprinkler and project specific plans to the Building Inspection office at the City Hall Annex, 305 Johnson Street.

All required information must be submitted, and all contractors must be licensed and currently registered with the City of Big Spring. Reference the commercial
submittal checklist (which is included in the attachments) for additional information.

Review time will be approximately 10 to 15 days assuming the submittal is complete. The City will notify when the plan has been approved or disapproved.

The following codes are effective for City of Big Spring:

- 2012 International Building Code
- 2012 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 International Mechanical Code
- 2012 International Residential Code
- 2012 International Existing Building Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2012 International Fire Code

**CITY FEES**

The City of Big Spring has no review fees, reimbursement fees and/or park/landscape fees. The summary of fees is estimated to be the following:

- Building Permit (> $500K) $2 per thousand $14,227
- Water & Sewer Tap Fee $7,550
- Application Fees (est.) $1,000

**PHASE I ENVIRONMENTAL ASSESSMENT**

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC). A copy of that report will be presented in the Developer’s Application.

**ONSITE & OFFSITE COST ESTIMATES**

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $863,730. No offsite improvements are anticipated.
SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, "Site Design and Development Feasibility Report". We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site

This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC

T. Craig Carney, P.E.
PLAT SHOWING A SURVEY OF 9.43 ACRES OUT OF THE EAST 1/2 OF SECTION 2, ABSTRACT 1029, BLOCK 33 OF THE T.&P. R.R. SURVEY, BEING DESCRIBED AS "THIRD TRACT" IN VOLUME 1089, PAGE 38 OF THE DEED RECORDS OF HOWARD COUNTY, TEXAS.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Practices and Principles set forth by the Texas Board of Professional Land Surveying.

Surveyed on the ground February 20, 2019.

RUSSELL T. GULLY
REGISTRATION PROFESSIONAL LAND SURVEYOR NO. 5636
SKG ENGINEERING, LLC 706 SOUTH AME STREET, SAN ANGELO, TEXAS 76903 325.655.1288
January 24, 2019

Generation Housing Development
17440 North Dallas Parkway, Suite 226
Dallas, TX 75287

SUBJECT: Zoning Verification Letter

PROPERTY: 120 Airbase Road located near the intersection of Airbase Road and Old Highway 1, respectively. More specifically, these properties occupy approximately 14.02 acres in the Big Spring Villa Addition, Block 1, Lot 1 (9.43 acres) and Block 2, Lot 1 (4.50 acres) in Big Spring, Howard County, Texas. A zoning map of the properties and surrounding area is provided, below.

To Whom It May Concern:

This letter is to acknowledge that the property listed above is located in the City of Big Spring’s Multifamily Dwelling (MF) Zoning District. Article 6, Section 6-6 of the City of Big Spring Zoning Ordinance lists a variety of uses allowed in MF Zoning Districts. Such zoning allows is tailored for multifamily housing, which is defined in Article 6, Section 6-4 as

“(a) zone designed to accommodate multiple-family residential development at a density of not more than one dwelling unit per 1,200 square feet on tracts no smaller than 7,500 square feet.”

Given the above definition, the use proposed for multifamily dwelling development targeted to attract ages 55+ residents would be considered an approved use allowed by right in the MF Dwelling Zoning District and therefore requires no additional zoning action to bring the property into compliance.

Should you have further questions regarding allowed uses in the City of Big Spring Zoning Ordinance, or any other matter related to land development, please contact our office at 432-264-2319. You may also access our Zoning Ordinance at http://mybigspring.com and follow the links “Government > Departments > Development > Planning and Zoning > Zoning Ordinance.”

Sincerely,

[Signature]

Roxanne Johnston, City Planner
Zoning Verification Map - Multi-Family Dwelling (MF)
120 Airbase Road
Big Spring Villa Addition, Bk 1, Lot 1 & Bk 2, Lot 1
Approx. 14.02 Acres near SW and SE intersection of Airbase and Old State Highway 1

Legend
Subject Properties:

CITY OF BIG SPRING GIS / MAPPING DEPARTMENT 1/19
SUMMARY OF ALL ACCOUNT(S)

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****** COMMENTS ********** CAUTION ********** READ BEFORE CLOSING ******

COMMENT
- REQUESTED 9.430 AC, 4.590 AC - REPORTED 13.985 AC
 HOWARD COUNTY
- HMS: 20% OR 5,000 WHICHEVER IS GREATER
 ISD - BIG SPRINGS COLL BY
- HMS: 20% + 15,000
 HOWARD CO JR COLLEGE COLL
- HMS: 5,000 OR 20% WHICHEVER IS GREATER

TAX ENTITY INFORMATION

FAIROAKS INVESTMENT LLC

HOWARD COUNTY

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<td>PHONE 432-264-2232</td>
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EXEMPTIONS NONE

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## City of Big Spring Coll by Howard Co

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**Subtotal:** 165.66 165.66 165.66 177.26

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**Certification, Conditions, and Exclusions**

This certifies that all ad valorem taxes applicable to the above referenced property have been checked and found to have the status indicated.

1. This certification does not cover any changes made to the tax roll or records after the "Payment As Of" dates listed above.
2. This document does not constitute a report on or certification of mineral (productive and non-productive) taxes, leases, personal property taxes or other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments). These items may be included for convenience purposes only.
3. This certificate is not transferrable and is enforceable only by the party to which it has been issued.
GENERAL NOTES

1. The property is a proposed mixed-use development, and the plans are subject to change. All properties shall be maintained in accordance with the City of Big Spring Zoning Code and all applicable ordinances.

2. The following construction standards shall be adhered to:

   a. All construction shall comply with the City of Big Spring Zoning Code and all applicable ordinances.
   b. All construction shall comply with the City of Big Spring Building Code and all applicable ordinances.

3. All construction shall comply with all applicable federal, state, and local regulations.

4. The developer shall be responsible for the design and construction of all public improvements.

LEGEND

- R  
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- V  
- W  
- X  
- Y  
- Z

- Terrain
- Waterbody
- Road
-Utilities
- Drainage
- Vegetation
- Property Line
- Building
- Fence
- Sign
- Parking Lot
- Street
- Sidewalk
- Park
- School
- Church
- Hospital

- Existing
- Proposed
- Future
- Demolished

- North
- South
- East
- West

- 1" = 60'

- Scale: 1" = 60'

- 2068-146

- 02/26/2019

- JAH

- GEC

- CARNEY ENGINEERING COMPANY

- HERITAGE HEIGHTS

- AIRBASE ROAD

- BIG SPRING, TEXAS

- PRELIMINARY

- SITE PLAN

- C1.0
Big Spring

February 26, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetland related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
# Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

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

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

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

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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$10,000.00</td>
<td>1</td>
<td>$10,000.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$10,000</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$0.00</td>
</tr>
<tr>
<td>Detention</td>
<td>$10,000.00</td>
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<td>$10,000.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$10,000</td>
</tr>
<tr>
<td>Rough grading</td>
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<td>$189,684.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$189,684</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$83,680.00</td>
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<td>$83,680.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$83,680</td>
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<tr>
<td>On-site concrete</td>
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<td>$63,162.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$63,162</td>
</tr>
<tr>
<td>On-site electrical</td>
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<td>$99,000.00</td>
<td>$0.00</td>
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<tr>
<td>On-site paving</td>
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<td>$0.00</td>
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<tr>
<td>On-site utilities</td>
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<td>$0.00</td>
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<td>$156,123</td>
</tr>
<tr>
<td>Decorative masonry</td>
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<td>$21,780.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$21,780</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$22,176.00</td>
<td>1</td>
<td>$22,176.00</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$22,176</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$863,730</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer:  

Craig Carney, P.E.  

Printed Name:  

Date:  2-26-19  

**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.