CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED AVANTI LEGACY AT EMERALD POINT
MCALEN, TEXAS
CARNEY PROJECT NO. 1018-41

PREPARED FOR
AVANTI LEGACY AT JACKSON, LP
8500 SHOAL CREEK BLVD
BLDG #4, SUITE 208
AUSTIN, TX 78757

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 16, 2019

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 15, 2019

Mr. Michael Tamez  
Avanti Legacy at Jackson, LP  
8500 Shoal Creek Blvd  
Bldg #4, Suite 208  
Austin, TX 78757

RE: Feasibility Study  
Proposed Avanti Legacy at Emerald Point  
N. Jackson Road  
McAllen, Texas  
CARNEY PROJECT NO. 1018-41

Dear Michael:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in McAllen, Texas. The site is approximately 4.40-acres located at the northeast quadrant of N. K Center and E. Fern Avenue in McAllen, Texas. There will be one 3-story building providing a total of 90 units. A clubhouse and other outdoor amenities will also be provided.

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

EXECUTIVE SUMMARY

The site which is a subdivision of a larger 8.95-ac tract. It's zoned AO (Agricultural Open). The property will be rezoned to R-3A (multi-family).

Platting of the property will be required. Full movement ingress/egress will be provided from N. K Center Street which is in the jurisdiction of City of McAllen.

Water (8-inch) is provided by the City of McAllen (McAllen Public Utility Board) on the west side of N. Jackson Road. The City of McAllen provides sanitary sewer services (12-inch), which is also on the west side of N. K Center Street.

Detention for storm water is required by the City. A combination of underground and above ground detention is planned.
Following is information from the local Tax Appraisal District concerning the property:

- **Geographic ID M2650-00-004-0004-02**

  **Tax Rates:**

  - City of McAllen $ 0.479234
  - PSJA ISD $ 1.379200
  - Hidalgo County $ 0.58000
  - South Texas College $ 0.178000
  - Drainage District #1 $ 0.095100
  - South Texas School $ 0.049200

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

**EXISTING SITE CONDITIONS & SURVEY**

The 4.40-acre site is located at the northeast quadrant of N. K Center Street and E. Fern Avenue in McAllen, Texas A legal description, boundary and topographic survey are attached.

Most of the site is open with native grasses covering the ground with a few scattered trees. The ground surface slopes gently to the southwest from approximately elevation 119-ft to 123-ft.

**ENTITLEMENT PERMITTING**

**ZONING**

The site which is a subdivision of a larger 8.95-ac tract. It’s zoned AO (Agricultural Open). The property will be rezoned to R-3A (multi-family).

A site plan and survey shall be prepared and submitted at the time of application for rezoning. After the Zoning Application is submitted (15 days before P&Z meeting) it is heard by P&Z with one public hearing. After which the City’s Board of Commissioner’s considers the zoning with public hearings and reading of the ordinance. Only 1 reading is required. at each meeting. The P&Z meets the 1st and 3rd Tuesday of each month. The Board of Commissioners meet every 2nd and 4th Monday. The zoning application fee is $500, and approval can be expected within 30 to 45 days after application is made.
Zoning requirements for R-3A can be found in Chapter 138-Zoning, Article V, Division 5 of the Code of Ordinances for R-3 district.

https://library.municode.com/tx/mcallen/codes/code_of_ordinances

PLATTING

In order to qualify for Plat approval, the plat must conform to the following conditions:

1. There will be no more than four lots in the subdivision.

2. All lots must front on an existing street.

3. The subdivision does not require the creation of any new street.

4. All lots will be served by existing municipal facilities (water, sewer, drainage).

Platting the property will be required. The P&Z meets every first and third Tuesday of the month. Deadline submittal is 2 weeks before the P&Z meeting. The Zoning and Platting process can run concurrently. The plat, if approved, can be recorded within a few days after the P&Z meeting. Board of Commissioners approval is not required of the plat. The Platting process will take approximately 30 to 45 days. Subdivision procedures can be found in Chapter 134, Article 11 of the Code of Ordinances:

https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUSREREAC_CH134SU_ARTI1P

SITE DEVELOPMENT PERMITTING

The subdivision process is the process of dividing and splitting a tract of land into separate parcels. The usual purpose of subdividing is to permit the transfer of the subdivided piece to someone other than the owner of the original parcel. Application forms may be obtained from the Planning Department. Contact the Planning and Zoning Department for site Development requirements at (956)681-1250.
- Energy Compliance Reports (ComCheck & Heating and cooling calculations) will be required for the building envelop for new construction or additions, lighting alterations and mechanical system installations.
- Architectural Barrier Registration with the Texas Department of License and Registration will be required for projects over $50,000 of construction cost.
- Reference the restaurant guide for restaurant building permit information.
- Asbestos surveys will be required for material removed in a commercial or demolition project as required by the Texas Department of state health services.
- Reference the restaurant guide for restaurant building permit information.

Development standards can be found in the City’s Code of Ordinances, Subpart B, “Land Use Regulations and Related Activities”: https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUSREREAC

SITE PLAN

A formal Site Plan review is a City requirement and is approved by the Development Review Committee (DRC). They meet every Wednesday. Site Plan submittal are due no later than the Wednesday before (i.e. one week before). Submittals to the DRC include Engineering Site Plan and Utility Plan.

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

Parking reduction can be realized for a senior’s project (i.e. 1 parking space per unit.) Once the DRC approval is obtained Construction Drawings can be prepared.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 4803340425c effective date November 16, 1982 and is not within the 100-year flood zone. Detention for storm water is required by the City. Discharge into the existing storm system in N. K Center is allowed. It will be connected using a 24-inch pipe and a restrictor.
UTILITIES

Water (8-inch) is provided by the City of McAllen (McAllen Public Utility Board) and is located on the west side of N. K Center Street. The City of McAllen provides sanitary sewer services (12-inch) which is also located on the west side of N. K Center Street. A lift station will be required and will be located in the southeast corner of the site.

Overhead electrical (both single and 3-phase) is available at the southwest corner of the site. 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:


2. If working on a monitored existing system, the contractor shall notify the McAllen Fire Dept. Dispatch at (956-681-2525) and inform them of the work being performed and provide the Permit number.

3. Inform all entities/occupants affected by the work being performed and shall be placed on Fire Watch Notice for the duration of work.

4. False Alarms caused as a result of the work being performed may result in a fine to the responsible Fire Protection contractor.

5. Upon completing of work on an existing system, the Fire Alarm system will be placed back in-service and McAllen Fire Dispatch will be notified of such to include all entities / occupants affected by the temporary shut-down.

6. New Hood installations must be monitored if an existing fire alarm system is present.

7. The system shall be pre-tested before scheduling an acceptance test which requires a 24 hr. advance notification.

8. Fire Protection Contractor shall have the Fire Department Issued Permit, required documentation, and the approved plans on site at the time of inspection.

9. If changes from the approved fire protection plans have been made, “As Built” documentation must be submitted at the time of inspection.

11. Permit expiration will be in accordance with the conditions outlined under Section [A] 105.3.1 of the 2012 International Fire Code.

PROPOSED OFFSITE IMPROVEMENTS

Water and sanitary sewer will need to be extended from the subject site from the west side of N. K Center Street. A boring will be made under N. K Center Street to accommodate the water and sewer extension. These utilities will be placed in the City’s ROW.

INGRESS & EGRESS

The site will be accessed from N. K Center Street. This street, after a 10-ft ROW dedication, will have an 80-ft ROW width. The existing street is curb and gutter with a paved width of 42-ft bc-bc. There are no plans to widen the street. There are no reimbursement dollars associated with this street.

LANDSCAPING

Landscaping shall conform to Chapter 110, Article II of the Code of Ordinances:

https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=PTII	COORSUGEOR_CH110VE_ARTIILA

A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street front in the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. The portion of the front yard for any residential parcel located between the property line and the extension of the side yard setback line shall be devoted to landscape material.

A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street, excluding driveway entrances and exits. For properties having
a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height.

The City does have a tree ordinance. Tree credits can be obtained by preserving existing trees. Credit for trees can be found in Sec. 110-51. - Credit for trees of the referenced Code.

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. The application can be found at the following link Sign Permit Application or obtained at the Building Permit and Inspections office. Along with the Sign permit application the following documents may be required if applicable.

- Sign Permit Application
- Sign Details (includes installation details)
- Sight Plan (applicable for freestanding signs)
- Engineered Plans (structural when applicable)

BUILDING PERMIT & PLAN REVIEW

A fully completed building permit application is required. The application can be found at the following link: (Building Permit Application) https://library.municode.com/tx/mcallen/codes/code_of_ordinances?nodeId=SPBLAUSREREAC

Or may be obtained at the Building Permits & Inspection office. Along with the building permit application the following documents may be required if applicable.

- Site Development
- Civil Plans
- Architectural Plans
- Engineered Plans (M.E.P. & Structural)
- Energy Compliance Reports
- Architectural Barrier Registration
- Asbestos Survey
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 McAllen:

- 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 McAllen has reimbursement fees and park/landscape fees. The summary of fees is estimated to be the following:

- Sewer $208.10/ac + 10% Admin Fee $ 1,007
- Advanced Plan Review (60% of Building Permit) $ 8,525
- Public Improvement Inspection (1% improvement cost) $ 500
- Building Permit - $0.16/sf $ 14,208
- Park/Landscape $700/unit $ 63,000
- Water Tap Fee $ 343
- Application Fees (est.) $ 2,000
- Water Meter fees (est.) $ 45,000

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 $849,524. Offsite requirements include extending an 8-inch sewer and 8-inch water across the street to the east side of N. K Center. It is estimated these costs will be $50,000.

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
TBPE FIRM NO. F-5033

[Signature]

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Tax Certificate
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Utility Availability Letter
Utility Map
HCID2 Map
TDHCA Onsite Cost Estimate
TDHCA Offsite Cost Estimate
Hidalgo CAD

Property Search Results > 231016 FONSECA RUBEN P for Year 2019

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| (+) Improvement Non-Homesite Value: | + | $72,449 |
| (+) Land Homesite Value: | + | $0 |
| (+) Land Non-Homesite Value: | + | $987,723 |
| (+) Agricultural Market Valuation: | + | $0 |
| (+) Timber Market Valuation: | + | $0 |

| (-) Market Value: | = | $1,060,172 |
| (-) Ag or Timber Use Value Reduction: | - | $0 |

| (+) Appraised Value: | = | $1,060,172 |
| (-) HS Cap: | - | $0 |

| (+) Assessed Value: | = | $1,060,172 |

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Improvement / Building

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- Type: COMMERCIAL
- Description: SHD
- Class CD: 1
- Exterior Wall: 1
- Year Built: 1993
- SQFT: 987.0
- Value: $3,585

Improvement #2:
- Type: RESIDENTIAL
- Description: MAIN AREA
- Class CD: BRKFA - 4
- Exterior Wall: 1
- Year Built: 1989
- SQFT: 1860.0
- Value: $43,428

Improvement #3:
- Type: RESIDENTIAL
- Description: MANUFACTURED HOME RES
- Class CD: MHFA
- Exterior Wall: 1
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- SQFT: 1368.0
- Value: $25,436

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Property Tax Information as of 1/8/2019

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<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
<th>Amount Due</th>
</tr>
</thead>
</table>

**NOTE:** Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.14

Database last updated on: 1/7/2019 11:52 PM

© N. Harris Computer Corporation
PROJECT SUMMARY:

Site Area - 4.40 acres (191,478 sf)

Units -

- 51 2Bedroom (57%)
- 39 1Bedroom (43%)
- 90 Total Units

Required Parking -

- 1 spaces per Bedroom unit: 51 spaces
- 1 spaces per Studio unit: 39 spaces
- Clubhouse Parking: 13 spaces

Total Parking Required: 103 spaces

Parking Provided: 110 spaces

(Includes 7 HC spaces)

Additional Garage Parking: 12 spaces

(not included in parking space count)
Approximate Site Location
This page was produced by the NWI mapper
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

February 28, 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 wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
Mr. Carney,

This letter is intended to serve as a utility (water and sewer) availability letter for the subject property located on the east side of “K” Center and approximately 260 feet north of Fern Avenue. The property is located within the McAllen City Limits and is within the McAllen Public Utility Water and Sewer CCN Boundary. There is an existing 8” waterline along the west side of “K” Center, and along the north side of Fern Avenue. There is also an existing 12” sewer-line along the west side of “K” Center and an 8” sewer-line along the north side of Fern Avenue. Field verification will be needed. All improvements would need to be in accordance with the City of McAllen and/or MPU Development Requirements. Note that the property may fall in an area where a utility reimbursement will be assessed.

Sincerely,

[Signature]

Rafael A. Balderas, E.I.T.

McALLEN PUBLIC UTILITY

Utility Engineering
311 N. 15th Street
McAllen, Texas 78501
(956) 681-1778
## 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>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>Off-site utilities</td>
<td>Lump Sum</td>
<td>1</td>
<td>$25,000.00</td>
<td>$</td>
<td>In A&amp;E Design Fee</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td>Lump Sum</td>
<td>1</td>
<td>$25,000.00</td>
<td>$</td>
<td>In A&amp;E Design Fee</td>
<td>$25,000.00</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

T. Craig Carney, P.E.

Printed Name:
2-28-19

Date

If a revised form is submitted, date of final approval.

Seal:
T. CRAIG CARNEY
55714

Total:

$50,000
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>Demolition</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>in A/E Design Fee</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>in A/E Design Fee</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Detention</td>
<td>$15,000.00</td>
<td>1</td>
<td>$15,000.00</td>
<td>in A/E Design Fee</td>
<td>$ 15,000.00</td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$318,949.00</td>
<td>1</td>
<td>$318,949.00</td>
<td>in A/E Design Fee</td>
<td>$ 318,949.00</td>
<td>$ 318,949.00</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$12,422.00</td>
<td>1</td>
<td>$12,422.00</td>
<td>in A/E Design Fee</td>
<td>$ 12,422.00</td>
<td>$ 12,422.00</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$21,156.09</td>
<td>1</td>
<td>$21,156.09</td>
<td>in A/E Design Fee</td>
<td>$ 21,156.09</td>
<td>$ 21,156.09</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$27,500.00</td>
<td>1</td>
<td>$27,500.00</td>
<td>in A/E Design Fee</td>
<td>$ 27,500.00</td>
<td>$ 27,500.00</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$248,493.00</td>
<td>1</td>
<td>$248,493.00</td>
<td>in A/E Design Fee</td>
<td>$ 248,493.00</td>
<td>$ 248,493.00</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$198,504.00</td>
<td>1</td>
<td>$198,504.00</td>
<td>in A/E Design Fee</td>
<td>$ 198,504.00</td>
<td>$ 198,504.00</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>in A/E Design Fee</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$7,500.00</td>
<td>1</td>
<td>$7,500.00</td>
<td>in A/E Design Fee</td>
<td>$ 7,500.00</td>
<td>$ 7,500.00</td>
</tr>
</tbody>
</table>

Total                          |                        |                            |                              |                      | $ 849,524                           | $ 849,524              |

Signature of Registered Engineer
2-28-19

T. Craig Carney, P.E.
Printed Name

Date

If a revised form is submitted, date of submission: 2/28/19