CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED AVANTI AT SOUTH BLUFF
509 S. CARANCAHUA STREET
CORPUS CHRISTI, TEXAS
CARNEY PROJECT NO. 1018-39

PREPARED FOR
AVANTI AT SOUTH BLUFF, 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 28, 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 28, 2019

Mr. Toby Williams  
Avanti at South Bluff, LP  
8500 Shoal Creek Blvd  
Bldg #4, Suite 208  
Austin, TX 78757

RE: Site Design and Development Feasibility Report  
Proposed Avanti at South Bluff  
509 S. Carancahua Street  
Corpus Christi, Texas  
CARNEY PROJECT NO. 1018-39

Dear Toby:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Corpus Christi, Texas. The site is approximately 1.07-acres located at 509 S. Carancahua Street. There will be one 4-story building consisting of 42 units. A leasing office and clubhouse will also be provided.

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

EXECUTIVE SUMMARY

The site which is 1.07-acres consist of five platted lots and is zoned Neighborhood Office (ON), which multi-family is a permitted use. No additional zoning is required but the property will be re-platted into a single lot (We are re-zoning the property to increase the density of the site – we are rezoning from ON/RM-1 to CR-2 with a request for a variance on parking). The site is currently occupied by an apartment community and will be demolished as part of this project.

Existing water and sanitary sewer are on both sides of the property. An existing 6-inch water line is on the west side of S. Carancahua Street. An 8-inch sanitary sewer line is in the middle of S. Tancahua Street.

Detention for storm water is not required by the City if downstream runoff from the subject development does not adversely impacts the downstream property owners. The existing ground surface is virtually 100% impervious cover so the development will not add additional impervious cover, so no detention is planned.
Following is information from the local Tax Appraisal District concerning the property:

- **Property ID: 225723**

**Tax Rates:**

- City of Corpus Christi: $0.626264
- Nueces County: $0.309189
- Hospital: $0.117672
- Corpus Christi ISD: $1.305050
- Farm to Market Road: $0.003899
- Del Mar College District: $0.281885

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

**EXISTING SITE CONDITIONS & SURVEY**

The 1.07 acres is located at 509 S. Carancahua Street in Corpus Christi, Texas. The general vicinity places it approximately 0.5-mile from IH-37 and about 3 blocks west of Corpus Christi Bay. A legal description, boundary and topographic survey are attached.

The site is occupied by an existing multi-family building. The ground surface is covered by an asphalt parking lot and buildings and is essentially 100 percent impervious. The ground surface slope s gently downward to the northwest from elevation 34-ft to 32-ft.

**ENTITLEMENT PERMITTING**

**ZONING**

The property is currently zoned Neighborhood Office (ON) and a portion of the property is multifamily (RM-1), which permits multifamily, however re-zoning of the site to CR-2 will be required to increase the density of site. (or something similar).

**PLATTING**

The property consists of five separate lots. The site will be re-platted to create a single lot. No building permit may be issued for any parcel or tract of land until the property has received final plat approval; and the plat has been recorded.
The division of any lot or any parcel of land by the use of metes and bounds description for the purpose of the development is prohibited. No plat shall be processed which attempts to amend or remove any covenants or restrictions of the preceding plat until such preceding plat, or portion of such preceding plat has been vacated or amended by replat in accordance with Section 3.10 of the UDC.

The review process involves The Technical Review Committee reviewing the application in accordance with the procedure established in Section 2.7 and, considering the review criteria in paragraph 3.8.3.C below, make a recommendation to the Planning Commission. The Assistant City Manager of Development Services shall be responsible for making a recommendation in the event an agreement on a recommendation cannot be reached.

The absence of and resulting lack of comment from a Technical Review Committee member during the review of the application plat shall preclude that member or that member’s organization from commenting on or requiring additional materials for the application at a later date.

The plat will be submitted to a Plat Review Committee that meets every other Wednesday. Upon approval by the Review Committee will forward to P&Z who also meets every other Wednesday. The average time for Plat approval ranges from 60 to 90 days.

SITE DEVELOPMENT PERMITTING

The Development Services Department is responsible for all planning, development and permitting activities in Corpus Christi. The department brings together building services, civil engineering, planning and zoning, permit applications in a way to get projects approved. The link to Development Services can be accessed using the link:

https://www.cctexas.com/departments/development-services

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 7 to 14 days in advance.

ENGINEERING PLAN SUBMITTAL PROCESS & REVIEW

A Plan Review Checklist will be required to be submitted and endorsed (e-signatures acceptable) by the Applicant or Design Professional documenting the submittal meets minimum technical requirements for each project submittal. Existing Review Checklists for each discipline have been revised to reflect the minimum technical requirements and documents necessary for an application to be deemed complete and therefore, ready for
The Plan Review Checklist can be accessed using the link: www.cctexas.com/government/development-services/index

The current zoning is Neighborhood Office which allows multi-family (RM-1) Residential Multi-Family District. Requirements for development can be found in Table 4.4.3 per the Unified Development Code (UDC) as follows:

**Table 4.4.3.B Multifamily Zoning Districts**

<table>
<thead>
<tr>
<th>Multifamily Districts</th>
<th>RM-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Density (units/acre)</td>
<td>22</td>
</tr>
<tr>
<td>Min. Open Space (% site area)</td>
<td>35%</td>
</tr>
<tr>
<td>Min. Lot Area (sq. ft.)</td>
<td>6,000</td>
</tr>
<tr>
<td>Min. Lot Width (ft.)</td>
<td>50</td>
</tr>
<tr>
<td>Min. Yards (ft.)</td>
<td></td>
</tr>
<tr>
<td>Street</td>
<td>20</td>
</tr>
<tr>
<td>Street (corner)</td>
<td>15</td>
</tr>
<tr>
<td>Side (1 fam &amp; 2 fam)</td>
<td>5</td>
</tr>
<tr>
<td>Side (3+ fam)</td>
<td>10</td>
</tr>
<tr>
<td>Rear</td>
<td>10</td>
</tr>
<tr>
<td>Min. Building Separation (ft.)</td>
<td>10</td>
</tr>
<tr>
<td>Max. Height (ft.) and comply with Section 4.2.8.C, 4.2.8.D, and 4.2.8.F</td>
<td>45</td>
</tr>
</tbody>
</table>

The UDC can be access by the link https://www.cctexas.com/udc

As per the UDC Section 4.2.8.C, no multifamily or nonresidential structure shall be located nearer any property line adjacent to a single-family or two-family use than a horizontal distance of twice the vertical height of the structure. The UDC allows the height to be measured from the existing ground level to the plate. This setback does not apply to the first 12 feet in height of the building.
Parking requirements can be found in UDC Section 7.2.2.B This section references the minimum parking spaces required for the uses allowed in the "RM-1" District. They are as follows:

1 bedroom –1 ½ per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building. More than 1 bedroom - 2 per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building. The required parking (78 spaces) is more than that shown on the plans (52 spaces). The rezoning request previously mentioned will include a parking variance. The parking reduction is practical based on this being senior project.

In determining whether to approve, approve with conditions, or deny a site plan, the Building Official and the Technical Review Committee shall consider the following criteria:

A. The application and content of the application are consistent with the City construction specifications and standards, applicable standards of this Unified Development Code and any written interpretations of this Unified Development Code.

B. The site plan complies with any approved plat, development agreement, or other agreement or ordinance governing the parcel of land to which the site is related.

C. The site plan complies with any additional standards related to overlay zoning districts, Planned Unit Developments, other zoning approvals, any variances, exceptions, development orders, and any standards adopted as part of the Comprehensive Plan.

D. The extent to which the impact of the use on public infrastructure such as roads, natural gas, water, storm water and wastewater, and public services such as police and fire protection and solid waste collection can be minimized without negatively impacting existing uses in the area and in the City and without creating any negative impacts on facilities, services, or the City’s fiscal resources.
Staff Review

The Development Review Manager shall process the application through the development review process to be reviewed by the Technical Review Committee in accordance with Section 2.7 and the review criteria in Subsection 3.17.3 of the UDC.

For site plans not subject to review by the Technical Review Committee, the site plan review shall be initiated and processed by the Building Official or designee in accordance with paragraph 3.17.2.A.

A. Technical Review Committee Final Action

1. The Technical Review Committee shall hold a public meeting and approve, approve with conditions, or deny the site plan. The Assistant City Manager of Development Services shall be responsible for making the final decision in the event an agreement on final decision cannot be reached.

2. The absence of and resulting lack of comment from a member of the Technical Review Committee during the review of a site plan shall preclude that member from commenting on or requiring additional materials for application at a later date, except that revisions are subject to comment from all team members when they are submitted.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 4854640167C effective date July 18, 1985 and is not within the 100-year flood zone. The City of Corpus Christi has only a draft Storm Water Master Plan which is not adopted. The City has adopted some portions of the Design Criteria Technical Guide but not all. Currently no detention is required especially since most of the site is currently impervious cover. Generally, drainage control for this site will be accomplished using the existing storm water system in the streets.

The draft Storm Water Master Plan can be accessed using this link:
https://projects.ch2m.com/cctxswmp/swmpmaps.htm

UTILITIES

Existing water and sanitary sewer service are on both sides of the property. Water and Sewer are provided by the City of Corpus Christi. An existing 6-inch water line is on the west side of S. Carancahua Street. An 8-inch sanitary sewer line is in the middle of S. Tancahua Street. The water and sewer lines can be found on the city’s GIS map:
Overhead electrical (both single and 3-phase) is available at the property. Natural gas is available off site, but the Developer does not require gas for this project.

**FIRE DEPARTMENT REQUIREMENTS**

The fire department requires (2015 IFC) the following per the Municode Chapter 18 – “Fire Prevention and Protection” Section 907.1.1 of the International Fire Code is revised to read as follows:

**907.1.1 Construction documents.**

1. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

2. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation.

3. Two (2) complete sets of plans shall be provided to the fire prevention bureau.

4. These plans shall bear the signature and license number of the licensed fire alarm planning superintendent, the date of proposed installation and the name, address, and certificate-of-registration number of the registered firm.

5. Any plans not drawn or submitted by a licensed planning superintendent will not be accepted

Fire protection must comply with Fire Marshal’s Office regulations, and in no case be less than currently adopted 2015 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.

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

4. 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.

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

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

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

8. 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.

9. 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.

10. 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.

11. 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.

12. Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.

13. 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 from both Carancahua Street and Tancahua Street. Carancahua Street is one-way going north and Tancahua Street is one-way going south. Carancahua is a 2-lane asphalt street with shoulders on both sides. Tancahua is 3-lane asphalt surface with a shoulder on the side of the subject site. There are no plans to widened either street. The City will issue a driveway permit.

LANDSCAPING

Landscaping shall be done in accordance with the Unified Building Code Section 7.2. A Landscape Handbook is provided by The Development Services Department to provide an illustrative interpretation of the standards, recommended plant material and suggested guides for landscaping in accordance with the provisions of this 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. Signage will be provided in accordance with Section 7.5 “Signs” in the UDC.
BUILDING PERMIT & PLAN REVIEW

A. Building Official Review

For site plans requiring review by the Technical Review Committee, the Building Official shall review the application and, considering the review criteria in Subsection 3.17.3, make a recommendation to the Technical Review Committee.

For site plans that are not required to undergo review by the Technical Review Committee, the Building Official shall coordinate the review for compliance with applicable provisions of the City’s building and technical construction codes, and coordinate the review with other agencies through the Development Review Manager.

B. Building Official Final Action

1. The Building Official shall approve, approve with conditions or deny the building permit.

2. The Building Official shall not issue a building permit unless the plans, specifications and intended use of such building or structure conforms in all respects to the provisions of this UDC and the Building Code.

Review time will be approximately 2 to 3 weeks 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 Corpus Christi:

- 2015 International Building Code
- 2017 National Electrical Code
- 2015 International Mechanical Code
- 2015 International Residential Code
- 2015 International Existing Building Code
- 2015 International Plumbing Code
- 2015 International Fuel Gas Code
- 2015 International Fire Code
CITY FEES

https://www.cctexas.com/services/construction-and-property-services/starting-building-project/zoning/fees

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

- Building Permit $ 43,100
- Water & Sewer Tap Fee (use existing service) $ N/A
- Application Fees (est.) $ 5,000
- Park Fees $200/unit $ 8,400
- Plan Review Fee (40% of Bldg. Permit) $ 17,250
- Community Enrichment Fee $ 62,500

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC) (Do we need to mention that they want asbestos and lead based paint testing prior to demolition?). 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 $627,480. 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 11, 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

T. Craig Carney, P.E.

[Stamp: State of Texas, Professional Engineer, License No. 55714, 2-28-19]
ATTACHMENTS

Aerial
Survey
Tax Certificate
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Utility Availability Letter
Utility Map
TDHCA Onsite Cost Estimate
Property Search Results > 225723 ADVANCED HSING ALTERNATIVES for Year 2018

Property

Account

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<td>Property Use Descrip on:</td>
<td>APARTMENT EXEMPT</td>
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Locaon

| Address:           | 509 CARANCAHUA ST S CORPUS CHRISTI, TX 78401                          |
| Neighborhood:      | DODDRIDGE TRACTS                                                       |
| Neighborhood CD:   | S2117                                                                  |
| Mapsco:            |                                                                        |
| Map ID:            | U-28                                                                   |

Owner

| Name:              | ADVANCED HSING ALTERNATIVES                                           |
| Mailing Address:   | CORP P O BOX 7008 CORPUS CHRISTI, TX 78415                            |
| Owner ID:          | 378700                                                                 |
| % Ownership:       | 100.000000000000%                                                      |
| Exemp ons:         | EX-XV                                                                  |

Values

| (+) Improvement Homesite Value: | + $0                                                                     |
| (+) Improvement Non-Homesite Value: | + $352,019                                                              |
| (+) Land Homesite Value:        | + $0                                                                    |
| (+) Land Non-Homesite Value:    | + $467,970                                                              |
| (+) Agricultural Market Valua on: | + $0                                                                     |
| (+) Timber Market Valua on:     | + $0                                                                    |
| (=) Market Value:               | = $819,989                                                              |
| (–) Ag or Timber Use Value Reduc on: | – $0                                                                   |
| (=) Appraised Value:            | = $819,989                                                              |
| (–) HS Cap:                     | – $0                                                                    |
| (=) Assessed Value:             | = $819,989                                                              |

Taxing Jurisdic on

Owner: ADVANCED HSING ALTERNATIVES
% Ownership: 100.000000%
Total Value: $819,989

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<th>Entry</th>
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Total Tax Rate: 2.643959

Taxes w/Current Exemptions: $0.00
Taxes w/o Exemptions: $21,680.17

Improvement / Building

All improvements valued at income

**Improvement #1:** COMMERCIAL

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<thead>
<tr>
<th>Type</th>
<th>Description</th>
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Roll Value History

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<td>0</td>
<td>0</td>
<td>$0</td>
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</tr>
<tr>
<td>2009</td>
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<td>$0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
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</tr>
<tr>
<td>2008</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2007</td>
<td>$0</td>
<td>$0</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>
### Property Details

<table>
<thead>
<tr>
<th>Year</th>
<th>Property Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>$0</td>
</tr>
<tr>
<td>2005</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Deed History - (Last 3 Deed Transactions)

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10/12/1995</td>
<td>CONV</td>
<td>CONVERSION</td>
<td>HOUSING AUTHORITY</td>
<td>HOUSING AUTHORITY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>4/10/1995</td>
<td>W-D</td>
<td>WARRANTY DEED</td>
<td>HOUSING AUTHORITY</td>
<td>ADVANCED HSING ALTERNATIVES</td>
<td></td>
<td></td>
<td>956985</td>
</tr>
<tr>
<td>3</td>
<td>8/5/1994</td>
<td>SWD</td>
<td>SPCL W/DEED</td>
<td>U S DEPT OF HUD</td>
<td>HOUSING AUTHORITY</td>
<td></td>
<td></td>
<td>922661</td>
</tr>
</tbody>
</table>

Questions Please Call (361) 881-9978
February 28, 2019

Mr. T. Craig Carney, P.E
5700 Granite Parkway, Suite 200
Plano, Texas 75024
469-443-0861 (office)
469-855-8991 (cell)
Craig@eng-firm.com

Re: Availability of City Utilities –
509 Carancahua Street

Dear Mr. Carney:

This letter is to confirm that water, waste water, gas and storm water services are available and adequate for the entire land area within the boundary of the above referenced inquiry. See attached information of the existing utilities as reference.

If I can be of further assistance or if you have any questions regarding the above information, I can be contacted at (361) 826-3568 or by email at jalals@cctexas.com.

Sincerely,

[Signature]

Jalal Saleh, PE
Engineer III
Development Services Department
Land Development Division
# 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>$50,400.00</td>
<td>Lump Sum</td>
<td>$50,400.00</td>
<td>In A&amp;E Line Item</td>
<td>$50,400.00</td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>$126,302.40</td>
<td>Lump Sum</td>
<td>$126,302.40</td>
<td>In A&amp;E Line Item</td>
<td>$126,302.40</td>
<td></td>
</tr>
<tr>
<td>Fine grading</td>
<td>$45,864.00</td>
<td>Lump Sum</td>
<td>$45,864.00</td>
<td>In A&amp;E Line Item</td>
<td>$45,864.00</td>
<td></td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$39,110.40</td>
<td>Lump Sum</td>
<td>$39,110.40</td>
<td>In A&amp;E Line Item</td>
<td>$39,110.40</td>
<td></td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$102,816.00</td>
<td>Lump Sum</td>
<td>$102,816.00</td>
<td>In A&amp;E Line Item</td>
<td>$102,816.00</td>
<td></td>
</tr>
<tr>
<td>On-site paving</td>
<td>$131,040.00</td>
<td>Lump Sum</td>
<td>$131,040.00</td>
<td>In A&amp;E Line Item</td>
<td>$131,040.00</td>
<td></td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$100,800.00</td>
<td>Lump Sum</td>
<td>$100,800.00</td>
<td>In A&amp;E Line Item</td>
<td>$100,800.00</td>
<td></td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$14,112.00</td>
<td>Lump Sum</td>
<td>$14,112.00</td>
<td>In A&amp;E Line Item</td>
<td>$14,112.00</td>
<td></td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$17,035.20</td>
<td>Lump Sum</td>
<td>$17,035.20</td>
<td>In A&amp;E Line Item</td>
<td>$17,035.20</td>
<td></td>
</tr>
</tbody>
</table>

**Total**                      |                     |                         |                          |                    | $627,480                           |                      |

Signature of Registered Engineer: 2-28-19

T. Craig Carney, P.E.
Printed Name

Date

If a revised form is submitted, date of submission: