CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED AVANTI AT BAYSIDE
5300 BLOCK OF LIPES BLVD,
CORPUS CHRISTI, TEXAS
CARNEY PROJECT NO. 1018-32

PREPARED FOR
AVANTI LEGACY BAYSIDE, 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 22, 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 22, 2019

Mr. Toby Williams  
Avanti Legacy Bayside, LP  
8500 Shoal Creek Blvd  
Bldg #4, Suite 208  
Austin, TX  78757

RE: Site Design and Development Feasibility Report  
Proposed Avanti Legacy Bayside  
5300 block of Lipes Blvd.  
Corpus Christi, Texas  
CARNEY PROJECT NO. 1018-32

Dear Toby:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Corpus Christi, Texas. The site is approximately 5.45-acres located in the 5300 block of Lipes Blvd. There will be one 3-story building consisting of 60 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 5.45-acres will be subdivided from a larger 14.89-acre tract. The property is zoned Residential Multi-Family (RM-1). No additional zoning is required but the property will be re-platted into a single lot. The site is currently open with a grassy ground surface.

Water is available along the front of the property. Sanitary sewer is also available along Lipes Blvd.

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. Above ground detention is planned.
Following is information from the local Tax Appraisal District concerning the property:

- **Property ID:** 231507

**Tax Rates:**

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<td>Del Mar College District</td>
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There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

**EXISTING SITE CONDITIONS & SURVEY**

The site which is 5.45-acres will be subdivided from a larger 14.89-acre tract. The tract is out of Lot Six (6), Section Six (6), FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, an addition in the City of Corpus Christi, Texas as shown by map or plat thereof recorded in Volume A, Pages 41, 42 and 43, Map Records of Nueces County, Texas out of property described in Special Warranty Deed dated February 18, 2016 executed by Convent Academy of the Incarnate Word to Saratoga Palms Properties, Ltd. recorded under Clerk's file No. 2016007102, Official Public Records of Nueces County, Texas. A copy of the survey is attached.

The site is open with some native grasses. The ground surface slopes downward very gently to the northwest and ranges from elevation 21' to 22'. The site's northern boundary is Lipes Blvd, south is single family homes, west a church, and to the east if vacant land.

**ENTITLEMENT PERMITTING**

**ZONING**

The property is currently zoned Residential Multi-Family (RM-1) which is a permitted use so no rezoning will be required.
PLATTING

The property will be subdivided from the consists of five separate lots (I believe this needs to be revised, carryover from South Bluff? – I agree). 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 review. Submittals deemed to lack the minimum requirements will not be formally reviewed.

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>
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</thead>
<tbody>
<tr>
<td>Max. Density (units/acre)</td>
<td>22</td>
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<tr>
<td>Min. Open Space (% site area)</td>
<td>35%</td>
</tr>
<tr>
<td>Min. Lot Area (sq. ft.)</td>
<td>6,000</td>
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<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.E</td>
<td>45</td>
</tr>
</tbody>
</table>
The UDC can be accessed 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

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. 48355C0520G effective date October 23, 2015 and is shown to be in Zone X.

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. In any event above ground detention is planned for the site.

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

Both water and sanitary sewer are available at the north perimeter of the tract and along Lipes Blvd. The City of Corpus Christi provides these services. An 8-inch diameter C-900 water line is located in the ROW of Lipes Blvd.

An 8-inch PVC sanitary sewer lines and manholes are located in the ROW of Lipes Blvd.

Overhead electrical (both single and 3-phase) and natural gas is available.

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.

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 have a single primary access off Lipes Blvd. Lipes is a 2-lane curb-n-gutter asphalt street. The International Fire Code requires only one means of ingress/egress when unit count is under 100. 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 $ 61,560
- Water & Sewer Tap Fee $ 10,000
- Application Fees (est.) $ 5,000
- Park Fees $200/unit $ 12,000
- Plan Review Fee (40% of Bldg. Permit) $ 24,625
- 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). 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 $725,385. 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.
ATTACHMENTS

Aerial
Survey
Tax Certificate
Zoning Map
Zoning Letter
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Utility Availability Letter
Utility Map
TDHCA Onsite Cost Estimate
The undersigned hereby certifies that an on-the-ground survey was conducted under my direction and supervision that meets the minimum requirements set forth by the Texas Board of Professional Land Surveying.

NOTES
1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).

2. This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.

BOUNDARY SURVEY

5.450 ACRES

BEING A PORTION OF LOTS 6 AND 7, SECTION 6, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS AS RECORDED IN VOLUME A ON PAGES 41 THROUGH 43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS
Property Search Results > 231507 SARATOGA PALMS PROPERTIES LTD for Year 2019

Property

Account
Property ID: 231507
Geographic ID: 2476-0006-0060
Type: Real
Legal Description: FLOUR BLUFF & ENC FRM GDN TRACT 14.89 ACS OUT LTS 5, 6 & 7 SEC 6
Agent Code:

Location
Address: 5409 LIPES BLVD
CORPUS CHRISTI, TX 78413
Mapsco:
Neighborhood: FLOUR BLUFF & ENC FRM GDN TR
Neighborhood CD: S2476
Map ID: R-46

Owner
Name: SARATOGA PALMS PROPERTIES LTD
Mailing Address: 500 N SHORELINE SUITE 807
CORPUS CHRISTI, TX 78471
Owner ID: 546929
% Ownership: 100.0000000000%
Exemptions:

Values
(+) Improvement Homesite Value: + N/A
(+) Improvement Non-Homesite Value: + N/A
(+) Land Homesite Value: + N/A
(+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
(+) Agricultural Market Valuation: + N/A N/A
(+) Timber Market Valuation: + N/A N/A

(=) Market Value: = N/A
(–) Ag or Timber Use Value Reduction: – N/A

(=) Appraised Value: = N/A
(–) HS Cap: – N/A

(=) Assessed Value: = N/A

Taxes w/Current Exemptions: N/A

Taxing Jurisdiction
Owner: SARATOGA PALMS PROPERTIES LTD
% Ownership: 100.0000000000%
Total Value: N/A

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Improvement / Building

No improvements exist for this property.

Land

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<th>#</th>
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Roll Value History

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Deed History - (Last 3 Deed Transactions)

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February 7, 2017

Mr. Henry Flores
8500 Shcal Creek Blvd Bldg 4 Ste 208
Austin, Texas 78757

Re: Zoning Verification Request
Legal: FLOUR BLUFF & ENC FRM GDN TRACT 28.32 ACS OUT LTS 5, 6 & 7
SEC 6
Address: 5409 Lipes Blvd
Tax ID#: 2476-0006-0060

Dear Mr. Flores:

The above referenced property is currently zoned “RM-1” Multifamily 1 District. See the attached map.

Among other uses, the “RM-1” Multifamily 1 District permits apartments, single-family houses, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, and places of worship.

The “RM-1” District requires a minimum of a 6,000-square foot lot size, 50-foot lot width, 35% open space, 20-foot front yard setback, 15-foot street corner setback, maximum density of 22 units per acre, building separation of 10 feet, and maximum building height of 45 feet. The rear yard setback is a minimum of 10 feet plus additional setback based on height (see calculation in Unified Development Code (UDC) Section 4.2.8.C.). For multifamily uses, this district requires a minimum 10-foot side yard setback plus additional setback based on height (see calculation in UDC Section 4.2.8.C.). For one- and two-family uses, this district requires a minimum five-foot side yard setback.

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, and the first 12 feet in height of the building shall not be included in this calculation.

Parking requirements can be found in UDC Section 7.2. This section references the minimum parking spaces required for the uses allowed in these Districts.

For additional information, please see the UDC, which can be found on our website at http://www.cctexas.com/Assets/Departments/Development-Services/files/ordinances-and-codes/UnifiedDevelopmentCode.pdf.

For information about Building Codes and Certificates of Occupancy, please contact the Building Division at (361) 826-3240. If you have questions or concerns regarding this information, please contact me at (361) 826-8465.

Sincerely,

Josh Vaughn
Planning Technician

Enclosures (2)
### Existing Zoning

<table>
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<tr>
<th>Code</th>
<th>Description</th>
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<td>RMAT</td>
<td>Multifamily AT</td>
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<td>CN-2</td>
<td>Neighborhood Commercial</td>
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<td>Intensive Commercial</td>
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<td>Downtown Commercial</td>
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<td>Farm Rural</td>
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<tr>
<td>IM</td>
<td>Heavy Industrial</td>
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<td>RE-6</td>
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<td>RS-4.5</td>
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<td>RS-TF</td>
<td>Two-Family</td>
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<td>Single-Family 15</td>
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<td>RB-TH</td>
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<td>Recreational Vehicle Park</td>
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<td>RMH</td>
<td>Manufactured Home</td>
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**ADDRESS:**

RM-1 SP/15-03

**SOURCE:** DEPARTMENT OF DEVELOPMENT SERVICES
2/6/2017 04:22 PM Cashier 0010
T/Ref 0111004836 Reg 0111 Tran No 4111
Cash Report: 170206-01 for 2/6/2017

02 - Development Services
Development Services/CDR - Hansen
Acct:
Application Type: Planning
Permit Number: 17vl1012
Address: 0
Name: Madhouse Development Services
Validation Number: 006030 $77.00

=================================================
Total $77.00
Check ($77.00) Check No. 2011

Thank You for Your Payment.
PROJECT SUMMARY:

Site Area - 5.45 acres (237,394 sf)
Units -
21 2Bedroom (35%)
39 1Bedroom (65%)
60 Total Units
Required Parking -
2 spaces per 2Bedroom unit: 42 spaces
1.5 spaces per 1Bedroom unit: 59 spaces
Guest Parking 1 per 5 units: 12 spaces
Total Parking Required: 113 spaces
Parking Provided: 113 spaces (Includes 7 HC spaces)
Additional Garage Parking: 12 spaces (not included in parking space count)
Avanti Legacy Bayside

March 1, 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.
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 – 5409 Lipes Blvd

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@cottexas.com.

Sincerely,

Jalal Saleh, PE
Engineer III
Development Services Department
Land Development Division

mtg
Attachments
cc: File
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>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>
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<tbody>
<tr>
<td>Rough grading</td>
<td>$123,876.00</td>
<td>Lump Sum</td>
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<td>In A&amp;E Fees</td>
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<td>On-site utilities</td>
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<td>Decorative masonry</td>
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<td>Bumper stops, striping &amp; signs</td>
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Total | $725,385

Signature of Registered Engineer: T. Craig Carney, P.E.

Printed Name: T. CRAIG CARNEY

Date: 2-28-19

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