



Mitchell & Associates, Inc.

Engineering & Surveying

Site Feasibility Report

For Construction of

VILLAS AT ROBINETT

A Seniors Community

Being a 13.105 acre tract of land along Robinette Road,
south of Elms Road, in Killeen, Bell County, Texas



Project No.: 19-014-D-C

February 20, 2019

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I. EXECUTIVE SUMMARY

This Site Feasibility Report has been prepared for Marque Real Estate Consultants' proposed Villas at Robinett, a Texas Department of Housing and Community Affairs (TDHCA) eligible project. This report presents the finding of preliminary investigation for a 13.105 acre tract of land along Robinette Road, south of Elms Road, in Killeen, Bell County, Texas (hereinafter referred to as "Subject Property"), locally know as 4000 Robinett Road. The project schematic, as provided by other, highlights a 104 unit Seniors Community with Amenities (hereinafter referred to as "Community").

The Subject Property is an undeveloped tract of land along the east frontage of Robinett Road. The site exhibits overall mild topography, covered by a mixture of native grasses, bisected by a single drainage way, known as Robinett Creek, crossing east to west at the southern third of the tract. The Subject property is bordered to the north by an undeveloped commercial tract, to the east by an existing single-family subdivision, to the south by an existing multi-family subdivision, and to the west, across Robinett Road, underdeveloped agricultural-residential and a mixed use residential subdivision. Robinett Road is classified as a minor arterial with two lanes each way and sidewalks on both sides of the right-of-way. No existing points of ingress/egress are in place to the Subject Property. The FEMA Flood Plain Map indicates the area around the bisecting drainage way as a special hazard flood zone for 100-year storm events.

Public utilities are available to service the Subject Property, although no known service connections exist to the tract. A water main runs the length of the property along Robinett. A wastewater main runs within drainage the way that bisects the tract.

The Subject Property is currently unplatted and will require a plat to be completed in accordance to the City of Killeen Subdivision regulations before permits will be issued for construction. The tract will be subject to a ROW taking request during the plat process. The anticipated request is 14.5-ft along Robinett. A topographical survey and geotechnical investigation will be necessary for the completion of the civil engineering design.

Zoning of the Subject Property is B-3 and the Future Land Use Map designates majority of the tract for General Commercial with a small remainder as General Residential. A rezone request will be required to change the property to R-3A. Due to the density of surrounding multi-family zoning a Planned Unit Development is mandated by ordinance.

The purpose of the Site Feasibility Report is to identify the engineering and regulatory requirements associated with the development of the Community on the Subject Property, along with the estimation of probable site construction costs. The report is derived from multiple sources including: site investigation, local knowledge, past projects, discussions with City of Killeen staff, and record documents. The data compilation and analysis is intended to provide a basis for an informed decision by the involved parties. While full care has been given to the sourcing and preparation of this information, this is not a guaranty of all possible regulatory burdens or cost that would be incurred to bring this project to completion. All persons who have a property interest in this report hereby acknowledge that the Department man 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.

II. GENERAL PROJECT PARAMETERS

A. Site Information

- i. Project Name: Villas at Robinett
- ii. Subject Property Size: ± 13.105 acre

B. Project Scope

- i. A seniors community with a total of 104 units distributed across multiple buildings, reference **Exhibit 1** and **Exhibit 2**.

C. Project Location

- i. Project Address: 4300 Robinett Road, Killeen, TX 76542
- ii. Project Location: The site is located on the east side of Robinett Road, approximately 700 feet south of the intersection with West Elms Road in Killeen, Bell County, Texas, reference **Exhibit 3**.

D. Bell County Appraisal District (CAD) Information

- i. Bell CAD Property ID Number(s)
 - a. 44689
- ii. Bell CAD 2019 Tax Rates
 - a. See **Exhibit 4** for detailed information

Taxing Authority	2018 Tax Rate
Bell County	0.421200
Central Texas College	0.138600
Bell County Road	0.029900
Killeen ISD	1.260000
City of Killeen	0.749800
Clearwater U.W.C.D.	0.003830
Bell County WCID #6	0.030000
Total Tax Rate	2.633330

E. Easements

- i. Per the Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, reference **Exhibit 5**, there are two easements encumbering the Subject Property
 - a. 20.0-ft Utility Easement recorded in Volume 4051, Page 66
Running generally along the existing drainage way.
 - b. 15.0-ft Utility Easement recoded in Instrument Number 2007-0008105
Running from the approximate center of the aforementioned easement to the adjoining single family residential development to the east.
- ii. A full title search is recommended to locate any additional encumbrances.

F. Site Access

- i. No defined points of access exist along the Robinett Road frontage.
- ii. Access points will be coordinated with the City of Killeen during the platting process by definition of non-access easements or during the construction plan review process.
- iii. Access spacing in the City of Killeen is referenced to the Texas Department of Transportation Access Manual.

G. Existing Utilities

- i. The review of record information, a Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, site investigation, and adjoining developments were used to categorize the available domestic services for the Subject Property. Coordination with Texas811 should be commenced before full construction plans are initiated.
- ii. Domestic Water Service
 - a. Water Provider: City of Killeen
 - b. Existing Lines: A single 20-in water main in the east ROW of Robinett Road.
 - c. Connection: A 6-in or 8-in main will be required to loop through the Community. Individual service connection will be feed from the looped main
- iii. Domestic Sanitary Sewer Service
 - a. Sanitary Sewer Service Provider: City of Killeen
 - b. Existing Lines: A single 12-in sanitary main parallels the south bank of the drainage way. Multiple manholes are present along the line.
 - c. Connection: A 6-in main will be required from the Community to discharge into one of the existing manholes. Individual services will be connected to the main.

H. Local Representation

- i. The City of Killeen operates under the care of a Mayor and City Council.
 - a. 3 At Large Members
 - b. 4 District Representative
 - c. The Subject Property is in District 4, represented by Steve Harris whose current term ends in May of 2019.

III. Governmental Matters of Review and Approval

A. Property Plat Procedure

- i. The Subject Property is currently defined by a meets and bounds description as recorded with the current deed. The City of Killeen requires that a tract be platted before any permits are issued for development. Hence, a plat application submittal to the Planning Department will be required. The platting process is dictated in Chapter 26 of the Killeen Code of Ordinances. The Planning and Zoning Commission has final authority to approve plat application and operate on an approximate one month cycle, reference **Exhibit 6** for the 2019 Schedule. Recent experience indicates that the process can take two months from initial application submittal to plat recordation.
- ii. Right-of-Way and Thoroughfare Standards
 - a. Per the Thoroughfare Plan, reference **Exhibit 15**, Robinett Road is classified as a Minor Arterial. No other proposed road projections appear to impact the Subject Tract.
 - b. Minor Arterials are dictated to have a 110-ft ROW width. It is estimated that the Robinett Road ROW is currently 81-ft wide. Current interpretation of the Ordinance by City Staff requires the dedication of one-half the deficient width by each adjoining side during platting. For the Subject Property this will be a loss of approximately 14.5-ft along the full length of the frontage; totaling a total loss of 21,515 square feet (0.49 acre).
- iii. Creek Buffer Zone
 - a. Per Killeen Code of Ordinance Section 32-55, the presence of FEMA regulated watercourse within the Subject Property will require the delineation off Creek Buffer Zone (CBZ) along the bisecting drainage way.
 - b. Creek Buffer Zone is designated as 25-ft from the top of bank. A full topographic survey will be required to determine the proper extents of the CBZ.
 - c. Development activities within the CBZ will be severely limited.

B. Zoning

- i. The Subject Property is currently zoned B-3, Local Business District.
- ii. The Community will require the zoning of R-3A, Multifamily Apartment Residential District.
 - a. Due to the density of surrounding existing multifamily zoned properties a Planned Unit Development overlay zoning will be required to achieve the necessary base R-3A.
 - b. Planned Unit Developments applications are presented to the Planning and Zoning Commission and City Council. Zoning cases operate on an approximate two month cycle, reference **Exhibit 6** for the 2019 Schedule. Recent experience has found it not uncommon for the action item to be delayed by each body if there is any public opposition. The process can take two to four months from initial zoning application submittal to approval.
 - c. Zoning can be pursued concurrently or separately from the plat procedure.

- iii. To facilitate the zoning change request a Future Land Use Map (FLUM) Amendment will be required to change the Subject Property from Estate to Multi-Family Residential.
 - a. FLUM Amendments and Zoning change requests typically run concurrently.

C. Plan Review

- i. The City of Killeen Permit Department processes large multifamily projects on a single track basis, i.e. full construction documents (Architectural, Civil, MEP, Structural) are submitted as a package and review concurrently, reference **Exhibit 7** for Permitting Flow Chart.
- ii. Plan review time is currently averaging eight to ten weeks, including corrections. This time is greatly influenced by the design team's familiarity with the City of Killeen's requirements and the response time of the individual consultants to submit comment responses.

D. Adopted Codes and Regulations

- i. The City of Killeen has adopted the codes listed below with select amendments.

Code	Publisher
Building and Construction Regulations (Ordinance Ch 8)	CoK
International Building Code 2018 (amended)	ICC
International Electrical Code, 2018 (amended)	ICC
International Energy Code, 2018 (amended)	ICC
International Fire Code, 2018 (amended)	ICC
International Mechanical Code, 2018 (amended)	ICC
International Plumbing Code, 2018 (amended)	ICC

- ii. Fire Marshall Requirements (City of Killeen Code of Ordinances Chapter 11, Article V)
 - a. Fire Hydrant Locations: No part of a residential structure is allowed to be further than 500 feet from a fire hydrant when measured as a hose would be laid.
 - b. Fire Apparatus Access Roads: No part of a residential structure that supports more than two dwelling units can be greater than 150 feet from a public street or privately maintained fire lane. Private fire lanes shall be not less than 20 feet wide or a vertical clearance of 14 feet. The surface of the fire lane must be asphalt or concrete. Gated communities will be required to install a Knock Box at all entrances.

E. Fees

- i. Platting and Zoning Fees
 - a. Plat Application fee for the Subject Property is estimated to be \$425.00.
 - b. Recoding fee for the approved plat is estimated to be \$58.00.
 - c. Zoning Application fee for the Subject Property is estimated to be \$300.00.
 - d. Future Land Use Map Amendment Application fee for the Subject Property is estimated to be \$100.00.

- ii. Permit Fees
 - a. Permit fees for the community will be dependent on final site configuration, reference **Exhibit 8** for current City of Killeen Permit Fee Schedule.
- iii. Land Disturbance Fee
 - a. Land Disturbance Permit for the Community is estimated to be \$120.00
- iv. Tap Fees
 - a. Tap Fees for the Community will be dependent on meter sizes used.
- v. Impact Fees
 - a. The City of Killeen does not currently levy Impact Fees for development. The topic appears to be in continual consideration by City Council and is subject to change.

IV. Engineering Design Services

A. Boundary and Topographic Survey

- i. A Category 1A Boundary Survey prepared by Mitchell & Associates, Inc. dated February 1, 2019, reference **Exhibit 5**, defines the boundary of the Subject Property.
- ii. A full topographical survey of the Subject Property will be required to facilitate the development of Community construction documents.

B. Preliminary Site Planning

- i. The site rendering by Mucasey & Associates, Architects dated February 3, 2019, reference **Exhibit 1**, and the preliminary Site Plan by Mitchell & Associates, Inc. dated February 19, 2019, reference **Exhibit 2**, illustrate the anticipated overall layout of the Community.
- ii. The final layout is subject to change due to unforeseen site conditions, any conditions imposed in the PUD process, and/or design restraints with final utility and drainage design.

C. Erosion Control and Storm Water Quality

- i. Construction Phase: Temporary erosion and sediment control measure will be required to mitigate any possible illicit from construction actions. The City of Killeen stormwater system is permitted as a Texas Commission of Environmental Quality (TCEQ) Municipal Separate Storm Sewer System (MS4). Thus, the city implements controls on developments to maintain their discharge parameters to state waterways. The size of the disturbed area for this Community will require the creation and implementation of a Storm Water Pollution Prevention Plan (SWP3).
- ii. Permanent Water Quality Measures: Upon completion, and for the remainder of the life of the Community, appropriate Best Management Practice (BMP) measures shall be installed and maintained. BMPs are intended to provide long term water quality improvements to the stormwater discharged from the site. During the site design phase the designer will select the most efficient and economical measure, or composite of measures, to meet the minimum requirements.

D. Federal Emergency Management Agency Floodplain Review

- i. The Subject Property is covered by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48027C0260E, showing an effective date of September, 26, 2008, reference **Exhibit 9** and **Exhibit 10**. Review of the map indicates the majority of the site to be unshaded, indicating Zone X, and the area paralleling the bisecting drainage way being shaded and indicating Zone AE. Areas classified as unshaded Zone X have been determined to be outside of the 0.2% annual chance (500-yr storm event) floodplain. Areas classified as Zone AE are within the 1% annual chance (100-yr storm event) floodplain and have been studied adequately to publish Base Flood Elevations (BFE). The BFEs for the subject are shown on the FIRM panel and can be used for setting the finished floor elevations (FFE) of the Community structures. A Floodplain Development Permit Application will be required to be submitted with the permit documents, reference **Exhibit 14**.

E. Public Utility Availability

- i. The City of Killeen appears to have ample capacity for this infill development.
- ii. Per the site investigation, available record information, and general knowledge the following existing utilities are available to the Subject Property:
 - a. Water Main:

20-in water main is located in the east ROW of Robinett Road
 - b. Sanitary Sewer Main:

12-in gravity sanitary sewer main paralleling the drainage way
 - c. Storm Sewer

Curb inlets along Robinett Road with underlying culvert for conveyance
- iii. Final connection points will be dependent on the service layout of the Community. Current estimates for connections and extension:
 - a. Water: Loop a 6-in or 8-in water main, with appropriate easement dedication, through the Community with a connection to the 20-in main at each end.
 - b. Sanitary Sewer: Create a single 6-in, with appropriate easement dedication, through the Community connecting to an existing manhole on the 12-in line.
 - c. Storm Sewer: The City of Killeen has provisions for connection to existing public storm sewer. At this time, no connection is anticipated but final site conditions will dictate.
- iv. All proposed infrastructure that is intended to be dedicated to the public will be required to be designed and built to City of Killeen standards. Submittal can be included and approved with the site development permit and should not impact review timeline.

F. Private Utilities

- i. Private and 'Dry' Utilities are outside of the design scope of the Civil Engineer. These providers provide in-house project design service. The design team should act in full cooperation to facilitate these connections.
- ii. Electricity:
 - a. Power distribution for the Subject Property is provided by Oncor Eclectic Delivery. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Oncor to confirm availability.
- iii. Natural Gas:
 - a. Natural gas service for the Subject Property is provided by Atmos Energy Corporation. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a "Will Serve" letter be requested from Atmos to confirm availability.

iv. Telephone:

- a. Telephone service for the Subject Property is provided by Century Link. The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a “Will Serve” letter be requested from Century Link to confirm availability.

v. Broadband

- a. Broadband service for the Subject Property is provided by Charter Communications (dba Spectrum). The appropriate point of contact can be found on the City of Killeen Contact List, reference **Exhibit 11**. We recommend a “Will Serve” letter be requested from Spectrum to confirm availability.

G. Geotechnical Investigation and Report

- i. Underlying soil conditions can have a major impact on site development costs. A geotechnical engineer shall be engaged to perform testing based on the conceptual layout. Their report should include an analysis of the site conditions and make design recommendation for building foundations and pavement sections.

H. Site Work Cost

- i. The estimation of development costs from conceptual data is an incomplete science. Competitive bidding will provide the best data for making an informed decision of total site cost.
- ii. An estimate of site work cost has been tabulated on the appropriate Cost Breakdown sheets, reference **Exhibit 12 and Exhibit 13**.
- iii. The unit cost for the Construction Activities was derived from the TXDOT low bid running average, as published monthly, and local knowledge.

Exhibit 1: Architect's Proposed Concept Site Plan

Project Summary

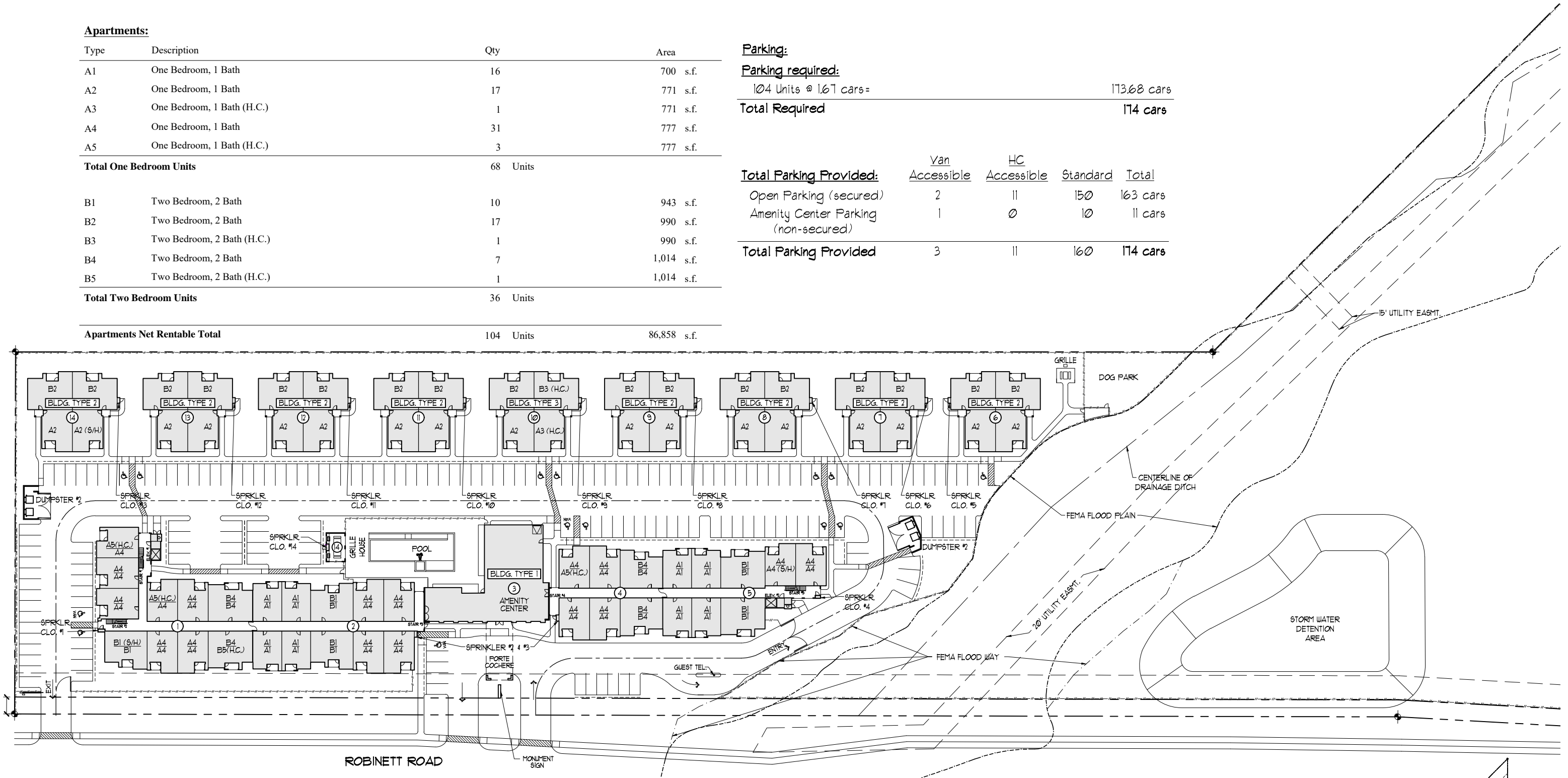
Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	16	700 s.f.
A2	One Bedroom, 1 Bath	17	771 s.f.
A3	One Bedroom, 1 Bath (H.C.)	1	771 s.f.
A4	One Bedroom, 1 Bath	31	777 s.f.
A5	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
Total One Bedroom Units		68 Units	
B1	Two Bedroom, 2 Bath	10	943 s.f.
B2	Two Bedroom, 2 Bath	17	990 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	1	990 s.f.
B4	Two Bedroom, 2 Bath	7	1,014 s.f.
B5	Two Bedroom, 2 Bath (H.C.)	1	1,014 s.f.
Total Two Bedroom Units		36 Units	
Apartments Net Rentable Total		104 Units	86,858 s.f.

Parking:

Parking required:	104 Units @ 1.67 cars =	173.68 cars
Total Required		174 cars

Total Parking Provided:	Van Accessible	HC Accessible	Standard	Total
Open Parking (secured)	2	11	150	163 cars
Amenity Center Parking (non-secured)	1	0	10	11 cars
Total Parking Provided	3	11	160	174 cars



SITE PLAN

Villas At Robinett
Mucasey & Associates, Architects

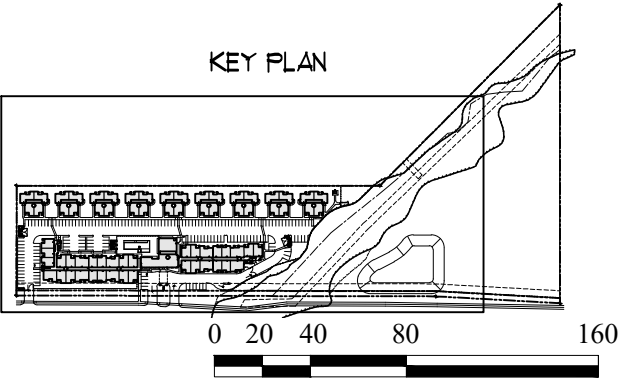
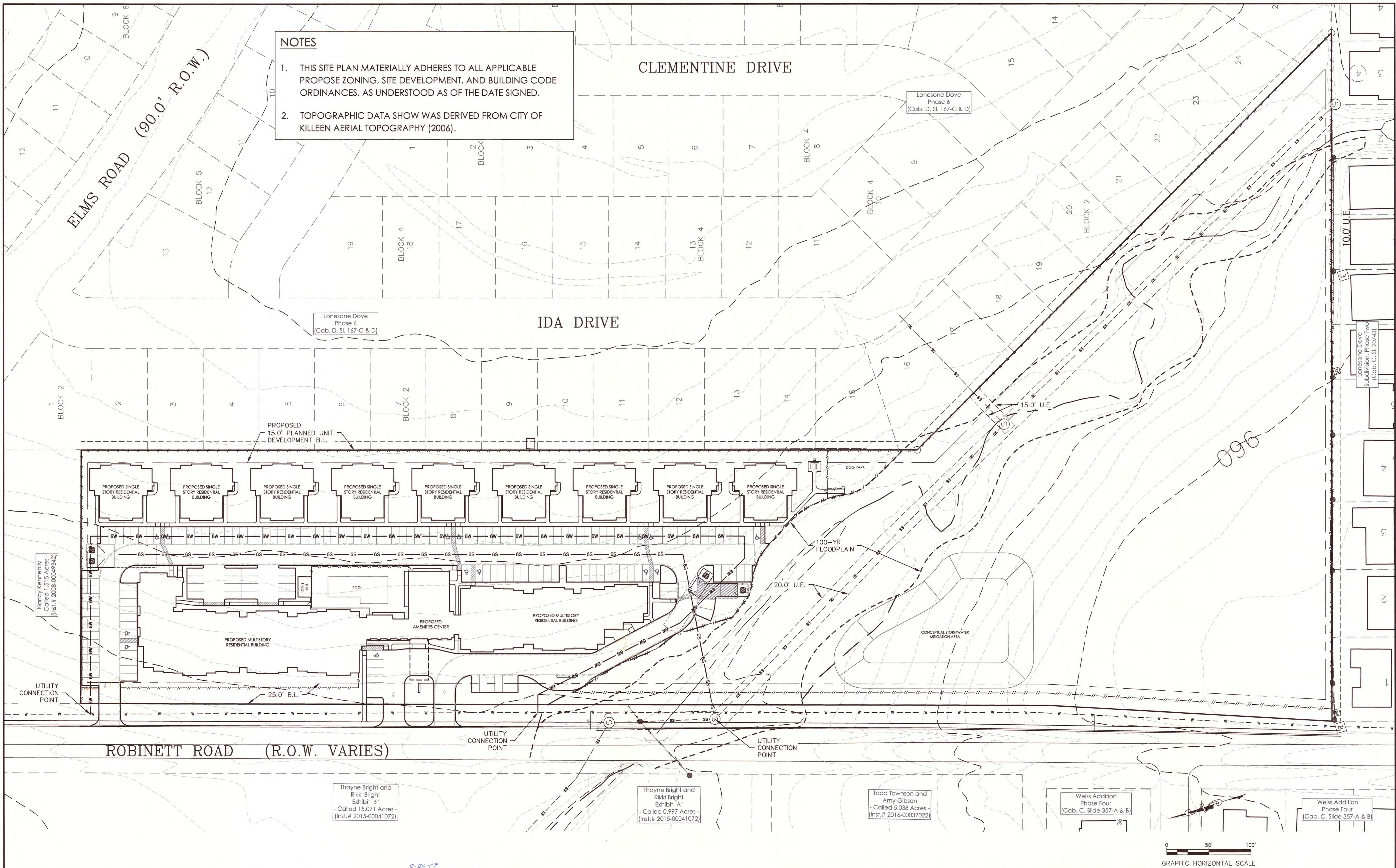


Exhibit 2: Engineer's Proposed Concept Site Plan



No.	DATE	REVISIONS
2	02/26/19	NOTE ADJUSTMENTS
1	02/21/19	ADD UTILITY MAINS



VILLAS AT ROBINETT
ROBINETT
KILLEEN, BELL COUNTY, TEXAS

CONCEPTUAL SITE PLAN

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541 FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

DATE: February 2019	AREA: 13.105 Ac.	REF.: ****
SCALE: AS SHOWN	LOTS: 1	DWG# 19-014-D-C
DWN BY: AR	BLK: 1	SHEET C1

\\CS-W2K12R2\Cad\Drawings\CIVIL (COMMERCIAL)\2019\19-014-D-C (Villas At Robinett - Feasibility Study)\DWG\19-014-D-C - Design - Linework.dwg

Exhibit 3: Location Map

Villas at Robinett

Killeen, Bell County, Texas



Google Earth

© 2018 Google

Villas at Robinett

Killeen, Bell County, Texas



1000 ft

Exhibit 4: Bell County Appraisal District Property Details

Property Search Results > 44689 REECES CREEK DEVELOPERS LTD for Year 2018

Property

Account

Property ID: 44689 Legal Descrip on: A0686BC T ROBINETT, 34, ACRES 15.969
 Geographic ID: 0572550000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Descrip on:

Locaon

Address: ROBINETT RD
KILLEEN, TX Mapsco:
 Neighborhood: Killeen Map ID: 28A15 A17
 Neighborhood CD: 30

Owner

Name: REECES CREEK DEVELOPERS LTD Owner ID: 566044
 Mailing Address: C/O BLUFFVIEW REAL ESTATE % Ownership: 100.000000000000%
 PO BOX 1183
 KILLEEN, TX 76540
 Exemp ons:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$319,937	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0

(=) Market Value:	=	\$319,937	
(-) Ag or Timber Use Value Reduc on:	-	\$0	

(=) Appraised Value:	=	\$319,937	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$319,937	

Taxing Jurisdic on

Owner: REECES CREEK DEVELOPERS LTD
 % Ownership: 100.000000000000%
 Total Value: \$319,937

En ty	Descrip on	Tax Rate	Appraised Value	Taxable Value	Es mated Tax	
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$319,937	\$319,937	\$0.00	
CB	BELL COUNTY	0.421200	\$319,937	\$319,937	\$1,347.58	
JCTC	CENTRAL TEXAS COLLEGE	0.138600	\$319,937	\$319,937	\$443.43	
RRD	BELL COUNTY ROAD	0.029900	\$319,937	\$319,937	\$95.66	
SKIL	KILLEEN ISD	1.260000	\$319,937	\$319,937	\$4,031.20	

TKI	CITY OF KILLEEN	0.749800	\$319,937	\$319,937	\$2,398.88
WCLW	CLEARWATER U.W.C.D.	0.003830	\$319,937	\$319,937	\$12.25
WWC6	BELL COUNTY WCID #6	0.030000	\$319,937	\$319,937	\$95.98
Total Tax Rate:		2.633330			
				Taxes w/Current Exempons:	\$8,424.98
				Taxes w/o Exempons:	\$8,425.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	DRY LAND CROPLAND	15.9690	695609.64	0.00	0.00	\$319,937	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$319,937	0	319,937	\$0	\$319,937
2017	\$0	\$319,937	0	319,937	\$0	\$319,937
2016	\$0	\$239,535	0	239,535	\$0	\$239,535
2015	\$0	\$239,535	0	239,535	\$0	\$239,535
2014	\$0	\$239,535	0	239,535	\$0	\$239,535
2013	\$0	\$159,690	0	159,690	\$0	\$159,690
2012	\$0	\$159,690	0	159,690	\$0	\$159,690
2011	\$0	\$150,860	0	150,860	\$0	\$150,860
2010	\$0	\$150,860	0	150,860	\$0	\$150,860
2009	\$0	\$159,690	0	159,690	\$0	\$159,690
2008	\$0	\$174,840	0	174,840	\$0	\$174,840
2007	\$0	\$174,773	0	174,773	\$0	\$174,773
2006	\$47,160	\$337,331	0	384,491	\$0	\$384,491
2005	\$38,923	\$3,500	0	42,423	\$0	\$42,423

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/9/2006	1	WARRANTY DEED	LOCKETT, CYNTHIA L & STANLEY J HAEDGE	REECES CREEK DEVELOPERS LTD	5997	41	
2	4/12/2005	23	MULTIPLE DEEDS	HAEDGE LIVING TRUST	LOCKETT, CYNTHIA L & STANLEY J HAEDGE	5669	683	
3	5/28/2001	1	WARRANTY DEED	HAEDGE, JOHN	HAEDGE LIVING TRUST	4345	311	

Tax Due

Property Tax Information as of 02/18/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty	Attorney Fees	Amount Due

						& Interest		
2018	BELL COUNTY	\$319,937	\$1347.58	\$1307.15	\$0.00	\$0.00	\$0.00	\$0.00
2018	CENTRAL TEXAS COLLEGE	\$319,937	\$443.43	\$443.43	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$319,937	\$95.66	\$92.79	\$0.00	\$0.00	\$0.00	\$0.00
2018	KILLEEN ISD	\$319,937	\$4031.20	\$3910.26	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF KILLEEN	\$319,937	\$2398.88	\$2398.88	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$319,937	\$12.25	\$11.88	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY WCID #6	\$319,937	\$95.98	\$95.98	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$8424.98	\$8260.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$319,937	\$1347.58	\$1307.16	\$0.00	\$0.00	\$0.00	\$0.00
2017	CENTRAL TEXAS COLLEGE	\$319,937	\$447.59	\$447.59	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY ROAD	\$319,937	\$95.66	\$92.79	\$0.00	\$0.00	\$0.00	\$0.00
2017	KILLEEN ISD	\$319,937	\$3551.30	\$3444.76	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF KILLEEN	\$319,937	\$2398.89	\$2398.89	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$319,937	\$12.32	\$11.95	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY WCID #6	\$319,937	\$95.98	\$95.98	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$7949.32	\$7799.12	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$239,535	\$1008.93	\$1008.93	\$0.00	\$0.00	\$0.00	\$0.00
2016	CENTRAL TEXAS COLLEGE	\$239,535	\$327.20	\$327.20	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY ROAD	\$239,535	\$71.62	\$71.62	\$0.00	\$0.00	\$0.00	\$0.00
2016	KILLEEN ISD	\$239,535	\$2697.16	\$2697.16	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF KILLEEN	\$239,535	\$1796.03	\$1796.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$239,535	\$9.39	\$9.39	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY WCID #6	\$239,535	\$71.86	\$71.86	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$5982.19	\$5982.19	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$239,535	\$1008.93	\$978.66	\$0.00	\$0.00	\$0.00	\$0.00
2015	CENTRAL TEXAS COLLEGE	\$239,535	\$327.20	\$327.20	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$239,535	\$71.62	\$69.47	\$0.00	\$0.00	\$0.00	\$0.00
2015	KILLEEN ISD	\$239,535	\$2701.95	\$2620.90	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF KILLEEN	\$239,535	\$1796.03	\$1742.15	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$239,535	\$9.46	\$9.18	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$5915.19	\$5747.56	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$239,535	\$1008.93	\$1008.93	\$0.00	\$0.00	\$0.00	\$0.00
2014	CENTRAL TEXAS COLLEGE	\$239,535	\$327.20	\$327.20	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY ROAD	\$239,535	\$71.62	\$71.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	KILLEEN ISD	\$239,535	\$2701.95	\$2701.95	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF KILLEEN	\$239,535	\$1796.03	\$1796.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$239,535	\$9.58	\$9.58	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$5915.31	\$5915.31	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY	\$159,690	\$672.61	\$652.43	\$0.00	\$0.00	\$0.00	\$0.00
2013	CENTRAL TEXAS COLLEGE	\$159,690	\$218.78	\$218.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$159,690	\$47.75	\$46.32	\$0.00	\$0.00	\$0.00	\$0.00
2013	KILLEEN ISD	\$159,690	\$1801.31	\$1747.27	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF KILLEEN	\$159,690	\$1186.18	\$1150.59	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$159,690	\$6.39	\$6.20	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$3933.02	\$3821.59	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$159,690	\$672.62	\$652.45	\$0.00	\$0.00	\$0.00	\$0.00
2012	CENTRAL TEXAS COLLEGE	\$159,690	\$223.57	\$223.57	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$159,690	\$47.75	\$46.32	\$0.00	\$0.00	\$0.00	\$0.00
2012	KILLEEN ISD	\$159,690	\$1806.10	\$1751.92	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF KILLEEN	\$159,690	\$1186.18	\$1150.60	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$159,690	\$6.39	\$6.20	\$0.00	\$0.00	\$0.00	\$0.00

	2012 TOTAL:		\$3942.61	\$3831.06	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY	\$150,860	\$617.92	\$611.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	CENTRAL TEXAS COLLEGE	\$150,860	\$212.56	\$212.56	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY ROAD	\$150,860	\$45.11	\$44.66	\$0.00	\$0.00	\$0.00	\$0.00
2011	KILLEEN ISD	\$150,860	\$1721.60	\$1704.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF KILLEEN	\$150,860	\$1120.59	\$1109.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CLEARWATER U.W.C.D.	\$150,860	\$6.03	\$5.97	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$3723.81	\$3688.69	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY	\$150,860	\$576.29	\$559.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	CENTRAL TEXAS COLLEGE	\$150,860	\$212.56	\$212.56	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY ROAD	\$150,860	\$45.11	\$43.76	\$0.00	\$0.00	\$0.00	\$0.00
2010	KILLEEN ISD	\$150,860	\$1721.60	\$1669.95	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF KILLEEN	\$150,860	\$1120.58	\$1086.97	\$0.00	\$0.00	\$0.00	\$0.00
2010	CLEARWATER U.W.C.D.	\$150,860	\$6.03	\$5.85	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$3682.17	\$3578.09	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY	\$159,690	\$600.27	\$582.26	\$0.00	\$0.00	\$0.00	\$0.00
2009	CENTRAL TEXAS COLLEGE	\$159,690	\$225.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY ROAD	\$159,690	\$47.11	\$45.70	\$0.00	\$0.00	\$0.00	\$0.00
2009	KILLEEN ISD	\$159,690	\$1822.37	\$1767.70	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF KILLEEN	\$159,690	\$1109.84	\$1076.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	CLEARWATER U.W.C.D.	\$159,690	\$6.39	\$6.20	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$3810.98	\$3703.41	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY	\$174,840	\$660.72	\$640.90	\$0.00	\$0.00	\$0.00	\$0.00
2008	CENTRAL TEXAS COLLEGE	\$174,840	\$246.52	\$246.52	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY ROAD	\$174,840	\$51.58	\$50.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	KILLEEN ISD	\$174,840	\$1995.25	\$1935.39	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF KILLEEN	\$174,840	\$1215.14	\$1178.68	\$0.00	\$0.00	\$0.00	\$0.00
2008	CLEARWATER U.W.C.D.	\$174,840	\$6.99	\$6.78	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$4176.20	\$4058.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY	\$174,773	\$663.26	\$643.37	\$0.00	\$0.00	\$0.00	\$0.00
2007	CENTRAL TEXAS COLLEGE	\$174,773	\$248.18	\$248.18	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY ROAD	\$174,773	\$51.56	\$50.01	\$0.00	\$0.00	\$0.00	\$0.00
2007	KILLEEN ISD	\$174,773	\$1994.49	\$1934.65	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF KILLEEN	\$174,773	\$1214.67	\$1178.23	\$0.00	\$0.00	\$0.00	\$0.00
2007	CLEARWATER U.W.C.D.	\$174,773	\$6.99	\$6.78	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$4179.15	\$4061.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$384,491	\$1466.83	\$1466.83	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$384,491	\$545.98	\$545.98	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$384,491	\$113.42	\$113.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$384,491	\$5456.31	\$5456.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF KILLEEN	\$384,491	\$2672.22	\$2672.22	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF KILLEEN	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$384,491	\$15.38	\$15.38	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$10270.14	\$10270.14	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$84,910	\$330.66	\$330.66	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$84,910	\$139.33	\$139.33	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$84,910	\$28.15	\$28.15	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$84,910	\$1487.08	\$1487.08	\$0.00	\$0.00	\$0.00	\$0.00

2005	CITY OF KILLEEN	\$84,910	\$663.24	\$663.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$84,910	\$4.20	\$4.20	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$2652.66	\$2652.66	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$85,165	\$337.06	\$337.06	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$85,165	\$149.47	\$149.47	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$85,165	\$30.00	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$85,165	\$1584.45	\$1584.45	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF KILLEEN	\$85,165	\$706.67	\$706.67	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$85,165	\$4.88	\$4.88	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$2812.53	\$2812.53	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$81,971	\$347.17	\$347.17	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$81,971	\$152.81	\$152.81	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$81,971	\$30.98	\$30.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$81,971	\$1619.61	\$1619.61	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF KILLEEN	\$81,971	\$724.18	\$724.18	\$0.00	\$0.00	\$0.00	\$0.00
2003	CLEARWATER U.W.C.D.	\$81,971	\$5.08	\$5.08	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$2879.83	\$2879.83	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$81,971	\$368.04	\$368.04	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$81,971	\$161.28	\$161.28	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$81,971	\$31.16	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$81,971	\$1664.49	\$1664.49	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF KILLEEN	\$81,971	\$743.51	\$743.51	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$81,971	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$2974.17	\$2974.17	\$0.00	\$0.00	\$0.00	\$0.00
REECES CREEK DEVELOPERS LTD TOTAL:			\$83224.26	\$82036.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$25,753	\$88.84	\$86.17	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$27,423	\$40.04	\$40.04	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$25,753	\$7.60	\$7.37	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$17,423	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF KILLEEN	\$22,423	\$155.84	\$151.17	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$37,423	\$1.65	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$293.97	\$286.35	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$26,798	\$88.84	\$86.17	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$28,468	\$41.85	\$41.85	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$26,798	\$7.91	\$7.67	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF KILLEEN	\$23,468	\$163.11	\$158.22	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$38,468	\$1.85	\$1.79	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$303.56	\$295.70	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$26,798	\$89.80	\$87.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$28,468	\$41.99	\$41.99	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$26,798	\$8.01	\$7.77	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF KILLEEN	\$23,468	\$164.04	\$159.12	\$0.00	\$0.00	\$0.00	\$0.00
2003	CLEARWATER U.W.C.D.	\$38,468	\$1.88	\$1.82	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$305.72	\$297.81	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$26,798	\$90.20	\$87.49	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$28,468	\$41.99	\$41.99	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF KILLEEN	\$23,468	\$159.58	\$154.80	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$38,468	\$2.00	\$1.94	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$301.41	\$293.63	\$0.00	\$0.00	\$0.00	\$0.00

2001	BELL COUNTY	\$26,798	\$90.20	\$87.49	\$0.00	\$0.00	\$0.00	\$0.00
2001	CENTRAL TEXAS COLLEGE	\$28,468	\$42.27	\$42.27	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2001	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF KILLEEN	\$23,468	\$159.58	\$154.79	\$0.00	\$0.00	\$0.00	\$0.00
2001	CLEARWATER U.W.C.D.	\$38,468	\$2.27	\$2.20	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$301.96	\$294.16	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY	\$26,798	\$90.20	\$87.50	\$0.00	\$0.00	\$0.00	\$0.00
2000	CENTRAL TEXAS COLLEGE	\$28,468	\$42.27	\$42.27	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY ROAD	\$26,798	\$7.64	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
2000	KILLEEN ISD	\$18,468	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF KILLEEN	\$23,468	\$159.58	\$154.79	\$0.00	\$0.00	\$0.00	\$0.00
2000	CLEARWATER U.W.C.D.	\$38,468	\$2.27	\$2.20	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$301.96	\$294.17	\$0.00	\$0.00	\$0.00	\$0.00
HAEDGE LIVING TRUST TOTAL:			\$1514.61	\$1475.47	\$0.00	\$0.00	\$0.00	\$0.00
LOCKETT, CYNTHIA L & STANLEY J HAEDGE TOTAL:			\$293.97	\$286.35	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$85032.84	\$83798.06	\$0.00	\$0.00	\$0.00	\$0.00

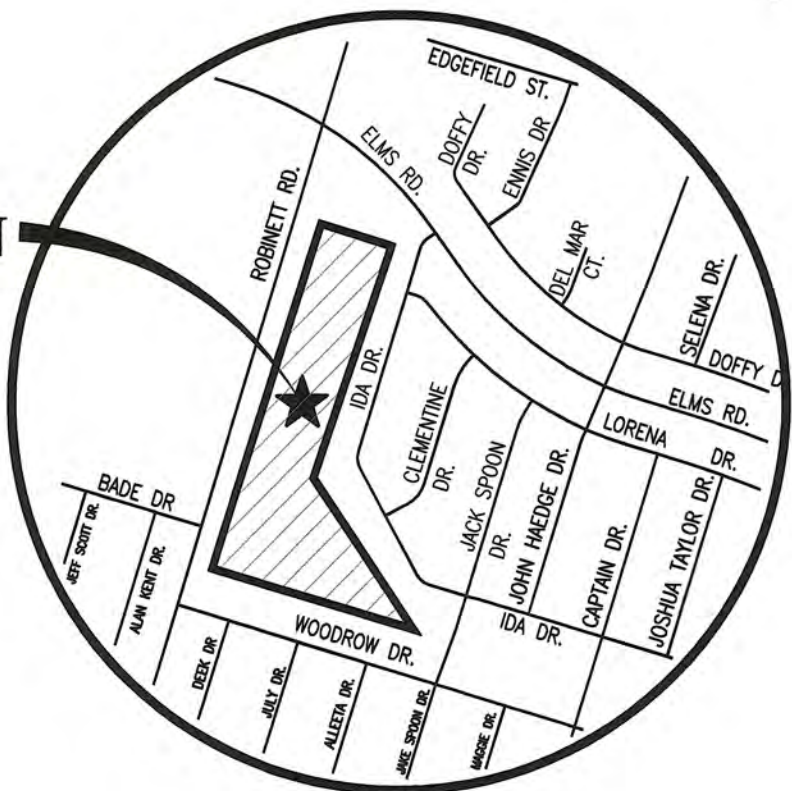
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions? Please Call One Of Our Offices: Belton (254)939-5841 Killeen (254)634-9752 Temple (254)771-1108

Exhibit 5: Category 1A Boundary Survey

DRAWN BY: FJP
REF: GPS
FIELD CREW: J.S.
FIELD BOOK: 1912/46
DWC NO.: 19-008-D-V
DIGITAL FILE: S:\Category 1A Surveys\19-008-D-V (Villas at Robinett, 16 Ac)\dwg\19-008-D-V Villas at Robinett ALTA (Cat 1A).dwg
TAX I.D. NO. 44689
REQUESTED BY: JAMES RICKENBACHER

PROJECT LOCATION



VICINITY MAP
SCALE: N.T.S.

SYMBOL & ABBREVIATION LEGEND

- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- WOOD FENCE
- SIGN
- TELEPHONE PEDISTAL
- ELECTRIC JUNCTION BOX
- CHAIN-LINK FENCE

SCALE: 1 inch=100ft.



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

B.C.D.R.- Bell County Deed Records.
O.P.R.- Official Public Records of Real Property of Bell County, Texas.

CATAGORY 1A CONDITION II LAND TITLE SURVEY

BEING 13.105 ACRES OUT OF THE
THOMAS ROBINETTE SURVEY, ABSTRACT NO. 686
KILLEEN, BELL COUNTY, TEXAS

NOTES:

- (1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168.
- (2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

FIELD NOTES for a 13.105 acre tract of land in Bell County, Texas, being part of the Thomas Robinett Survey, Abstract No. 686, and the land herein described being part of a called 146.00 acre tract conveyed to Reeves Creek Developers, Ltd., of record in Volume 5997, Page 41, Official Public Records of Real Property, Bell County, Texas (O.P.R.R.P.B.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&A" found on the east right-of-way line of Robinett Road (R.O.W. varies) at the southwest corner of a called 1.515 acre tract conveyed to Nancy Kennelly, of record in Document #2008-49342, O.P.R.R.P.B.C.T., for the southwest corner of this tract;

THENCE S. 72° 52' 21" E., 299.55 feet, with the south line of said 1.515 acre tract, to a 1/2" iron rod found on the west line of Block 2, Lonesome Dove, Phase 6, an addition to the City of Killeen, Texas, of record in Cabinet D, Slide 167-C&D, Plat Records of Bell County, Texas (P.R.B.C.T.), being the southeast corner of said 1.515 acre tract, for the northeast corner of this tract;

THENCE S. 16° 59' 05" W., 990.98 feet, with the west line of said Block 2, to a 1/2" iron rod with cap stamped "M&A" found at an angle corner of said Block 2, for an angle corner of this tract;

THENCE S. 28° 07' 48" E., 696.55 feet, with the southwest line of said Block 2, to a 1/2" iron rod with cap stamped "M&A" found at an angle corner of said Block 2, being on the north line of Block 4, Lonesome Dove Subdivision, Phase Two, an addition to the City of Killeen, Texas, of record in Cabinet C, Slide 207-C&D, P.R.B.C.T., for the southeast corner of this tract;

THENCE N. 73° 01' 02" W., 814.20 feet, with the north line of said Block 4, to a 3/8" iron rod with cap stamped "M&ASSOC KILLEEN" found on the east right-of-way line of said Robinett Road and the northwest corner of said Block 4, for the southwest corner of this tract;

THENCE in a northerly direction with the east right-of-way line of said Robinett Road, the following two (2) calls:

- N. 20° 09' 13" E., 338.95 feet, to a 1/2" iron rod with cap stamped "M&A" set for an angle corner of this tract;
- N. 17° 06' 15" E., 1144.87 feet, to the POINT OF BEGINNING containing 13.105 acre of land

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 1st day of February, 2019.

REX D. HAAS R.P.L.S. 4378



Exhibit 6: City of Killeen 2019 Planning Schedule

Planning And Zoning Commission
2019 Schedule

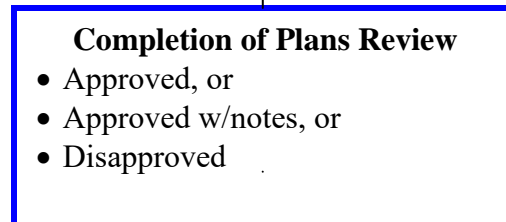
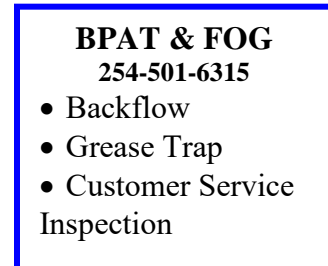
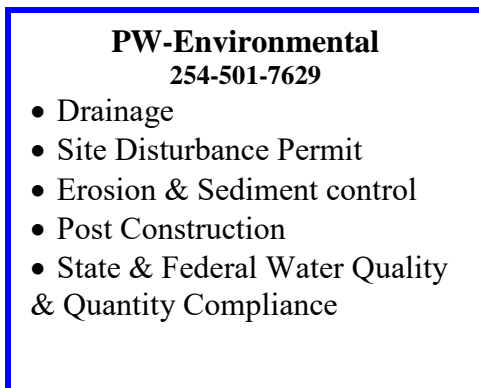
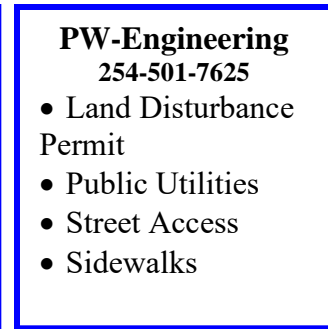
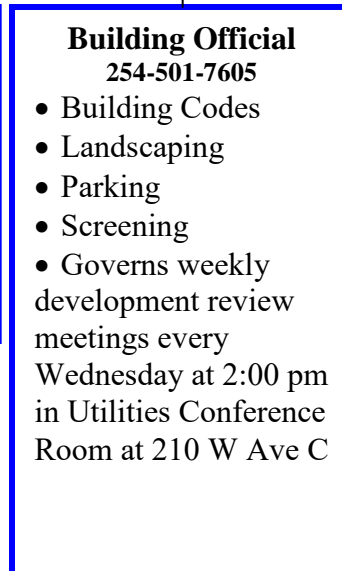
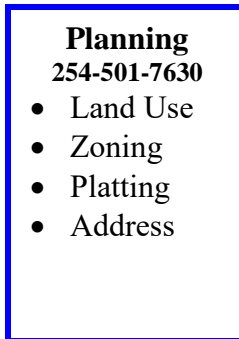
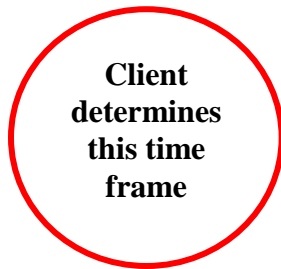
Applicant Deadline	Staff Review	Develp Review	PO/SPO Notice	Plat Correct Submiss	Correct Valid	Mail P&Z Packet	Post Agenda	Public Notice cc & RRS	P&Z Meeting	Legistar	CC Workshop	CC Meeting
<i>Friday 11:00 AM</i>	<i>Monday 9:00 A.M.</i>	<i>Thursday 9:00 A.M.</i>	<i>Wednesday</i>	<i>Friday 11:00 A.M.</i>	<i>Monday 9:00 A.M.</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Sunday</i>	<i>Monday 4:00 P.M.</i>	<i>Tuesday</i>	<i>Tuesday</i>	<i>Tuesday</i>
7-Dec	17-Dec	20-Dec	26-Dec	28-Dec	31-Dec	2-Jan	3-Jan	13-Jan	7-Jan	8-Jan	15-Jan	29-Jan
4-Jan	14-Jan	17-Jan	23-Jan	25-Jan	28-Jan	30-Jan	31-Jan	10-Feb	4-Feb	5-Feb	19-Feb	26-Feb
1-Feb	11-Feb	14-Feb	20-Feb	22-Feb	25-Feb	27-Feb	28-Feb	10-Mar	4-Mar	5-Mar	19-Mar	26-Mar
15-Feb	25-Feb	28-Feb	6-Mar	8-Mar	11-Mar	13-Mar	14-Mar	24-Mar	18-Mar	19-Mar	2-Apr	9-Apr
1-Mar	11-Mar	14-Mar	20-Mar	22-Mar	25-Mar	27-Mar	28-Mar	7-Apr	1-Apr	2-Apr	16-Apr	23-Apr
15-Mar	25-Mar	28-Mar	3-Apr	5-Apr	8-Apr	10-Apr	11-Apr	28-Apr	15-Apr	16-Apr	7-May	14-May
5-Apr	15-Apr	18-Apr	24-Apr	26-Apr	29-Apr	1-May	2-May	12-May	6-May	7-May	21-May	28-May
18-Apr	29-Apr	2-May	8-May	10-May	13-May	15-May	16-May	26-May	20-May	21-May	4-Jun	11-Jun
3-May	13-May	16-May	22-May	24-May	27-May	29-May	30-May	9-Jun	3-Jun	4-Jun	18-Jun	25-Jun
17-May	28-May	30-May	5-Jun	7-Jun	10-Jun	12-Jun	13-Jun	23-Jun	17-Jun	18-Jun	2-Jul	9-Jul
31-May	10-Jun	13-Jun	19-Jun	21-Jun	24-Jun	26-Jun	27-Jun	7-Jul	1-Jul	2-Jul	16-Jul	23-Jul
14-Jun	24-Jun	27-Jun	3-Jul	5-Jul	8-Jul	10-Jul	11-Jul	28-Jul	15-Jul	16-Jul	6-Aug	13-Aug
5-Jul	15-Jul	18-Jul	24-Jul	26-Jul	29-Jul	31-Jul	1-Aug	11-Aug	5-Aug	6-Aug	20-Aug	27-Aug
19-Jul	29-Jul	1-Aug	7-Aug	9-Aug	12-Aug	14-Aug	15-Aug	25-Aug	19-Aug	20-Aug	3-Sep	10-Sep
16-Aug	26-Aug	29-Aug	4-Sep	6-Sep	9-Sep	11-Sep	12-Sep	22-Sep	16-Sep	17-Sep	1-Oct	8-Oct
6-Sep	16-Sep	19-Sep	25-Sep	27-Sep	30-Sep	2-Oct	3-Oct	6-Oct	7-Oct	8-Oct	15-Oct	22-Oct
20-Sep	30-Sep	3-Oct	9-Oct	11-Oct	15-Oct	16-Oct	17-Oct	27-Oct	21-Oct	22-Oct	5-Nov	12-Nov
4-Oct	15-Oct	17-Oct	23-Oct	25-Oct	28-Oct	30-Oct	31-Oct	10-Nov	4-Nov	5-Nov	19-Nov	26-Nov
18-Oct	28-Oct	31-Oct	6-Nov	8-Nov	12-Nov	13-Nov	14-Nov	24-Nov	18-Nov	19-Nov	3-Dec	10-Dec
1-Nov	12-Nov	14-Nov	20-Nov	22-Nov	25-Nov	27-Nov	27-Nov	8-Dec	2-Dec	3-Dec	17-Dec	24-Dec
15-Nov	25-Nov	27-Nov	4-Dec	6-Dec	9-Dec	11-Dec	12-Dec	29-Dec	16-Dec	17-Dec	7-Jan	14-Jan
6-Dec	16-Dec	19-Dec	23-Dec	27-Dec	30-Dec	31-Dec	2-Jan	12-Jan	6-Jan	7-Jan	21-Jan	28-Jan
3-Jan	13-Jan	16-Jan	22-Jan	24-Jan	27-Jan	29-Jan	30-Jan	9-Feb	3-Feb	4-Feb	18-Feb	25-Feb
31-Jan	10-Feb	13-Feb	19-Feb	21-Feb	24-Feb	26-Feb	27-Feb	8-Mar	2-Mar	3-Mar	17-Mar	24-Mar

Exhibit 7: Permitting Flow Chart

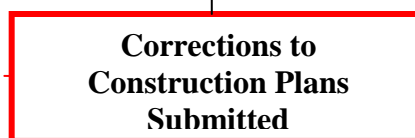
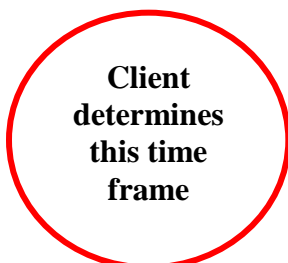
BASIC COMMERCIAL PERMITTING FLOW CHART

The Client's Commitment (red)

The City's Commitment (blue)



10 working days *
(Wed to Wed Cycle)



5 working days
(Wed to Wed Cycle)



Exhibit 8: City of Killeen Fee Schedule

ORDINANCE NO. 15-043

CHAPTER 8 BUILDING AND CONSTRUCTION REGULATIONS

* * *

ARTICLE II. ADMINISTRATION

DIVISION 1. PERMIT FEES

Sec. 8-11. Fees.

(a) *New single-family residential construction.* All fees for new single-family residential construction shall be calculated at a rate of eleven and a half cents (\$0.115) per square foot based on the total square footage under roof. This fee includes permits for the structure, electrical, mechanical, plumbing, flatwork, certificate of occupancy, and plans review. This fee does not include permits for fences, storage buildings, accessory structures, lawn irrigation, whole house water softener units, or swimming pools.

(b) *Multifamily, commercial, etc., construction.* All fees are based on total square footage. The fee for new construction for duplexes, townhouses, multifamily, all commercial (except shell buildings, warehouses and parking garages), and all additions to square footage under roof, (includes storage buildings, patio covers, modular/portable buildings and carports) shall be as follows:

<i>Building Area Square Feet</i>	<i>Building</i>	<i>Electrical</i>	<i>Mechanical⁽¹⁾</i>	<i>Plumbing ⁽²⁾</i>	<i>Plans</i>
500 or less	\$ 35.00	\$ 35.00	\$ 35.00	\$35.00	\$ 35.00
501--1,000	70.00	40.00	40.00	40.00	60.00
1,001--1,500	100.00	40.00	40.00	40.00	85.00
1,501--2,000	130.00	50.00	40.00	50.00	110.00
2,001--2,500	160.00	60.00	40.00	60.00	140.00
2,501--3,000	190.00	70.00	40.00	70.00	160.00
3,001--3,500	220.00	80.00	45.00	80.00	185.00
3,501--4,000	250.00	90.00	50.00	90.00	210.00
4,001--4,500	280.00	100.00	55.00	100.00	235.00
4,501--5,000	310.00	110.00	60.00	110.00	260.00
5,001--5,500	340.00	120.00	65.00	120.00	285.00
5,501--6,000	370.00	130.00	70.00	130.00	310.00
6,001--6,500	400.00	140.00	70.00	140.00	335.00
6,501--7,000	430.00	150.00	80.00	150.00	360.00
7,001--7,500	460.00	160.00	85.00	160.00	385.00
7,501--8,000	490.00	170.00	90.00	170.00	410.00

8,001--8,500	520.00	180.00	95.00	180.00	435.00
8,501--9,000	550.00	190.00	100.00	190.00	460.00
9,001--9,500	580.00	200.00	105.00	200.00	485.00
9,501--10,000	610.00	210.00	110.00	210.00	510.00
10,001--15,000	915.00	315.00	165.00	315.00	765.00
15,001--20,000	1215.00	415.00	215.00	415.00	1015.00
20,001--25,000	1515.00	515.00	265.00	515.00	1265.00
25,001--30,000	1815.00	615.00	315.00	615.00	1515.00
30,001--35,000	2115.00	715.00	365.00	715.00	1765.00
35,001--40,000	2415.00	815.00	415.00	815.00	2015.00
40,001--45,000	2715.00	915.00	465.00	915.00	2265.00
45,001--50,000	3015.00	1015.00	515.00	1015.00	2515.00

The fee for structures over 50,000 square feet is determined by combining fees to equal the square footage.

For duplexes add:

- \$30.00 for building.
- \$30.00 for electrical.
- \$30.00 for mechanical.
- \$30.00 for plumbing.
- \$30.00 for gas piping

For apartments, hotels, townhouses and motels add:

- \$30.00 per unit for building.
- \$30.00 per unit for electrical.
- \$30.00 per unit for mechanical.
- \$30.00 per unit for plumbing.
- \$30.00 per unit for fire sprinkler.
- \$30.00 per unit for gas piping

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.

(c) *Shell buildings, etc.* The fees for shell buildings without interior finish, warehouses and parking garages shall be as follows:

<i>Building Area Square Feet</i>	<i>Building</i>	<i>Electrical</i>	<i>Mechanical⁽¹⁾</i>	<i>Plumbing⁽²⁾</i>	<i>Plans</i>
500 or less	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00
501--1,000	60.00	40.00	40.00	40.00	50.00
1,001--1,500	85.00	40.00	40.00	40.00	70.00

1,501--2,000	110.00	40.00	40.00	40.00	90.00
2,001--2,500	135.00	50.00	40.00	50.00	110.00
2,501--3,000	160.00	55.00	40.00	55.00	130.00
3,001--3,500	185.00	60.00	40.00	60.00	150.00
3,501--4,000	210.00	70.00	40.00	70.00	170.00
4,001--4,500	235.00	80.00	40.00	80.00	190.00
4,501--5,000	260.00	85.00	40.00	85.00	210.00
5,001--5,500	285.00	90.00	40.00	90.00	230.00
5,501--6,000	310.00	100.00	40.00	100.00	250.00
6,001--6,500	335.00	105.00	45.00	105.00	270.00
6,501--7,000	360.00	115.00	50.00	115.00	290.00
7,001--7,500	385.00	120.00	50.00	120.00	310.00
7,501--8,000	410.00	120.00	50.00	120.00	330.00
8,001--8,500	435.00	130.00	55.00	130.00	350.00
8,501--9,000	460.00	140.00	55.00	140.00	370.00
9,001--9,500	485.00	160.00	55.00	160.00	390.00
9,501--10,000	510.00	170.00	60.00	170.00	410.00
10,001--15,000	765.00	240.00	90.00	240.00	615.00
15,001--20,000	1015.00	315.00	115.00	315.00	815.00
20,001--25,000	1265.00	390.00	140.00	390.00	1015.00
25,001--30,000	1515.00	465.00	165.00	465.00	1215.00
30,001--35,000	1765.00	540.00	190.00	540.00	1415.00
35,001--40,000	2015.00	615.00	215.00	615.00	1615.00
40,001--45,000	2265.00	690.00	240.00	690.00	1815.00
45,001--50,000	2515.00	765.00	265.00	765.00	2015.00

The fee for structures over 50,000 square feet is determined by combining fees to equal the square footage.

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.

(d) *Finishing, repairs, maintenance, other.* The fee for remodeling, alterations, repairs, finish-out of shell buildings, and other construction, including swimming pools, fences, flatwork (concrete/asphalt), signs, gas tanks/pumps, lawn irrigation, whole house water softeners, etc., shall be as follows:

<i>Dollar Valuation⁽³⁾</i>	<i>Building</i>	<i>Electrical</i>	<i>Mechanical⁽¹⁾</i>	<i>Plumbing⁽²⁾</i>	<i>Plans</i>
\$0--3000.00	35.00	35.00	35.00	35.00	35.00

3000.01--4000.00	43.00	35.00	35.00	35.00	35.00
4000.01--5000.00	54.00	43.00	43.00	43.00	35.00
5000.01--6000.00	65.00	52.00	52.00	52.00	35.00
6000.01--7000.00	76.00	61.00	61.00	61.00	38.00
7000.01--8000.00	87.00	69.00	69.00	69.00	44.00
8000.01--9000.00	98.00	78.00	78.00	78.00	49.00
9000.01--10,000.00	109.00	87.00	87.00	87.00	55.00
10,000.01--11,000.00	119.00	95.00	95.00	95.00	60.00
11,000.01--12,000.00	130.00	104.00	104.00	104.00	65.00
12,000.01--13,000.00	141.00	113.00	113.00	113.00	71.00
13,000.01--14,000.00	152.00	122.00	122.00	122.00	76.00
14,000.01--15,000.00	163.00	130.00	130.00	130.00	82.00
15,000.01--50,000.00	163.00	130.00	130.00	130.00	82.00
Plus per \$1000.00 over \$15,000.00	6.00	5.00	5.00	5.00	4.00
50,000.01--100,000.00	373.00	305.00	305.00	305.00	187.00
Plus per \$1000.00 Over \$50,000.00	5.00	4.00	4.00	4.00	3.00
100,000.01--500,000.00	623.00	505.00	505.00	505.00	312.00
Plus per \$1000.00 Over \$100,000.00	4.00	3.00	3.00	3.00	2.00
500,000.01--up	2223.00	1705.00	1705.00	1705.00	1112.00
Plus per \$1000.00 Over \$500,000.00	1.00	1.00	1.00	1.00	1.00

Note:

- (1) Mechanical--Air conditioning, heating, ventilation, exhaust and refrigeration systems.
- (2) Plumbing--All connections to a water or sewerage system. Fire sprinkler and gas pipe systems are to be permitted separately. The plumbing fee column shall be used for new fire sprinkler and gas piping systems.
- (3) Permit fees are calculated individually by permit type. All plan review fees must be paid at time of application.

(e) *Miscellaneous.* The following miscellaneous fees shall be charged:

- (1) Demolition/move structure, per structure \$50.00
- (2) Failed inspection penalty (any kind),
per inspection \$50.00
- (3) Food dealer's permit, per year \$50.00
- (4) Mobile food service permit, per unit \$5.00
- (5) Temporary final utility service, per service
(electric, water, or gas) \$35.00
- (6) Temporary electric service pole, per pole \$35.00
- (7) Mobile home park license, per year
 - a. 1-20 units \$175.00

b. 21-50 units	\$275.00
c. 51-120 units	\$450.00
d. 121-200 units	\$690.00
e. 201-300 units	\$1,000.00
f. 301 units and above	\$1,300.00
(8) Construction registration, per year:	\$80.00
(9) Appeals:	
a. Construction board of appeals, per request	\$275.00
b. Zoning board of adjustments and appeals, per request	\$275.00
(10) Certificate of occupancy	
a. New Certificate of Occupancy	\$90.00
b. Partial or temporary Certificate of Occupancy (each)	\$90.00
c. Lost or replacement (reprint) Certificate of Occupancy	\$5.00
(11) Curb cut permit	\$23.00
(12) Street cut permit	\$56.00
(13) Flood plain permit	\$50.00
(14) Landscape permit/R-3 and R-3F (with only one structure on one lot)	\$35.00
(15) Landscape permit/commercial and R-3A	\$50.00
(16) Residential off-premise real estate sign - first sign - \$25.00 per calendar year; each sign tag thereafter in the same calendar year	\$1.00
(17) Commercial kitchen hood permit (each):	
Type I Hood (grease and smoke)	\$75.00
Type II Hood (smoke and/or steam)	\$35.00
(18) Partial inspection	\$35.00 each
(19) After hours inspections	\$200.00 for first two hours and \$100.00 for each additional hour or fraction thereof. The minimum \$200.00 fee must be paid in advance of the inspection.

(f) *Fee adjustment.* Owner of an expired permit may make written request within 30 days after date of expiration to the building official to reinstate said permit and shall be charged a fee of one-half the amount required for a new permit for such work, provided no changes have been made in the original plans and specifications for such work.

(g) *Penalty.* Where construction is commenced before a permit is obtained, the permit fees shall be doubled.

(h) *Occupy without a certificate of occupancy.* It shall be an offense for any registered general contractor, whether commercial or residential, to allow an owner or tenant of property to occupy a new or remodeled building or space before the contractor obtains a certificate of occupancy. Upon conviction, a person violating this section shall be fined in an amount not less than two hundred fifty dollars (\$250) nor more than two thousand dollars (\$2000). For the

second or subsequent conviction within a twelve month period, such person shall be fined not less than five hundred dollars (\$500) nor more than two thousand dollars (\$2000). Each day a violation continues shall constitute a separate and distinct offense and shall be punishable as such.

(i) *Fees waived.* Projects for city owned facilities requiring permits shall be exempt from permit fees. However, contractors shall be responsible for contractor registration, construction trailers and/or other temporary construction structures, failed inspection penalties, or other penalties and fees.

SECTION IV. That Chapter 8, Article III, Section 8-62 is hereby amended to read as follows:

CHAPTER 8 BUILDING AND CONSTRUCTION REGULATIONS

* * *

ARTICLE III. CONSTRUCTION CONTRACTORS

Sec. 8-62. Fees.

Fees for registrations shall be paid at time of application. Fees shall be in accordance with the fee schedule established in this chapter, paid per calendar year, renewable each January first.

SECTION V. That Chapter 30, Article VI, Division 1, Section 30-106, Section 30-136 and Section 30-151 of the Code of Ordinances of the City of Killeen is hereby amended to read as amended to read as follows:

Exhibit 9: FEMA FIRM Panel

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Texas State Plane central zone (FIPSZONE 4203). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by the CTCOG. This information was verified with USDA NAIP aerial photography dated 2004.

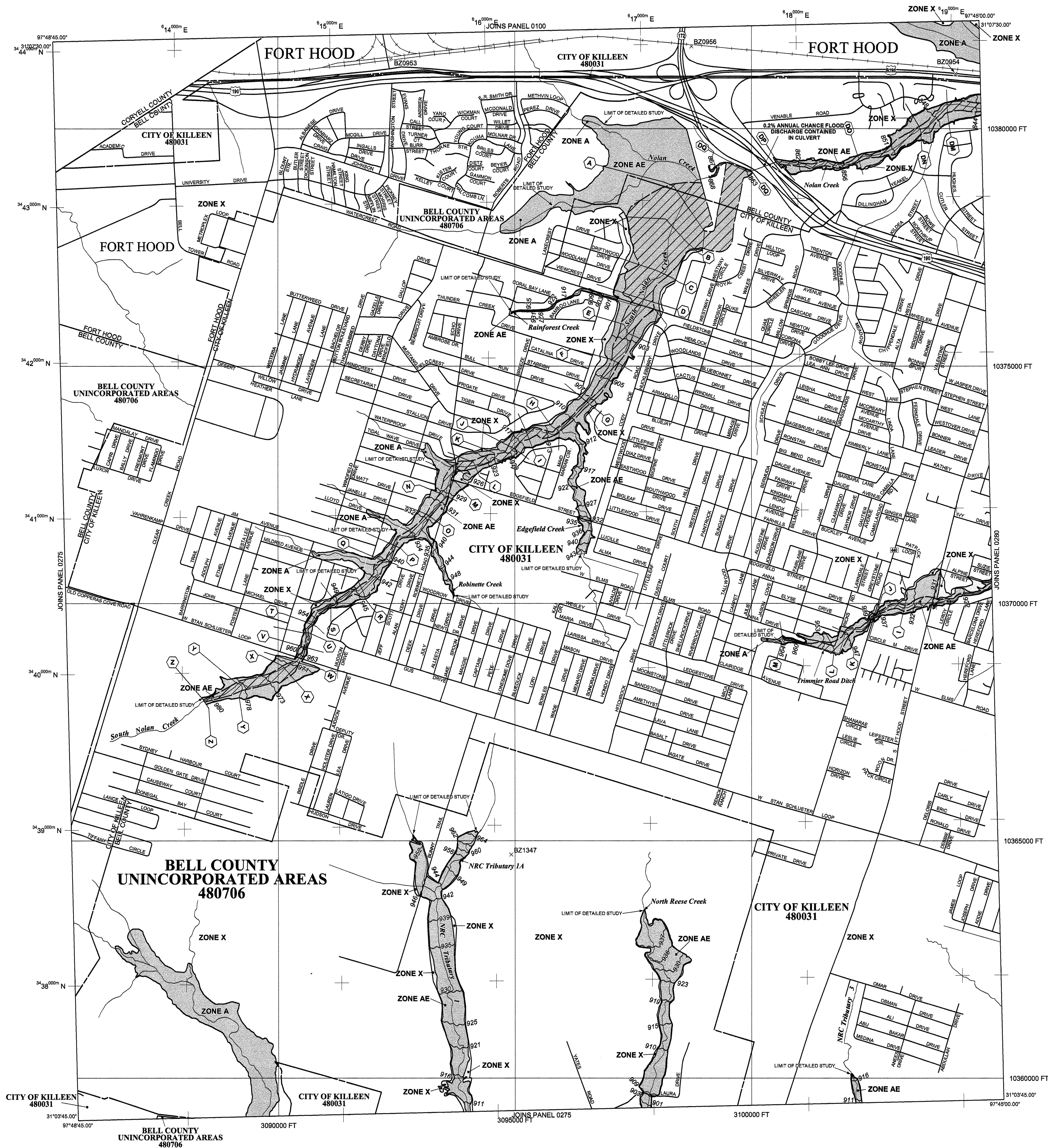
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 (EL 987) Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid, zone 14

5000-foot grid: Texas State Plane coordinate system, central zone (FIPSZONE 4203), Lambert Conformal Conic

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

September 26, 2008

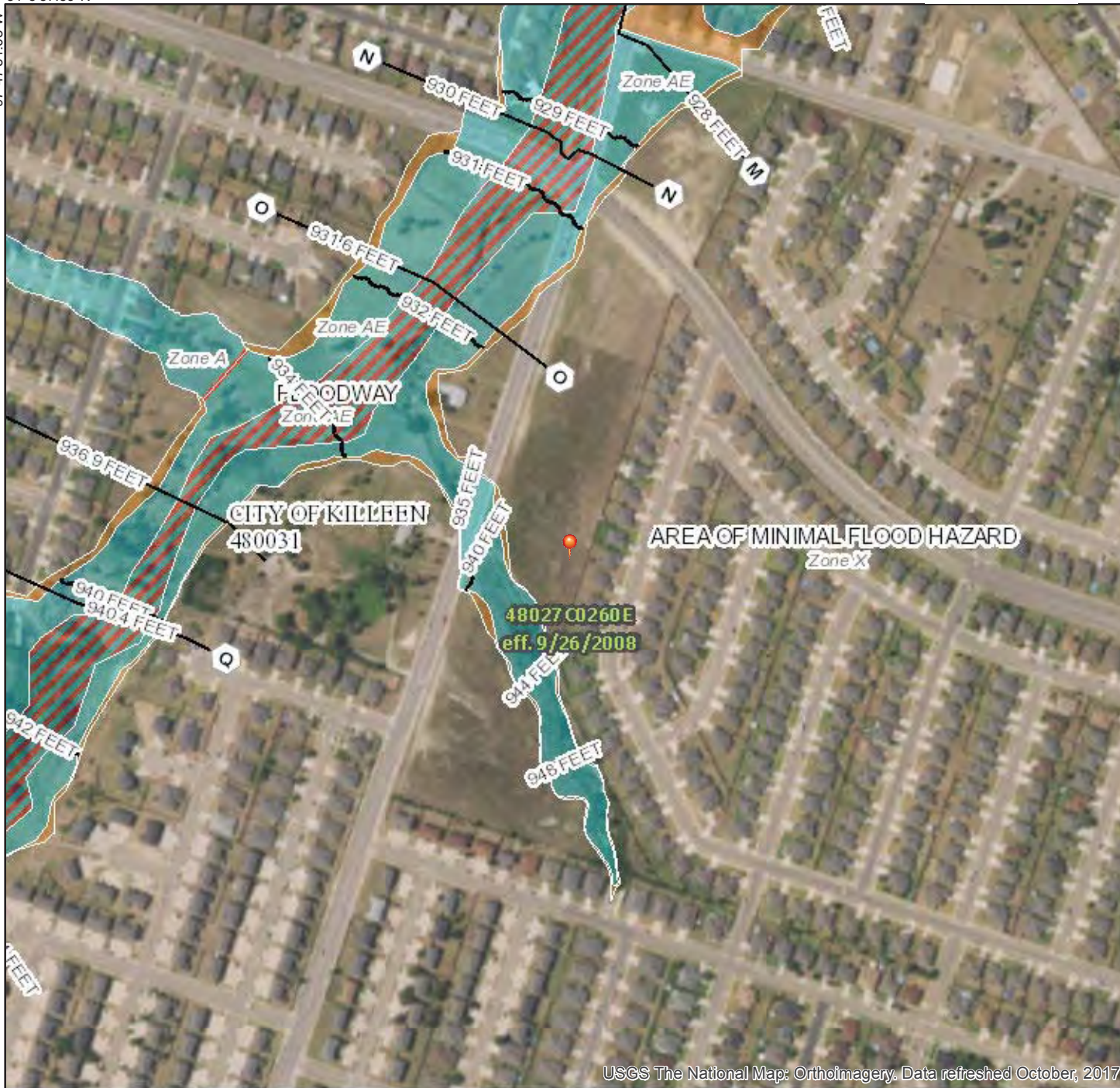
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

Exhibit 10: FEMA FIRMETTE

National Flood Hazard Layer FIRMeTte



31°5'57.59"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017. 1:6,000 31°5'26.78"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2019 at 11:45:01 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 12: Estimated Site Work Cost Sheet

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.

A.	B.	C.	D.	E.	F.	G.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Demolition	\$ -	\$ -	\$ -			\$ -
Asbestos Abatement (Demolition Only)	\$ -	\$ -	\$ -			\$ -
Detention	\$ 32,500.00	\$ 17,500.00	\$ 50,000.00			\$ 50,000
Rough grading	\$ 84,500.00	\$ 45,500.00	\$ 130,000.00			\$ 130,000
Fine grading	\$ 66,500.00	\$ 28,500.00	\$ 95,000.00			\$ 95,000
On-site concrete	\$ 17,200.00	\$ 68,800.00	\$ 86,000.00			\$ 86,000
On-site electrical	\$ 15,000.00	\$ 35,000.00	\$ 50,000.00			\$ 50,000
On-site paving	\$ 45,000.00	\$ 180,000.00	\$ 225,000.00			\$ 225,000
On-site utilities	\$ 55,000.00	\$ 220,000.00	\$ 275,000.00			\$ 275,000
Decorative masonry	\$ -	\$ -	\$ -			\$ -
Bumper stops, striping & signs	\$ 1,800.00	\$ 10,200.00	\$ 12,000.00			\$ 12,000
Total						\$ 923,000

Signature of Registered Engineer

Mike W. Kriegel

Printed Name

Date

If a revised form is submitted, date of submission:



Exhibit 13: Estimated Site Offsite Work Cost Sheet

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.****

A.	B.	C.	D.	E.	F.	G.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Off-site concrete			\$ -			\$ -
Storm drains & devices			\$ -			\$ -
Water & fire hydrants			\$ -			\$ -
Off-site utilities			\$ -			\$ -
Sewer lateral(s)			\$ -			\$ -
Off-site paving			\$ -			\$ -
Off-site electrical			\$ -			\$ -
Total						\$ -

Signature of Registered Engineer
responsible for Budget Justification

Mike W. Kriegel

Printed Name

2-21-19

Date

If a revised form is submitted, date of submission

