

RESOLUTION NO. 46-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A FIRST AMENDMENT TO THE POLO RIDGE DEVELOPMENT AGREEMENT TO AMEND EXHIBITS “A,” “B,” “C” AND “E,” AND SECTION 13.3 RELATING TO RETAIL WATER AND WASTEWATER SERVICE TO THE PROPERTY, FOR THE DEVELOPMENT OF PROPERTY COMMONLY REFERRED TO AS “POLO RIDGE RANCH,” AND BEING GENERALLY LOCATED SOUTH OF FM 740, WEST OF FM 2757 AND NORTH OF KELLY ROAD IN KAUFMAN COUNTY, TEXAS, LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MESQUITE, TEXAS.

WHEREAS, on March 5, 2018, the City Council of the City of Mesquite, Texas, adopted Resolution No. 15-2018, approving a Development Agreement effective March 5, 2018, between the City of Mesquite, Texas (the “City”), BDMR Development, LLC, and Polo Ridge Fresh Water Supply District of Kaufman County, regarding the development of approximately 822.1 acres of land generally located south of FM 740, west of FM 5727 and north of Kelly Road in Kaufman County, Texas, located within the extraterritorial jurisdiction of the City, and being commonly referred to as “Polo Ridge Ranch” (the “Agreement”); and

WHEREAS, the City Council has been presented with a First Amendment to the Agreement (“First Amendment”) which amends Exhibits “A,” “B,” “C” and “E,” and Section 13.3 relating to retail water and wastewater service to the property, a true and correct copy of such First Amendment being attached hereto as Exhibit “I” and made a part hereof for all purposes; and

WHEREAS, the City Council is of the opinion that the First Amendment is in the best interest of the City and will benefit the City and its citizens.

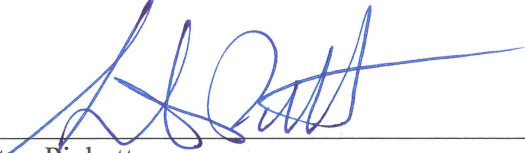
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the statements, facts, findings and recitals set forth above are hereby found and declared to be true and correct and are incorporated into this Resolution and adopted as part of this Resolution for all purposes.

SECTION 2. That the City Council hereby approves the First Amendment and authorizes the City Manager to finalize and execute the First Amendment.

SECTION 3. That this resolution shall take effect immediately upon passage of this resolution.

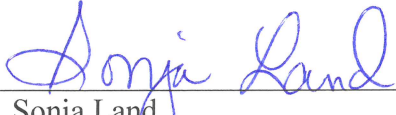
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 17th day of June 2019.



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Stan Pickett  
Mayor

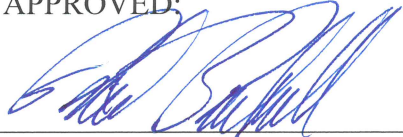
ATTEST:



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Sonja Land  
City Secretary

APPROVED:



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David L. Paschall  
City Attorney



**EXHIBIT "I" to the Resolution**

**First Amendment to Polo Ridge Development Agreement**

**Between the City of Mesquite, Texas,  
BDMR Development, LLC, and  
Polo Ridge Fresh Water Supply District of Kaufman County**

## FIRST AMENDMENT TO POLO RIDGE DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO POLO RIDGE DEVELOPMENT AGREEMENT (this "First Amendment") is made by and between the **City of Mesquite, Texas**, a Texas home-rule municipality (the "City"), **BDMR Development, LLC**, a Texas limited liability company (the "Owner"), and **Polo Ridge Fresh Water Supply District of Kaufman County** (the "District") to be effective June 17, 2019 (the "Effective Date").

### RECITALS:

**WHEREAS**, the City, Developer and District are sometimes individually referred to as a "Party" and collectively as the "Parties"; and

**WHEREAS**, the City, Developer and the District entered into that certain Polo Ridge Development Agreement dated effective March 5, 2018 (the "Agreement"), as approved by the City Council on March 5, 2018 by Resolution No. 15-2018, relating to the development of certain real property located south of FM 740, west of FM 2757 and north of Kelly Road in Kaufman County, Texas; and

**WHEREAS**, the recitals contained in this First Amendment: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this First Amendment; and (c) reflect the final intent of the Parties with regard to the subject matter of this First Amendment; and

**WHEREAS**, the Parties acknowledge and agree that, except to the extent amended herein, all provisions and terms contained in the Agreement remain in full force and effect; and

**WHEREAS**, the Parties desire to amend the Agreement to amend Exhibits "A," "B," "C" and "E," and Section 13.3 relating to Retail Water and Wastewater Service to the Property.

**NOW, THEREFORE**, for and in consideration of the mutual covenants of the Parties set forth in this First Amendment, and for good and valuable consideration the receipt and adequacy of which are acknowledged and agreed, the Parties agree as follows:

1. Defined Terms. All capitalized terms used in this First Amendment, to the extent not otherwise expressly defined herein, shall have the meanings ascribed to them in the Agreement.

2. Amendment to Depiction of the Development. The Agreement shall be amended by deleting the Exhibit A titled Depiction of the Development and replacing it with the Exhibit A attached to this First Amendment. From and after the Effective Date, any reference in the Agreement to the Depiction of the Development or Depiction of the Property shall mean the Depiction of the Development attached hereto as Exhibit A.

3. Amendment to Legal Description of the Development. The Agreement shall be amended by deleting the Exhibit B titled Legal Description of the Development and replacing it with the Exhibit B attached to this First Amendment. From and after the Effective Date, any

reference in the Agreement to the Legal Description of the Development or Description of the Property shall mean the Legal Description of the Development attached hereto as Exhibit B.

4. Amendment to Concept Plan. The Agreement shall be amended by deleting the Exhibit C titled Concept Plan and replacing it with the Exhibit C attached to this First Amendment. From and after the Effective Date, any reference in the Agreement to the Concept Plan shall mean the Concept Plan attached hereto as Exhibit C.

5. Amendment to Authorized Improvements. The Agreement shall be amended by deleting the Exhibit E titled Authorized Improvements and replacing it with the Exhibit "E" attached to this First Amendment. From and after the Effective Date, any reference in the Agreement to the Authorized Improvements shall mean the Authorized Improvements attached hereto as Exhibit E.

6. The Agreement shall be amended by deleting the original Section 13.3 of the Agreement, titled Water and Wastewater Service and Roadway Improvements, and replacing Section 13.3 of the Agreement with the following:

"13.3 Retail Water and Wastewater Service to the Property.

(a) Upon the release of the Property from CCN 10846 and issuance of PID Bonds by the City, the Owner, the District, and the City will take all necessary measures to ensure that the City is able to provide retail water service to the Property;

(b) The Owner and District agree that the City may obtain, if the City so elects, the CCN for retail water service to the Property at any time after the Effective Date and prior to the dissolution of the District pursuant to Section 10.3 of this Agreement;

(c) The Owner, the District, and the City shall take all necessary measures to ensure that the City is able to provide wastewater service to the Property; and

(d) Prior to the construction of the Water Facilities, the levy of any Assessments or use of monies in the TIRZ Fund as described in Section 9.2 of this Agreement, the Owner and the District shall (1) take all necessary measures to assist the City in obtaining temporary transmission capacity in the "24-Inch Water Line" as defined and described in the Waterline Cost Participation Agreement, in order to serve the Property, such temporary capacity to be at no cost to the City, and (2) to assist City in negotiating a "wheeling" agreement with the Kaufman Municipal Utility District No. 12 for water transmission to the Property. "

7. Miscellaneous.

(a) This First Amendment amends the Agreement in no other manner except as expressly set forth herein. Except as amended herein, the terms, provisions, agreements, covenants and conditions of the Agreement shall continue in full force and effect. In the event of a conflict between this First Amendment and the Agreement, the terms of this First Amendment shall control.

(b) This First Amendment, together with the Agreement, shall constitute the entire agreement between the Parties and supersedes all prior agreements and understandings, whether oral or written, concerning the subject matter of this First Amendment and the Agreement. This First Amendment and the Agreement shall not be modified or amended except in writing signed by the Parties.

(c) If any provision of this First Amendment is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this First Amendment; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this First Amendment shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

(d) This First Amendment may be executed in one (1) or more counterparts, each of which when taken together shall constitute one and the same instrument.

(e) The City represents and warrants that the individual executing this First Amendment on behalf of the City has been duly authorized to do so. Owner represents and warrants that this First Amendment has been approved by appropriate action of Owner, and that each individual executing this First Amendment on behalf of Owner has been duly authorized to do so. District represents and warrants that this First Amendment has been approved by appropriate action of District, and that each individual executing this First Amendment on behalf of District has been duly authorized to do so.

[SIGNATURES TO FOLLOW]




IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date.

**OWNER:**

BDMR Development, LLC,  
a Texas limited liability company


By: MMM Ventures, LLC,  
a Texas limited liability company  
Its Manager

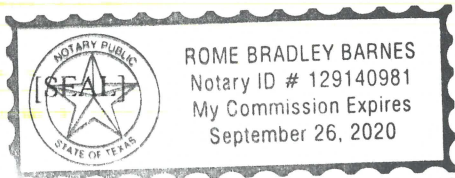
By: 2M Ventures, LLC.  
a Delaware limited liability company  
Its Manager

By:   
Name: Mehrdad Moayedi  
Its: Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 17 day of April, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of BDMR Development, LLC, a Texas limited liability company on behalf of said company.

  
\_\_\_\_\_  
Notary Public, State of Texas



**DISTRICT:**

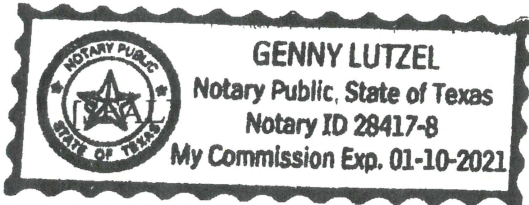
Polo Ridge Fresh Water Supply District of Kaufman  
County, a political subdivision of the State of Texas

By: Lillian Painter  
Name: Lillian Painter  
Its: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 17<sup>th</sup> day of June,  
2019 by Lillian Painter, President of Polo Ridge Fresh Water Supply District of Kaufman County,  
a political subdivision of the State of Texas, on behalf of said entity.

Genny Lutzel  
Notary Public, State of Texas



CITY

CITY OF MESQUITE, TEXAS

ATTEST:

*Sonja Land*

Name: Sonja Land  
Title: City Secretary

By:

*Cliff Keheley*

Name: Cliff Keheley  
Title: City Manager

APPROVED AS TO FORM:

*David Paschall*

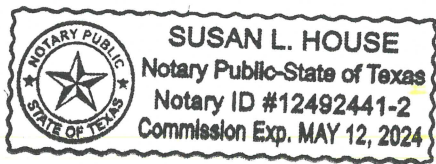
Name: David Paschall  
Title: City Attorney

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

This instrument was acknowledged before me on this 20<sup>th</sup> day of May, 2019, by Cliff Keheley, City Manager of the City of Mesquite, Texas, a home-rule municipality, on behalf of said home-rule municipality.



*Susan L. House*  
Notary Public, State of Texas

[SEAL]

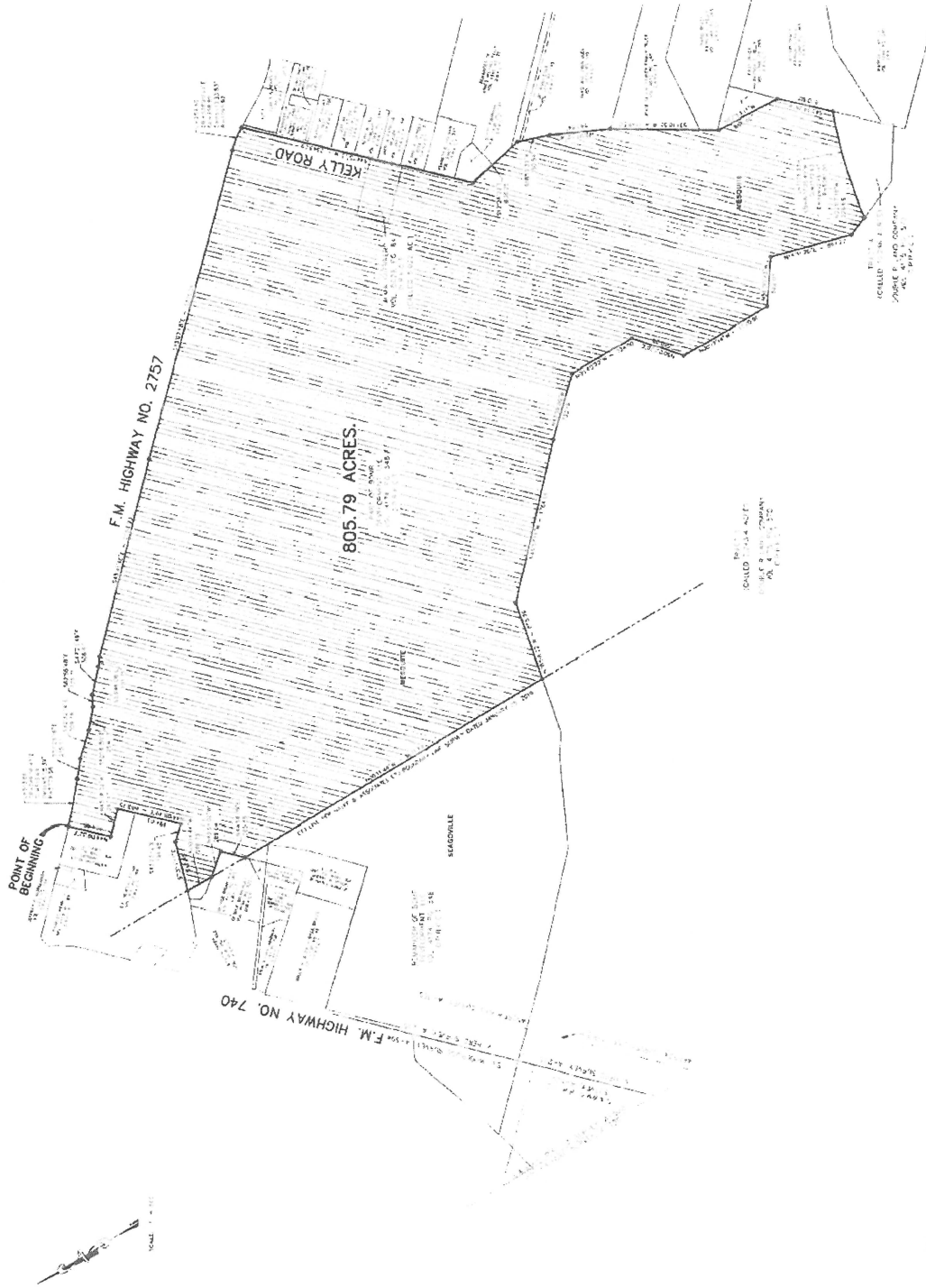


EXHIBIT "A"  
 DISTRICT BOUNDARY EXHIBIT  
 SHOWING 805.79 ACRES OF LAND OUT OF  
 THE BIRTH OF THE TRACT  
 KAUFMAN COUNTY, TEXAS



USA PROFESSIONAL SERVICES GROUP, INC.  
 SURVEYING & ENGINEERING - PLAN  
 SURVEYING & ENGINEERING  
 14275 MICROT DRIVES  
 DALLAS, TEXAS 75243  
 (214) 614-2100 FAX (214) 614-3338  
 FEBRUARY 2019 2/25/19

NOTES:  
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909.  
 2. THE BOUNDARY OF THE TRACT IS SHOWN BY A DASHED LINE.  
 3. THE AREA OF THE TRACT IS 805.79 ACRES.  
 4. THE POINT OF BEGINNING IS AT THE INTERSECTION OF F.M. HIGHWAY NO. 2757 AND F.M. HIGHWAY NO. 740.

SCALE 1" = 100'  
 SURVEYED BY  
 J. R. SMITH, INC.  
 DALLAS, TEXAS



**FIELD NOTES**  
**BDMR Development, LLC**  
**(805.79 Acre Tract)**

**BEING** a tract or parcel of land situated in the Andrew Nail Survey, Abstract No. 355, Kaufman County, Texas, and being part of that tract of land described in a Deed to BDMR Development, LLC, as recorded in Volume 4174, Page 548 of the Official Public Records of Kaufman County, Texas, and being all of that tract of land described in a Deed to Alma Guerrero as recorded in Volume 5029, Page 84 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in the Southwesterly line of F.M. Highway No. 2757 (a variable width right-of-way), said point being the most Northerly Northeast corner of a tract of land described in a Deed to Kathlena Kelly Sanders, per Deed recorded in Volume 1348, Page 252 of the Deed Records of Kaufman County, Texas;

**THENCE** in a Southeasterly direction, along the Southwesterly line of said F.M. Highway No. 2757, and along a non-tangent curve to the left having a central angle of 05 degrees 05 minutes 39 seconds, a radius of 5779.58 feet, a chord bearing of South 49 degrees 06 minutes 43 seconds East, a chord distance of 513.69 feet, and an arc length 513.86 feet to a concrete monument found for corner;

**THENCE** along the Southwesterly line of said F.M. Highway No. 2757 as follows:

South 51 degrees 25 minutes 16 seconds East for a distance of 215.11 feet to a concrete monument found for corner;

South 42 degrees 32 minutes 14 seconds East for a distance of 309.76 feet to a concrete monument found for corner;

South 50 degrees 16 minutes 50 seconds East for a distance of 254.13 feet to a concrete monument found for corner;

South 62 degrees 55 minutes 48 seconds East for a distance of 125.71 feet to a point for corner;

South 47 degrees 23 minutes 49 seconds East for a distance of 306.97 feet to a concrete monument found for corner;

South 53 degrees 46 minutes 08 seconds East for a distance of 101.75 feet to a concrete monument found for corner;

South 45 degrees 41 minutes 40 seconds East for a distance of 2153.23 feet to a concrete monument found for corner;

South 45 degrees 07 minutes 18 seconds East for a distance of 3376.01 feet to a concrete monument found for corner at the beginning of a curve to the right;

Southeasterly, along said curve having a central angle of 13 degrees 33 minutes 53 seconds, a radius of 1095.92 feet, a chord bearing of South 38 degrees 20 minutes 22 seconds East, a chord distance of 258.85 feet and an arc length of 259.46 feet to a point for corner in the center of Kelly Road, said point being the most Northerly East corner of the above cited BDMR Development, LLC tract;

**THENCE** South 44 degrees 15 minutes 13 seconds West departing the Southwesterly line of said F.M. Highway No. 2757, along the Southeasterly line of said BDMR Development, LLC tract, and

along the center of said Kelly Road, for a distance of 2543.09 feet to a 5/8" iron rod found for corner at an angle point in said road;

**THENCE** South 12 degrees 26 minutes 22 seconds East along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 638.25 feet to a 1/4" iron rod found for corner at an angle point in said road;

**THENCE** South 18 degrees 10 minutes 39 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 350.54 feet to a 1/4" iron rod found for corner at an angle point in said road;

**THENCE** South 25 degrees 07 minutes 52 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 642.84 feet to a 1/2" iron rod found for corner at an angle point in said road, said point being the southwest corner of that tract of land described to Traci and Gwen Luce as recorded in Volume 1574, Page 145, Deed Records, Kaufman County, Texas, and said point being the northwest corner of a tract of land described to Joyce Sevcik Cawley Family Trust in a deed recorded in Volume 4632, Page 248, Official Public Records, Kaufman County, Texas;

**THENCE** South 31 degrees 18 minutes 55 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 1148.50 feet to a 60d nail found for corner at an angle point in said road, said point being the north corner of that tract of land described as Tract 1 to Patrick C. Kelly in a deed as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 02 degrees 53 minutes 11 seconds West along said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 696.69 feet to a point for corner in the Northwesterly line of a tract of land described as the Second Tract in a Deed to Patrick C. Kelly, as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 43 degrees 34 minutes 26 seconds West along the Northwesterly line of said Patrick C. Kelly tract, for a distance of 610.80 feet to the northeast corner of a tract of land described as Tract 4 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas, and said point being at the beginning of a non-tangent curve to the left;

**THENCE** in a Northwesterly direction, along said non-tangent curve to the left having a central angle of 12 degrees 45 minutes 14 seconds, a radius of 5280.00 feet, a chord bearing of North 77 degrees 00 minutes 40 seconds West, a chord distance of 1172.90 feet and an arc length of 1175.33 feet to a point for corner at the northwest corner of said Double R Land Company Tract 4, said point being in the easterly line of a tract of land described as Tract 1 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas;

**THENCE** following the common line of said BDMR Development, LLC tract and said Double R Land Company Tract 1 the following courses and distances:

North 22 degrees 07 minutes 18 seconds West for a distance of 229.66 feet to a point for corner;

North 15 degrees 31 minutes 26 seconds East for a distance of 897.27 feet to a point for corner;

North 56 degrees 00 minutes 43 seconds West for a distance of 522.03 feet to a point for corner;

North 00 degrees 17 minutes 14 seconds West for a distance of 1020.90 feet to a point for corner;

North 50 degrees 02 minutes 20 seconds East for a distance of 580.28 feet to a point for corner;

North 00 degrees 40 minutes 22 seconds West for a distance of 734.00 feet to a point for corner;

North 43 degrees 59 minutes 00 seconds West for a distance of 733.19 feet to a point for corner;

North 46 degrees 57 minutes 11 seconds West for a distance of 1764.06 feet to a point for corner;

North 78 degrees 58 minutes 22 seconds West for a distance of 855.79 feet to a point for corner in the common Extraterritorial Jurisdiction Line of the Cities of Seagoville and Mesquite;

THENCE North 00 degrees 11 minutes 44 seconds West following said Extraterritorial Jurisdiction Line for a distance of 3671.19 feet to a point for corner in the Southerly line of a tract of land conveyed to George Brian Holy in a deed recorded in Volume 1131, Page 813, Deed Records, Kaufman County, Texas;

THENCE North 44 degrees 58 minutes 09 seconds East following the southwesterly line of said Holy tract for a distance of 265.55 feet to a point for corner;

THENCE North 40 degrees 51 minutes 02 seconds West following the northeasterly line of said Holy tract for a distance of 289.04 feet to a point for corner in said Extraterritorial Jurisdiction Line;

THENCE North 00 degrees 11 minutes 44 seconds West following along said Extraterritorial Jurisdiction Line for a distance of 286.79 feet to a point for corner in the Southwesterly line of a tract of land conveyed to D.P. Newton, et ux per Deed recorded in Volume 616, Page 566 of the Deed Records of Kaufman County, Texas;

THENCE South 73 degrees 11 minutes 17 seconds East along the Southwesterly line of said Newton tract, for a distance of 542.80 feet to a wooden monument found for corner;

THENCE South 43 degrees 23 minutes 12 seconds East along the Southwesterly line of said Newton tract, for a distance of 194.48 feet to a 3/8" inch iron rod found for corner at the most Southerly corner of same;

THENCE North 44 degrees 08 minutes 49 seconds East along the Southeasterly line of said Newton tract, passing a 3/8" iron rod found for the most Southerly Northeast corner of same and the most Southerly corner of the above cited Kathlena Kelly Sanders tract at a distance of 494.03 feet, and continuing along the Southeasterly line of said Sanders tract for a total distance of 683.75 feet to a 1/2" inch iron rod found for corner at the most Southerly Northeast corner of said Sanders tract;

THENCE North 45 degrees 18 minutes 32 seconds West along the Northeasterly line of said Sanders tract, for a distance of 297.17 feet to a point for corner;



THENCE North 44 degrees 09 minutes 32 seconds East along the Southeasterly line of said Sanders tract, for a distance of 464.46 feet to the POINT OF BEGINNING, and containing 805.79 acres of land.



VICINITY MAP  
NOT TO SCALE

| PROPOSED LOT MIX     |        |                          |
|----------------------|--------|--------------------------|
| LOT TYPE             | NUMBER | PERCENTAGE OF TOTAL LOTS |
| EV1/A                | 64     | 8.9%                     |
| EV1/B                | 55     | 7.5%                     |
| EV1/C                | 143    | 19.9%                    |
| EV1/D                | 268    | 37.4%                    |
| EV1/E                | 268    | 37.4%                    |
| TOTAL NUMBER OF LOTS | 768    |                          |

| PHASE VI   |                 |
|------------|-----------------|
| TOTAL AREA | 74.33 AC        |
| LOT TYPE   | EV1/A - 37 LOTS |
| LOT TYPE   | EV1/B - 31 LOTS |
| LOT TYPE   | EV1/C - 6 LOTS  |
| LOT TYPE   | EV1/D - 0 LOTS  |
| LOT TYPE   | EV1/E - 0 LOTS  |

| PHASE V    |                                |
|------------|--------------------------------|
| TOTAL AREA | 14.07 - 53.05 + 29.79 + 105.96 |
| LOT TYPE   | EV1/A - 18 LOTS                |
| LOT TYPE   | EV1/B - 15 LOTS                |
| LOT TYPE   | EV1/C - 7 LOTS                 |
| LOT TYPE   | EV1/D - 26 LOTS                |
| LOT TYPE   | EV1/E - 20 LOTS                |

| PHASE IV   |                          |
|------------|--------------------------|
| TOTAL AREA | 19.85 - 68.33 + 89.18 AC |
| LOT TYPE   | EV1/A - 12 LOTS          |
| LOT TYPE   | EV1/B - 36 LOTS          |
| LOT TYPE   | EV1/C - 30 LOTS          |
| LOT TYPE   | EV1/D - 48 LOTS          |
| LOT TYPE   | EV1/E - 21 LOTS          |

| PHASE III  |                 |
|------------|-----------------|
| TOTAL AREA | 74.82 AC        |
| LOT TYPE   | EV1/A - 11 LOTS |
| LOT TYPE   | EV1/B - 18 LOTS |
| LOT TYPE   | EV1/C - 18 LOTS |
| LOT TYPE   | EV1/D - 23 LOTS |
| LOT TYPE   | EV1/E - 10 LOTS |

| PHASE II   |                  |
|------------|------------------|
| TOTAL AREA | 79.38 AC         |
| LOT TYPE   | EV1/A - 3 LOTS   |
| LOT TYPE   | EV1/B - 10 LOTS  |
| LOT TYPE   | EV1/C - 42 LOTS  |
| LOT TYPE   | EV1/D - 100 LOTS |
| LOT TYPE   | EV1/E - 100 LOTS |

| PHASE I    |                 |
|------------|-----------------|
| TOTAL AREA | 157.40 AC       |
| LOT TYPE   | EV1/A - 14 LOTS |
| LOT TYPE   | EV1/B - 40 LOTS |
| LOT TYPE   | EV1/C - 43 LOTS |
| LOT TYPE   | EV1/D - 28 LOTS |
| LOT TYPE   | EV1/E - 17 LOTS |



CONCEPTUAL LAND PLAN

USA PROFESSIONAL SERVICES GROUP, INC.  
10000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80231  
TEL: 303.733.1100 FAX: 303.733.1101  
WWW.USAPROF.SERVICES.COM

**Polo Ridge Ranch**  
**Exclusive Executive Homesites**  
LOCATED IN MESQUITE, TEXAS

Prepared for: Centurian American

**MESQUITE**  
REAL ESTATE SERVICES  
Real Estate, Texas

POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT  
SUMMARY OF IMPROVEMENTS BY TYPE AND PHASE

Prepared for BDMR Development, LLC

May 29, 2018 RESUBMITTED TO TED CHINN 10012018

| Expenditure Categories  | PHASE 1             | PHASE 2             | PHASE 3             | PHASE 4             | PHASE 5             | PHASE 6             | TOTALS               |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| 1. Water  | \$ 315,454          | \$ 461,105          | \$ 335,738          | \$ 392,767          | \$ 464,349          | \$ 421,269          | \$ 2,390,672         |
| 2. Sanitary Sewer   | \$ 768,654          | \$ 642,953          | \$ 417,659          | \$ 328,724          | \$ 416,308          | \$ 227,168          | \$ 2,802,546         |
| 3. Storm Drainage   | \$ 686,750          | \$ 922,500          | \$ 543,650          | \$ 770,400          | \$ 613,650          | \$ 663,000          | \$ 4,199,950         |
| 4. Paving   | \$ 1,924,540        | \$ 1,891,408        | \$ 1,942,902        | \$ 1,881,990        | \$ 1,412,900        | \$ 1,235,100        | \$ 10,358,933        |
| 5. Grading  | \$ -                | \$ 765,800          | \$ 132,000          | \$ 257,500          | \$ 262,400          | \$ 434,800          | \$ 1,877,500         |
| 6. Soft Costs   | \$ 707,651          | \$ 1,052,019        | \$ 931,818          | \$ 955,046          | \$ 635,655          | \$ 654,716          | \$ 5,166,983         |
| 7. Landscaping and Irrigation   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 |
| 8. Debt Service Conn. of \$545.00 per lot for Phases 2-6. Fee to be to Mustang Creek Regional Trunk Sewer to Mesquite | \$ -                | \$ 98,100           | \$ 94,830           | \$ 100,025          | \$ 92,650           | \$ 56,590           | \$ 441,995           |
| 9. Amenity Center   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 |
| 10. Contingency (5%)  | \$ 170,000          | \$ 180,000          | \$ 215,000          | \$ 166,000          | \$ 190,000          | \$ 210,000          | \$ 1,131,000         |
| <b>TOTALS:</b>  | <b>\$ 4,643,049</b> | <b>\$ 6,013,867</b> | <b>\$ 4,513,677</b> | <b>\$ 4,854,262</b> | <b>\$ 4,387,994</b> | <b>\$ 3,901,721</b> | <b>\$ 28,384,660</b> |

NOTES:

- 1) The aggregate numbers for Onsite & Offsite Major PID for Phases 2 through 6 have been moved to Direct Public Improvements
- 2) Grading includes Erosion Control

| Expenditure Categories        | PHASE 1             | PHASE 2             | PHASE 3             | PHASE 4             | PHASE 5             | PHASE 6             | TOTALS               |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| 1. Water                      | \$ 211,050          | \$ 197,400          | \$ 182,700          | \$ 194,250          | \$ 178,500          | \$ 107,100          | \$ 1,071,000         |
| 2. Sanitary Sewer             | \$ 130,650          | \$ 122,200          | \$ 113,100          | \$ 247,750          | \$ 110,500          | \$ 204,000          | \$ 928,200           |
| 3. Storm Drainage             | \$ -                | \$ 81,500           | \$ 35,000           | \$ 67,000           | \$ 68,000           | \$ -                | \$ 271,500           |
| 4. Paving                     | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 |
| 5. Grading                    | \$ 1,608,725        | \$ 3,232,321        | \$ 3,206,120        | \$ 1,756,375        | \$ 2,891,220        | \$ 2,184,900        | \$ 14,799,691        |
| 6. Soft Costs                 | \$ 117,869          | \$ 220,044          | \$ 132,232          | \$ 128,160          | \$ 179,260          | \$ 107,444          | \$ 885,009           |
| 7. Landscaping and Irrigation | \$ 1,484,360.00     | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 1,484,360         |
| 8. Amenity Center             | \$ 2,000,000        | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 2,000,000         |
| 9. Contingency (5%)           | \$ 85,000           | \$ 190,000          | \$ 155,000          | \$ 100,000          | \$ 125,000          | \$ 85,000           | \$ 740,000           |
| <b>TOTALS:</b>                | <b>\$ 5,837,623</b> | <b>\$ 4,043,465</b> | <b>\$ 3,904,152</b> | <b>\$ 2,513,635</b> | <b>\$ 3,352,650</b> | <b>\$ 2,686,444</b> | <b>\$ 22,139,719</b> |

NOTES:

- 1) Grading includes Erosion Control

| Expenditure Categories                 | PHASE 1             | PHASE 2     | PHASE 3     | PHASE 4     | PHASE 5     | PHASE 6     | TOTALS              |
|--|---------------------|-------------|-------------|-------------|-------------|-------------|---------------------|
| 1. Water                               | \$ 1,638,268        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,638,268        |
| 2. Sanitary Sewer                      | \$ 1,201,703        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,201,703        |
| 3. Storm Drainage                      | \$ 487,150          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 487,150          |
| 4. Paving                              | \$ 457,078          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 457,078          |
| 5. Grading                             | \$ 711,460          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 711,460          |
| 6. Inlet M/I Conn. To MTMWD (Headline) | \$ 709,775          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 709,775          |
| 7. Soft Costs                          | \$ 1,148,503        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,148,503        |
| 8. Landscaping and Irrigation          | \$ 142,500          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 142,500          |
| 9. Contingency (5%)                    | \$ 320,000          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 320,000          |
| <b>TOTALS:</b>                         | <b>\$ 6,824,396</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 6,824,396</b> |

COMBINED TOTAL: \$ 17,106,058 \$ 19,067,352 \$ 9,517,829 \$ 7,367,787 \$ 7,710,494 \$ 6,590,163 \$ 67,348,695

THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED, THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EOPC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE.



**PHASE 1**  
172.10 ACRES  
201 LOTS

**POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT**  
Located in the City of Mesquite - ETJ  
Prepared For Centurion American Development

**POLO RIDGE - PHASE ONE**  
May 25, 2015 RESUBMITTED TO TED CHEN 10012018  
ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

**ROADWAY IMPROVEMENTS - PHASE 1**

USA Professional Services Group, Inc.  
TBYE Registered Firm No. P-16845  
David M. Schenck, PE - FABCE  
(714) 852-3118

| No. | DESCRIPTION<br>Units                                       | UNIT | UNIT PRICE   | OBJECT               |                        | ON-SITE                |                        | OFF-SITE               |                        | DEVELOPER              |                        | OVERALL DEV. COSTS     |
|-----|--|------|--------------|----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
|     |  |      |              | QTY                  | PRICE                  | QTY                    | PRICE                  | QTY                    | PRICE                  | QTY                    | PRICE                  |                        |
| 1   | Concrete Street Pavement - 4" - 3600 psi w/ 5% Silica Fume | SY   | \$ 37.00     | 181,700.00           | \$ 6,802,800.00        | 181,700.00             | \$ 6,802,800.00        | -                      | \$ -                   | -                      | \$ -                   | \$ 13,605,600.00       |
| 2   | Concrete Street Pavement - 4" - 3600 psi w/ 5% Silica Fume | SY   | \$ 34.00     | 58,185.00            | \$ 1,980,315.00        | 58,185.00              | \$ 1,980,315.00        | -                      | \$ -                   | -                      | \$ -                   | \$ 3,960,630.00        |
| 3   | Concrete Street Pavement - 4" - 3600 psi w/ 5% Silica Fume | SY   | \$ 20.00     | 16,767.00            | \$ 335,340.00          | 16,767.00              | \$ 335,340.00          | -                      | \$ -                   | -                      | \$ -                   | \$ 670,680.00          |
| 4   | 4" Lims Stabilized Subgrade                                | SY   | \$ 3.15      | 59,435.00            | \$ 187,220.25          | 59,435.00              | \$ 187,220.25          | -                      | \$ -                   | -                      | \$ -                   | \$ 374,440.50          |
| 5   | Hydrated Lims (assume 42 bary)                             | TN   | \$ 155.00    | 1,698.00             | \$ 263,190.00          | 1,698.00               | \$ 263,190.00          | -                      | \$ -                   | -                      | \$ -                   | \$ 526,380.00          |
| 6   | 4" Schedule 40 PVC Irrigation Sleeves                      | LF   | \$ 6.50      | 400.00               | \$ 2,600.00            | 400.00                 | \$ 2,600.00            | -                      | \$ -                   | -                      | \$ -                   | \$ 5,200.00            |
| 7   | Barrier Free Ramps   | EA   | \$ 1,200.00  | 34.00                | \$ 40,800.00           | 34.00                  | \$ 40,800.00           | -                      | \$ -                   | -                      | \$ -                   | \$ 81,600.00           |
| 8   | 4" Wide Concrete Sidewalk (2000 psi)                       | SF   | \$ 4.60      | 12,480.00            | \$ 57,216.00           | 12,480.00              | \$ 57,216.00           | -                      | \$ -                   | -                      | \$ -                   | \$ 114,432.00          |
| 9   | Right Turn Lane Const at Divms referring FBI 2757          | SY   | \$ 75.00     | 1.00                 | \$ 75.00               | 1.00                   | \$ 75.00               | -                      | \$ -                   | -                      | \$ -                   | \$ 150.00              |
| 10  | Traffic Control  | LS   | \$ 5,000.00  | 1.00                 | \$ 5,000.00            | 1.00                   | \$ 5,000.00            | -                      | \$ -                   | -                      | \$ -                   | \$ 10,000.00           |
| 11  | Street Header  | LF   | \$ 12.00     | 480.00               | \$ 5,760.00            | 480.00                 | \$ 5,760.00            | -                      | \$ -                   | -                      | \$ -                   | \$ 11,520.00           |
| 12  | Connect to E7 Concrete Header                              | EA   | \$ 16.00     | 0.00                 | \$ 0.00                | 0.00                   | \$ 0.00                | -                      | \$ -                   | -                      | \$ -                   | \$ 0.00                |
| 13  | Connect to E7 Asphalt Pavement                             | EA   | \$ 1,500.00  | 4.00                 | \$ 6,000.00            | 4.00                   | \$ 6,000.00            | -                      | \$ -                   | -                      | \$ -                   | \$ 12,000.00           |
| 14  | 2" Asphalt Overlay (Price controlled market all prices)    | SY   | \$ 15.00     | 0.00                 | \$ 0.00                | 0.00                   | \$ 0.00                | -                      | \$ -                   | -                      | \$ -                   | \$ 0.00                |
| 15  | Traffic Striping TIA                                       | LS   | \$ 20,000.00 | 1.00                 | \$ 20,000.00           | 1.00                   | \$ 20,000.00           | -                      | \$ -                   | -                      | \$ -                   | \$ 40,000.00           |
| 16  | 2" Thermoplastic Pavm't Markers TIA                        | LF   | \$ 5.00      | 2,000.00             | \$ 10,000.00           | 2,000.00               | \$ 10,000.00           | -                      | \$ -                   | -                      | \$ -                   | \$ 20,000.00           |
| 17  | Thermoplastic Pavm't Arrows TIA                            | EA   | \$ 100.00    | 8.00                 | \$ 800.00              | 8.00                   | \$ 800.00              | -                      | \$ -                   | -                      | \$ -                   | \$ 1,600.00            |
| 18  | Street Signs, Stop Signs Mounted and Installed             | EA   | \$ 650.00    | 20.00                | \$ 13,000.00           | 20.00                  | \$ 13,000.00           | -                      | \$ -                   | -                      | \$ -                   | \$ 26,000.00           |
| 19  | Barriade   | LF   | \$ 33.00     | 189.00               | \$ 6,237.00            | 189.00                 | \$ 6,237.00            | -                      | \$ -                   | -                      | \$ -                   | \$ 12,474.00           |
|     |  |      |              | <b>PAVING TOTALS</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 1,994,560.25</b> | <b>\$ 3,989,120.50</b> |

**NOTE:**

- Item #1, 4 & 6 is for installation of approx. 180 LF of the main divided entry road off FBI 2757.
- Item #8 & 15-17 is to allow for some Asphalt for Right Turn/Decel Lane, if required.
- No funds are dedicated within this EOPC for and no requirement is necessary by Developer per City discussion for any Traffic Signal installation of any kind, T-BOOT well Fund.

PAVING

**GRADING IMPROVEMENTS - PHASE 1**

| No.                   | DESCRIPTION  | UNIT | UNIT PRICE   | DIRECT PWD IMP |        | ON-SITE MAJOR PWD IMP |              | OFF-SITE MAJOR PWD IMP |        | DEVELOPER IMP |                | OVERALL CRY COSTS |
|-----------------------|--|------|--------------|----------------|--------|-----------------------|--------------|------------------------|--------|---------------|----------------|-------------------|
|                       |  |      |              | Quantity       | Cost   | Quantity              | Cost         | Quantity               | Cost   | Quantity      | Cost           |                   |
| 1                     | Uncl. Street/Block Excavation                              | CY   | \$7.70       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 274,800.00    | \$2,118,240.00 | \$2,118,240.00    |
| 2                     | Uncl. Street Exc. to Fill Major Entry Road and ROW grading | CY   | \$3.25       | 0.00           | \$0.00 | 100,000.00            | \$325,000.00 | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$325,000.00      |
| 3                     | Final Lot Benchmark  | EACH | \$300.00     | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 281.00        | \$84,300.00    | \$84,300.00       |
| 4                     | Final Lot Benchmark  | EACH | \$250.00     | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 291.00        | \$72,750.00    | \$72,750.00       |
| 5                     | Clear, Strip & Grub Overall Phase 1 Site                   | ACRE | \$1,395.00   | 0.00           | \$0.00 | 172.00                | \$240,540.00 | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$240,540.00      |
| 6                     | Add Undercut for Moisture Control on Lots                  | CY   | \$1.50       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 274,800.00    | \$412,200.00   | \$412,200.00      |
| 7                     | Moisture Conditioning of all Lot Pad Material              | CY   | \$0.48       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 334,000.00    | \$160,320.00   | \$160,320.00      |
| 8                     | Install HDPE Barrier (BMB) on Each Lot Pad                 | SF   | \$0.08       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 1,230,000.00  | \$98,400.00    | \$98,400.00       |
| 9                     | 1" Fill Cover over each Pad after Barrier Install          | EACH | \$75.00      | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 281.00        | \$21,075.00    | \$21,075.00       |
| 10                    | Demo & Hauloff Ex. Hoovers, Bams & Sheds, etc              | LS   | \$40,000.00  | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 1.00          | \$40,000.00    | \$40,000.00       |
| 11                    | Hauling of Existing Catch Tank                             | EACH | \$5,000.00   | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 2.00          | \$10,000.00    | \$10,000.00       |
| 12                    | Lake Excavation  | CY   | \$7.00       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$0.00            |
| 13                    | Final Clearing of Open Space                               | LS   | \$10,000.00  | 0.00           | \$0.00 | 1.00                  | \$10,000.00  | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$10,000.00       |
| 14                    | New Overflow Channel Excavation                            | CY   | \$1.85       | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$0.00            |
| 15                    | Disposal of Unstable Vegetative Material                   | LS   | \$5,000.00   | 0.00           | \$0.00 | 1.00                  | \$5,000.00   | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$5,000.00        |
| 16                    | Rectable Topsoil & Respread Pathways                       | CY   | \$1.00       | 0.00           | \$0.00 | 100,000.00            | \$100,000.00 | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$100,000.00      |
| 17                    | Install Ret. Wall 08 (10'-10") Weeps & Post Holes          | SF   | \$24.00      | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$0.00            |
| 18                    | Grav. Ret. Wall Lots (7' - 6") Weeps & Post Holes          | SF   | \$12.00      | 0.00           | \$0.00 | 0.00                  | \$0.00       | 0.00                   | \$0.00 | 4,000.00      | \$48,000.00    | \$48,000.00       |
| 19                    | Erosion Control  | LS   | \$165,000.00 | 0.00           | \$0.00 | 1.00                  | \$165,000.00 | 0.00                   | \$0.00 | 0.00          | \$0.00         | \$165,000.00      |
| <b>GRADING TOTALS</b> |  |      |              | \$             | \$     | \$                    | \$           | \$                     | \$     | \$            | \$             | \$                |
| <b>GRADING TOTALS</b> |  |      |              | \$             | \$     | \$                    | \$           | \$                     | \$     | \$            | \$             | \$                |

NOTES:  
 1) Per Jorge Barilla (David Taxsin & Associates) & Matt Heubert, PE (City of Mesquite, Public Works Director) Items #10 and 11 were moved to developer cost.  
 2) Item # 2 is for the initial installation of approximately 700 LF of the divided entry road off of FM2757  
 3) Item #5 was moved to ON-SITE MAJOR PWD to be consistent throughout all phases.



WATER IMPROVEMENTS- PHASE 1

| No. | DESCRIPTION   | UNIT | UNIT PRICE   | DIRECT       |     | ON-SITE   |            | OFF-SITE  |            | DEVELOPER |              | OVERALL<br>REV. COSTS |              |
|-----|---|------|--------------|--------------|-----|-----------|------------|-----------|------------|-----------|--------------|-----------------------|--------------|
|     |   |      |              | QTY          | AMT | QTY       | AMT        | QTY       | AMT        | QTY       | AMT          |                       |              |
| 1   | Temp Connection to Hardened 24" Water                           | EACH | \$153,200.00 | 1            | \$  | 1         | \$         | 1         | \$         | 1         | \$           | \$153,200.00          |              |
| 2   | Dry Box L-20 with 40" Sisel Encasement Pipe with 24" Water main | LF   | \$466.00     | 1            | \$  | 1         | \$         | 400.00    | \$         | 1         | \$           | \$164,000.00          |              |
| 3   | 24" CSC Water Main with Embedment                               | LF   | \$40.00      | 1            | \$  | 1         | \$         | 10,000.00 | \$         | 1         | \$           | \$40,000.00           |              |
| 4   | 24" Butterfly Valve   | EACH | \$4,500.00   | 1            | \$  | 1         | \$         | 10.00     | \$         | 1         | \$           | \$4,500.00            |              |
| 5   | Install PIV Level Control Valve in Const. Vault                 | EACH | \$70,700.00  | 1            | \$  | 1         | \$         | 1         | \$         | 1         | \$           | \$70,700.00           |              |
| 6   | Const. 600,000 Gal. Cap. Conc. Dime. CSR                        | LS   | \$740,000.00 | 1            | \$  | 1         | \$         | 1         | \$         | 1         | \$           | \$740,000.00          |              |
| 7   | Const. Pump Bldg. w/2-250gpm Horiz. Pumps/Hx                    | LS   | \$400,000.00 | 1            | \$  | 1         | \$         | 1         | \$         | 1         | \$           | \$400,000.00          |              |
| 8   | 12" PVC Water Main with Embedment                               | LF   | \$36.00      | 1            | \$  | 12,700.00 | \$         | 12,700.00 | \$         | 1         | \$           | \$381,000.00          |              |
| 9   | 12" Gate Valve  | EACH | \$2,300.00   | 1            | \$  | 27.00     | \$         | 27.00     | \$         | 1         | \$           | \$2,300.00            |              |
| 10  | 8" Gate Valve   | EACH | \$338.00     | 1            | \$  | 13.00     | \$         | 13.00     | \$         | 1         | \$           | \$338.00              |              |
| 11  | Fire Hydrant Assembly   | EACH | \$3,650.00   | 1            | \$  | 13.00     | \$         | 13.00     | \$         | 1         | \$           | \$3,650.00            |              |
| 12  | Cast Iron Fittings  | TN   | \$4,500.00   | 1            | \$  | 5.00      | \$         | 5.00      | \$         | 1         | \$           | \$4,500.00            |              |
| 13  | Concrete Blocking   | CY   | \$103.00     | 1            | \$  | 60.00     | \$         | 60.00     | \$         | 1         | \$           | \$6,000.00            |              |
| 14  | Chlorination & Pressure Testing                                 | LF   | \$1.00       | 1            | \$  | 12,700.00 | \$         | 12,700.00 | \$         | 1         | \$           | \$12,700.00           |              |
| 15  | Traffic Control   | LS   | \$5,000.00   | 1            | \$  | 1.00      | \$         | 1.00      | \$         | 1         | \$           | \$5,000.00            |              |
| 16  | 8" PVC Water Main with Embedment                                | LF   | \$20.00      | 1            | \$  | 8,510.00  | \$         | 8,510.00  | \$         | 1         | \$           | \$170,200.00          |              |
| 17  | 8" Gate Valve   | EACH | \$1,300.00   | 1            | \$  | 28.00     | \$         | 28.00     | \$         | 1         | \$           | \$1,300.00            |              |
| 18  | 8" Gate Valve   | EACH | \$526.00     | 1            | \$  | 15.00     | \$         | 15.00     | \$         | 1         | \$           | \$526.00              |              |
| 19  | Fire Hydrant Assembly   | EACH | \$3,650.00   | 1            | \$  | 15.00     | \$         | 15.00     | \$         | 1         | \$           | \$3,650.00            |              |
| 20  | Cast Iron Fittings  | TN   | \$4,500.00   | 1            | \$  | 3.00      | \$         | 3.00      | \$         | 1         | \$           | \$4,500.00            |              |
| 21  | Concrete Blocking   | CY   | \$100.00     | 1            | \$  | 36.00     | \$         | 36.00     | \$         | 1         | \$           | \$3,600.00            |              |
| 22  | Chlorination & Pressure Testing                                 | LF   | \$1.00       | 1            | \$  | 8,510.00  | \$         | 8,510.00  | \$         | 1         | \$           | \$8,510.00            |              |
| 23  | Water Service   | EACH | \$1,050.00   | 1            | \$  | 1         | \$         | 1         | \$         | 1         | \$           | \$1,050.00            |              |
|     |   |      |              | WATER TOTALS |     | \$        | 316,454.00 | \$        | 546,018.00 | \$        | 1,992,200.00 | \$                    | 2,114,672.00 |

NOTES:

- Item # 1 - The temporary connection to the Hardened 24" Water Main will include a 24" x 12" Tapping sleeve, concrete vault, 8" meter, 12" Butterfly motor operated valve and SCADA to Mesquite. Upon completion of Mesquite CIP, the city's new 24" will be tied into our existing 24" at city's cost as part of the CIP.
- Items # 2 and 3 - The unit cost shown is 50% of the total cost of 400 LF of a 24" steel cylinder pipe (203200) dry box with 40" steel Encasement pipe across 120 and 80% of 24" main along FM2757. per CIP. City of Mesquite to contribute remaining 50% through a cost participation agreement.
- Items # 5, 6, 7 - Removed from costs as not necessary due to installation of Mesquite Pump Station, 24" Water Main & 3 Million Gallon CSR per Mesquite CIP.

SANITARY SEWER IMPROVEMENTS - PHASE 1

| No. | DESCRIPTION                                   | UNIT | UNIT PRICE  | DIRECT PID IMP        |              | ONSITE MAJOR PID IMP |            | OFFSITE MAJOR PID IMP |      | DEVELOPER IMP |              | OVERALL DIV. COSTS |
|-----|---|------|-------------|-----------------------|--------------|----------------------|------------|-----------------------|------|---------------|--------------|--------------------|
|     |   |      |             | Quantity              | Cost         | Quantity             | Cost       | Quantity              | Cost | Quantity      | Cost         |                    |
| 1   | 15" PVC Gravity Sanitary Sewer Main           | LF   | \$52.60     |                       |              |                      |            |                       |      |               |              | \$273,000.00       |
| 2   | 4.0' Diameter Sealed Manhole                  | EACH | \$5,310.00  |                       |              |                      |            |                       |      |               |              | \$58,000.00        |
| 3   | Pneumium for Extra Depth                      | LF   | \$4.00      |                       |              |                      |            |                       |      |               |              | \$43,000.00        |
| 4   | Connection to Existing NTMWD Regional Manhole | EACH | \$16,000.00 |                       |              |                      |            |                       |      |               |              | \$16,000.00        |
| 5   | System Testing & TV                           | LF   | \$1.25      |                       |              |                      |            |                       |      |               |              | \$6,562.50         |
| 6   | Trench Safety                                 | LF   | \$9.30      |                       |              |                      |            |                       |      |               |              | \$1,975.00         |
| 7   | 15" PVC Gravity Sanitary Sewer Main           | LF   | \$52.60     |                       |              |                      |            |                       |      |               |              | \$486,000.00       |
| 8   | 4.0' Diameter Sealed Manhole                  | EACH | \$5,310.00  |                       |              |                      |            |                       |      |               |              | \$197,840.00       |
| 9   | Pneumium for Extra Depth                      | LF   | \$4.00      |                       |              |                      |            |                       |      |               |              | \$36,000.00        |
| 10  | System Testing & TV                           | LF   | \$1.25      |                       |              |                      |            |                       |      |               |              | \$11,937.50        |
| 11  | Trench Safety                                 | LF   | \$9.30      |                       |              |                      |            |                       |      |               |              | \$2,855.00         |
| 12  | 15" PVC Gravity Sanitary Sewer Main           | LF   | \$52.60     |                       |              |                      |            |                       |      |               |              | \$54,000.00        |
| 13  | 4.0' Diameter Sealed Manhole                  | EACH | \$4,800.00  |                       |              |                      |            |                       |      |               |              | \$44,000.00        |
| 14  | System Testing & TV                           | LF   | \$1.25      |                       |              |                      |            |                       |      |               |              | \$6,187.50         |
| 15  | Trench Safety                                 | LF   | \$9.30      |                       |              |                      |            |                       |      |               |              | \$1,485.00         |
| 16  | 15" PVC Gravity Sanitary Sewer Main           | LF   | \$52.60     | 17,370.00             | \$913,200.00 |                      |            |                       |      |               |              | \$503,730.00       |
| 17  | 4.0' Diameter Sealed Manhole                  | EACH | \$4,800.00  | 87.00                 | \$417,600.00 |                      |            |                       |      |               |              | \$228,000.00       |
| 18  | System Testing & TV                           | LF   | \$1.25      | 17,370.00             | \$21,712.50  |                      |            |                       |      |               |              | \$11,712.50        |
| 19  | Trench Safety                                 | LF   | \$9.30      | 17,370.00             | \$161,949.00 |                      |            |                       |      |               |              | \$8,211.00         |
| 20  | Sewer Service                                 | EACH | \$650.00    |                       |              |                      |            |                       |      | 201.00        | \$130,650.00 | \$130,650.00       |
| 21  | TCEG Crossing                                 | EACH | 1000        | 10.00                 | \$10,000.00  | 3.00                 | \$3,000.00 |                       |      |               |              | \$13,000.00        |
|     |   |      |             | SANITARY SEWER TOTALS |              | 1746,653.50          | 803,745.00 | 387,937.50            |      |               |              | \$2,181,000.00     |

NOTE: No changes made from February 20, 2018 submitted to City of Meriden

DRAINAGE

| No. | DESCRIPTION                                 | UNIT | UNIT PRICE | CONCRETE           |      | ON-SITE    |            | OFF-SITE |            | DEVELOPER |            | OVERALL DEV. COSTS |                |
|-----|---|------|------------|--------------------|------|------------|------------|----------|------------|-----------|------------|--------------------|----------------|
|     |   |      |            | QTY IMP            | COST | QTY IMP    | COST       | QTY IMP  | COST       | QTY IMP   | COST       |                    |                |
| 1   | 6" x 5" -ASTM C-754-27 Box Culvert          | LF   | \$405.00   | 1                  | \$   | 1          | \$         | 1        | \$         | 1         | \$         | \$0.00             |                |
| 2   | 5' x 5' -ASTM C-754-27 Box Culvert          | LF   | \$240.00   | 1                  | \$   | 1          | \$         | 1        | \$         | 1         | \$         | \$0.00             |                |
| 3   | 10" Class III RCP                           | LF   | \$114.00   | 100.00             | \$   | 100.00     | \$         | 100.00   | \$         | 100.00    | \$         | \$11,400.00        |                |
| 4   | 30" Class III RCP                           | LF   | \$84.00    | 660.00             | \$   | 55,440.00  | \$         | 660.00   | \$         | 660.00    | \$         | \$55,440.00        |                |
| 5   | 24" Class III RCP                           | LF   | \$68.00    | 100.00             | \$   | 6,800.00   | \$         | 100.00   | \$         | 100.00    | \$         | \$6,800.00         |                |
| 6   | 21" Class III RCP                           | LF   | \$55.00    | 150.00             | \$   | 8,250.00   | \$         | 150.00   | \$         | 150.00    | \$         | \$8,250.00         |                |
| 7   | 18" Class III RCP                           | LF   | \$54.00    | 200.00             | \$   | 10,800.00  | \$         | 200.00   | \$         | 200.00    | \$         | \$10,800.00        |                |
| 8   | Y-joint with Concrete Apron                 | EACH | \$3,500.00 | 1.00               | \$   | 3,500.00   | \$         | 1.00     | \$         | 1.00      | \$         | \$3,500.00         |                |
| 9   | 18" Standard Curb Inlet                     | EACH | \$3,500.00 | 6.00               | \$   | 21,000.00  | \$         | 6.00     | \$         | 6.00      | \$         | \$21,000.00        |                |
| 10  | 6" x 5' 6" 1" SET with Velocity Dissipators | EACH | \$5,600.00 | 5.00               | \$   | 28,000.00  | \$         | 5.00     | \$         | 5.00      | \$         | \$28,000.00        |                |
| 11  | 5' x 5' 6" 1" SET with Velocity Dissipators | EACH | \$4,500.00 | 2.00               | \$   | 9,000.00   | \$         | 2.00     | \$         | 2.00      | \$         | \$9,000.00         |                |
| 12  | 21" 6" 1" SET with Velocity Dissipators     | EACH | \$2,650.00 | 1.00               | \$   | 2,650.00   | \$         | 1.00     | \$         | 1.00      | \$         | \$2,650.00         |                |
| 13  | Concrete Channel Overflow                   | ICY  | \$100.00   | 700.00             | \$   | 70,000.00  | \$         | 700.00   | \$         | 700.00    | \$         | \$70,000.00        |                |
| 14  | Grade to Drain                              | LF   | \$12.00    | 2,000.00           | \$   | 24,000.00  | \$         | 2,000.00 | \$         | 2,000.00  | \$         | \$24,000.00        |                |
| 15  | 36" Class III RCP                           | LF   | \$114.00   | 1                  | \$   | 114.00     | \$         | 1        | \$         | 1         | \$         | \$114.00           |                |
| 16  | 30" Class III RCP                           | LF   | \$84.00    | 1                  | \$   | 84.00      | \$         | 1        | \$         | 1         | \$         | \$84.00            |                |
| 17  | 24" Class III RCP                           | LF   | \$68.00    | 1                  | \$   | 68.00      | \$         | 1        | \$         | 1         | \$         | \$68.00            |                |
| 18  | 21" 6" 1" SET TxDOT                         | EACH | \$3,700.00 | 1                  | \$   | 3,700.00   | \$         | 1        | \$         | 1         | \$         | \$3,700.00         |                |
| 19  | 30" 6" 1" SET TxDOT                         | EACH | \$3,700.00 | 1                  | \$   | 3,700.00   | \$         | 1        | \$         | 1         | \$         | \$3,700.00         |                |
| 20  | 24" 6" 1" SET TxDOT                         | EACH | \$2,500.00 | 1                  | \$   | 2,500.00   | \$         | 1        | \$         | 1         | \$         | \$2,500.00         |                |
| 21  | Grade to Drain TxDOT Burrow Ditch           | LF   | \$4.00     | 1                  | \$   | 4.00       | \$         | 1        | \$         | 1         | \$         | \$4.00             |                |
| 22  | 36" Class III RCP                           | LF   | \$114.00   | 1,200.00           | \$   | 136,800.00 | \$         | 1,200.00 | \$         | 1,200.00  | \$         | \$136,800.00       |                |
| 23  | 30" Class III RCP                           | LF   | \$84.00    | 1,500.00           | \$   | 126,000.00 | \$         | 1,500.00 | \$         | 1,500.00  | \$         | \$126,000.00       |                |
| 24  | 24" Class III RCP                           | LF   | \$68.00    | 2,100.00           | \$   | 142,800.00 | \$         | 2,100.00 | \$         | 2,100.00  | \$         | \$142,800.00       |                |
| 25  | 21" Class III RCP                           | LF   | \$55.00    | 850.00             | \$   | 46,750.00  | \$         | 850.00   | \$         | 850.00    | \$         | \$46,750.00        |                |
| 26  | 18" Class III RCP                           | LF   | \$50.00    | 1,700.00           | \$   | 85,000.00  | \$         | 1,700.00 | \$         | 1,700.00  | \$         | \$85,000.00        |                |
| 27  | 24" x 24" x 36" Precast Conc. Curb Brest    | EACH | \$1,000.00 | 9.00               | \$   | 9,000.00   | \$         | 9.00     | \$         | 9.00      | \$         | \$9,000.00         |                |
| 28  | 18" Standard Curb Inlet                     | EACH | \$3,500.00 | 20.00              | \$   | 70,000.00  | \$         | 20.00    | \$         | 20.00     | \$         | \$70,000.00        |                |
| 29  | 5" Standard Curb Inlet                      | EACH | \$1,100.00 | 8.00               | \$   | 8,800.00   | \$         | 8.00     | \$         | 8.00      | \$         | \$8,800.00         |                |
| 30  | 18" 6" 1" SET with Velocity Dissipators     | EACH | \$3,700.00 | 8.00               | \$   | 29,600.00  | \$         | 8.00     | \$         | 8.00      | \$         | \$29,600.00        |                |
| 31  | 24" 6" 1" SET with Velocity Dissipators     | EACH | \$2,650.00 | 4.00               | \$   | 10,600.00  | \$         | 4.00     | \$         | 4.00      | \$         | \$10,600.00        |                |
| 32  | 21" 6" 1" SET with Velocity Dissipators     | EACH | \$2,650.00 | 1.00               | \$   | 2,650.00   | \$         | 1.00     | \$         | 1.00      | \$         | \$2,650.00         |                |
| 33  | 21" 6" 1" SET with Velocity Dissipators     | EACH | \$2,200.00 | 1.00               | \$   | 2,200.00   | \$         | 1.00     | \$         | 1.00      | \$         | \$2,200.00         |                |
|     |   |      |            | STORM SEWER TOTALS |      | \$         | 655,750.00 | \$       | 252,850.00 | \$        | 244,200.00 | \$                 | \$1,152,800.00 |

NOTE:  
Items #1 and 2 removed as not necessary in initial approximate 700 LF of Main divided entry need to be built with Phase 1.

LANDSCAPE & AMENITY CENTER IMPROVEMENTS - PHASE 1

| No. | DESCRIPTION  | UNIT | UNIT PRICE     | DIRECT PWD IMP                    |      | ONSITE MAJOR PWD IMP |      | OFFSITE MAJOR PWD IMP |      | DEVELOPER IMP |      | OVERALL DEV. COSTS |
|-----|--|------|----------------|-----------------------------------|------|----------------------|------|-----------------------|------|---------------|------|--------------------|
|     |  |      |                | Quantity                          | Cost | Quantity             | Cost | Quantity              | Cost | Quantity      | Cost |                    |
| 1   | Misc. Sidewalk & Wide (Incl.)                                | SF   | \$5.00         |                                   | \$   | 38,500.00            | \$   | 142,500.00            | \$   |               | \$   | \$142,500.00       |
| 2   | Backfill/Stone Screening Wall on Brm FM 2757 (columns)       | LF   | \$100.00       |                                   | \$   |                      | \$   |                       |      | 570.00        | \$   | \$57,000.00        |
| 3   | Shade Trees along FM 2757 (7" Calb or greater) (75' Spacing) | EACH | \$1,800.00     |                                   | \$   |                      | \$   |                       |      | 10.00         | \$   | \$18,000.00        |
| 4   | Accent Trees along FM 2757 (8" Sp)                           | EACH | \$40.00        |                                   | \$   |                      | \$   |                       |      | 200.00        | \$   | \$8,000.00         |
| 5   | Major Entry Feature all inclusive                            | EACH | \$200,000.00   |                                   | \$   |                      | \$   |                       |      | 1.00          | \$   | \$200,000.00       |
| 6   | Minor Entry Features all inclusive                           | EACH | \$60,000.00    |                                   | \$   |                      | \$   |                       |      | 4.00          | \$   | \$240,000.00       |
| 7   | Face Grading and Hydro-Mulch along FM 2757                   | SF   | \$0.25         |                                   | \$   |                      | \$   |                       |      | 171000.00     | \$   | \$42,750.00        |
| 8   | Irrigation along FM 2757                                     | SF   | \$0.60         |                                   | \$   |                      | \$   |                       |      | 171000.00     | \$   | \$102,600.00       |
| 9   | 6" Wide Trills Outside                                       | LF   | \$35.00        |                                   | \$   |                      | \$   |                       |      | 3000.00       | \$   | \$105,000.00       |
| 10  | Amenity Center all inclusive (BIM)                           | EACH | \$1,000,000.00 |                                   | \$   |                      | \$   |                       |      | 1.00          | \$   | \$1,000,000.00     |
|     |  |      |                | LANDSCAPE & AMENITY CENTER TOTALS |      | \$                   | \$   | \$                    | \$   | \$            | \$   | \$3,464,350.00     |

NOTES:

- 1) Item # 1 is to be screened with City of Mesquite (Public) for possible future installation within a specific time period
- 2) Items # 2, 3, 4, 5, 6, 7 & 8 have been moved to Developer costs per Jorge Borilla & Holzappel, PE



CITY AND FRANCHISE UTILITY FEES - PHASE 1

| No.   | DESCRIPTION   | UNIT | UNIT PRICE   | DIRECT       |                |          | ONSITE         |          |                | OFFSITE  |             |      | DEVELOPER IMP   | OVERALL DEV. COSTS |
|---|---|------|--------------|--------------|----------------|----------|----------------|----------|----------------|----------|-------------|------|-----------------|--------------------|
|   |   |      |              | Quantity     | Cost           | Quantity | Cost           | Quantity | Cost           | Quantity | Cost        |      |                 |                    |
| 1   | Preliminary Plat Review Fee - PH. 1   | LS   | \$4,800.00   | 1.00         | \$ 4,800.00    |          |                |          |                |          |             |      | \$4,800.00      |                    |
| 2   | Final Plat Review Fee PH. 1   | LS   | \$500.00     | 1.00         | \$ 500.00      |          |                |          |                |          |             |      | \$500.00        |                    |
| 3   | Plan Review Fee and Const. Permit   | LS   | \$18,950.00  | 1.00         | \$18,950.00    |          |                |          |                |          |             |      | \$18,950.00     |                    |
| 4   | Inspection Fee Excavation (1%)  | %    | 1.00         | 785.00       | \$ 785.00      |          |                |          |                |          |             | 1.00 | \$ 14,100.00    |                    |
| 5   | Inspection Fee W/S, P & D   | %    | 4.00         | \$166,616.00 | \$ 666,464.00  |          |                |          |                |          |             | 4.00 | \$ 33,688.00    |                    |
| 6   | Initial Mill Fee, Debt Service Conn. Fee to tie to Mustang Creek Regional Trunk Sewer to Mesquite | LS   | 709,776.00   | 1.00         | \$ 709,776.00  |          |                |          |                |          |             | 1.00 | \$ 709,776.00   |                    |
| 7   | Street Lights and Sign Power Installation   | LS   | \$201,000.00 | 1.00         | \$ 201,000.00  |          |                |          |                |          |             | 1.00 | \$ 201,000.00   |                    |
| <b>TOTAL CITY AND FRANCHISE FEES</b>  |   |      |              |              | \$176,651.00   |          | \$264,397.00   |          | \$786,659.00   |          | \$27,848.00 |      | \$1,274,776.00  |                    |
| <b>ENGINEERING, SURVEYING, ETC</b>  |   |      |              |              | \$482,000.00   |          | \$415,000.00   |          | \$255,000.00   |          | \$56,000.00 |      | \$1,112,000.00  |                    |
| <b>GEO-TECH AND MATERIAL TESTING</b>  |   |      |              |              | \$130,000.00   |          | \$65,000.00    |          | \$50,000.00    |          | \$30,000.00 |      | \$275,000.00    |                    |
| <b>CONSTRUCTION CONTINGENCY (10%)</b>   |   |      |              |              | \$170,000.00   |          | \$220,000.00   |          | \$100,000.00   |          | \$65,000.00 |      | \$575,000.00    |                    |
| THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EOPC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE. |   |      |              |              |                |          |                |          |                |          |             |      |                 |                    |
| <b>GRAND TOTAL DIRECT PID COSTS - PHASE 1</b>   |   |      |              |              | \$4,543,040.75 |          |                |          |                |          |             |      |                 |                    |
| <b>GRAND TOTAL ONSITE MAJOR PID COSTS - PHASE 1</b>   |   |      |              |              |                |          | \$3,704,878.00 |          |                |          |             |      |                 |                    |
| <b>GRAND TOTAL OFFSITE MAJOR PID COSTS - PHASE 1</b>  |   |      |              |              |                |          |                |          | \$3,119,518.00 |          |             |      |                 |                    |
| <b>GRAND TOTAL DEVELOPER COSTS PHASE 1</b>  |   |      |              |              |                |          |                |          |                |          |             |      | \$5,637,623.00  |                    |
| <b>OVERALL DEVELOPMENT COSTS PHASE 1</b>  |   |      |              |              |                |          |                |          |                |          |             |      | \$17,105,067.75 |                    |

NOTES:

PHASE 2

Located in the City of Mesquite - ETJ  
 Prepared For Centurion American Development  
 May 25, 2018 RESUBMITTED TO TED CHINN 10/12/2018  
**POLO RIDGE - PHASE TWO**  
 ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

64.58 ACRES  
 190 LOTS

TYPE Required from No. F-1845  
 David M. Schnurbusch, PE - FASCE  
 (714) 852-3185

ROADWAY IMPROVEMENTS - PHASE 2

| No.                  | DESCRIPTION<br>Unit                                    | UNIT | UNIT PRICE | DIRECT PID IMP |                     | ON-SITE MAJOR PID IMP |                   | OFF-SITE MAJOR PID IMP |          | DEVELOPER IMP | OVERALL DEV. COSTS    |
|----------------------|--|------|------------|----------------|---------------------|-----------------------|-------------------|------------------------|----------|---------------|-----------------------|
|                      |  |      |            | Quantity       | Cost                | Quantity              | Cost              | Quantity               | Cost     |               |                       |
| 1                    | Concrete Street Pavement - 8" - 2600 psi w/1" 50d Curb | SY   | 37.00      | 1              | -                   | 7,400.00              | 278,600.00        | 1                      | -        | 5             | \$38,000.00           |
| 2                    | Concrete Street Pavement - 8" - 2800 psi w/1" 50d Curb | SY   | 34.00      | 35,994         | 1,193,194.00        | 5                     | -                 | 5                      | -        | 5             | \$1,193,194.00        |
| 3                    | Concrete Street Pavement - 8" - 3000 psi without Curb  | SY   | -          | 5              | -                   | 5                     | -                 | 5                      | -        | 5             | 50.00                 |
| 4                    | 6" Lime Stabilized Subgrade                            | TN   | 3.15       | 37,310         | 117,416.50          | 8,430.00              | 26,554.50         | 1                      | -        | 5             | \$145,371.00          |
| 5                    | Hydrated Lime (as sums 42 Buys)                        | TN   | 155.00     | 400            | 62,000.00           | 100.00                | 27,000.00         | 5                      | -        | 5             | \$151,000.00          |
| 6                    | 4" Schedule 40 PVC Irrigation Sliwells                 | LF   | 8.50       | 400            | 3,400.00            | 5                     | -                 | 5                      | -        | 5             | \$3,400.00            |
| 7                    | Barrier Free Ramps                                     | EA   | 1,500.00   | 30             | 37,500.00           | 5                     | -                 | 5                      | -        | 5             | \$37,500.00           |
| 8                    | 4.5" Wide Concrete Sidewalk (2000 psi)                 | SF   | 4.60       | 11,460         | 52,716.00           | 5                     | -                 | 5                      | -        | 5             | \$52,716.00           |
| 16                   | Street Header  | LF   | 12.00      | 216            | 2,600.00            | 5                     | -                 | 5                      | -        | 5             | \$2,600.00            |
| 11                   | Street Signs, Stop Signs Mounted and Included          | EA   | 600.00     | 13             | 8,400.00            | 5                     | -                 | 5                      | -        | 5             | \$8,400.00            |
| 13                   | Barricade  | LF   | 33.00      | 215            | 7,095.00            | 5                     | -                 | 5                      | -        | 5             | \$7,095.00            |
| <b>PAVING TOTALS</b> |  |      |            | <b>5</b>       | <b>1,568,353.00</b> | <b>5</b>              | <b>343,654.50</b> | <b>5</b>               | <b>-</b> | <b>5</b>      | <b>\$1,897,400.00</b> |

NOTE:

1) Items # 1, 4 & 5 under On-site Major PID IMP is the remainder of the main entry road.

GRADING IMPROVEMENTS - PHASE 2

| No.            | DESCRIPTION  | UNIT | UNIT PRICE  | DIRECT PWD/IMP |      | ON-SITE MAJOR PWD/IMP |      | OFF-SITE MAJOR PWD/IMP |      | DEVELOPER W/P |      | OVERALL DEV. COSTS |
|----------------|--|------|-------------|----------------|------|-----------------------|------|------------------------|------|---------------|------|--------------------|
|                |  |      |             | Quantity       | Cost | Quantity              | Cost | Quantity               | Cost | Quantity      | Cost |                    |
| 1              | Uncl. Street/Block Excavation                              | CY   | \$2.00      | 1              | \$   | 170,000.00            | \$   | 170,000.00             | \$   | 340,000.00    | \$   | \$340,000.00       |
| 2              | Uncl. Street Exc. to Full Major Entry Road and ROW grading | CY   | \$3.25      | 245,000.00     | \$   | 803,250.00            | \$   | 803,250.00             | \$   | 803,250.00    | \$   | \$1,606,500.00     |
| 3              | Initial Lot Bunching                                       | EACH | \$209.00    | 1              | \$   | 209.00                | \$   | 209.00                 | \$   | 209.00        | \$   | \$209.00           |
| 4              | Final Lot Bunching   | EACH | \$255.00    | 1              | \$   | 255.00                | \$   | 255.00                 | \$   | 255.00        | \$   | \$255.00           |
| 5              | Clear, Strip & Grub Overall Phase 2 Site                   | ACRE | \$1,160.00  | 94.00          | \$   | 112,800.00            | \$   | 112,800.00             | \$   | 112,800.00    | \$   | \$112,800.00       |
| 6              | Add Undercut for Moisture Conditioning on Lots             | CY   | \$1.50      | 1              | \$   | 1.50                  | \$   | 1.50                   | \$   | 1.50          | \$   | \$1.50             |
| 7              | Moisture Conditioning of all Lot Prod Material             | CY   | \$0.45      | 1              | \$   | 0.45                  | \$   | 0.45                   | \$   | 0.45          | \$   | \$0.45             |
| 8              | Install HDPE Barrier (500) on Each Lot Pad                 | SF   | \$0.88      | 1              | \$   | 0.88                  | \$   | 0.88                   | \$   | 0.88          | \$   | \$0.88             |
| 9              | 1" PE Cover over each Pad after Barrier Install            | EACH | \$75.00     | 1              | \$   | 75.00                 | \$   | 75.00                  | \$   | 75.00         | \$   | \$75.00            |
| 10             | Marking of Existing Curb/Tank                              | EACH | \$5,000.00  | 1              | \$   | 5,000.00              | \$   | 5,000.00               | \$   | 5,000.00      | \$   | \$5,000.00         |
| 11             | Lake Excavation  | CY   | \$2.00      | 1              | \$   | 2.00                  | \$   | 2.00                   | \$   | 2.00          | \$   | \$2.00             |
| 12             | Disposal of Unsuitable Vegetative Material                 | LB   | \$5,000.00  | 1              | \$   | 5,000.00              | \$   | 5,000.00               | \$   | 5,000.00      | \$   | \$5,000.00         |
| 13             | Sticiple Topsoil & Re-spread                               | CY   | \$1.00      | 1              | \$   | 1.00                  | \$   | 1.00                   | \$   | 1.00          | \$   | \$1.00             |
| 14             | Grav. Ret. Wall Lots (2' - 6") Weeps & Post Holes          | SF   | \$12.00     | 1              | \$   | 12.00                 | \$   | 12.00                  | \$   | 12.00         | \$   | \$12.00            |
| 15             | Erosion Control  | LB   | \$50,000.00 | 1.00           | \$   | 50,000.00             | \$   | 50,000.00              | \$   | 50,000.00     | \$   | \$50,000.00        |
| GRADING TOTALS |  |      |             | 1              | \$   | 653,000.00            | \$   | 653,000.00             | \$   | 653,000.00    | \$   | \$3,332,331.00     |

NOTES:

1) Per Jorge Brulls (David Trassig & Associates) & Sam Hrabzfel, PE (City of Mesquite, Public Works Director), Item # 10 & 11 were moved to Developer Costs. (Revised from February 20, 2018 submittal)

WATER IMPROVEMENTS- PHASE 2

| No.              | DESCRIPTION                       | UNIT | UNIT PRICE | DIRECT    |               | ON-SITE |        | OFF-SITE |        | DEVELOPER | OVERALL      |
|------------------|-----------------------------------|------|------------|-----------|---------------|---------|--------|----------|--------|-----------|--------------|
|                  |                                   |      |            | QTY       | AMOUNT        | QTY     | AMOUNT | QTY      | AMOUNT |           |              |
| 1                | 12" PVC Water Main with Embedment | LF   | 318.00     | 2,000.00  | \$ 636,000.00 |         |        |          |        | \$        | \$636,000.00 |
| 2                | 12" Gate Valve                    | EACH | 51,200.00  | 4.00      | 204,800.00    |         |        |          |        | \$        | 204,800.00   |
| 3                | 6" Gate Valve                     | EACH | 1,920.00   | 5.00      | 9,600.00      |         |        |          |        | \$        | 9,600.00     |
| 4                | Fire Hydrant Assembly             | EACH | 13,500.00  | 5.00      | 67,500.00     |         |        |          |        | \$        | 67,500.00    |
| 5                | Cast Iron Fittings                | TN   | 14,500.00  | 1.00      | 14,500.00     |         |        |          |        | \$        | 14,500.00    |
| 6                | Concrete Blockings                | CY   | 1100.00    | 10.00     | 11,000.00     |         |        |          |        | \$        | 11,000.00    |
| 7                | Chemical & Pressure Testing       | LF   | 15.00      | 2,800.00  | 42,000.00     |         |        |          |        | \$        | 42,000.00    |
| 8                | Traffic Control                   | LB   | 15,000.00  | 1.00      | 15,000.00     |         |        |          |        | \$        | 15,000.00    |
| 9                | 6" PVC Water Main with Embedment  | LF   | 230.00     | 7623.00   | 1,752,600.00  |         |        |          |        | \$        | 1,752,600.00 |
| 10               | 6" Gate Valve                     | EACH | 17,200.00  | 25.00     | 430,000.00    |         |        |          |        | \$        | 430,000.00   |
| 11               | 6" Gate Valve                     | EACH | 1,920.00   | 24.00     | 46,080.00     |         |        |          |        | \$        | 46,080.00    |
| 12               | Fire Hydrant Assembly             | EACH | 13,500.00  | 24.00     | 324,000.00    |         |        |          |        | \$        | 324,000.00   |
| 13               | Cast Iron Fittings                | TN   | 14,500.00  | 4.00      | 58,000.00     |         |        |          |        | \$        | 58,000.00    |
| 14               | Concrete Blockings                | CY   | 1100.00    | 10.00     | 11,000.00     |         |        |          |        | \$        | 11,000.00    |
| 15               | Chemical & Pressure Testing       | LF   | 15.00      | 10,415.00 | 156,225.00    |         |        |          |        | \$        | 156,225.00   |
| 16               | Water Service                     | EACH | 17,050.00  | 1         | 17,050.00     |         |        |          |        | \$        | 17,050.00    |
| WATER TOTALS     |                                   |      |            |           | \$ 481,108.00 |         |        |          |        | \$        | 481,108.00   |
| DEVELOPER TOTALS |                                   |      |            |           |               |         |        |          |        | \$        | 197,400.00   |
| OVERALL TOTALS   |                                   |      |            |           | \$ 678,216.00 |         |        |          |        | \$        | 678,216.00   |

NOTE:

No changes made from February 26, 2018 submitted to City of Mesquite

POLO RIDGE PHASE 2

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Phase 000, 11 of 18



SANITARY SEWER IMPROVEMENTS - PHASE 2

| No.                   | DESCRIPTION                         | UNIT | UNIT PRICE | DIRECT  |               | ON-SITE       |      | OFF-SITE      |      | DEVELOPER | OVERALL      |
|-----------------------|-------------------------------------|------|------------|---------|---------------|---------------|------|---------------|------|-----------|--------------|
|                       |                                     |      |            | PIP IMP | Cost          | MAJOR PIP IMP | Cost | MAJOR PIP IMP | Cost |           |              |
| 1                     | 15" PVC Gravity Sanitary Sewer Main | LF   | \$12.00    | 4100.00 | \$ 233,600.00 | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$233,600.00 |
| 2                     | 5'0" Diameter Sealed Manhole        | EACH | \$5,916.66 | 7.00    | \$ 41,416.62  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$41,416.62  |
| 3                     | 4'0" Diameter Sealed Manhole        | EACH | \$5,000.00 | 4.00    | \$ 20,000.00  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$20,000.00  |
| 4                     | Premium for Extra Depth             | LF   | \$8.00     | 4300.00 | \$ 34,400.00  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$34,400.00  |
| 5                     | System Testing & TV                 | LF   | \$1.25     | 4300.00 | \$ 5,375.00   | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$5,375.00   |
| 6                     | Trench Safety                       | LF   | \$0.20     | 4300.00 | \$ 860.00     | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$860.00     |
| 7                     | 12" PVC Gravity Sanitary Sewer Main | LF   | \$15.00    | 2200.00 | \$ 33,000.00  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$33,000.00  |
| 8                     | 4'0" Diameter Sealed Manhole        | EACH | \$4,000.00 | 5       | \$ 20,000.00  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$20,000.00  |
| 9                     | 12" PVC Gravity Sanitary Sewer Main | LF   | \$20.00    | 6400.00 | \$ 128,000.00 | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$128,000.00 |
| 10                    | 4'0" Diameter Sealed Manhole        | EACH | \$4,000.00 | 16.00   | \$ 64,000.00  | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$64,000.00  |
| 11                    | System Testing & TV                 | LF   | \$1.25     | 6600.00 | \$ 8,250.00   | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$8,250.00   |
| 12                    | Trench Safety                       | LF   | \$0.20     | 6600.00 | \$ 1,320.00   | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$1,320.00   |
| 13                    | Sewer Strands -                     | EACH | \$800.00   | 5       | \$ 4,000.00   | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$4,000.00   |
| 14                    | TCEO Crossing                       | EACH | \$1,000.00 | 9.00    | \$ 9,000.00   | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$9,000.00   |
| SANITARY SEWER TOTALS |                                     |      |            | 5       | \$ 642,955.00 | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$642,955.00 |
| DEVELOPER TOTALS      |                                     |      |            | 5       | \$ 122,200.00 | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$122,200.00 |
| OVERALL TOTALS        |                                     |      |            | 5       | \$ 765,155.00 | \$ -          | \$ - | \$ -          | \$ - | \$ -      | \$765,155.00 |

NOTE:

No changes made from February 26, 2018 submitted to City of Mascoutah

DRAINAGE IMPROVEMENTS - PHASE 2

| No.                        | DESCRIPTION   | UNIT | UNIT PRICE | DIRECT PID IMP |              | ON-SITE MAJOR PID IMP |              | OFF-SITE MAJOR PID IMP |            | DEVELOPER IMP | OVERALL DEV COSTS |
|----------------------------|---|------|------------|----------------|--------------|-----------------------|--------------|------------------------|------------|---------------|-------------------|
|                            |   |      |            | Quantity       | Cost         | Quantity              | Cost         | Quantity               | Cost       |               |                   |
| 1                          | 6" x 5' -ASTM C-759-77 Box Culvert                        | LF   | 1400.00    | 1              | -            | 1                     | 1400.00      | -                      | -          | 1             | 1400.00           |
| 2                          | 5' x 5' -ASTM C-759-77 Box Culvert                        | LF   | 1240.00    | 1              | -            | 1                     | 1240.00      | -                      | -          | 1             | 1240.00           |
| 3                          | 36" Class III RCP   | LF   | 2100.00    | 571.00         | 1195,000.00  | 571.00                | 1,195,000.00 | -                      | -          | 571.00        | 1,195,000.00      |
| 4                          | 48" Class III RCP   | LF   | 1100.00    | 250.00         | 275,000.00   | 250.00                | 275,000.00   | -                      | -          | 250.00        | 275,000.00        |
| 5                          | 36" Class III RCP   | LF   | 1114.00    | 400.00         | 445,600.00   | 400.00                | 445,600.00   | -                      | -          | 400.00        | 445,600.00        |
| 6                          | 30" Class III RCP   | LF   | 584.00     | 525.00         | 306,600.00   | 525.00                | 306,600.00   | -                      | -          | 525.00        | 306,600.00        |
| 7                          | 30" Class III RCP   | LF   | 584.00     | 600.00         | 350,400.00   | 600.00                | 350,400.00   | -                      | -          | 600.00        | 350,400.00        |
| 8                          | 24" Class III RCP   | LF   | 555.00     | 1,250.00       | 693,750.00   | 1,250.00              | 693,750.00   | -                      | -          | 1,250.00      | 693,750.00        |
| 9                          | 31" Class III RCP   | LF   | 555.00     | 1,350.00       | 749,250.00   | 1,350.00              | 749,250.00   | -                      | -          | 1,350.00      | 749,250.00        |
| 10                         | 18" - Class III RCP                                       | LF   | 154.00     | 600.00         | 92,400.00    | 600.00                | 92,400.00    | -                      | -          | 600.00        | 92,400.00         |
| 11                         | 18" HDPE Pipe with Embedment                              | LF   | 130.00     | 1              | 130.00       | 1                     | 130.00       | -                      | -          | 1             | 130.00            |
| 12                         | 18" Standard Catch Basin                                  | EACH | 83,900.00  | 1              | 83,900.00    | 1                     | 83,900.00    | -                      | -          | 1             | 83,900.00         |
| 13                         | Inside to Drain   | LF   | 912.00     | 2,000.00       | 1,824,000.00 | 2,000.00              | 1,824,000.00 | -                      | -          | 2,000.00      | 1,824,000.00      |
| 14                         | 24" x 24" x 24" Precast Conc. Catch Basin                 | EACH | 51,000.00  | 1              | 51,000.00    | 1                     | 51,000.00    | -                      | -          | 1             | 51,000.00         |
| 15                         | 17" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | 23,400.00  | 1.00           | 23,400.00    | 1.00                  | 23,400.00    | -                      | -          | 1.00          | 23,400.00         |
| 16                         | 15" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | 3,200.00   | 1.00           | 3,200.00     | 1.00                  | 3,200.00     | -                      | -          | 1.00          | 3,200.00          |
| 17                         | 14" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | 4,600.00   | 1.00           | 4,600.00     | 1.00                  | 4,600.00     | -                      | -          | 1.00          | 4,600.00          |
| 18                         | 14" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | 55,000.00  | 4.00           | 220,000.00   | 4.00                  | 220,000.00   | -                      | -          | 4.00          | 220,000.00        |
| <b>3100RM SEWER TOTALS</b> |   |      |            |                |              |                       |              |                        |            |               |                   |
|                            |   |      |            | 1              | 623,900.00   | 1                     | 623,900.00   | 1                      | 391,500.00 | 1             | 81,500.00         |

NOTE:

DRAINAGE



**PHASE 3**  
74.32 ACRES  
174 LOTS

**POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT**

Located in the City of Mesquite - ETJ  
Prepared For Centurion American Development  
May 20, 2018 RESUBMITTED TO TED CHINN 10012818  
**POLO RIDGE - PHASE THREE**  
ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

**ROADWAY IMPROVEMENTS - PHASE 3**

USA Professional Services Group, Inc.  
TBPE Registered Firm No. P-1845  
David M. Schrieber, PE - FABCE  
(214) 882-3198

| No.                  | DESCRIPTION  | UNIT | UNIT PRICE  | DIRECT   |                 | ON-SITE       |      | OFF-SITE      |      | DEVELOPER |      | OVERALL DEV. COSTS |
|----------------------|--|------|-------------|----------|-----------------|---------------|------|---------------|------|-----------|------|--------------------|
|                      |  |      |             | QUANTITY | COST            | MAJOR PID IUP | COST | MAJOR PID IUP | COST | QUANTITY  | COST |                    |
| 1                    | Concrete Street Pavmt - 8" - 3650 psi w/ 8" Sid Curb | SY   | \$ 34.00    | 32,000   | \$ 1,088,000.00 |               |      |               |      |           |      | \$ 1,088,000.00    |
| 2                    | Concrete Street Pavmt - 8" - 3650 psi without Curb   | SY   | \$ 30.00    | 2,600    | \$ 78,000.00    |               |      |               |      |           |      | \$ 78,000.00       |
| 3                    | 8" Lime Stabilized Subgrade                          | TN   | \$ 3.15     | 37,200   | \$ 117,180.00   |               |      |               |      |           |      | \$ 117,180.00      |
| 4                    | Hydrated Lime (assume 42 lbs/cy)                     | TN   | \$ 155.00   | 875      | \$ 135,875.00   |               |      |               |      |           |      | \$ 135,875.00      |
| 5                    | 4" Schedule 40 PVC Irrigation Sleeves                | LF   | \$ 8.50     | 800      | \$ 6,800.00     |               |      |               |      |           |      | \$ 6,800.00        |
| 6                    | Barrier Free Ramps                                   | EA   | \$ 1,350.00 | 26       | \$ 35,100.00    |               |      |               |      |           |      | \$ 35,100.00       |
| 7                    | 4.0' Wide Concrete Sidewalk (3000 psi)               | SF   | \$ 4.60     | 3,600    | \$ 16,560.00    |               |      |               |      |           |      | \$ 16,560.00       |
| 8                    | Street Header  | LF   | \$ 12.00    | 203      | \$ 2,436.00     |               |      |               |      |           |      | \$ 2,436.00        |
| 9                    | Connect to Ex Concrete Header                        | EA   | \$ 15.00    | 145      | \$ 2,175.00     |               |      |               |      |           |      | \$ 2,175.00        |
| 10                   | Street Signs, Stop Signs Mounted and Installed       | EA   | \$ 650.00   | 16       | \$ 10,400.00    |               |      |               |      |           |      | \$ 10,400.00       |
| 11                   | 36" - 8" - 3600psi concrete road w/ borrow ditch     | LF   | \$ 179.53   | 2,700    | \$ 485,931.00   |               |      |               |      |           |      | \$ 485,931.00      |
| <b>PAVING TOTALS</b> |  |      |             |          | \$ 1,842,802.00 |               |      |               |      |           |      | \$ 1,842,802.00    |

NOTE: No changes made from February 20, 2018, submitted to City of Mesquite

**GRADING IMPROVEMENTS - PHASE 3**

| No.                   | DESCRIPTION   | UNIT | UNIT PRICE  | DIRECT PID IMP |           | ONSITE MAJOR PID IMP |           | OFF SITE MAJOR PID IMP |      | DEVELOPER IMP |              | OVERALL DEV. COSTS |
|-----------------------|---|------|-------------|----------------|-----------|----------------------|-----------|------------------------|------|---------------|--------------|--------------------|
|                       |   |      |             | Quantity       | Cost      | Quantity             | Cost      | Quantity               | Cost | Quantity      | Cost         |                    |
| 1                     | Uncl. Street/Block Excavation (Increased due to final length) | CY   | \$2.00      | \$             | -         | \$                   | -         | \$                     | -    | 48000.00      | \$           | \$960,000.00       |
| 2                     | Initial Lot Benchmarking                                      | EACH | \$300.00    | \$             | -         | \$                   | -         | \$                     | -    | 174.00        | \$           | \$52,200.00        |
| 3                     | Final Lot Benchmarking  | EACH | \$250.00    | \$             | -         | \$                   | -         | \$                     | -    | 174.00        | \$           | \$43,500.00        |
| 4                     | Clear, Strip & Grub Overall PHASE 3 Site                      | ACRE | \$1,200.00  | \$             | -         | \$                   | 80,000.00 | \$                     | -    |               | \$           | \$96,000.00        |
| 5                     | Add. Undercut for Moisture Conditioning on Lots               | CY   | \$1.50      | \$             | -         | \$                   | -         | \$                     | -    | 245000.00     | \$           | \$367,500.00       |
| 6                     | Moisture Conditioning of all Lot Pad Material                 | CY   | \$0.45      | \$             | -         | \$                   | -         | \$                     | -    | 944000.00     | \$           | \$424,800.00       |
| 7                     | Install HDPE Barrier (8M.I.) on Each Lot Pad                  | SF   | \$0.08      | \$             | -         | \$                   | -         | \$                     | -    | 944225.00     | \$           | \$75,570.00        |
| 8                     | 1" FIB Cover over each Pad after Barrier Install              | EACH | \$75.00     | \$             | -         | \$                   | -         | \$                     | -    | 174.00        | \$           | \$13,050.00        |
| 9                     | Lot Excavation  | CY   | \$2.00      | \$             | -         | \$                   | -         | \$                     | -    | 48000.00      | \$           | \$96,000.00        |
| 10                    | Disposal of Unsuitable Vegetative Material                    | LS   | \$5,000.00  | \$             | -         | \$                   | -         | \$                     | -    | 1.00          | \$           | \$5,000.00         |
| 11                    | Channel Excavation  | CY   | \$2.10      | \$             | 42,000.00 | \$                   | -         | \$                     | -    |               | \$           | \$88,200.00        |
| 12                    | Stockpile Topsoil & Re-spread                                 | CY   | \$15,000.00 | \$             | -         | \$                   | -         | \$                     | -    | 1.00          | \$           | \$15,000.00        |
| 13                    | Retaining Walls - 5.0'-7.0' w/PVC weeps                       | SF   | \$15.00     | \$             | -         | \$                   | -         | \$                     | -    | 23000.00      | \$           | \$345,000.00       |
| <b>GRADING TOTALS</b> |   |      |             | \$             | 42,000.00 | \$                   | 90,000.00 | \$                     | -    | \$            | 3,288,120.00 | \$3,420,120.00     |

NOTE:

FIELD PHOTO PHASE 3

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Phase 3 IMP - 16 of 21



WATER IMPROVEMENTS-PHASE 3

| No. | DESCRIPTION   | UNITS | UNIT PRICE  | DIRECT PID IMP |               | ONSITE MAJOR PID IMP |      | OFFSITE MAJOR PID IMP |      | DEVELOPER IMP |               | OVERALL DEV. COSTS |
|-----|---|-------|-------------|----------------|---------------|----------------------|------|-----------------------|------|---------------|---------------|--------------------|
|     |   |       |             | Quantity       | Cost          | Quantity             | Cost | Quantity              | Cost | Quantity      | Cost          |                    |
| 1   | 12" PVC Water Main with Embedment                     | LF    | \$10.00     | 1,600.00       | \$ 55,500.00  |                      |      |                       |      |               |               | \$55,500.00        |
| 2   | 12" Gate Valve  | EACH  | \$2,200.00  | 4.00           | \$ 8,800.00   |                      |      |                       |      |               |               | \$8,800.00         |
| 3   | 8" Gate Valve   | EACH  | \$928.00    | 3.00           | \$ 2,784.00   |                      |      |                       |      |               |               | \$2,778.00         |
| 4   | Fire Hydrant Assembly                                 | EACH  | \$3,658.00  | 3.00           | \$ 10,974.00  |                      |      |                       |      |               |               | \$10,950.00        |
| 5   | Cast Iron Fittings                                    | TN    | \$4,500.00  | 1.00           | \$ 4,500.00   |                      |      |                       |      |               |               | \$4,500.00         |
| 6   | Concrete Bleeding                                     | CY    | \$100.00    | 20.00          | \$ 2,000.00   |                      |      |                       |      |               |               | \$2,000.00         |
| 7   | Concrete Encasement                                   | LF    | \$36.00     | 500.00         | \$ 18,000.00  |                      |      |                       |      |               |               | \$15,000.00        |
| 8   | Chlorination & Pressure Testing                       | LF    | \$1.00      | 1,800.00       | \$ 1,800.00   |                      |      |                       |      |               |               | \$1,850.00         |
| 9   | Traffic Control                                       | LS    | \$5,000.00  | 1.00           | \$ 5,000.00   |                      |      |                       |      |               |               | \$5,000.00         |
| 10  | 8" PVC Water Main with Embedment                      | LF    | \$28.00     | 9700.00        | \$ 271,600.00 |                      |      |                       |      |               |               | \$194,000.00       |
| 11  | 8" Gate Valve   | EACH  | \$1,200.00  | 26.00          | \$ 31,200.00  |                      |      |                       |      |               |               | \$31,200.00        |
| 12  | 8" DR-14 (DR-18) PVC Plug                             | EACH  | \$100.00    | 200.00         | \$ 20,000.00  |                      |      |                       |      |               |               | \$200.00           |
| 13  | 6" DR-14 (DR-18) PVC Plug                             | EACH  | \$60.00     | 1.00           | \$ 60.00      |                      |      |                       |      |               |               | \$60.00            |
| 14  | 2" Blow Off Valve                                     | EACH  | \$1,500.00  | 1.00           | \$ 1,500.00   |                      |      |                       |      |               |               | \$1,500.00         |
| 15  | Water Service - Domestic Single                       | EACH  | \$1,050.00  |                |               |                      |      |                       |      | 174.00        | \$ 182,700.00 | \$182,700.00       |
| 16  | Water Service - 2" Irrigation                         | EACH  | \$1,200.00  | 2.00           | \$ 2,400.00   |                      |      |                       |      |               |               | \$2,400.00         |
| 17  | Install 350gpm horizontal spill case pumps and motors | LS    | \$12,500.00 |                |               |                      |      |                       |      |               |               | \$0.00             |
| 18  | Install Hydro Pneumatic Tank                          | LS    | \$50,000.00 |                |               |                      |      |                       |      |               |               | \$0.00             |
| 19  | Install Pressure Reducers at bottom of sile           | LS    | \$40,000.00 |                |               |                      |      |                       |      |               |               | \$0.00             |
|     |   |       |             | WATER TOTALS   |               | \$ 355,734.00        |      |                       |      | \$            | \$ 182,700.00 | \$538,434.00       |

NOTE:

**SANITARY SEWER**

**SANITARY SEWER IMPROVEMENTS - PHASE 3**

| No.                          | DESCRIPTION                               | UNIT | UNIT PRICE | DIRECT  |               | ON-SITE       |      | OFF-SITE      |      | DEVELOPER     | OVERALL<br>DEV. COSTS |
|------------------------------|---|------|------------|---------|---------------|---------------|------|---------------|------|---------------|-----------------------|
|                              |   |      |            | PID IMP | Cost          | MAJOR PID IMP | Cost | MAJOR PID IMP | Cost |               |                       |
| 1                            | 8" SDR-35 PVC Sewer Main with Embedment   | LF   | \$29.00    | 8925.00 | \$ 258,825.00 |               | \$ - |               | \$ - |               | \$258,825.00          |
| 2                            | Premium for Extra Depth Sewer             | LF   | \$8.00     | 2000.00 | \$ 16,000.00  |               | \$ - |               | \$ - |               | \$16,000.00           |
| 3                            | Connect to Existing Main                  | EACH | \$500.00   | 1.00    | \$ 500.00     |               | \$ - |               | \$ - |               | \$500.00              |
| 4                            | 4.8' 5th Diameter Manhole                 | EACH | \$4,000.00 | 24.00   | \$ 96,000.00  |               | \$ - |               | \$ - |               | \$96,000.00           |
| 5                            | 4.8' 5th Diameter Manholes w/Outside Drop | EACH | \$5,000.00 | 2.00    | \$ 10,000.00  |               | \$ - |               | \$ - |               | \$10,000.00           |
| 6                            | Sanitary Sewer Service - Single           | EACH | \$650.00   |         | \$ -          |               | \$ - |               | \$ - | 174.00        | \$113,100.00          |
| 7                            | Concrete Encasement                       | LF   | \$30.00    | 500.00  | \$ 15,000.00  |               | \$ - |               | \$ - |               | \$15,000.00           |
| 8                            | System Testing & TV                       | LF   | \$1.25     | 8925.00 | \$ 11,156.25  |               | \$ - |               | \$ - |               | \$11,156.25           |
| 9                            | Trench Safety                             | LF   | \$0.30     | 8925.00 | \$ 2,677.50   |               | \$ - |               | \$ - |               | \$2,677.50            |
| 10                           | TCEQ Crossing                             | EACH | \$1,000.00 | 6.00    | \$ 6,000.00   |               | \$ - |               | \$ - |               | \$6,000.00            |
| 11                           | Traffic Control                           | LS   | \$1,500.00 | 1.00    | \$ 1,500.00   |               | \$ - |               | \$ - |               | \$1,500.00            |
| <b>SANITARY SEWER TOTALS</b> |   |      |            |         | \$ 417,655.75 |               | \$ - |               | \$ - | \$ 113,100.00 | \$530,755.75          |

NOTE: No changes made from February 20, 2018 submittal to City of Mesquite

**DRAINAGE**

**DRAINAGE IMPROVEMENTS - PHASE 3**

| No. | DESCRIPTION   | UNIT | UNIT PRICE | DIRECT             |               | ON-SITE       |      | OFF-SITE      |      | DEVELOPER |              | OVERALL<br>DEV. COSTS |
|-----|---|------|------------|--------------------|---------------|---------------|------|---------------|------|-----------|--------------|-----------------------|
|     |   |      |            | PID IMP            | Cost          | MAJOR PID IMP | Cost | MAJOR PID IMP | Cost | IMP       | Cost         |                       |
| 1   | 18" Class III RCP   | LF   | \$114.00   | 650.00             | \$ 74,190.00  | -             | -    | -             | -    | -         | -            | \$74,190.00           |
| 2   | 30" Class III RCP   | LF   | \$84.00    | 1,850.00           | \$ 154,800.00 | -             | -    | -             | -    | -         | -            | \$154,800.00          |
| 3   | 24" Class III RCP   | LF   | \$55.00    | 1,250.00           | \$ 68,750.00  | -             | -    | -             | -    | -         | -            | \$68,750.00           |
| 4   | 21" Class III RCP   | LF   | \$55.00    | 2,000.00           | \$ 110,000.00 | -             | -    | -             | -    | -         | -            | \$110,000.00          |
| 5   | 18" Class III RCP   | LF   | \$54.00    | 890.00             | \$ 48,060.00  | -             | -    | -             | -    | -         | -            | \$48,060.00           |
| 6   | 18" HDPE Pipe with Embedment                              | LF   | \$30.00    | -                  | -             | -             | -    | -             | -    | 900.00    | \$ 27,000.00 | \$27,000.00           |
| 7   | 10' Standard Curb Inlet                                   | EACH | \$3,600.00 | 31.00              | \$ 111,600.00 | -             | -    | -             | -    | -         | -            | \$111,600.00          |
| 8   | 24" x 24" x 30" Precast Conc. Catch Basin                 | EACH | \$1,000.00 | -                  | -             | -             | -    | -             | -    | 8.00      | \$ 8,000.00  | \$8,000.00            |
| 9   | 21" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$2,400.00 | 2.00               | \$ 4,800.00   | -             | -    | -             | -    | -         | -            | \$4,800.00            |
| 10  | 30" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$3,200.00 | 2.00               | \$ 6,400.00   | -             | -    | -             | -    | -         | -            | \$6,400.00            |
| 11  | 36" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$3,700.00 | 4.00               | \$ 14,800.00  | -             | -    | -             | -    | -         | -            | \$14,800.00           |
|     |   |      |            | STORM SEWER TOTALS |               | \$ 543,550.00 | \$ - | \$ -          | \$ - | \$ -      | \$ 35,000.00 | \$578,550.00          |

NOTE:

1) Items # 9 & 8 was moved to Developer Costs as is an HDR Item



CITY AND FRANCHISE UTILITY FEES - PHASE 3

| No.  | DESCRIPTION  | UNIT | UNIT PRICE   | DIRECT  |          | ONSITE         |          | OFFSITE |          | DEVELOPER      |     | OVERALL DEV. COSTS |
|--|--|------|--------------|---------|----------|----------------|----------|---------|----------|----------------|-----|--------------------|
|  |  |      |              | PHD IMP | Quantity | Cost           | Quantity | Cost    | Quantity | Cost           | IMP |                    |
| 1  | Preliminary Plot Review Fee - PH. 1  | L.S. | \$4,800.00   | 1.00    | \$       | 4,800.00       |          |         |          |                |     | \$4,800.00         |
| 2  | Final Plot Review FEE PH. 1  | L.S. | \$500.00     | 1.00    | \$       | 500.00         |          |         |          |                |     | \$500.00           |
| 3  | Plan Review Fee and Const. Permit  | L.S. | \$15,000.00  | 1.00    | \$       | 15,000.00      |          |         |          |                |     | \$15,000.00        |
| 4  | Inspection Fee Excavation (1%)   | %    | 1.00         | 1.00    | \$       | 5,000.00       |          |         |          | 1.00           | \$  | 4,000.00           |
| 5  | Inspection Fee W.S.S. P & D  | %    | 4.00         | 4.00    | \$       | 139,977.94     |          |         |          | 4.00           | \$  | 13,232.00          |
| 6  | \$54.00 per loc. DEET Service Conn. Fee to tie to Mustang Creek Regional Trunk Sewer to Mesquite | L.S. | \$174,000.00 | 1.00    | \$       | 174,000.00     |          |         |          |                |     | \$174,000.00       |
| 7  | Street Lights and Site Power Installation  | L.S. | \$174,000.00 | 1.00    | \$       | 174,000.00     |          |         |          |                |     | \$174,000.00       |
| <b>TOTAL CITY AND FRANCHISE FEES</b>   |  |      |              |         |          | \$433,777.94   |          | \$0.00  |          | \$0.00         |     | \$17,232.00        |
| <b>ENGINEERING, SURVEYING, ETC</b>   |  |      |              |         |          | \$473,000.00   |          | \$0.00  |          | \$0.00         |     | \$80,000.00        |
| <b>GEO-TECH AND MATERIAL TESTING</b>   |  |      |              |         |          | \$130,000.00   |          | \$0.00  |          | \$0.00         |     | \$55,000.00        |
| <b>CONSTRUCTION CONTINGENCY (4%)</b>   |  |      |              |         |          | \$215,000.00   |          |         |          |                |     | \$155,000.00       |
| <p>THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EOPC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE.</p> |  |      |              |         |          |                |          |         |          |                |     |                    |
| <b>GRAND TOTAL DIRECT PID COSTS - PHASE 3</b>  |  |      |              |         |          | \$4,523,878.69 |          |         |          |                |     |                    |
| <b>GRAND TOTAL ONSITE MAJOR PID COSTS - PHASE 3</b>  |  |      |              |         |          | \$90,000.00    |          |         |          |                |     |                    |
| <b>GRAND TOTAL OFFSITE MAJOR PID COSTS - PHASE 3</b>   |  |      |              |         |          |                |          | \$0.00  |          |                |     |                    |
| <b>GRAND TOTAL DEVELOPER COSTS PHASE 3</b>   |  |      |              |         |          |                |          |         |          | \$3,904,152.00 |     |                    |
| <b>OVERALL DEVELOPMENT COSTS PHASE 3</b>   |  |      |              |         |          |                |          |         |          |                |     | \$8,517,828.69     |



USA Professional Services Group, Inc.  
 TBPE Registered Firm No. F-1845  
 David M. Schrubowich, PE - FASCE  
 (214) 882-3198

**POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT**

Located in the City of Mesquite - ETJ  
 Prepared For Centurion American Development

May 19, 2018 RESUBMITTED TO TED CHINN 10012918

**POLO RIDGE - PHASE FOUR**  
 ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

PHASE 4

85.18 ACRES  
 145 LOTS

**ROADWAY IMPROVEMENTS - PHASE 4**

| No.                  | DESCRIPTION                                       | UNIT | UNIT PRICE | DIRECT   |                     | ON-SITE  |                     | OFF-SITE |                     | DEVELOPER |                     | OVERALL DEV. COSTS    |
|----------------------|---|------|------------|----------|---------------------|----------|---------------------|----------|---------------------|-----------|---------------------|-----------------------|
|                      |   |      |            | Quantity | PID IMP             | Quantity | Cost                | Quantity | Cost                | Quantity  | Cost                |                       |
| 1                    | Concrete Street 1/2 x 6' - 8' - 3669 psi w/1' Sid | SY   | 34.00      | 30,300   | 1,038,200.00        | 1        | 1,038,200.00        | 1        | 1,038,200.00        | 1         | 1,038,200.00        | \$1,038,200.00        |
| 2                    | 6" Lime Stabilized Subgrade                       | TN   | 3.15       | 32,400   | 102,060.00          | 1        | 102,060.00          | 1        | 102,060.00          | 1         | 102,060.00          | \$102,060.00          |
| 3                    | Hydrated Lime (assume 42 lbs/sy)                  | TN   | 155.00     | 932      | 90,354.00           | 1        | 90,354.00           | 1        | 90,354.00           | 1         | 90,354.00           | \$90,354.00           |
| 4                    | 4" Schedule 40 PVC Irrigation Sleeves             | LF   | 8.50       | 896      | 8,000.00            | 1        | 8,000.00            | 1        | 8,000.00            | 1         | 8,000.00            | \$8,000.00            |
| 5                    | Barrier Free Ramps                                | EA   | 1,250.00   | 15       | 18,750.00           | 1        | 18,750.00           | 1        | 18,750.00           | 1         | 18,750.00           | \$18,750.00           |
| 6                    | 4.0' Wide Concrete Sidewalk (2000 psi)            | SF   | 4.60       | 4,090    | 18,400.00           | 1        | 18,400.00           | 1        | 18,400.00           | 1         | 18,400.00           | \$18,400.00           |
| 7                    | Street Header                                     | LF   | 12.00      | 145      | 1,740.00            | 1        | 1,740.00            | 1        | 1,740.00            | 1         | 1,740.00            | \$1,740.00            |
| 8                    | Connect to Ex Concrete Header                     | EA   | 15.00      | 145      | 2,175.00            | 1        | 2,175.00            | 1        | 2,175.00            | 1         | 2,175.00            | \$2,175.00            |
| 9                    | Kelly Road  | SY   | 50.00      | 11,000   | 555,000.00          | 1        | 555,000.00          | 1        | 555,000.00          | 1         | 555,000.00          | \$555,000.00          |
| 10                   | Street Signs, Stop Signs Mounted and Installed    | EA   | 650.00     | 10       | 6,500.00            | 1        | 6,500.00            | 1        | 6,500.00            | 1         | 6,500.00            | \$6,500.00            |
| 11                   | Add Right Turn Lane, Widening, & Misc.            | LS   | 50,000.00  | 1        | 50,000.00           | 1        | 50,000.00           | 1        | 50,000.00           | 1         | 50,000.00           | \$50,000.00           |
| <b>PAVING TOTALS</b> |   |      |            | <b>1</b> | <b>1,881,980.00</b> | <b>1</b> | <b>1,881,980.00</b> | <b>1</b> | <b>1,881,980.00</b> | <b>1</b>  | <b>1,881,980.00</b> | <b>\$1,881,980.00</b> |

NOTE:

1) Item #9 - Kelly Road improvements have not been finalized as to type of section, materials, etc. Have estimated a collector street but only may require asphalt road patch, seal, overlay, etc.

**GRADING IMPROVEMENTS - PHASE 4**

| No.                   | DESCRIPTION  | UNIT | UNIT PRICE   | DIRECT PID IMP |      | ON-SITE MAJOR PID IMP |      | OFF-SITE MAJOR PID IMP |      | DEVELOPER IMP |      | OVERALL DEV. COSTS |
|-----------------------|--|------|--------------|----------------|------|-----------------------|------|------------------------|------|---------------|------|--------------------|
|                       |  |      |              | Quantity       | Cost | Quantity              | Cost | Quantity               | Cost | Quantity      | Cost |                    |
| 1                     | Backfill Excavation (increased due to Haul length) | CY   | \$2.00       |                | \$   |                       |      |                        |      | 125,000.00    | \$   | 250,000.00         |
| 2                     | Install Lot Benchmarking                           | EACH | \$285.00     |                | \$   |                       |      |                        |      | 185.00        | \$   | \$37,600.00        |
| 3                     | Final Lot Benchmarking                             | EACH | \$240.00     |                | \$   |                       |      |                        |      | 185.00        | \$   | \$46,200.00        |
| 4                     | Clear, Strip & Grub Overall Phase 4 Site           | ACRE | \$1,200.00   |                | \$   | 90.00                 | \$   | 108,000.00             |      |               | \$   | \$108,000.00       |
| 5                     | Acid. Undercut for Moisture Conditioning on Lots   | CY   | \$1.50       |                | \$   |                       |      |                        |      | 190,000.00    | \$   | \$285,000.00       |
| 6                     | Moisture Conditioning of all Lot Pad Material      | CY   | \$5.45       |                | \$   |                       |      |                        |      | 346,000.00    | \$   | \$1,875,000.00     |
| 7                     | Install HDPE Barrier (BML) on Each Lot Pad         | SF   | \$9.08       |                | \$   |                       |      |                        |      | 852,125.00    | \$   | \$7,725,000.00     |
| 8                     | Pad cover after Placement of Vapor Barrier         | EACH | \$75.00      |                | \$   |                       |      |                        |      | 185.00        | \$   | \$13,875.00        |
| 9                     | Lake Excavation                                    | CY   | \$2.00       |                | \$   |                       |      |                        |      | 235,000.00    | \$   | \$470,000.00       |
| 10                    | New Overflow Channel Excavation                    | CY   | \$1.45       |                | \$   |                       |      |                        |      | 20,000.00     | \$   | \$29,000.00        |
| 11                    | Disposal of Unsuitable Vegetative Material         | LS   | \$5,000.00   |                | \$   |                       |      |                        |      | 1.00          | \$   | \$5,000.00         |
| 12                    | Stockpile Topsoil & Respread                       | CY   | \$35,000.00  |                | \$   |                       |      |                        |      | 1.00          | \$   | \$35,000.00        |
| 13                    | Rebasing Wells - 5.0'x7.0' w/PVC weeps             | SF   | \$24.00      |                | \$   |                       |      |                        |      | 18,000.00     | \$   | \$432,000.00       |
| 14                    | Erosion Control                                    | LS   | \$112,500.00 | 1.00           | \$   |                       |      |                        |      |               | \$   | \$112,500.00       |
| <b>GRADING TOTALS</b> |  |      |              |                | \$   | 149,500.00            | \$   | 108,000.00             | \$   |               | \$   | 1,796,375.00       |

NOTE:

**WATER IMPROVEMENTS-PHASE 4**

| No.                 | DESCRIPTION                       | UNIT | UNIT PRICE | DIRECT   |               | ON-SITE  |      | OFF-SITE |      | DEVELOPER |      | OVERALL DIV. COSTS |
|---------------------|-----------------------------------|------|------------|----------|---------------|----------|------|----------|------|-----------|------|--------------------|
|                     |                                   |      |            | Quantity | Cost          | Quantity | Cost | Quantity | Cost | Quantity  | Cost |                    |
| 1                   | 12" PVC Water Main with Embedment | LF   | \$30.00    | 3,750.00 | \$ 112,500.00 |          | \$ - |          | \$ - |           | \$ - | \$112,500.00       |
| 2                   | 12" Gate Valve                    | EACH | \$2,400.00 | 6.00     | \$ 14,400.00  |          | \$ - |          | \$ - |           | \$ - | \$14,400.00        |
| 3                   | 8" Gate Valve                     | EACH | \$1,742.00 | 17.00    | \$ 29,614.00  |          | \$ - |          | \$ - |           | \$ - | \$29,614.00        |
| 4                   | Fire Hydrant Assembly             | EACH | \$3,650.00 | 17.00    | \$ 62,050.00  |          | \$ - |          | \$ - |           | \$ - | \$62,050.00        |
| 5                   | Cast Iron Fittings                | TN   | \$4,500.00 | 4.00     | \$ 18,000.00  |          | \$ - |          | \$ - |           | \$ - | \$18,000.00        |
| 6                   | Concrete Blocking                 | CY   | \$160.00   | 80.00    | \$ 12,800.00  |          | \$ - |          | \$ - |           | \$ - | \$12,800.00        |
| 7                   | Chlorination & Pressure Testing   | LF   | \$1.00     | 8,750.00 | \$ 8,750.00   |          | \$ - |          | \$ - |           | \$ - | \$8,750.00         |
| 8                   | Traffic Control                   | LS   | \$5,000.00 | 1.00     | \$ 5,000.00   |          | \$ - |          | \$ - |           | \$ - | \$5,000.00         |
| 9                   | 8" PVC Water Main with Embedment  | LF   | \$20.00    | 5,000.00 | \$ 100,000.00 |          | \$ - |          | \$ - |           | \$ - | \$100,000.00       |
| 10                  | 8" Gate Valve                     | EACH | \$1,200.00 | 22.00    | \$ 26,400.00  |          | \$ - |          | \$ - |           | \$ - | \$26,400.00        |
| 11                  | Water Service - Domestic Single   | EACH | \$1,020.00 | 185.00   | \$ 188,700.00 |          | \$ - |          | \$ - |           | \$ - | \$188,700.00       |
| 12                  | Water Service - 2" Irrigation     | EACH | \$1,200.00 | 2.00     | \$ 2,400.00   |          | \$ - |          | \$ - |           | \$ - | \$2,400.00         |
| 13                  | 8" DR-14 (DR-13) PVC Plug         | EACH | \$100.00   | 4.00     | \$ 400.00     |          | \$ - |          | \$ - |           | \$ - | \$400.00           |
| 14                  | 2" Blow Off Valve                 | EACH | \$1,500.00 | 1.00     | \$ 1,500.00   |          | \$ - |          | \$ - |           | \$ - | \$1,500.00         |
| 15                  | Concrete Encasement               | LF   | \$30.00    | 500.00   | \$ 15,000.00  |          | \$ - |          | \$ - |           | \$ - | \$15,000.00        |
| 16                  | Trench Safety                     | LF   | \$9.35     | 8,750.00 | \$ 80,512.50  |          | \$ - |          | \$ - |           | \$ - | \$80,512.50        |
| <b>WATER TOTALS</b> |                                   |      |            |          | \$ 382,757.00 |          | \$ - |          | \$ - |           | \$ - | \$382,757.00       |

NOTE:

No changes made from February 20, 2018 submitted to City of Mesquite



**SANITARY SEWER IMPROVEMENTS - PHASE 4**

| No.                          | DESCRIPTION                              | UNIT | UNIT PRICE | DIRECT PID IMP |               | ON-SITE MAJOR PID IMP |      | OFF-SITE MAJOR PID IMP |      | DEVELOPER IMP |               | OVERALL DEV. COSTS |
|------------------------------|--|------|------------|----------------|---------------|-----------------------|------|------------------------|------|---------------|---------------|--------------------|
|                              |  |      |            | Quantity       | Cost          | Quantity              | Cost | Quantity               | Cost | Quantity      | Cost          |                    |
| 1                            | 8" SDR 35 PVC Sewer Main with Embedment  | LF   | \$28.00    | 7235.00        | \$ 202,525.00 |                       | \$ - |                        | \$ - |               | \$ -          | \$209,525.00       |
| 2                            | Premium for Extra Depth                  | LF   | \$4.00     | 2000.00        | \$ 16,000.00  |                       | \$ - |                        | \$ - |               | \$ -          | \$16,000.00        |
| 3                            | 4.0' Diameter Std. Manhole               | EACH | \$4,000.00 | 18.00          | \$ 72,000.00  |                       | \$ - |                        | \$ - |               | \$ -          | \$72,000.00        |
| 4                            | System Testing & TV                      | LF   | \$1.25     | 7235.00        | \$ 9,031.25   |                       | \$ - |                        | \$ - |               | \$ -          | \$9,031.25         |
| 5                            | Trench Safety                            | LF   | \$9.20     | 7235.00        | \$ 2,167.50   |                       | \$ - |                        | \$ - |               | \$ -          | \$2,167.50         |
| 6                            | Sewer Service - Single                   | EACH | \$650.00   |                | \$ -          |                       | \$ - |                        | \$ - | 35.00         | \$ 22,750.00  | \$22,750.00        |
| 7                            | Sewer Service - Connect to Existing Main | EACH | \$1,500.00 |                | \$ -          |                       | \$ - |                        | \$ - | 150.00        | \$ 225,000.00 | \$225,000.00       |
| 8                            | TCEQ Crossing                            | EACH | \$1,000.00 | 6.00           | \$ 6,000.00   |                       | \$ - |                        | \$ - |               | \$ -          | \$6,000.00         |
| 9                            | Concrete Encasement                      | LF   | \$30.00    | 500.00         | \$ 15,000.00  |                       | \$ - |                        | \$ - |               | \$ -          | \$15,000.00        |
| <b>SANITARY SEWER TOTALS</b> |  |      |            |                | \$ 329,725.75 |                       | \$ - |                        | \$ - |               | \$ 247,750.00 | \$577,475.75       |

NOTE:

No changes made from February 26, 2018 submittal to City of Mesquite

**DRAINAGE IMPROVEMENTS - PHASE 4**

| No.                       | DESCRIPTION   | UNIT | UNIT PRICE   | DIRECT PFD IMP |                   | ONSITE MAJOR PFD IMP |          | OFFSITE MAJOR PFD IMP |          | DEVELOPER IMP |                  | OVERALL DIV. COSTS  |
|---------------------------|---|------|--------------|----------------|-------------------|----------------------|----------|-----------------------|----------|---------------|------------------|---------------------|
|                           |   |      |              | Quantity       | Cost              | Quantity             | Cost     | Quantity              | Cost     | Quantity      | Cost             |                     |
| 1                         | 36" Class III RCP   | LF   | \$114.00     | 400.00         | \$ 45,600.00      | -                    | -        | -                     | -        | -             | -                | \$145,000.00        |
| 2                         | 30" Class III RCP   | LF   | \$44.00      | 1,750.00       | \$ 77,000.00      | -                    | -        | -                     | -        | -             | -                | \$117,000.00        |
| 3                         | 27" Class III RCP   | LF   | \$66.00      | 200.00         | \$ 13,200.00      | -                    | -        | -                     | -        | -             | -                | \$13,200.00         |
| 4                         | 24" Class III RCP   | LF   | \$60.00      | 400.00         | \$ 24,000.00      | -                    | -        | -                     | -        | -             | -                | \$24,000.00         |
| 5                         | 21" Class III RCP   | LF   | \$55.00      | 3,000.00       | \$ 165,000.00     | -                    | -        | -                     | -        | -             | -                | \$165,000.00        |
| 6                         | 18" Class III RCP   | LF   | \$54.00      | 600.00         | \$ 32,400.00      | -                    | -        | -                     | -        | -             | -                | \$32,400.00         |
| 7                         | 24" HDPE Pipe with Embedment                              | EACH | \$45.00      | -              | -                 | -                    | -        | -                     | -        | 1400.00       | \$ 63,000.00     | \$72,000.00         |
| 8                         | 10" Standard Curb Inlet                                   | EACH | \$3,500.00   | 35.00          | \$ 122,500.00     | -                    | -        | -                     | -        | -             | -                | \$122,500.00        |
| 9                         | 24" x 24" x 28" Precast Conc. Catch Basin                 | EACH | \$1,000.00   | -              | -                 | -                    | -        | -                     | -        | 15.00         | \$ 15,000.00     | \$15,000.00         |
| 10                        | 24" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$2,600.00   | 3.00           | \$ 7,800.00       | -                    | -        | -                     | -        | -             | -                | \$7,800.00          |
| 11                        | 30" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$3,200.00   | 1.00           | \$ 3,200.00       | -                    | -        | -                     | -        | -             | -                | \$3,200.00          |
| 12                        | 36" RCP 6:1 Sloped End Headwall with Velocity Dissipators | EACH | \$3,700.00   | 1.00           | \$ 3,700.00       | -                    | -        | -                     | -        | -             | -                | \$3,700.00          |
| 13                        | Grade to Drain  | LF   | \$12.50      | 500.00         | \$ 6,250.00       | -                    | -        | -                     | -        | -             | -                | \$6,250.00          |
| 14                        | Misc. Kelly Blvd.   | LB   | \$200,000.00 | 1.00           | \$ 200,000.00     | -                    | -        | -                     | -        | -             | -                | \$200,000.00        |
| <b>STORM SEWER TOTALS</b> |   |      |              | <b>\$</b>      | <b>776,400.00</b> | <b>\$</b>            | <b>-</b> | <b>\$</b>             | <b>-</b> | <b>\$</b>     | <b>87,000.00</b> | <b>\$857,400.00</b> |

NOTE:

1) Items #7 & 9 was moved to Developer Costs as is an MOA Item

CITY AND FRANCHISE UTILITY FEES - PHASE 4

| No.   | DESCRIPTION   | UNIT | UNIT PRICE   | DIRECT PID IMP |                | ONSITE MAJOR PID IMP |        | OFFSITE MAJOR PID IMP |        | DEVELOPER IMP |                | OVERALL DEV. COSTS |
|---|---|------|--------------|----------------|----------------|----------------------|--------|-----------------------|--------|---------------|----------------|--------------------|
|   |   |      |              | Quantity       | Cost           | Quantity             | Cost   | Quantity              | Cost   | Quantity      | Cost           |                    |
| 1   | Preliminary Plot Review Fee - PH. 1   | LS   | \$4,800.00   | 1.00           | \$ 4,800.00    |                      |        |                       |        |               |                | \$4,800.00         |
| 2   | Final Plot Review FEE PH. 1   | LS   | \$500.00     | 1.00           | \$ 500.00      |                      |        |                       |        |               |                | \$500.00           |
| 3   | Plan Review Fee and Const. Permit   | LS   | \$18,920.00  | 1.00           | \$18,920.00    |                      |        |                       |        |               |                | \$18,920.00        |
| 4   | Inspection Fee Excavation (1%)  | %    | 1.00         |                | 24,801.25      |                      |        |                       |        |               |                | 24,801.25          |
| 5   | Inspection Fee W.S.S., P & D  | %    | 4.00         |                | 134,995.22     |                      |        |                       |        | 4.00          | \$ 1,160.00    | \$136,155.22       |
| 6   | \$54,000 per lot, Debt Service Conn. Fee to tie to Mustang Creek Regional Trunk Sewer to Mesquite | LS   |              |                | 109,525.00     |                      |        |                       |        |               |                | \$109,525.00       |
| 7   | Street Lights and Site Power Installation   | LS   | \$185,000.00 | 1.00           | \$185,000.00   |                      |        |                       |        |               |                | \$185,000.00       |
| <b>TOTAL CITY AND FRANCHISE FEES</b>  |   |      |              |                | \$689,371.47   | \$0.00               | \$0.00 | \$0.00                | \$0.00 |               | \$31,160.00    | \$501,031.47       |
| <b>ENGINEERING, SURVEYING, ETC</b>  |   |      |              |                | \$410,000.00   | \$0.00               | \$0.00 | \$0.00                | \$0.00 |               | \$40,000.00    | \$450,000.00       |
| <b>GEO-TECH AND MATERIAL TESTING</b>  |   |      |              |                | \$146,000.00   | \$0.00               | \$0.00 | \$0.00                | \$0.00 |               | \$37,000.00    | \$183,000.00       |
| <b>CONSTRUCTION CONTINGENCY (+5%)</b>   |   |      |              |                | \$146,000.00   | \$0.00               | \$0.00 | \$0.00                | \$0.00 |               | \$100,000.00   | \$246,000.00       |
| THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EOPC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE. |   |      |              |                |                |                      |        |                       |        |               |                |                    |
| <b>GRAND TOTAL DIRECT PID COSTS - PHASE 4</b>   |   |      |              |                | \$4,746,252.22 |                      |        |                       |        |               |                |                    |
| <b>GRAND TOTAL ONSITE MAJOR PID COSTS - PHASE 4</b>   |   |      |              |                |                | \$100,000.00         |        |                       |        |               |                |                    |
| <b>GRAND TOTAL OFFSITE MAJOR PID COSTS - PHASE 4</b>  |   |      |              |                |                |                      |        | \$0.00                |        |               |                |                    |
| <b>GRAND TOTAL DEVELOPER COSTS PHASE 4</b>  |   |      |              |                |                |                      |        |                       |        |               | \$2,513,635.00 |                    |
| <b>OVERALL DEVELOPMENT COSTS PHASE 4</b>  |   |      |              |                |                |                      |        |                       |        |               |                | \$7,367,787.22     |

**USA Professional Services Group, Inc.**

TBPE Registered Firm No. F-1645  
David M. Schurbusch, PE - FABCE  
(214) 332-3198

**PHASE 5**  
196.88 ACRES  
179 LOTS

**POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT**  
Located in the City of Mesquite - ETJ  
Prepared for Centurion American Development  
May 21, 2018 RESUBMITTED TO TED CHEN 10012018  
**POLO RIDGE - PHASE FIVE**  
ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

| No.                  | DESCRIPTION   | UNIT | UNIT PRICE  | DIRECT P/D B/P |                 | ON-SITE MAJOR P/D B/P |      | OFF-SITE MAJOR P/D B/P |      | DEVELOPER B/P |      | OVERALL DEV. COSTS |
|----------------------|---|------|-------------|----------------|-----------------|-----------------------|------|------------------------|------|---------------|------|--------------------|
|                      |   |      |             | Quantity       | Cost            | Quantity              | Cost | Quantity               | Cost | Quantity      | Cost |                    |
| 1                    | Concrete Street Pavmt - 8" - 3400 psi wet-8" Sid  | SY   | \$ 37.00    |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | 18.00              |
| 2                    | Concrete Street Pavmt - 8" - 3400 psi wet-8" Sid  | SY   | \$ 34.00    | 35150.00       | \$ 1,035,100.00 |                       | \$ - |                        | \$ - |               | \$ - | 31,935,100.00      |
| 3                    | Concrete Street Pavmt - 8" - 3600 psi without   | SY   | \$ 30.00    | 3570.00        | \$ 107,100.00   |                       | \$ - |                        | \$ - |               | \$ - | \$107,100.00       |
| 4                    | 6" Lane Stabilized Subgrade   | TN   | \$ 3.15     | 35150.00       | \$ 111,715.00   |                       | \$ - |                        | \$ - |               | \$ - | \$113,715.00       |
| 5                    | Hydrated Lime (assume 42 lbs/sy)  | TN   | \$ 155.00   | 650.00         | \$ 100,750.00   |                       | \$ - |                        | \$ - |               | \$ - | \$100,750.00       |
| 6                    | 4" Schedule 40 PVC Implosion Sleeves  | LF   | \$ 8.50     | 650.00         | \$ 5,525.00     |                       | \$ - |                        | \$ - |               | \$ - | \$5,525.00         |
| 7                    | Barrier Free Ramps  | EA   | \$ 1,250.00 | 25.00          | \$ 31,250.00    |                       | \$ - |                        | \$ - |               | \$ - | \$31,250.00        |
| 8                    | 4.5" Wide Concrete Sidewalk (3000 psi)<br>Right Turn Lane Curb on Drives 25458 Right &<br>Left Turn at Pm 2787 & Pm 746 TIA | SF   | \$ 4.60     | 2660.00        | \$ 12,276.00    |                       | \$ - |                        | \$ - |               | \$ - | \$12,276.00        |
| 9                    | Traffic Control   | SY   | \$ 75.00    |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 10                   | Street Header   | LF   | \$ 12.00    | 28.00          | \$ 336.00       |                       | \$ - |                        | \$ - |               | \$ - | \$336.00           |
| 11                   | Connect to Ex Concrete Header   | EA   | \$ 15.00    | 232.00         | \$ 3,480.00     |                       | \$ - |                        | \$ - |               | \$ - | \$3,480.00         |
| 12                   | Connect to Ex Asphalt Pavement  | EA   | \$ 1,500.00 |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 13                   | 2" Asphalt Overlay (Price controllable market<br>old prices)  | SY   | \$ 15.00    |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 14                   | Traffic Striping TIA  | LS   | \$ 5,000.00 |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 15                   | 18" Thermoplastic Pavmt Markers TIA   | LF   | \$ 5.00     |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 16                   | Thermoplastic Pavmt Arrows TIA  | EA   | \$ 100.00   |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| 17                   | Street Signs, Stop Signs Mounted and<br>Installed   | EA   | \$ 600.00   | 12.00          | \$ 7,200.00     |                       | \$ - |                        | \$ - |               | \$ - | \$7,200.00         |
| 18                   | BarriCade   | LF   | \$ 33.00    |                | \$ -            |                       | \$ - |                        | \$ - |               | \$ - | \$0.00             |
| <b>PAVING TOTALS</b> |   |      |             | \$             | 1,412,900.00    | \$                    |      | \$                     |      | \$            |      | \$1,412,900.00     |

NOTE:  
No changes made from February 20, 2018 submitted to City of Mesquite

C:\p\submitt\Estimate\wh11

PHASE FIVE 31 of 38



**GRADING IMPROVEMENTS - PHASE 5**

| No.                   | DESCRIPTION  | UNIT | UNIT PRICE  | DIRECT   |      | ONSITE     |      | OFFSITE    |      | DEVELOPER    |      | OVERALL<br>DTC COSTS |
|-----------------------|--|------|-------------|----------|------|------------|------|------------|------|--------------|------|----------------------|
|                       |  |      |             | Quantity | Cost | Quantity   | Cost | Quantity   | Cost | Quantity     | Cost |                      |
| 1                     | Uncl. Street/Block Excavation<br>Uncl. Street Exc. to Fill Major Entry Road and        | CY   | \$2.80      | 1        | \$   | 1          | \$   | 1          | \$   | 550,000.00   | \$   | \$1,140,000.00       |
| 2                     | ROW grading  | CY   | \$2.25      | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$6.00               |
| 3                     | Initial Lot Bunching   | EACH | \$100.00    | 1        | \$   | 1          | \$   | 1          | \$   | 175.00       | \$   | \$34,000.00          |
| 4                     | Final Lot Bunching   | EACH | \$200.00    | 1        | \$   | 1          | \$   | 1          | \$   | 175.00       | \$   | \$42,000.00          |
| 5                     | Clear, Strip & Grub Overl8 PHASE 5 Site<br>Asst. Undercut for Moisture Conditioning on | ACRE | \$1,200.00  | 1        | \$   | 107.00     | \$   | 128,600.00 | \$   | 1            | \$   | \$128,600.00         |
| 6                     | LEIS   | CY   | \$1.50      | 1        | \$   | 1          | \$   | 1          | \$   | 269,000.00   | \$   | \$404,850.00         |
| 7                     | Maintenance Conditioning of all Lot Pad Material                                       | CY   | \$0.45      | 1        | \$   | 1          | \$   | 1          | \$   | 850,000.00   | \$   | \$382,500.00         |
| 8                     | Install HDPE Barrier (610) on Each Lot Pad   | LF   | \$0.01      | 1        | \$   | 1          | \$   | 1          | \$   | 995,200.00   | \$   | \$79,520.00          |
| 9                     | Pad Cover after Placement of Vapor Barrier   | EACH | \$15.00     | 1        | \$   | 1          | \$   | 1          | \$   | 170.00       | \$   | \$12,750.00          |
| 10                    | Demo & Hauloff Ex. Hoses, Birms & Sheds,<br>etc  | LS   | \$40,000.00 | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$0.00               |
| 11                    | Muching of Existing Cattle Trunk   | EACH | \$5,000.00  | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$0.00               |
| 12                    | Lake Excavation  | CY   | \$2.00      | 1        | \$   | 1          | \$   | 1          | \$   | 300,000.00   | \$   | \$600,000.00         |
| 13                    | Fill Closing of Open Space   | LS   | \$16,000.00 | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$0.00               |
| 14                    | New Overflow Channel Excavation  | CY   | \$1.85      | 40000.00 | \$   | 74,000.00  | \$   | 1          | \$   | 1            | \$   | \$74,000.00          |
| 15                    | Disposal of Unsuitable Vegetative Material   | LS   | \$5,000.00  | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$5,000.00           |
| 16                    | Blockable Topsoil & Replaced   | LS   | \$35,000.00 | 1        | \$   | 1          | \$   | 1          | \$   | 1.00         | \$   | \$35,000.00          |
| 17                    | Erosion Control  | LS   | \$70,000.00 | 1        | \$   | 1          | \$   | 1          | \$   | 1            | \$   | \$70,000.00          |
| <b>GRADING TOTALS</b> |  |      |             | 1        | \$   | 128,600.00 | \$   | 1          | \$   | 2,691,200.00 | \$   | \$2,873,510.00       |

NOTE:

WATER IMPROVEMENTS- PHASE 5

| No. | DESCRIPTION                       | UNIT | UNIT PRICE | DIRECT PID IMP |               | ONSITE MAJOR PID IMP |               | OFFSITE MAJOR PID IMP |      | DEVELOPER IMP |               | OVERALL DEV. COSTS |
|-----|-----------------------------------|------|------------|----------------|---------------|----------------------|---------------|-----------------------|------|---------------|---------------|--------------------|
|     |                                   |      |            | Quantity       | Cost          | Quantity             | Cost          | Quantity              | Cost | Quantity      | Cost          |                    |
| 1   | 12" PVC Water Main with Embedment | LF   | \$56.00    | 646.00         | \$ 16,000.00  | -                    | -             | -                     | -    | -             | -             | \$16,000.00        |
| 2   | 6" Gate Valve                     | EACH | \$925.00   | 34.00          | \$ 32,254.00  | -                    | -             | -                     | -    | -             | -             | \$32,254.00        |
| 3   | 4" Fire Hydrant Assembly          | EACH | \$3,556.89 | 24.00          | \$ 87,600.00  | -                    | -             | -                     | -    | -             | -             | \$87,600.00        |
| 4   | Cast Iron Fittings                | TN   | \$4,890.00 | 5.00           | \$ 22,500.00  | -                    | -             | -                     | -    | -             | -             | \$22,500.00        |
| 5   | Concrete Blocklag                 | CY   | \$109.00   | 100.00         | \$ 10,000.00  | -                    | -             | -                     | -    | -             | -             | \$10,000.00        |
| 6   | Chlorination & Pressure Testing   | LF   | \$1.00     | 122258.00      | \$ 12,225.00  | -                    | -             | -                     | -    | -             | -             | \$12,250.00        |
| 7   | Traffic Control                   | LS   | \$1,500.00 | 1.00           | \$ 1,500.00   | -                    | -             | -                     | -    | -             | -             | \$1,500.00         |
| 8   | 8" PVC Water Main with Embedment  | LF   | \$28.00    | 11630.00       | \$ 325,800.00 | -                    | -             | -                     | -    | -             | -             | \$325,800.00       |
| 9   | 12" Gate Valve                    | EACH | \$1,600.00 | 2.00           | \$ 3,200.00   | -                    | -             | -                     | -    | -             | -             | \$3,200.00         |
| 10  | 6" Gate Valve                     | EACH | \$1,200.00 | 25.00          | \$ 30,000.00  | -                    | -             | -                     | -    | -             | -             | \$30,000.00        |
| 11  | 6" Gate Valve                     | EACH | \$925.00   | -              | -             | -                    | -             | -                     | -    | -             | -             | \$0.00             |
| 12  | 12" DR-14 (DB-18) PVC Plug        | EACH | \$100.00   | 3.00           | \$ 300.00     | -                    | -             | -                     | -    | -             | -             | \$300.00           |
| 13  | 3" Blow Off Valve                 | EACH | \$1,000.00 | 1.00           | \$ 1,000.00   | -                    | -             | -                     | -    | -             | -             | \$1,000.00         |
| 14  | Concrete Encasement               | LF   | \$28.00    | 500.00         | \$ 14,000.00  | -                    | -             | -                     | -    | -             | -             | \$14,000.00        |
| 15  | Trench Safety                     | LF   | \$0.30     | 122250.00      | \$ 3,667.50   | -                    | -             | -                     | -    | -             | -             | \$3,675.00         |
| 16  | Water Service                     | EACH | \$1,050.00 | 1.00           | \$ 1,050.00   | -                    | -             | -                     | -    | 170.00        | \$ 170.00     | \$170,000.00       |
|     |                                   |      |            | WATER TOTALS   |               | 166,343.00           | \$ 464,343.00 | -                     | -    | -             | \$ 170,000.00 | \$634,343.00       |

NOTE: No changes made from February 20, 2018 submitted to City of Mesquite

SANITARY SEWER IMPROVEMENTS - PHASE 5

| No.                   | DESCRIPTION                                | UNITY | UNIT PRICE | DIRECT  |              | ON-SITE |      | OFF-SITE |      | DEVELOPER |              | OVERALL DEV. COSTS |
|-----------------------|--|-------|------------|---------|--------------|---------|------|----------|------|-----------|--------------|--------------------|
|                       |  |       |            | QTY     | COST         | QTY     | COST | QTY      | COST | QTY       | COST         |                    |
| 1                     | 8" SDR 35 PVC Sewer Main with Embedment    | LF    | \$29.00    | 9258.00 | \$268,562.00 |         |      |          |      |           |              | \$268,562.00       |
| 2                     | Premium for Extra Depth                    | LF    | \$8.00     | 2008.00 | \$16,064.00  |         |      |          |      |           |              | \$16,064.00        |
| 3                     | 4.87 Diameter Sid. Washhole                | EACH  | \$4,876.00 | 27.00   | \$130,812.00 |         |      |          |      |           |              | \$130,812.00       |
| 4                     | 4.87 Diameter Sid. Washhole w/Outside Drop | EACH  | \$4,456.00 | 2.00    | \$8,912.00   |         |      |          |      |           |              | \$8,912.00         |
| 5                     | System Testing & TV                        | LF    | \$1.25     | 9258.00 | \$11,572.50  |         |      |          |      |           |              | \$11,572.50        |
| 6                     | Trench Safety                              | LF    | \$3.20     | 9258.00 | \$29,825.60  |         |      |          |      |           |              | \$29,825.60        |
| 7                     | Sewer Service - Single                     | EACH  | \$650.00   |         |              |         |      |          |      | 170.00    | \$110,500.00 | \$110,500.00       |
| 8                     | Sewer Service - Connect to Existing Main   | EACH  | \$1,500.00 |         |              |         |      |          |      |           |              | \$0.00             |
| 9                     | TCEO Crossing                              | EACH  | \$1,000.00 | 5.00    | \$5,000.00   |         |      |          |      |           |              | \$5,000.00         |
| 10                    | Concrete Encasement                        | LF    | \$30.00    | 500.00  | \$15,000.00  |         |      |          |      |           |              | \$15,000.00        |
| SANITARY SEWER TOTALS |  |       |            |         | \$416,387.50 |         |      |          |      |           |              | \$538,387.50       |

NOTE: No changes made from February 26, 2015 submitted to City of Mesquite

DRAINAGE IMPROVEMENTS - PHASE 5

| No.                       | DESCRIPTION   | UNIT | UNIT PRICE | DIRECT   |                      | ON-SITE  |          | OFF-SITE |          | DEVELOPER |                     | OVERALL<br>DEV. COSTS |
|---------------------------|---|------|------------|----------|----------------------|----------|----------|----------|----------|-----------|---------------------|-----------------------|
|                           |   |      |            | QTY      | Cost                 | QTY      | Cost     | QTY      | Cost     | QTY       | Cost                |                       |
| 1                         | 48" Class III RCP   | LF   | \$180.00   | 700.00   | \$ 126,000.00        | -        | -        | -        | -        | -         | -                   | \$126,000.00          |
| 2                         | 36" Class III RCP   | LF   | \$85.00    | 650.00   | \$ 55,250.00         | -        | -        | -        | -        | -         | -                   | \$55,250.00           |
| 3                         | 27" Class III RCP   | LF   | \$56.00    | 900.00   | \$ 50,400.00         | -        | -        | -        | -        | -         | -                   | \$50,400.00           |
| 4                         | 24" Class III RCP   | LF   | \$56.00    | 2,000.00 | \$ 112,000.00        | -        | -        | -        | -        | -         | -                   | \$112,000.00          |
| 5                         | 21" Class III RCP   | LF   | \$55.00    | 1,400.00 | \$ 77,000.00         | -        | -        | -        | -        | -         | -                   | \$77,000.00           |
| 6                         | 18" Class III RCP   | LF   | \$54.00    | 800.00   | \$ 43,200.00         | -        | -        | -        | -        | -         | -                   | \$43,200.00           |
| 7                         | 18" HDPE Pipe with Embedment                              | EACH | \$30.00    | -        | \$ -                 | -        | -        | -        | -        | 1800.00   | \$ 54,000.00        | \$54,000.00           |
| 8                         | 10" Standard Curb Inlet                                   | EACH | \$3,500.00 | 30.00    | \$ 105,000.00        | -        | -        | -        | -        | -         | -                   | \$105,000.00          |
| 9                         | 24" x 24" x 35" Precast Conc. Catch Basin                 | EACH | \$1,000.00 | -        | \$ -                 | -        | -        | -        | -        | 14.00     | \$ 14,000.00        | \$14,000.00           |
| 10                        | 54" RCP E-T Sloped End Headwall with Velocity Dissipaters | EACH | \$2,600.00 | 1.00     | \$ 2,600.00          | -        | -        | -        | -        | -         | -                   | \$2,600.00            |
| 11                        | 36" RCP E-T Sloped End Headwall with Velocity Dissipaters | EACH | \$1,700.00 | 1.00     | \$ 1,700.00          | -        | -        | -        | -        | -         | -                   | \$1,700.00            |
| 12                        | 48" RCP E-T Sloped End Headwall with Velocity Dissipaters | EACH | \$4,000.00 | 5.00     | \$ 20,000.00         | -        | -        | -        | -        | -         | -                   | \$20,000.00           |
| <b>STORM SEWER TOTALS</b> |   |      |            | <b>5</b> | <b>\$ 613,650.00</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>-</b> | <b>1</b>  | <b>\$ 68,000.00</b> | <b>\$ 681,650.00</b>  |

NOTE:

1) Items # 7 & 8 was moved to Developer Costs as is an HOA Item



CITY AND FRANCHISE UTILITY FEES - PHASE 5

| No.   | DESCRIPTION  | UNIT | UNIT PRICE   | DIRECT   |                | ONSITE     |        | OFFSITE  |        | DEVELOPER |                | OVERALL<br>DEV. COSTS |
|---|--|------|--------------|----------|----------------|------------|--------|----------|--------|-----------|----------------|-----------------------|
|   |  |      |              | Quantity | Cost           | Quantity   | Cost   | Quantity | Cost   | Quantity  | Cost           |                       |
| 1   | Preliminary Plat Review Fee - PH. 1  | LS   | \$4,600.00   | 1.00     | \$             | 4,600.00   | \$     | \$       | \$     | \$        | \$             | \$4,600.00            |
| 2   | Final Plat Review Fee PH. 1  | LS   | \$100,000    | 1.00     | \$             | 100,000.00 | \$     | \$       | \$     | \$        | \$             | \$100,000.00          |
| 3   | Plat Review Fee and Costal Permit  | LS   | \$11,950.00  | 1.00     | \$             | 11,950.00  | \$     | \$       | \$     | \$        | \$             | \$11,950.00           |
| 4   | Inspection Fee Excavation (1%)   | %    | 1.00         | 1.00     | \$             | 7,540.00   | \$     | \$       | \$     | 1.00      | \$             | 6,099.00              |
| 5   | Inspection Fee Excavation W/S, P & D<br>\$54,000 per lot. Dist Service Crac. Fee to be<br>by Mustang Creek Regional Trunk Sewer to<br>Municipality | %    | 4.00         | 4.00     | \$             | 101,284.44 | \$     | \$       | \$     | 4.00      | \$             | 14,210.00             |
| 6   | Street Lights  | LS   | \$60,320.00  |          | \$             | 32,459.00  | \$     | \$       | \$     | \$        | \$             | \$32,459.00           |
| 7   | Street Lights and Site Power Installation  | LS   | \$175,000.00 | 1.00     | \$             | 175,000.00 | \$     | \$       | \$     | \$        | \$             | \$175,000.00          |
| <b>TOTAL CITY AND FRANCHISE FEES</b>  |  |      |              |          | \$394,394.44   |            | \$0.00 |          | \$0.00 |           | \$15,220.00    | \$415,594.44          |
| <b>ENGINEERING, SURVEYING, ETC.</b>   |  |      |              |          | \$427,000.00   |            | \$0.00 |          | \$0.00 |           | \$49,000.00    | \$527,000.00          |
| <b>GEO-TECH AND MATERIAL TESTING</b>  |  |      |              |          | \$150,000.00   |            | \$0.00 |          | \$0.00 |           | \$80,000.00    | \$240,000.00          |
| <b>CONSTRUCTION CONTINGENCY (10%)</b>   |  |      |              |          | \$150,000.00   |            | \$0.00 |          | \$0.00 |           | \$125,000.00   | \$275,000.00          |
| THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EPOC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE. |  |      |              |          |                |            |        |          |        |           |                |                       |
| <b>GRAND TOTAL DIRECT PID COSTS - PHASE 5</b>   |  |      |              |          | \$4,229,694.14 |            | \$0.00 |          | \$0.00 |           | \$0.00         | \$4,229,694.14        |
| <b>GRAND TOTAL ONSITE MAJOR PID COSTS - PHASE 5</b>   |  |      |              |          | \$128,400.00   |            | \$0.00 |          | \$0.00 |           | \$3,352,500.00 | \$3,522,500.00        |
| <b>GRAND TOTAL OFFSITE MAJOR PID COSTS - PHASE 5</b>  |  |      |              |          | \$0.00         |            | \$0.00 |          | \$0.00 |           | \$0.00         | \$0.00                |
| <b>GRAND TOTAL DEVELOPER COSTS PHASE 5</b>  |  |      |              |          | \$0.00         |            | \$0.00 |          | \$0.00 |           | \$3,352,500.00 | \$3,352,500.00        |
| <b>OVERALL DEVELOPMENT COSTS PHASE 5</b>  |  |      |              |          | \$4,229,694.14 |            | \$0.00 |          | \$0.00 |           | \$3,352,500.00 | \$7,710,494.14        |



USA Professional Services Group, Inc.  
 TYPE Registered Firm No. F-1845  
 David M. Schaybuech, PE - FASCE  
 (214) 352-2195

**PHASE 6**  
 78.68 ACRES  
 192 LOTS

Located in the City of Mesquite - ETJ  
 Prepared For Centurion American Development  
 May 23, 2018 RESUBMITTED TO TED CHURN 10072018  
**POLO RIDGE - PHASE SIX**  
 ENGINEERS REPORT - ESTIMATE OF PROBABLE COST

**POLO RIDGE - PUBLIC IMPROVEMENT DISTRICT**

| No.                  | DESCRIPTION  | UNIT | UNIT PRICE | DIRECT   |              | ON-SITE      |      | OFF-SITE |      | DEVELOPER |      | OVERALL DEV. COSTS |
|----------------------|--|------|------------|----------|--------------|--------------|------|----------|------|-----------|------|--------------------|
|                      |  |      |            | Quantity | Cost         | Quantity     | Cost | Quantity | Cost | Quantity  | Cost |                    |
| 1                    | Concrete Street Pavmt - 6" - 3500 psi w/ls" Sid                                  | SY   | 37.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 2                    | Concrete Street Pavmt - 6" - 3500 psi w/ls" Sid                                  | SY   | 34.00      | 29650.00 | \$           | 1,008,100.00 | \$   | 5        | \$   | 5         | \$   | \$1,008,100.00     |
| 3                    | Concrete Street Pavmt - 6" - 3400 psi w/out                                      | SY   | 30.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 4                    | 4" Lime Stabilized Subgrade  | TN   | 3.15       | 35350.00 | \$           | 35,445.00    | \$   | 5        | \$   | 5         | \$   | 191,445.00         |
| 5                    | Hydrated Lime (assume 42 bary)   | TN   | 158.00     | 546.00   | \$           | 86,475.00    | \$   | 5        | \$   | 5         | \$   | 144,475.00         |
| 6                    | 14" Schedule 40 PVC Implosion Discs  | LF   | 6.50       | 800.00   | \$           | 5,200.00     | \$   | 5        | \$   | 5         | \$   | 55,800.00          |
| 7                    | Barrier Free Ramps   | EA   | 1,200.00   | 18.00    | \$           | 22,000.00    | \$   | 5        | \$   | 5         | \$   | \$22,000.00        |
| 8                    | 4.0' Wide Concrete Sidewalk (2000 psi)   | SF   | 4.40       | 2000.00  | \$           | 9,200.00     | \$   | 5        | \$   | 5         | \$   | \$9,200.00         |
| 9                    | Right Turn Lane Const at Drivvs 8566 Right S. Left Turn at Em 2757 & FM 740. TIA | SY   | 75.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 10                   | Traffic Control  | LB   | 5,600.00   | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 11                   | Street Header  | LF   | 12.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 12                   | Connect to Ex Concrete Header  | LF   | 15.00      | 68.00    | \$           | 870.00       | \$   | 5        | \$   | 5         | \$   | \$378.00           |
| 13                   | Connect to Ex Asphalt Pavement   | EA   | 5          | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 14                   | 2" Asphalt Overlay (Price controlled market)                                     | SY   | 15.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 15                   | Traffic Signals TIA  | LB   | 5,000.00   | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 16                   | 8" Thermoplastic Pavmt Markers TIA   | LF   | 5.00       | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 17                   | Thermoplastic Pavmt Arrows TIA   | EA   | 100.00     | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| 18                   | Street Signs, Stop Signs Required and Installed                                  | EA   | 650.00     | 12.00    | \$           | 7,800.00     | \$   | 5        | \$   | 5         | \$   | \$7,800.00         |
| 19                   | Barrierae  | LF   | 33.00      | 5        | \$           | 5            | \$   | 5        | \$   | 5         | \$   | 50.00              |
| <b>PAVING TOTALS</b> |  |      |            | \$       | 1,238,190.00 | \$           | 5    | \$       | 5    | \$        | \$   | \$1,238,190.00     |

NOTE:  
 No changes made from February 20, 2018 submitted to City of Mesquite

**GRADING IMPROVEMENTS - PHASE 6**

| No.                   | DESCRIPTION   | UNIT | UNIT PRICE   | DIRECT P/D IMP |            | ONSITE MAJOR P/D IMP |           | OFFSITE MAJOR P/D IMP |      | DEVELOPER IMP |              | OVERALL DEV. COSTS |
|-----------------------|---|------|--------------|----------------|------------|----------------------|-----------|-----------------------|------|---------------|--------------|--------------------|
|                       |   |      |              | Quantity       | Cost       | Quantity             | Cost      | Quantity              | Cost | Quantity      | Cost         |                    |
| 1                     | Udcd. Street/Bar Excavation<br>Udcd. Street Exc. to F/B Major Entry Road and            | ICV  | \$2.26       | 1              | \$         | 1                    | \$        | 1                     | \$   | 80,000.00     | \$           | \$100,000.00       |
| 2                     | iron grading  | ICV  | \$2.26       | 1              | \$         | 1                    | \$        | 1                     | \$   | 1             | \$           | \$0.00             |
| 3                     | Initial Lot Batching  | EACH | \$100.00     | 1              | \$         | 1                    | \$        | 1                     | \$   | 102.00        | \$           | \$102,000.00       |
| 4                     | Final Lot Batching  | EACH | \$250.00     | 1              | \$         | 1                    | \$        | 1                     | \$   | 102.00        | \$           | \$102,000.00       |
| 5                     | Clear, Strip & Grub Overall PHASE 6 Site<br>Add. Undercut for Hoistlers Conditioning on | ACRE | \$1,300.00   | 1              | \$         | 79.80                | \$        | 1                     | \$   | 1             | \$           | \$94,800.00        |
| 6                     | Levs  | CY   | \$1.50       | 1              | \$         | 1                    | \$        | 1                     | \$   | 28,400.00     | \$           | \$42,600.00        |
| 7                     | Hoistlers Conditioning of all Lot Pad Material  | CY   | \$8.45       | 1              | \$         | 1                    | \$        | 1                     | \$   | 650,000.00    | \$           | \$5,485,000.00     |
| 8                     | Install HDPE Barrier (BML) on Each Lot Pad  | SF   | \$0.08       | 1              | \$         | 1                    | \$        | 1                     | \$   | 725,625.00    | \$           | \$58,050.00        |
| 9                     | Pad Cover after Placement of Vapor Barrier<br>Demo & Hauloff Ex. Houses, Barns & Sheds, | EACH | \$75.00      | 1              | \$         | 1                    | \$        | 1                     | \$   | 102.00        | \$           | \$7,650.00         |
| 10                    | etc.  | L5   | \$45,000.00  | 1              | \$         | 1                    | \$        | 1                     | \$   | 1             | \$           | \$0.00             |
| 11                    | Hoisting of Existing Cable Tank   | EACH | \$5,000.00   | 1              | \$         | 1                    | \$        | 1                     | \$   | 1             | \$           | \$0.00             |
| 12                    | Leak Excavation   | CY   | \$2.00       | 1              | \$         | 1                    | \$        | 1                     | \$   | 650,000.00    | \$           | \$1,300,000.00     |
| 13                    | Fill Clearing of Open Space   | L5   | \$10,000.00  | 1              | \$         | 1                    | \$        | 1                     | \$   | 1             | \$           | \$0.00             |
| 14                    | New Overflow Channel Excavation   | CY   | \$1.85       | 100,000.00     | \$         | 185,000.00           | \$        | 1                     | \$   | 1             | \$           | \$185,000.00       |
| 15                    | Disposal of Unsuitable Vegetative Material  | L5   | \$5,000.00   | 1.00           | \$         | 5,000.00             | \$        | 1                     | \$   | 1             | \$           | \$5,000.00         |
| 16                    | Stockpile Topsoil & Respread  | L5   | \$15,000.00  | 1              | \$         | 1                    | \$        | 1                     | \$   | 1.00          | \$           | \$15,000.00        |
| 17                    | Retaining Walls - 5'-2" w/PVC weeps   | SF   | \$24.00      | 1              | \$         | 1                    | \$        | 1                     | \$   | 16,000.00     | \$           | \$384,000.00       |
| 18                    | Erosion Control   | L5   | \$150,000.00 | 1.00           | \$         | 150,000.00           | \$        | 1                     | \$   | 1             | \$           | \$150,000.00       |
| <b>GRADING TOTALS</b> |   |      |              | \$             | 340,000.00 | \$                   | 84,000.00 | \$                    | \$   | \$            | 2,164,850.00 | \$2,618,750.00     |

NOTE:

| No. | DESCRIPTION                       | UNIT | UNIT PRICE | DIRECT       |              | ON-SITE       |            | OFF-SITE      |      | DEVELOPER |            | OVERALL DEV. COSTS |
|-----|-----------------------------------|------|------------|--------------|--------------|---------------|------------|---------------|------|-----------|------------|--------------------|
|     |                                   |      |            | PID IMP      |              | MAJOR PID IMP |            | MAJOR PID IMP |      | IMP       |            |                    |
|     |                                   |      |            | Quantity     | Cost         | Quantity      | Cost       | Quantity      | Cost | Quantity  | Cost       |                    |
| 1   | 12" PVC Water Main with Embedment | LF   | \$30.00    | 6459.00      | \$193,500.00 | 5             | -          | -             | -    | -         | -          | \$193,500.00       |
| 2   | 8" PVC Water Main with Embedment  | LF   | \$30.00    | 2100.00      | \$63,000.00  | 5             | -          | -             | -    | -         | -          | \$63,000.00        |
| 3   | Flap Hydrant Assembly             | EACH | \$5,536.00 | 15.00        | \$83,040.00  | 5             | -          | -             | -    | -         | -          | \$83,040.00        |
| 4   | Cast Iron Fittings                | TN   | \$4,500.00 | 5.00         | \$22,500.00  | 5             | -          | -             | -    | -         | -          | \$22,500.00        |
| 5   | Concrete Blocking                 | CY   | \$100.00   | 100.00       | \$10,000.00  | 5             | -          | -             | -    | -         | -          | \$10,000.00        |
| 6   | Chlorination & Pressure Testing   | LF   | \$1.00     | 8550.00      | \$8,550.00   | 5             | -          | -             | -    | -         | -          | \$8,550.00         |
| 7   | Traffic Control                   | LS   | \$5,000.00 | 1.00         | \$5,000.00   | 5             | -          | -             | -    | -         | -          | \$5,000.00         |
| 8   | 12" Gas Valve                     | EACH | \$1,000.00 | 13.00        | \$13,000.00  | 5             | -          | -             | -    | -         | -          | \$13,000.00        |
| 9   | 8" Gas Valve                      | EACH | \$1,300.00 | 10.00        | \$13,000.00  | 5             | -          | -             | -    | -         | -          | \$13,000.00        |
| 10  | 6" Gas Valve                      | EACH | \$926.00   | 19.00        | \$17,594.00  | 5             | -          | -             | -    | -         | -          | \$17,594.00        |
| 11  | 12" DR-15 (DR-15) PVC Plug        | EACH | \$100.00   | 1.00         | \$100.00     | 5             | -          | -             | -    | -         | -          | \$100.00           |
| 12  | 2" Blow Off Valve                 | EACH | \$1,500.00 | 1.00         | \$1,500.00   | 5             | -          | -             | -    | -         | -          | \$1,500.00         |
| 13  | Concrete Encasement               | LF   | \$30.00    | 500.00       | \$15,000.00  | 5             | -          | -             | -    | -         | -          | \$15,000.00        |
| 14  | Trench Safety                     | LF   | \$0.20     | 8550.00      | \$1,710.00   | 5             | -          | -             | -    | -         | -          | \$1,710.00         |
| 15  | Water Service - Domestic Single   | EACH | \$1,025.00 | 5            | \$5,125.00   | 5             | -          | -             | -    | -         | -          | \$5,125.00         |
| 16  | Water Service - 2" Irrigation     | EACH | \$1,200.00 | 2.00         | \$2,400.00   | 5             | -          | -             | -    | -         | -          | \$2,400.00         |
|     |                                   |      |            | WATER TOTALS |              | 5             | 431,335.00 | 5             | -    | -         | 107,100.00 | \$538,435.00       |

NOTE: No changes made from February 20, 2018 submitted to City of Mesquite



**SANITARY SEWER IMPROVEMENTS - PHASE 6**

| No.                          | DESCRIPTION                             | UNIT | UNIT PRICE | DIRECT    |                   | ON-SITE   |                   | OFF-SITE  |             | DEVELOPER |                   | OVERALL<br>GR. COSTS |
|------------------------------|---|------|------------|-----------|-------------------|-----------|-------------------|-----------|-------------|-----------|-------------------|----------------------|
|                              |   |      |            | QTY       | AMT               | QTY       | AMT               | QTY       | AMT         | QTY       | AMT               |                      |
| 1                            | 1" SDR 35 PVC Sewer Main with Embedment | LF   | \$24.85    | 4855.00   | \$ 120,550.00     | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$140,550.00         |
| 2                            | Prepwork for Extra Depth                | LF   | \$1.00     | 3000.00   | \$ 3,000.00       | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$6,000.00           |
| 3                            | Connect to Existing Man                 | EACH | \$1,500.00 | 4.00      | \$ 6,000.00       | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$6,000.00           |
| 4                            | 4" Diameter 916, Manhole                | EACH | \$4,000.00 | 11.00     | \$ 44,000.00      | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$44,000.00          |
| 5                            | 4" Diameter 916, Manhole w/Outside Drop | EACH | \$4,400.00 | -         | \$ -              | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$0.00               |
| 6                            | System Testing & TV                     | LF   | \$1.25     | 4855.00   | \$ 6,068.75       | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$6,068.75           |
| 7                            | Trench Safety                           | LF   | \$5.70     | 4855.00   | \$ 23,656.50      | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$23,656.50          |
| 8                            | Sewer Service - Single                  | EACH | \$550.00   | -         | \$ -              | -         | \$ -              | -         | \$ -        | 66.00     | \$ 36,300.00      | \$39,900.00          |
| 9                            | Sewer Service - Connect to Existing Man | EACH | \$1,600.00 | -         | \$ -              | -         | \$ -              | -         | \$ -        | 116.00    | \$ 187,200.00     | \$187,200.00         |
| 10                           | TCEG Crossing                           | EACH | \$1,000.00 | 8.00      | \$ 8,000.00       | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$8,000.00           |
| 11                           | Concrete Encasement                     | LF   | \$30.00    | 500.00    | \$ 15,000.00      | -         | \$ -              | -         | \$ -        | -         | \$ -              | \$15,000.00          |
| <b>SANITARY SEWER TOTALS</b> |   |      |            | <b>\$</b> | <b>227,167.25</b> | <b>\$</b> | <b>227,167.25</b> | <b>\$</b> | <b>0.00</b> | <b>\$</b> | <b>284,000.00</b> | <b>\$431,167.25</b>  |

NOTE:

No changes made from February 20, 2016 submitted to City of Memphis

DRAINAGE IMPROVEMENTS - PHASE 6

| No. | DESCRIPTION  | UNIT | UNIT PRICE | DIRECT PWD IMP     |               | ON-SITE MAJOR PWD IMP |      | OFF-SITE MAJOR PWD IMP |      | DEVELOPER IMP |      | OVERALL DEV. COSTS |              |
|-----|--|------|------------|--------------------|---------------|-----------------------|------|------------------------|------|---------------|------|--------------------|--------------|
|     |  |      |            | Quantity           | Cost          | Quantity              | Cost | Quantity               | Cost | Quantity      | Cost |                    |              |
| 1   | 16" X 5' - ASTM C-768-17 RCB and headwalls               | LF   | \$600.00   | 460.00             | \$ 276,000.00 |                       | \$ - |                        | \$ - |               | \$ - | \$276,000.00       |              |
| 2   | 60" Class III RCP  | LF   | \$225.00   | 300.00             | \$ 67,500.00  |                       | \$ - |                        | \$ - |               | \$ - | \$67,500.00        |              |
| 3   | 36" Class III RCP  | LF   | \$116.00   | 650.00             | \$ 74,100.00  |                       | \$ - |                        | \$ - |               | \$ - | \$74,100.00        |              |
| 4   | 24" Class III RCP  | LF   | \$62.00    | 1,300.00           | \$ 78,000.00  |                       | \$ - |                        | \$ - |               | \$ - | \$78,000.00        |              |
| 5   | 21" Class III RCP  | LF   | \$55.00    | 900.00             | \$ 49,500.00  |                       | \$ - |                        | \$ - |               | \$ - | \$49,500.00        |              |
| 6   | 18" Class III RCP  | LF   | \$64.00    | 600.00             | \$ 37,920.00  |                       | \$ - |                        | \$ - |               | \$ - | \$37,920.00        |              |
| 7   | 16" Standard Curb Inlet                                  | EACH | \$3,600.00 | 15.00              | \$ 54,000.00  |                       | \$ - |                        | \$ - |               | \$ - | \$54,000.00        |              |
| 8   | 21" RCP C1 Sloped End Headwall with Velocity Dissipaters | EACH | \$2,200.00 | 1.00               | \$ 2,200.00   |                       | \$ - |                        | \$ - |               | \$ - | \$2,200.00         |              |
| 9   | 24" RCP C1 Sloped End Headwall with Velocity Dissipaters | EACH | \$2,000.00 | 1.00               | \$ 2,000.00   |                       | \$ - |                        | \$ - |               | \$ - | \$2,000.00         |              |
| 10  | 48" RCP C1 Sloped End Headwall with Velocity Dissipaters | EACH | \$5,000.00 | 4.00               | \$ 20,000.00  |                       | \$ - |                        | \$ - |               | \$ - | \$20,000.00        |              |
|     |  |      |            | STORE SEWER TOTALS |               | \$ 663,000.00         | \$ - | \$ -                   | \$ - | \$ -          | \$ - | \$ -               | \$663,000.00 |

NOTE:

No changes made from February 20, 2018 submittal to City of Marietta

CITY AND FRANCHISE UTILITY FEES - PHASE 6

| No.   | DESCRIPTION  | UNIT | UNIT PRICE   | DIRECT PID IMP |                | ON-SITE MAJOR PID IMP |        | OFF-SITE MAJOR PID IMP |        | DEVELOPER IMP |                | OVERALL DEV. COSTS |
|---|--|------|--------------|----------------|----------------|-----------------------|--------|------------------------|--------|---------------|----------------|--------------------|
|   |  |      |              | Quantity       | Cost           | Quantity              | Cost   | Quantity               | Cost   | Quantity      | Cost           |                    |
| 1   | Preliminary Plan Review Fee - PH. 1  | LS   | \$4,286.00   | 1.00           | \$ 4,286.00    |                       |        |                        |        |               |                | \$4,286.00         |
| 2   | Final Plan Review FEE PH. 1  | LS   | \$500.00     | 1.00           | \$ 500.00      |                       |        |                        |        |               |                | \$500.00           |
| 3   | Plan Review Fee and Const. Permit  | LS   | \$18,550.00  | 1.00           | \$18,550.00    |                       |        |                        |        |               |                | \$18,550.00        |
| 4   | Inspection Fee Excavation (1%)   | %    | 1.00         |                | \$ 5,000.00    |                       |        |                        |        | 1.00          | \$ 5,000.00    | \$10,000.00        |
| 5   | Inspection Fee Excavation W/SS, P & D \$545.00 per lin. Debt Service Conn. Fee to be to Resting Creek Regional Trunk Sewer to (Resepine) | %    | 4.00         |                | \$181,364.07   |                       |        |                        |        | 4.00          | \$181,364.07   | \$184,208.67       |
| 6   | Street Lights and Site Power Installation  | LS   | \$605,320.00 |                | \$ 605,320.00  |                       |        |                        |        |               |                | \$605,320.00       |
| 7   |  | LS   | \$102,000.00 | 1.00           | \$102,000.00   |                       |        |                        |        |               |                | \$102,000.00       |
| <b>TOTAL CITY AND FRANCHISE FEES</b>  |  |      |              |                | \$283,704.87   |                       | \$0.00 |                        | \$0.00 |               | \$17,444.00    | \$301,148.87       |
| <b>ENGINEERING, SURVEYING, ETC</b>  |  |      |              |                | \$320,000.00   |                       | \$0.00 |                        | \$0.00 |               | \$50,000.00    | \$370,000.00       |
| <b>Geo-TECH AND MATERIAL TESTING</b>  |  |      |              |                | \$101,600.00   |                       | \$0.00 |                        | \$0.00 |               | \$30,000.00    | \$131,600.00       |
| <b>CONSTRUCTION CONTINGENCY (4-5%)</b>  |  |      |              |                | \$210,000.00   |                       | \$0.00 |                        | \$0.00 |               | \$35,000.00    | \$245,000.00       |
| THIS EOPC HAS BEEN PREPARED BASED ON THE CONCEPT PLAN AND LIMITED PRELIMINARY ENGINEERING INFORMATION. IT SHOULD BE USED FOR LIMITED PROJECT EVALUATION PURPOSES ONLY. ONCE PRELIMINARY ENGINEERING DESIGN IS PREPARED THIS ESTIMATE SHALL BE RE-EVALUATED AND MAY BE REVISED BASED ON UPDATED DESIGN AND UNIT PRICES. THIS RE-EVALUATION OF THE EOPC SHALL CONTINUE THRU FINAL DESIGN OF EACH PHASE. |  |      |              |                |                |                       |        |                        |        |               |                |                    |
| <b>GRAND TOTAL DIRECT PID COSTS - PHASE 6</b>   |  |      |              |                | \$3,806,921.17 |                       |        |                        |        |               |                |                    |
| <b>GRAND TOTAL ON-SITE MAJOR PID COSTS - PHASE 6</b>  |  |      |              |                | \$94,800.00    |                       |        |                        |        |               |                |                    |
| <b>GRAND TOTAL OFF-SITE MAJOR PID COSTS - PHASE 6</b>   |  |      |              |                | \$0.00         |                       |        |                        |        |               |                |                    |
| <b>GRAND TOTAL DEVELOPER COSTS PHASE 6</b>  |  |      |              |                |                |                       |        |                        |        |               | \$2,689,444.00 |                    |
| <b>OVERALL DEVELOPMENT COSTS PHASE 6</b>  |  |      |              |                |                |                       |        |                        |        |               |                | \$6,690,165.17     |