HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEM
RESIDENTIAL PREREQUISITE CHECKLIS

INSTRUCTIONS: **New single-family residential plans must be submitted with this completed checklist** and the documents identified for the plans to be considered meeting the prerequisite requirements as a complete set of plans for plan review. Complete and upload this form into the Prerequisite Checklist subfolder under Documents. **All items are required, unless specifically noted otherwise.** Check the box on the list if the item is included and indicate the sheet number where the item can be found. Mark "N/A" if a sheet number is not applicable.

NOTE: Plans submitted for review must be ready for construction. Submitted plans sheets and details may "*NOT*" be marked "*Preliminary*" or "*Not for Construction.*"

Required Reviews
Indicate the reviews required for your project: *(Subject to internal review)*

☑ Planning & Development	☑ Utility Analysis	☑ Traffic
☑ Structural	☐ Storm Drainage	☐ Floodplain Management
☐ Houston Airport System		

General Requirements	
	Item Description
☑	**Building Permit Application** – Complete an online application via the iPermits portal.
☑	**Deed Restrictions Declaration** – Complete the appropriate form below and upload to iPermits when completing the building permit application. The form must be signed by the property owner and will be validated against HCAD records. If ownership does not match HCAD, applicants must also upload proof of ownership. Individual Owner Business Entity Owner
☑	**Plan Set** – For plan submission, follow the upload instructions in the Residential EPR User Guide.
☐	**Storm Review - Projects will require a Storm review when the lot(s) or tract(s) are:** (a) Greater than 15,000 SF in lot/tract size; or (b) Contains more than 65% of impervious cover, or (c) Belongs to a subdivision greater than 15,000 SF and replated after the year 2000; or (d) If any lot(s) or tract(s) do not have direct access to the public right-of-way.

Documents & Forms		
	Item Description	Sheet No.
☑	**Energy Code Documents** – Outputs from IC3, REScheck and REM/Rate software are accepted and shall match construction shown in plans. Or, show prescriptive requirements on the plans.	
☑	**Wastewater Capacity Reservation (WCR) Letter** – Water and sewer letters are required for all new single-family residential construction.	
☐	**Stormwater Information Form** - Required for construction, additions, and sitework projects. Form must be completed and signed by the property owner and authorized agent if applicable.	
☑	Calculation of Impervious Percentage Form #CE-1207	
☑	Grading Permits Worksheet Form #CE-1094	

☐	**Elevation Certificate** – Required if in the 100-year or 500-year floodplain. Certificate shall be based on construction drawings prepared, signed, and sealed by Texas registered professional surveyor or Texas professional engineer.	
☑	**Access Agreement for Construction and Maintenance –** Required if the proposed construction is less than three feet to the property line of an adjacent single-family residence.	
☐	**Certificate of Appropriateness** – Required if the project is in a historic district. ***Note:*** *Upon approval of a COA application, plans must be stamped by the Historic Preservation Office prior to submitting plans to Building Code Enforcement.*	

Drawings & Design Elements		
	Item Description	Sheet No.
☑	**Site Plan** – Always required. Show all buildings, off-street parking, and impervious areas, and ensure site plan dimensions match the dimensions on the plat and survey. Site plans should also include any obstructions/items within the area between the property line and the edge of the roadway. For Traffic Review criteria, see Form #OCE-0002. ***Note:*** *A copy of the survey showing a small addition is acceptable as a site plan.*	
☑	**Subdivision Plat or Replat** – Required if the property is already platted. Plat copies are available from the Harris County Clerk's Office (hctx.net) (713) 274-8600 or the Search | Houston Permitting Center (832) 394-8800. Look for plat restrictions, i.e., building lines, easements, lot size, density, park fees, and variance requirements. Don't know the name of the subdivision plat? Check the legal description on Harris Central Appraisal District (hcad.org). ***Note:*** *Additional requirements may apply,* Planning & Development Department (houstontx.gov)	
☑	**Survey** – Required for residential additions.	
☑	**Landscaping** – Required for new construction. Not required for an auxiliary unit (ADU) or additions. The site plan must illustrate the trees and be chosen from the APPENDIX A-1. - LARGE TREES FOR HOUSTON | Code of Ordinances | Houston, TX | Municode Library APPENDIX A-2. - SMALL TREES FOR HOUSTON | Code of Ordinances | Houston, TX | Municode Library Lots less than 5,000 sq. ft. = plant or preserve one tree. Lots 5,000 sq. ft. lot or larger = plant or preserve two trees.	
☑	**Building Lines** – described in a survey, deed restricted, subdivision plat, ordinance, Special Minimum Building Line ordinance (SMBL), and the Major Thoroughfare Freeway Plan (MTFP). The more restricted building line applies. See Houston Map Viewer (arcgis.com)	
☑	**Easements –** survey or subdivision plat.	
☑	**Sidewalks** – Required for new residential construction or reconstruction of sidewalks. Mini TOC: Chapter 40 - STREETS AND SIDEWALKS | Code of Ordinances | Houston, TX | Municode Library	
☐	**Parking** – Generally, 2 spaces for the main house. 1 space for an auxiliary unit (ADU) between 1,001 and 1,500 sq. ft. of living space. No space required for an auxiliary unit (ADU) of 1,000 sq. ft. and less of living space. Check subdivision plat for restrictions. ARTICLE VIII. - OFF-STREET PARKING AND LOADING | Code of Ordinances | Houston, TX | Municode Library.	

☑	Label each room on the floor plan according to use and include drawing details for the proposed scope of work.	
☑	Structural/architectural plan sheets must be sealed, signed, and dated by a Texas licensed architect or engineer, in conformance with the Texas Architectural and Engineering Practices Act.	
☑	List door and window sizes and include energy code details and key the wall schedule sections to the floor plan for all wall types.	
☑	Single-family residences three stories or less must reference the 2021 International Residential Code (IRC) and local amendments. Review Form #CE-1132 for a list of commonly missed code references.	
☐	Four-story, single-family residences must reference the 2021 International Building Code (IBC) and local amendments and identify that a National Fire Protection Association (NFPA) 13R sprinkler system will be installed. Review Form #CE-1132 for a list of commonly missed code references.	
☐	**Mitigation Plan** – Required if in the 100-year or 500-year floodplain. Construction drawings shall be prepared, signed, and sealed by Texas professional engineer (3 copies if submitting by paper). ***NOTE:*** *Additional flood requirements may apply. Contact Floodplain Management Office at (832) 394-8854, fmo@houstontx.gov or review Chapter 19 for more information.*	

Code Analysis	
Complete the code related project specific information listed below:	
Code Editions	Building: _____ Electrical: _____ Mechanical: _____ Plumbing: _____ Energy: _____
Height / Stories	Height (in feet): _____ No. of Stories: _____ Building Area: _____ Fire Separation Distance: _____
Type of Construction	Type of Construction: _____ Automatic Fire Protection System: Yes ☐ No ✔ Type: NFPA 13 ☐ 13R ☐ 13D ☐ Fire Alarm: Yes ☐ No ✔

Example plan drawings, code references and other guidelines may be found at the City of Houston's Building Code Enforcement Resources page.

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0141180380007

Tax Year: 2025

Print

Owner and Property Information	
Owner Name & Mailing Address:	**HOUSTON LAND BANK** **PO BOX 2549** **HOUSTON TX 77252-2549**
Legal Description:	**LTS 7 & 8 BLK 38 FIDELITY**
Property Address:	**311 TENNESSEE ST** **HOUSTON TX 77029**

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	5,000 SF	0 SF	1363.01	15111	300 -- ISD 15 - Galena Park ISD	5657D	495V

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/21/2025	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	015	GALENA PARK ISD		Not Certified	1.171910	
	040	HARRIS COUNTY		Not Certified	0.385290	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.048970	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.006150	
	043	HARRIS CO HOSP DIST		Not Certified	0.163480	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004799	
	047	SAN JACINTO COM COL D		Not Certified	0.154868	
	061	CITY OF HOUSTON		Not Certified	0.519190	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway**.

Valuations

Value as of January 1, 2024			Value as of January 1, 2025		
	Market	Appraised		Market	Appraised
Land	46,750		Land	46,750	
Improvement	0		Improvement	0	
Total	46,750	46,750	Total	46,750	46,750

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	5,000	1.00	1.00	1.00	--	1.00	9.35	9.35	46,750.00

Building

Vacant (No Building Data)

City of Houston
25046923
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
07/22/25

HOUSTON PUBLIC WORKS

April 25, 2025

Melvin Collins-Byrd
MH Builder-Houston, LLC
2180 North Loop West, Suite 250
Houston, Texas 77018

ILMS Project Number: 25035572 **WCR File Number:** 9959701

Legal Description: 0.0574 acre out of a 0.1148 acre tract of land being Lot 7, Block 38, Fidelity Addition, located at 311 Tennessee Street

Proposed Development: Construction of a single family residence

---

Wastewater:

Impact Fee:	$1,746.32
Admin Fee:	$33.10
Connection Point(s):	8-inch sanitary sewer main in Tennessee Street
Proposed Service Units:	1.0000
Treatment Plant:	Clinton Park
Pumping Station:	Mississippi

Water:

Impact Fee:	$2,091.03
Admin Fee:	$33.10
Connection Point(s):	Water connection can be made to the 2-inch water main in Tennessee Street. The maximum allowable meter size for a 2-inch water main is a 1-inch meter. Please note, if the water line is not existing a water main extension/upsize will be required to serve the subject property.
Proposed Service Units:	1.0000
Service Area:	EWPP

Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services

For Randall V. Macchi
Director
Houston Public Works

RVM:DV:TL (Council District C)

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

HOUSTON PUBLIC WORKS

Melvin Collins-Byrd
MH Builder-Houston, LLC
ILMS Project No 25035572
April 25, 2025

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houstontx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

· Ordinances provide for a waiver of impact fees for houses (single family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately $340,092. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 1002 Washington Avenue when applying for a building permit.

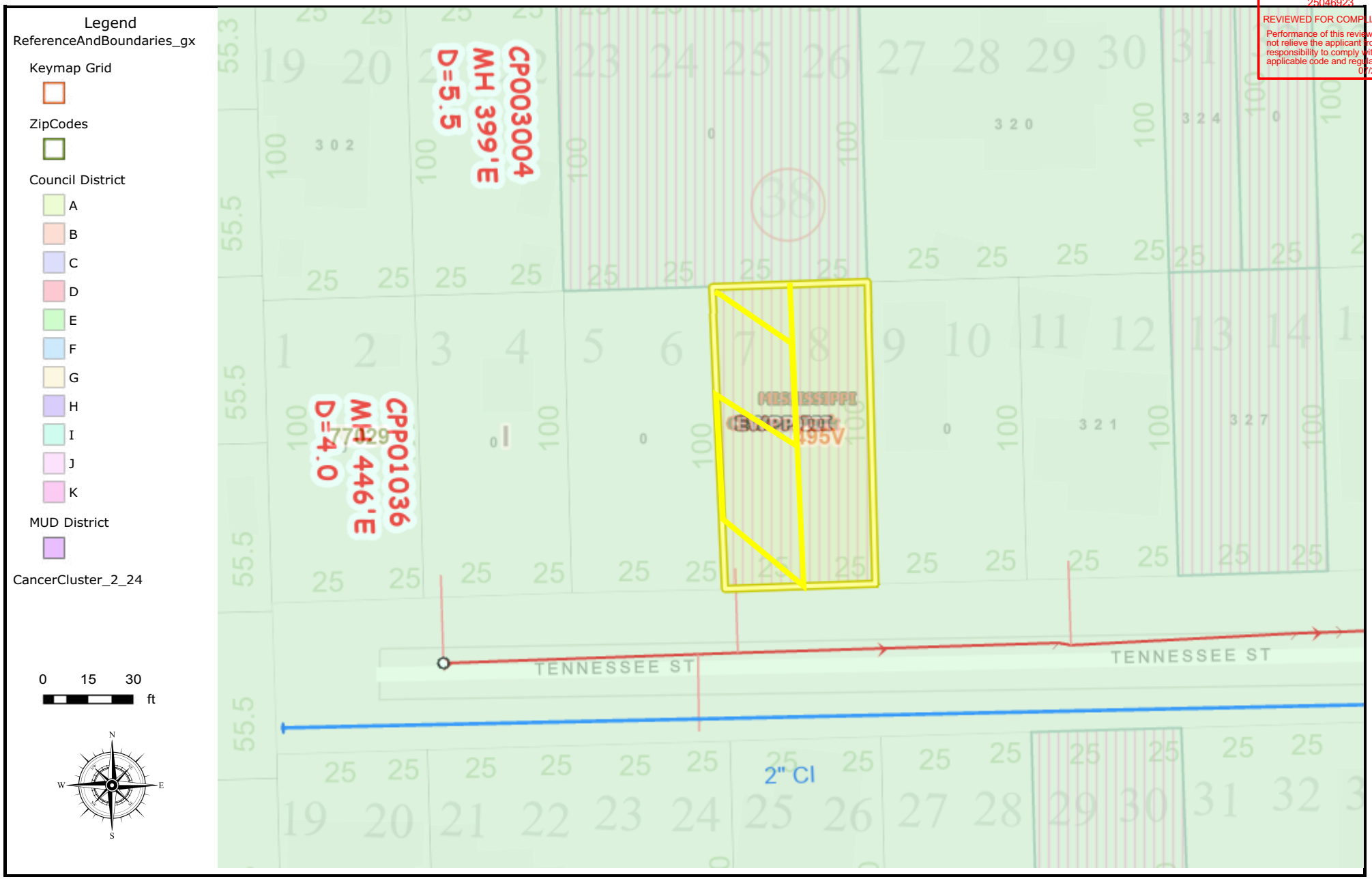
Map Title

City of Houston

25046923

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
07/22/25



4/16/2025 2:34:10 PM

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEMENT

DECLARATION IN SUPPORT OF APPLICATION FOR CITY OF HOUSTON BUILDING PERMIT

(For Use by Corporate or Other Business Entity Owners)

IPERMITS APPLICATION # _____

STATE OF TEXAS §
§
COUNTY OF HARRIS §

"My name is **Melvin Collins-Byrd** (first, middle, and last name), my date of birth is **11/04/1968**, and my address is _____ (street, city, state, zip code) and **USA** (country). I am over the age of eighteen and legally competent to make this Declaration. This Declaration will be submitted to the City of Houston, Texas (the "City") as part of the Application for a Building Permit for a project (the "Project") located or to be located in the **FIDELITY** Subdivision, Tract or Reserve _____, Block No. **38**, Lot No. **7** (the "Land"). The physical address of the Land is **311 TENNESSEE ST,** (Street Address) **HOUSTON** (City), Texas **77029** (Zip Code).

The OWNER of the Land is **MH BUILDER-HOUSTON, LLC** (Business Entity Owner Name), which is a **LLC** (Type of Entity, i.e. Texas Corporation, LLC, LP, etc.) (the "Owner"). I hold the position of **PRESIDENT** (Title of Position) with and for the Owner, and I am an "Associate" of the Owner as that term is defined in the Texas Business Organizations Code, Section 1.002(2)(A)(i). I am authorized to sign this Declaration on behalf of the Owner. I understand this Declaration is binding on the Owner.

I am personally familiar with any deed restrictions associated with the Land. I understand, for the purposes of the Application, the term 'Deed Restriction' means any and every restriction or covenant contained in (or incorporated by reference into) a plan, plat, replat, deed, or any other publicly recorded document that limits or affects the use of the Land in any way. I understand copies of the Deed Restrictions, if any, are available for review at the office of the Clerk of the County in which the Land is located. I have reviewed the Deed Restrictions and **the Project does not violate the Deed Restrictions, if any, that apply to the Land**.

I have personal knowledge of the statements made in the Application and every fact stated herein. None of the statements in the Application are misleading or false and every fact stated herein is true and correct. I acknowledge that issuance of the license, permit or certificate does not excuse or approve any violation of deed restrictions or city, state, or federal laws or regulations. To the extent that this Declaration is made on behalf of a corporation or any other legal entity or persons, I certify that I have fully advised them of the contents of the Application and this Declaration and that I am authorized to execute this Declaration.

I understand and agree that if any fact stated in this Declaration is false, the City may void any permit(s) issued by the City for the Project or the Land, and the City may order the Owner or its successor, or may order me, to remove all or part of the Project at the Owner's and/or my expense.

I declare under penalty of perjury that the foregoing is true and correct."

Executed in **HARRIS** County, State of **TEXAS**, on the **12TH** day of **APRIL** (month), **2025** (year).

OWNER

Business Entity: **MH BUILDER-HOUSTON, LLC**

Signature: Melvin Collins-Byrd Digitally signed by Melvin Collins-Byrd Date: 2025.04.12 18:36:34 -05'00'

Name (print): **Melvin Collins-Byrd**

Title (print): **President**

City of Houston
5046923
REVIEWED FOR COMPLIANCE
Approval by this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
07/22/25

CERTIFICATION
IMPACT FEE EXEMPTION
FOR
LOW AND MEDIUM COST HOUSING

Building Inspection Project No. _____

1. My name is MELVIN COLLINS-BYRD , and I am PRESIDENT
Title
for MH BUILDER-HOUSTON, LLC and am authorized to sign this Certification.
Legal Name of Developer/Owner

2. On behalf of the Developer/Owner of the property, I am requesting an exemption for impact fees for water and/or wastewater services under Article IX and X of Chapter 47 of the Code of Ordinances, Houston, Texas for that certain single- family residential unit identified as:

LOT 7, BLOCK 38

FIDELITY
Legal Description

311 TENNESSEE STREET, HOUSTON, TX 77029
Street Address of Exempt Unit

which shall be sold at a price (house and property) not in excess of the Maximum Exempt Unit Cost which is **$340,092** effective **April 1, 2025.**

3. Developer/agent/owner agrees to provide a signed complete copy of the closing statement executed by the escrow officer or written verification from the title company indicating this is a true and accurate statement executed by the title company. Proof of cost of sale for the Exempt Unit should be sent within ten (10) days of sale to Lisa Carpenter, Utility Analysis, City of Houston, P.O. Box 2688, Houston, Texas 77252-2688 or email to hpw.tapsandmetersexemptions@houstontx.gov. Please note that failure of Developer/Owner/Agent to submit the executed closing statement within ten (10) days of sale may terminate eligibility for submission of any exemption forms for any future developments.

4. Developer/Owner understands and agrees that sale of any Exempt Unit in excess of the Maximum Exempt Unit Cost will violate the terms of this exemption. Developer/Owner promises to pay the City of Houston within (10) ten days of sale all required impact fees due for the Exempt Unit if it is sold by Developer/Owner at a cost in excess of the Maximum Exempt Unit Cost or if Owner's documentation is in excess of Maximum Unit Cost. Payment shall be made to the address listed in Section 3.

5. Developer understands and agrees that this Certificate only applies to Developer's sale of the Exempt Unit to a bona fide purchaser who inhabits or leases the Exempt Unit. Any other transfer of title to the Exempt Unit shall invalidate this Certificate, unless the Developer gives notice of the transfer, including name and address of transferee, to the address listed in Section 3, in which case the sale of the Exempt Unit shall effect an assignment of the Certificate to the transferee.

6. In the event the reference City of Houston building permit is allowed to expire, this Certification shall automatically expire at the same time as the building permit.

Printed Name of Applicant : MELVIN COLLINS-BYRD
Signature of Applicant: _____
Date: 4/12/2025
Telephone: 281-507-6479
Email : INFO@MHBUILDERHOUSTON.COM
Applicant Address: _____
HOUSTON, TX 77245

REQUIREMENTS AND QUALIFICATIONS FOR IMPACT FEE EXEMPTION

The Impact Fee Exemption form , one (1) of the following documents, and the HCAD documents are required to upload to Project Dox in the Utility Letters Folder with the electronic submittal of your New Construction single family residence for Impact Fee Exemption. These will be reviewed at time of your plan review by the Taps and Meters Department.

- **An Official Current Floor Plan / Sales Price Form from the Builder -** (The floor plan on the sales price form must be the same floor plan as shown on the customer's plans and it should be a current sheet with a valid sales price stated. The current floor plan/sales price form must provide all of the following information; **Builder Name, Office Address, Phone Number, Email Address, Sales Price of the home to the potential buyer, Square footage of home, floor plan of home that is being applied for in your impact fee exemption, and the address of the project that is on the ILMS project number.)**

- **Construction Cost -** (such as an Official Builder's Invoice/Material Cost a detailed breakdown of the construction cost and materials from the Builder must be reasonable) Construction Cost Breakdown must be signed and dated by the applicant of the Impact Fee Exemption Form to include the following statement **" I CERTIFY THAT THE MATERIALS AND PRICING THAT I HAVE PROVIDED TO THE CITY OF HOUSTON FOR MY IMPACT FEE EXEMPTION APPLICATION ARE ACCURATE AND VALID."** This must be notarized by a licensed notary. The pricing will be compared to the Building Valuation Data that the International Code Council publishes for accuracy.

- **An Official Contract between the Buyer & Seller (**The contract must list the selling price of the home and must be signed by both parties along with being dated.)

- **For a House Move: The Cost/Value of the home PLUS the Cost to Move the House** (Official Documents should be provided to verify these costs & the costs must be reasonable.)

Qualifications for Impact Fee Exemption

- All impact fee exemption applicants are required to have a Wastewater Capacity Reservation (WCR) letter.

- All impact fee exemption applicants are required to upload the Harris County Appraisal District (HCAD) documents into ProjectDox's Utility Letters folder at time of electronic plan submittal.

- All impact fee exemption applicants are required to upload the Impact Fee Exemption Form into the Project Dox's Utility Letters folder and one of the chosen documents above at time of plan submittal .

- Owner must be selling the property at the completion of building the single-family residence and turn in the closing statement to the Taps and Meters Department within 10 days of the sale of the property. If the sale price is over the maximum exempt unit cost the applicant will owe Impact Fees to The City of Houston.

- The single-family residence cannot exceed 3,000 square feet or one service unit.

- Mobile homes do not qualify for Impact Fee Exemption.

- Inadequate utility lines or lines that do not front the property will not qualify for Impact Fee Exemption.

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEMENT
GRADING PERMITS FOR EXCAVATION AND FILL WORKSHEET

Appendix J of the Houston Adopted 2015 International Building Code as Amended specifies permit requirements for grading a lot of any size on private property. Section 1 – Identifies when a separate "*Grading Permit*" is required. Section 2 – Identifies the type of grading permit required, "*Engineered Grading* or *Regular Grading*", when a "*Geotechnical Report*" is required in the plans, and when a "*Storm Availability Letter*" is required to be attached to the submittal documents.

Grading and/or excavation permits is required for any proposed work that includes excavations, grading, or fill, or combination thereof, and includes but is not limited to the following permit types:

- **Excavation Permit(s) –** Work proposing the mechanical removal or relocation of earth material.
- **Fill Permit(s) –** Work proposing deposit(s) and/or relocation of earth material placed by artificial means.

NOTE: THERE SHALL BE NO FILL LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

SECTION 1: Are Permits and Plans Required?

A Grading Excavation permit and plans is required if "Yes" is answered to any question 1 through 4.

No	**(1)**	Does the excavation work affect the lateral support or increase the stresses in, or pressure upon any adjacent or contiguous property?
FIDELITY	**(2)**	When excavating below finish grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, will there be an unsupported excavation height greater than 5-feet after completion of such structure?
311 TEN	**(3)**	Will there be any excavation greater than 5-feet in depth?
No	**(4)**	Will the excavation create a cut slope 2-feet or more in height but less than 5-feet, with a slope steeper than 1-unit vertical in 1.5-units horizontal? (66.7% slope)

A Grading Fill permit and plans is required if "Yes" is answered to any question 5 through 10.
(50 cubic yards = 1,350 square feet @ 1-foot depth)

No	**(5)**	Does the fill work affect the lateral support or increase the stresses in, or pressure upon any adjacent, or contiguous property?
	(6)	Does the scope of work include fill that is 3-feet or more in depth?
No	**(7)**	Does the scope of work include fill greater than 1-foot but less than 3-feet, with a slope that is equal to or greater than 1-unit vertical in 5-units horizontal? (20% slope)
No	**(8)**	Does the scope of work include fill that is greater than 50 cubic yards on any one lot?
No	**(9)**	Does the proposed fill obstruct any natural and/or previously constructed drainage course?
No	**(10)**	Is proposed fill greater than 1-foot in depth and intended to support a structure, "now or in the future"?

SECTION 2: What Type of Permits and Plans Are Required?

NOTE: When the building official has cause to believe that site geologic factors exist, grading will be required to conform to recommended grading, inspection, and testing by a *Texas Professional Engineer*.

Engineered grading plans are required if "Yes" is answered to question 11. Plans shall be designed, sealed, signed, and dated by a Texas professional engineer. These grading permits shall be designated as *"Engineered Grading".*
(1,000 cubic yards = 27,000 square feet, @ 1-foot depth)

No	**(11)**	Does the proposed project include an aggregate grading in excess of 1,000 cubic yards?

Grading plans shall be designated "*Regular Grading*" if "Yes" is answered on question 12: *(no engineered plans required.)*

Yes	**(12)**	Is the grading less than or equal to 1,000 cubic yards?

A Geotechnical Report is required if "Yes" is answered to any one of questions 13, 14 or 15:

No	**(13)**	Will there be any cut slopes steeper than 1-unit vertical in 2-units horizontal (50% slopes)?
No	**(14)**	Is there any grading that requires an engineered design? (*Reference item 11 above and Chapter 19 of the City Code.*)
No	**(15)**	Does the site include any special geological features and/or considerations?
No	**(16)**	Is the property located in the 100- or 500-year flood plain? Review by Flood Department required!

A Stormwater information form is required to be included with the submitted documents if "Yes" is answered to questions 16 or 17:

No	**(17)**	Does the scope of work to lots exceeding 15,000 square feet, include any new impervious cover?
No	**(18)**	Does the project include connection to the city's public storm sewer system?

ADDRESS _____ **PROJECT #** _____ **DATE** 04/12/2025

PRINT
NAME OF APPLICANT MH-BUILDER HOUSTON, LLC **SIGNATURE** Melvin Collins-Byrd Digitally signed by Melvin Collins-Byrd Date: 2025.04.13 19:05:54 -05'00'

HOUSTON PUBLIC WORKS

BUILDING CODE ENFORCEM
CALCULATION OF IMPERVIOUS PERCENTAGE

City of Houston
25046923
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
07/22/25

PROJECT INFORMATION

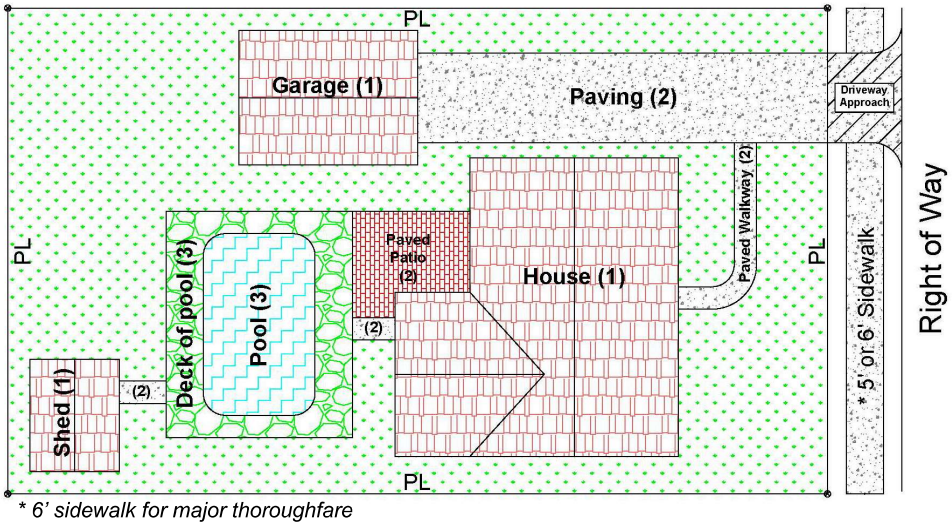
City Project Number: 25046923 Date: APRIL 13, 2025

Address: 311 Tennessee Street, Houston Texas 77029, LOT 7

Applicant's Printed Name: MH BUILDER-HOUSTON, LLC Applicant's Signature:

CALCULATION OF IMPERVIOUS AREA PERCENTAGE

A. Total area of impervious cover located on private property.



* 6' sidewalk for major thoroughfare

This diagram is to assist in identifying the various items considered impervious.

IMPORTANT NOTES

1. *If > 65%, refer the Infrastructure Design Manual (IDM), Chapter 9, Section H for additional provisions and provide calculation in the submitted plans for review.*
2. *Permeable Paver/Pavement System must be considered impervious in the table below.*
3. *Stormwater Quality Permit is requested (according to IDM, Ch. 9) for using these Low Impact Development (LID) techniques.*
4. *All drainage plans will be reviewed by the Storm Review team.*

	Existing Sq. Ft.		Proposed Sq. Ft.		Final Sq. Ft.	Disturbed Sq. Ft.
1. Building(s) (e.g., house, garage, shed, carport)		+	1222 ⇨	=	1222 ⇩+	⇩+
2. Paving (e.g., driveway, sidewalk, patio. etc.)		+	443 ⇨	=	443 ⇩+	⇩+
3. Detention Ponds, etc.		+	⇨	=	⇩+	⇩+
4. Swimming Pool		+	⇨	=	⇩+	⇩+
5. Others		+	⇨	=	⇩+	⇩+
Totals		+	1665	=	1665 *sq. ft. (A)*	*sq. ft.*

B. Total Area of Lot: 2500 *sq. ft.*

C. Percentage Impervious Area Calculation

(1665 (A) ÷ 2500 (B)) X 100 = 66.6 (C) %

Generated by RES*check-Web* Software

Compliance Certificate

Project 311 TENNESSEE ST

Energy Code:	**2021 IECC**
Location:	**Houston, Texas**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Project SubType:	**None**
Orientation:	**Bldg. faces 0 deg. from North**
Conditioned Floor Area:	**1,732 ft2**
Glazing Area	**10%**
Climate Zone:	**2 (1371 HDD)**
Permit Date:	
Permit Number:	
All Electric	**false**
Is Renewable	**true**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**false**

Construction Site:
311 TENNESSEE ST
HOUSTON, TEXAS 77029

Owner/Agent:

Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **10.3% Better Than Code** Maximum UA: **388** Your UA: **348** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	1,007	38.0	0.0	0.030	0.026	30	26
Wall 1: Wood Frame, 16" o.c. Orientation: Front	431	13.0	0.0	0.082	0.084	20	21
Door 1: Glass Door (over 50% glazing) SHGC: 0.25 Orientation: Front	40			0.300	0.400	12	16
Window 1: Metal Frame w/ Thermal Break SHGC: 0.25 Orientation: Front	60			0.300	0.400	18	24
Window 2: Metal Frame w/ Thermal Break SHGC: 0.25 Orientation: Front	84			0.300	0.400	25	34
Wall 2: Wood Frame, 16" o.c. Orientation: Back	431	13.0	0.0	0.082	0.084	33	34

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Door 2: Glass Door (over 50% glazing) SHGC: 0.25 Orientation: Back	24			0.300	0.400	7	10
Wall 3: Wood Frame, 16" o.c. Orientation: Right side	999	13.0	0.0	0.082	0.084	75	77
Window 3: Metal Frame w/ Thermal Break SHGC: 0.25 Orientation: Right side	88			0.300	0.400	26	35
Wall 4: Wood Frame, 16" o.c. Orientation: Left side	999	13.0	0.0	0.082	0.084	82	84
Floor 1: All-Wood Joist/Truss	418	19.0	0.0	0.047	0.064	20	27

Energy Credits

Description	Credits
More Efficient HVAC Equipment Option - R408.2.2	1.0

Required: 1 Proposed: 1

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

MELVIN COLLINS-BYRD, PRESIDENT		7/9/2025
Name - Title	Signature	Date

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 2.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope and energy compliance path represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.1, 103.2, 403.8 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11]2	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.9 [FO12]2	Snow and ice-melting system controls installed to shut off system when pavement temperature > 50F and no precipitation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
402.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1, 402.3.2, 402.3.3, 402.5 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.4 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.7 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
403.3.2 [FR28][3]	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.6 [FR29][3]	Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.2 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6.1 [FR30][2]	Ventilation systems in climate zones 7 & 8 shall utilize heat or energy recovery			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1, 402.2.7 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
402.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.3 [FI17][1]	Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.5 [FI27][1]	Ducts are pressure tested in accordance with ANEI/RESNET/ICC 380 or ASTME1554 to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.6 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within thermal envelope. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.4.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have automatic outdoor setback control to lower boiler water temperature based on outdoor temperature, indoor temperature or water temperature sensing.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.3 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6.2 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.2.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.6.3 [FI33][2]	Mechanical ventilation systems tested and verified to meet the minimum flow rates required by Section R403.6.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.5.1.1.1 [FI32][2]	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1 [FI6][1]	100% of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.1.2 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptio
404.1.1 [FI35][3]	Exterior lighting for multifamily buildings shall comply with Section C405.4.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.2 [FI36][3]	Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.3 [FI37][3]	Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
401.3 [FI7][2]	Compliance certificate posted with building specifications and compliance path and results.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
408.2.2 [FI39][3]	Efficiency HVAC Package: Efficiencies >= 95 AFUE gas furnace, 16 SEER air conditioner, 10 HSPF/16 SEER heat pump or 3.5 COP ground source heat pump.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2021 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	19.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	R-8

Glass & Door Rating	U-Factor	SHGC
Window	0.30	0.25
Door	0.30	0.25

Heating & Cooling Equipment	Efficiency
Heating System: GAS	80%AFUE
Cooling System: Split/Elect	14 SEER
Water Heater: Gas	0.62

Name: _____ **Date:** 07/17/2025

Comments

CITY OF HOUSTON
DEPARTMENT OF PLANNING & DEVELOPMENT

LANDSCAPE ANALYSIS FORM
(Please attach to permit site plan)

☒ **Single-Family-Residential Lots:**

☒ **Sec. 33-110 (a) 4** 5,000 sq. ft. and under requires **1** new or preserved tree

☐ **Sec. 33-110 (a) 5** 5,000 sq. ft. and over requires **2** new or preserved trees

☒ **Plant,** ☐ **Preserve,** ☐ **In R-O-W,** ☒ **On Property**

Sec. 33-130 Preservation 1.5" Caliper Spruce Pine
(Must be from street or parking lot tree lists.)

Single-family Residential Stop Here

Sec.33- Tree Planting Equivalency Credits:

1. Number of proposed trees exceeding 4" in caliper _____ x 2 = _____ credits.

Sec. 33-105 (a)

2. Depositing of monies with Parks and Recreation Department.
   $155.00 per tree. Proposed credits _____ cannot exceed 30% of "C" above.
   Amount to be deposited = proposed credits from "D" X $155.00 = $ _____

.

3. Preservation of on-site trees, per the following schedule in caliper:

minimum 4" to 6"	2 trees
greater than 6" but less than 12"	3 trees
12" and greater	4 trees

   Total number of tree credits for this option. _____ trees.

4. Proposed total number of tree credits. 1 + 2 + 3 = _____ trees.
   Credits shall not exceed 50% of total tree requirement.
   (*To receive credits documentation must be provided in conformance with Section 33-112*)

TREE PLANTING REQUIREMENT:
C - D4 = _____ Required trees to be planted.
Total planting requirement must exceed 50% of the total tree requirement

Non single-family begin here

☐ **Non-Single Family Residential**

☐ **Plant,** ☐ **Preserve,** ☐ **In R-O-W,** ☐ **On Property**

Sec. 33-130 Preservation

☐ **Calculations:**

A. STREET TREES: **Sec. 33-126 (a)** Calculations **T = (x/30)**
Sec. 33-126 (b) Minimum Spacing **20'oc.**
Sec. 33-126 (6) Required trees will be applies separately to each block face

- Street A (_____) Length of property line in lineal feet as measured along the each block face.
  _____ lineal feet/30 = _____ Street trees required.

- Street B (_____) Length of property line in lineal feet as measured along the each block face.
  _____ lineal feet/30 = _____ Street trees required.

- Street C (_____) Length of property line in lineal feet as measured along the each block face.
  _____ lineal feet/30 = _____ Street trees required.

- Street D (_____) Length of property line in lineal feet as measured along the each block face.
  _____ lineal feet/30 = _____ Street trees required.

(*Staff may create an artificial lot*)

B. **PARKING LOT TREES: Sec. 33-127 (a)** parking lot trees. **T = (1x10 pkg. Sp.) Sec. 33-127 (a)** Each parking space must be within 120' of a tree.

Number of new parking stalls to be constructed _____ /10 = _____ parking lot trees required.

C. **TOTAL TREE REQUIREMENT:**
A + B = _____ total number of street and parking lot trees required.

D. SHRUBS: **Sec. 33-127 (b)** shrubs **S = (Tx10) Sec. 33-127 (b) 75%** of the shrubs must be planted along the perimeter of the parking lot.
(*Are required for new or the expanded portion of parking lots*)
Total number of Street trees required, from "A" above_____ x 10 =_____ shrubs.

E. LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence. (Min. 6') Sec. 33-128 (2) Evergreen screening (See 33-130)

A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.
(*Site plan must show land use on all side of the property*)

CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

	Street	Parking
1. Number of proposed trees exceeding 4" caliper _____. Each 4" tree is one (1) Credit.		
2. Deposit of monies with Parks and Recreation Department. $500.00 per tree. Proposed credits cannot exceed 30% of tree planting requirement above. Amount to be deposited: Proposed credits_____ x $500.00 = $_____. The combined credits under items 1 & 2 may not exceed 50% of total tree planting requirements.		
3. Preservation of on-site trees, per the following schedule in caliper: Minimum 4" to 6" 2 trees Greater than 6" but less than 12" 3 trees 12" and Greater 4 trees Total number of tree credits for this option. _____ Trees.		
4. Credit for preserving existing right of way street trees.		
5. Proposed total number of tree credits. (To receive credits, documentation must be provided in conformance with section 33-122)		

Building Valuation

311 Tennessee St, Houston TX 77029, LOT7

Fidelity Addition Subd, Lot 7, Block 38

1732 PLAN

The Erin

FIRST FLOOR

SECOND FLOOR

Total Square Feet

2,230 per Sqft:	Description:	Material	Labor
13.13	Foundation & Flatwork	$19,511.38	$9,758.62
11.46	Framing	$19,367.00	$6,190.00
15.13	MEP	$22,496.42	$11,251.58
13.13	House Envelope, Dry-in	$19,511.38	$9,758.62
25.56	Finishes	$37,996.20	$19,003.80
0.88	Landscaping	$1,311.20	$655.80
	Sub Cost	**$120,193.58**	**$56,618.42**
79.29	**Construction Cost**	**$176,812.00**	
	Lot Cost (per HUD)	**$6,270.00**	
	TOTAL COST	**$183,082.00**	

Notes : Lot 7 & 8 utilized as seperate submits but aquired as One purchase.

Specifications

Bedrooms: 3
Bathrooms: 2
Powder Rooms: 1
Car Stalls: 2
Number of Living Areas: 1
Width: 18' 10"
Depth: 59' 3/4"
Levels: 2
Main Ceiling Height: 10' 1"
Main Roof Pitch: 10:12
Exterior Wall Construction: 2x4
Exterior Finish: Siding
Plumbing: Moen Fixtures
Kitchen Countertop: Granite
Bath Countertops: Granite
Cabinets: Birch
Appliances: Stainless, Range/Microhood/Dishwasher
Flooring: Ceramic Tile / Vinyl/ Carpet
Fixtures: Ceiling Fans; Master Bed, Family
Garage Door: Standard Aluminum panel door
Roof: 25 Year Shingles
Foundation: Post Tension
Landscape: with Shrubs/ Monkey Grass
Energy Star Inspected: LoE Windows

Floor One Sq. Ftg.: 725
Floor two Sq. Ftg.: 1007
Total Living Sq. Ftg.: 1732

Garage Sq. Ftg.: 402
Porches Sq. Ftg.: 96
Total Covered Sq. Ftg.: 2230

Style: Traditional

"I CERTIFY THAT THE MATERIALS AND PRICING THAT I HAVE PROVIDED TO THE CITY OF HOUSTON FOR MY IMPACT FEE EXEMPTION APPLICATION ARE ACCURATE AND VALID."

THIS CONSTRUCTION COST SHEET MUST BE NOTARIZED. PLEASE SEE DETAIL IN PAGE 2 OF THE IMPACT FEE EXEMPTION FORM.

MH BUILDER-HOUSTON, LLC
, a Texas limited liability company

By: Melvin Collins-Byrd

STATE OF Texas)
COUNTY OF Brazoria)

This instrument was acknowledged before me on the 8th day of April, 2025, by Melvin Collins-Byrd as Manager of MH BUILDER-HOUSTON, LLC, a Texas limited liability company.

Krishna Black
Notary Public in and for the State of Texas

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

NOT APPLICABLE

Report
Geotechnical Investigation

PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

RAM Project No.: RT25-162

RAM Testing& Drilling, LLC
5746 Corl Street
Houston, Texas 77087
Tel: (281) 642-0274 Fax: (713) 514-9333
Email: ramtesting@yahoo.com

March 7, 2025

REPORT
GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

PREPARED FOR:

MH Builder Houston, LLC
Houston, Texas

PREPARED BY:

RAM Testing & Drilling, LLC
5746 Corl Street
Houston, Texas 77087
Tel: (281) 642-0274 Fax: (713) 514-9333
Email: ramtesting@yahoo.com

RAM Project No.: RT25-162

March 7, 2025

TABLE OF CONTENTS

APPENDIX

RAM Testing

REPORT
GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

1.0 INTRODUCTION AND SUMMARY

1.1 Introduction

This report presents the results of a geotechnical investigation pertaining to the design of foundations for the proposed residential building that will be constructed at 311 Tennessee Street in Houston, Texas. The area for the proposed development project has a relatively flat terrain with presence of dense trees and grasses that was relatively dry during our field investigation. The project site location is shown on Plate 1 in the Appendix.

The purpose of this geotechnical investigation was to provide data and parameters that could be used for the design and construction of foundations for the proposed residential building.

This geotechnical investigation was performed by RAM Testing and Drilling, LLC (RAM Testing) for MH Builder Houston, LLC in accordance with an email request by Mr. Melvin Collins-Byrd on February 18, 2025.

The scope of work for this geotechnical investigation consisted of:

- drilling and sampling two (2) geotechnical borings to depths of 15 and 20 feet below the existing ground surface within the area of the proposed development as shown on Plate 2 in the Appendix,
- performing field tests and recovering relatively undisturbed soil samples,
- measuring water level depths in the geotechnical borings during drilling and within 20 minutes after the completion of drilling,
- backfilling the bore holes with soil cuttings after the completion of the drilling operations,
- visually classifying samples obtained and conducting laboratory tests to determine the physical and mechanical properties of the soils,
- analyzing the field and laboratory test data,

- preparing boring logs based on visual soil classifications and the results of the laboratory tests,

- performing potential vertical rise of the site soils within the project area as well as bearing capacity and settlement analyses for foundations which may be used to support the loads of the proposed residential building,

- performing engineering analyses as necessary to determine the design parameters for post-tensioned slab-on-grade in accordance with the Post Tensioning Institute (PTI) requirements as contained in PTI's 2004 (Third Edition) publication titled "Design and Construction of Post-Tensioned Slabs-On-Ground",

- developing and presenting guidelines concerning subgrade preparation for the area of the proposed residential building, and

- submitting an electronic file of the report of the geotechnical investigation.

1.2 Summary of Findings

The pertinent findings of this geotechnical investigation are provided in the following sections.

1.2.1 Subsurface Soil Strata

The subsurface soil strata at the location of the proposed development are described by the boring logs for Boring Nos. B-1 and B-2 as provided in the Appendix.

Data from the 2 geotechnical borings drilled suggest that the upper 20 feet of the overburden soils are generally composed of one (1) soil layer as described below.

LAYER	DEPTH BELOW GROUND SURFACE (FT)	SOIL DESCRIPTION
I	0 - 20	Gray and tan LEAN CLAY (CL), firm to very stiff.

Laboratory testing was performed on selected samples of the subsurface materials obtained to classify the soils in accordance with ASTM D 2487 and to define the engineering properties of the soils. Portions of the test results indicating the high and low values of specific testing are provided in the table below:

LAYER	DEPTH (FT)	LIQUID LIMIT (%)		PLASTICITY INDEX (%)		MOISTURE CONTENT (%)		PASSING NO. 200 SIEVE (%)	
		HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW
I	0 - 20	36	24	19	9	22	17	97.9	95.3

1.2.2 Groundwater Condition

Groundwater was encountered at depths of 11.0 and 11.0 feet beneath the surface during the drilling of Boring Nos. B-1 and B-2, respectively, and was measured at depths of 10.0 and 9.0 feet beneath the surface, respectively, within 20 minutes after the completion of drilling. The bore holes were immediately backfilled with soil cuttings after the completion of the drilling activities.

1.2.3 Soil Swell Potential

The results of laboratory plasticity tests indicated that the site soils within the development area exhibited slight to medium plasticity with low to moderate shrink/swell potential. A maximum Potential Vertical Rise (PVR) value less than **1.00 inch** was calculated for the upper 8 feet of the site soils using the Texas Department of Transportation (TxDOT) Method (TEX-124-E). This method uses the maximum percent swell through the entire active depth.

1.3 Summary of Recommendations

Recommendations are provided below pertaining to the design and construction of the foundations for the proposed residential building.

1.3.1 Site and Subgrade Preparation

It is recommended that site preparation within the area of the proposed residential building (extending to at least 5 feet beyond the building limits) when a slab-on-grade floor will be used consists of the stripping/removal of existing vegetation and organic topsoil as well as wet, soft, loose, and/or unstable/pumping soils. The depth of stripping/removal, typically to a depth of about 6 inches, may vary across the site and could be deeper especially in areas where wet, loose, soft, or unstable soils are encountered. The actual depth of removal should be determined by a qualified/experienced personnel at the time of construction.

After stripping and excavating as discussed above, the exposed soil should be proof-rolled to locate any wet, soft, loose, or unstable areas. Soils which are observed to rut or deflect excessively under the moving load should be undercut and replaced with properly compacted structural fill, or these soils may be dried by discing/aerating/remixing/recompacting, if time allows, or these soils may be mixed with a stabilizing/drying agent (lime or fly ash). The proof-rolling and undercutting activities should be witnessed by the engineer's/owner's representative, properly documented, and should be performed during a period of dry weather.

After subgrade preparation and observation have been completed as stated above, any necessary structural fill material that is required to achieve the desired grade may be placed over the foundation area and to a distance of at least five (5) feet beyond the perimeters of the foundation. The first layer of fill should be placed in a relatively uniform horizontal lift and be adequately keyed into the subgrade soils. Structural fill materials should consist of a clayey sand or inactive lean clay free of organic or other deleterious materials, have a liquid limit not greater than 35, and a plasticity index between 8 and 20. Structural fill should be placed in maximum loose lifts of 8 inches and should be compacted to at least 95% of maximum dry density at moisture content within ± 2% of the optimum moisture content as determined by ASTM D-698. If water must be added, it should be uniformly applied and thoroughly mixed into the soil by discing or scarifying. Each lift of structural fill should be tested and properly documented by a qualified/experienced personnel for compliance with density requirement prior to placement of subsequent lifts. Care should be taken in the application of compactive effort throughout the fill and fill scope areas.

Depending on weather conditions, difficulty may be encountered in adequately densifying/compacting the surficial soils. If the surficial soils are unsuitably wet, excess pore pressures ("pumping") may develop and excess displacement of the subgrade soils may occur during site preparation. If the site subgrade soils become unsuitably wet, the construction contractor should:

- dry the soils to within ± 2% of the optimum moisture content by discing/raking/remixing/recompacting these materials,

- dry the soils by blending a stabilizing agent such as lime or fly ash with the unsuitably wet soils, or

- remove the unsuitably wet soils and replace with properly compacted structural fill having an acceptable moisture content.

1.3.2 Foundation Recommendations

The loads of the proposed residential building may be supported on foundation systems as provided below.

Post-Tensioned Slab – The loads of the proposed residential building may be supported on a post-tensioned slab founded on at least **1.00 foot** of properly compacted structural fill soil prepared in accordance with Section 1.3.1 of this report. Provided below are the parameters for the design of post-tensioned slab-on-grade in accordance with the Post Tensioning Institute (PTI) requirements and guidelines as contained in the Third Edition of the PTI's 2004 publication titled "Design and Construction of Post-Tensioned Slabs-on-Ground".

DESIGN PARAMETERS	
Allowable Net Bearing Pressures* Total Load (FS=2.0) Dead Load + Sustained Live Load (FS=3)	 1,800 psf 1,200 psf
Percent Fine Clay	30 %**
Thornwaite Moisture Index (I_m)	+ 18
Depth of Constant Soil Suction	9 feet
Constant Soil Suction	3.45 pF
Edge Moisture Variation Distance (e_m) Center Lift Edge Lift	 8.3 feet 4.9 feet
Differential Soil Movement (y_m) Center Lift Edge Lift	 0.56 inch 0.41 inch
Slab-Subgrade Coefficient of Friction (μ)	0.6 to 0.7
Effective Plasticity Index	18

* Provided the recommendations in Section 1.3.1 of this report are followed and grade beams founded at least 1.50 feet beneath finished grade. ** Estimated value

The PTI methods for design of slab-on-grade foundations are essentially empirical design techniques and the parameters provided above are based on our interpretation of the soil borings, laboratory test results, and the criteria published in the PTI design manuals.

We recommend that the grade beams extend to a depth based on structural design and considerations. The grade beam width and depth should be properly evaluated by the structural engineer. Grade beams may be thickened and widened to serve as spread footings at concentrated load areas. Grade beam foundations should be properly prepared by excavating the overburden soils to the final foundation grade elevation and compacting the foundation subgrade soils to an in-place dry density equal to at least 95% of the maximum dry density as determined by ASTM D 698. Compaction may be performed using a tamping plate hand compactor or other suitable impact compactor to ensure stable foundation.

Drilled and Underreamed Pier Foundation – The loads of the proposed residential building may also be supported on drilled and underreamed pier foundation system. The drilled piers (maximum bell diameter of 5 feet) may be founded at a depth of about 8.0 feet below the existing grade or about 8.0 feet beneath finished grade, whichever has the higher elevation. The drilled piers may be designed for maximum allowable net bearing pressures of 3,000 psf for dead loads plus sustained live loads and 4,500 psf for dead loads plus sustained and transient live loads, whichever results in a larger bearing area. These values consider a safety factor of at least 3 and 2, respectively, against a bearing capacity failure.

Allowable shaft friction in compression and tension for the portions of the drilled pier shafts below a depth of 5 feet beneath the finished grade surface is 300 psf.

A single isolated pier designed as discussed should experience a settlement of less than 1 inch. However, if a cluster of closely spaced piers is planned, RAM Testing should be contacted to calculate the amount of settlement or to determine the appropriate reduction values in the allowable bearing pressures.

The edge-to-edge spacing of the drilled piers should be equal to a minimum of 1.2 times the average drilled pier bell diameter of adjacent drilled piers. Should piers be located closer than 1.2 bell diameters, measured edge-to-edge, reduction in the allowable net bearing pressures will be required. RAM Testing should be notified

for further evaluation in order to determine the appropriate reduction values.

We recommend that the drilled pier excavations be observed and properly documented by a qualified/experienced personnel to verify that the strength properties of the foundation materials are consistent with the properties of the materials discussed and used as basis for the provided bearing capacity recommendations in this report, to ensure that the piers are installed in accordance with the specifications, and to verify that the excavation is free from excess water and loose cuttings. Placement of concrete in the excavations should commence immediately after the excavation is completed. A bell shaft ratio of 3 to 1 is recommended.

In the event that caving of pier bell excavations occur during the construction of the drilled piers, where drilled pier side wall or bell excavations cave so rapidly that concrete cannot be placed quickly enough to allow construction of the piers, it will be necessary that casing be used to maintain an open pier excavation or consider the use of drilled straight shafts.

Grade beams should be supported by drilled piers and extend to a depth based on structural design and considerations. The grade beam width and depth should be properly evaluated by the structural engineer. Grade beams may be formed directly on the subgrade soils.

The floor for the proposed residential building may consist of a slab-on-grade floor placed over at least **1.50 feet** of properly compacted structural fill prepared in accordance with site preparation as described in Section 1.3.1 of this report. An allowable net bearing pressure of 600 psf can be used for slab-on-grade bearing on properly compacted structural fill.

Continuous Footing/Grade Beam Foundation - Provided the site and subgrade preparation recommendations provided in Section 1.3.1 of this report are followed and at least **1.50 feet** of properly compacted structural fill is placed over the foundation area and to a distance of at least five (5) feet beyond the perimeters of the foundation, it is our opinion that the loads of the planned building construction can also be supported on a continuous footing and/or grade beam foundation system. Foundations should be placed at least two and a half (2.50) feet below finished grade or at least two and a half (2.50) feet below the top of slab and be designed for net allowable bearing pressures of 1,600 psf for dead load plus sustained

live loads and 2,400 psf for dead loads plus sustained and transient live loads, whichever results in a larger bearing area. Portions of the footings may be widened to serve as spread footings where needed to support heavy/concentrated loads. These values consider a safety factor of at least 3 and 2, respectively, against a bearing capacity failure.

Footing foundations should be prepared by excavating the overburden soils to the final foundation grade elevation, compacting the foundation subgrade soils to an in-place dry density equal to at least 95% of the maximum dry density as determined by ASTM D 698. A tamping plate hand compactor or other suitable impact compactor should be used to perform the compaction. Without proper compaction of the continuous footing/grade beam foundation soils, settlement of the footings could exceed 1 inch.

The foundation excavations should be observed by a qualified/experienced personnel prior to steel or concrete placement to assess that the foundation materials are capable of supporting the design loads and are consistent with the materials discussed in this report. Soft, loose, or unstable soil zones encountered at the bottom of the footing excavations should be removed and replaced with properly compacted structural fill as directed by the owner's/engineer's qualified/experienced personnel.

After opening, footing excavations should be observed and concrete placed as quickly as possible to avoid exposure of the footing bottoms to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. The foundation concrete should be placed during the same day the excavation is made. If it is required that footing excavations be left open for more than one day, they should be protected to minimize evaporation or entry of moisture.

The floor for the proposed residential building may consist of a slab-on-grade floor placed over properly compacted structural fill prepared in accordance with site preparation as described in Section 1.3.1 of this report. An allowable net bearing pressure of 600 psf can be used for slab-on-grade bearing on properly compacted structural fill.

2.0 FIELD INVESTIGATION

For the current geotechnical study, 2 geotechnical borings (Boring Nos. B-1 and B-2) were drilled and sampled on February 26, 2025 by RAM Testing. The boring locations, as shown on Plate 2 in the Appendix, were selected and staked in the field by a representative of RAM Testing, measuring from existing points of reference. Drilling, sampling, and testing were performed in accordance with applicable ASTM procedures.

Soil sampling during the drilling of the geotechnical boring consisted of continuous sampling to 10 feet and intermittent sampling thereafter, with relatively undisturbed samples being obtained.

Relatively undisturbed samples were obtained by hydraulically forcing sections of 3-inch outside diameter (O.D.) tubing (Shelby tube) into the subsoils. The tube samples were extruded in the field, sealed with foil, visually classified, and placed into airtight plastic bags. Estimates of the unconfined compressive strengths and undrained shear strengths of the cohesive soils were obtained with pocket penetrometer readings being taken on the tube samples.

All samples were transported to RAM Testing laboratory for purposes of performing laboratory tests on selected samples.

3.0 LABORATORY TESTING

A laboratory testing program was conducted to obtain engineering properties for use in performing engineering analyses and to adjust field soil classifications. The following laboratory tests were performed:

LABORATORY TEST	TEST STANDARD
Moisture Content of Soils	ASTM D 2216
Percent Soil Particles Passing a No. 200 Sieve	ASTM D 1140
Liquid Limit, Plastic Limit, and Plasticity Index of Soils	ASTM D 4318

The numbers of tests and the test results are presented in the boring logs provided in the Appendix. All tests were performed in accordance with applicable ASTM procedures and methods and soils classifications were completed in accordance with the guidelines of ASTM D 2487 and ASTM D 2488.

4.0 SUBSURFACE CONDITIONS

4.1 Subsoils

The subsurface soil conditions as determined from the drilling of the geotechnical borings are described in Section 1.2.1 of this report and provided on the boring logs in the Appendix.

The boring logs were prepared by using both field visual classifications and the results of laboratory testing. The stratification lines, shown on the boring logs, represent the approximate boundaries between soil types and the transitions between soil types may be gradual.

4.2 Groundwater

Groundwater conditions are described in Section 1.2.2 of this report and on the boring logs provided in the Appendix. The depth to groundwater was obtained by observing the drilling operations and the free moisture contained in the samples recovered during drilling and measuring water level depths in the borings during drilling and within 20 minutes after the completion of drilling.

Groundwater was encountered during the drilling of the geotechnical borings. However, it is possible that seasonal variations may cause fluctuations in the water level data obtained during our field investigation. If necessary, we recommend that the contractor determine the actual groundwater level at the time of construction in order to determine the impact, if any, of the groundwater on the construction procedures. It should be noted that the recommendations contained in this report are based on groundwater information at the time of this geotechnical investigation and that an accurate determination of the true groundwater level may require several days or even months of observations

5.0 CONSTRUCTION CONSIDERATIONS

The following recommendations should be followed with regard to construction of the proposed residential building.

5.1 Moisture Sensitive Soils/Weather Related Concerns

Soils at the site are extremely sensitive to moisture changes, the subgrade soils should be protected and adequate drainage should be maintained at the time of the construction. During inclement weather, the subgrade soils may get disturbed due to construction traffic. It is extremely important to provide good site drainage during construction.

During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils which become wet may be slow to dry and thus significantly retard the progress of

grading and compaction activities. It will, therefore, be advantageous to perform earthwork and foundation construction activities during dry weather.

5.2 Drainage and Groundwater Concerns

Water should not be allowed to collect in the foundation excavation or on prepared subgrades of the construction area either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site surface drainage should be provided to reduce infiltration of surface water around the perimeter of the foundation. The grades should be sloped away from the foundation and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and foundation area. Trees and other vegetation capable of withdrawing significant amounts of moisture from the subsoils should be located a distance from the nearest foundation equal to at least the expected ultimate extent of the root system of the vegetation, or appropriate moisture barriers should be provided.

Groundwater was encountered at depths of 11.0 and 10.0 feet beneath the surface during the drilling of Boring Nos. B-1 and B-2, respectively, and was measured at depths of 10.0 and 9.0 feet beneath the surface, respectively, within 20 minutes after the completion of drilling. It is not anticipated that groundwater will be present nor will the groundwater pose a problem with the construction activities associated with the proposed project. However, if groundwater is encountered during the construction activities, it is expected that the use of sumps and sump pumps will be effective for groundwater dewatering where the exposed soils consist of the site clays. Should excessive and uncontrolled amounts of seepage occur, the geotechnical engineer should be consulted.

5.3 Drilled and Underreamed Piers

The successful completion of drilled and underreamed excavations will depend, to a large extent, on the suitability of the drilling and underreaming equipment together with the skill of the operator. The sequence of operations should be scheduled so that each underream can be completed, reinforcing steel placed, and the concrete poured in a continuous, rapid and orderly manner to reduce the time that the excavation is open.

Shafts and underreams should be clear and be free of all loose materials prior to placement of concrete. Concrete placed for drilled piers should have a 4 to 6-inch slump and be placed continuously in the shaft. Concrete may be allowed to drop freely in dry drilled pier excavations containing 1 inch or less of water, provided that the concrete does not fall against the steel reinforcing or the shaft sides. Drilled piers with more than 1 inch of water in the bottom should be filled with concrete by the tremie method of concrete placement. If casing is required, the casing should be removed as concrete is being placed. The casing should be removed in a manner that precludes the surrounding soil from invading the fresh concrete. This

will require a vertical, smooth removal of the casing while maintaining the bottom of the casing below the top of the concrete a distance sufficient enough to offset the surrounding material pressure.

A qualified/experienced representative of the owner/designer should verify that the underream installation procedures meet specifications.

5.4 Federal Excavation Safety Regulations

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better insure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

6.0 CLOSING REMARKS

RAM Testing has performed a geotechnical investigation and provided soils data and parameters that may be used for the design and construction of foundations for the proposed residential building that will be constructed at 311 Tennessee Street in Houston, Texas. This report has been prepared for the exclusive use of MH Builder Houston, LLC and its authorized representatives in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

In the event that changes are made in the nature, design, or location of the proposed development, the conclusions, parameters, and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the findings and guidelines included in this report are modified or verified in writing. The analyses and guidelines presented in this report are based upon data obtained from 2 geotechnical borings drilled on February 26, 2025. The

nature and extent of variations within the subsurface materials may not become evident until after construction is initiated. If significant variations in the subsurface materials are encountered during construction, it may be necessary to re-evaluate the parameters and recommendations provided in this report.

We appreciate the opportunity to be of service to you on this project. If we can answer any questions concerning the contents of this report or be of further service, please do not hesitate to contact us.

Sincerely,

RAM Testing
Firm Reg. No.: 11970

Oscar Zavala, P.E.
Project Engineer

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APPENDIX

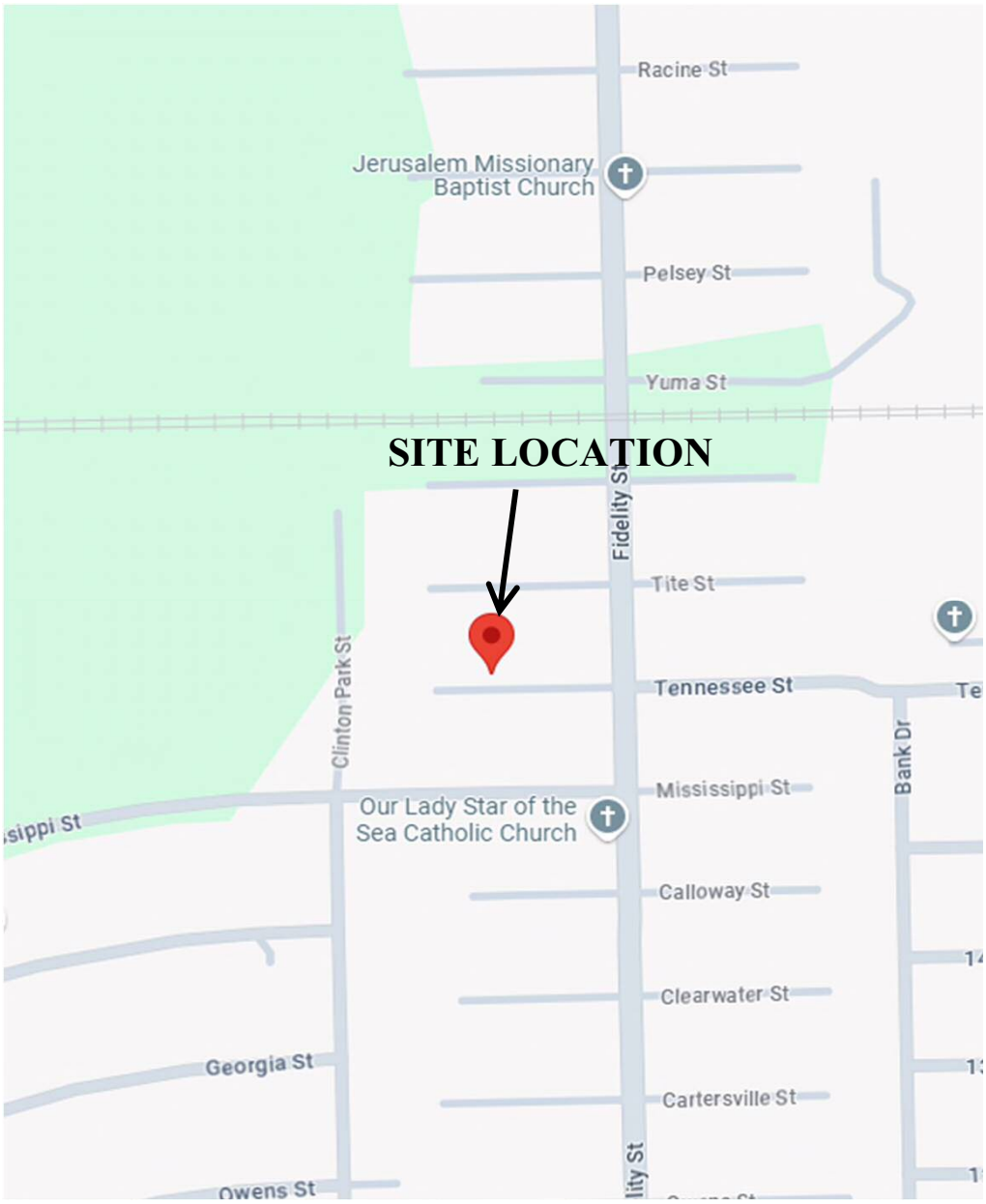
Site Location,

Locations of Borings,

Boring Logs (Boring Nos. B-1 and B-2),

and

Key to Terms and Symbols Used on Boring Logs



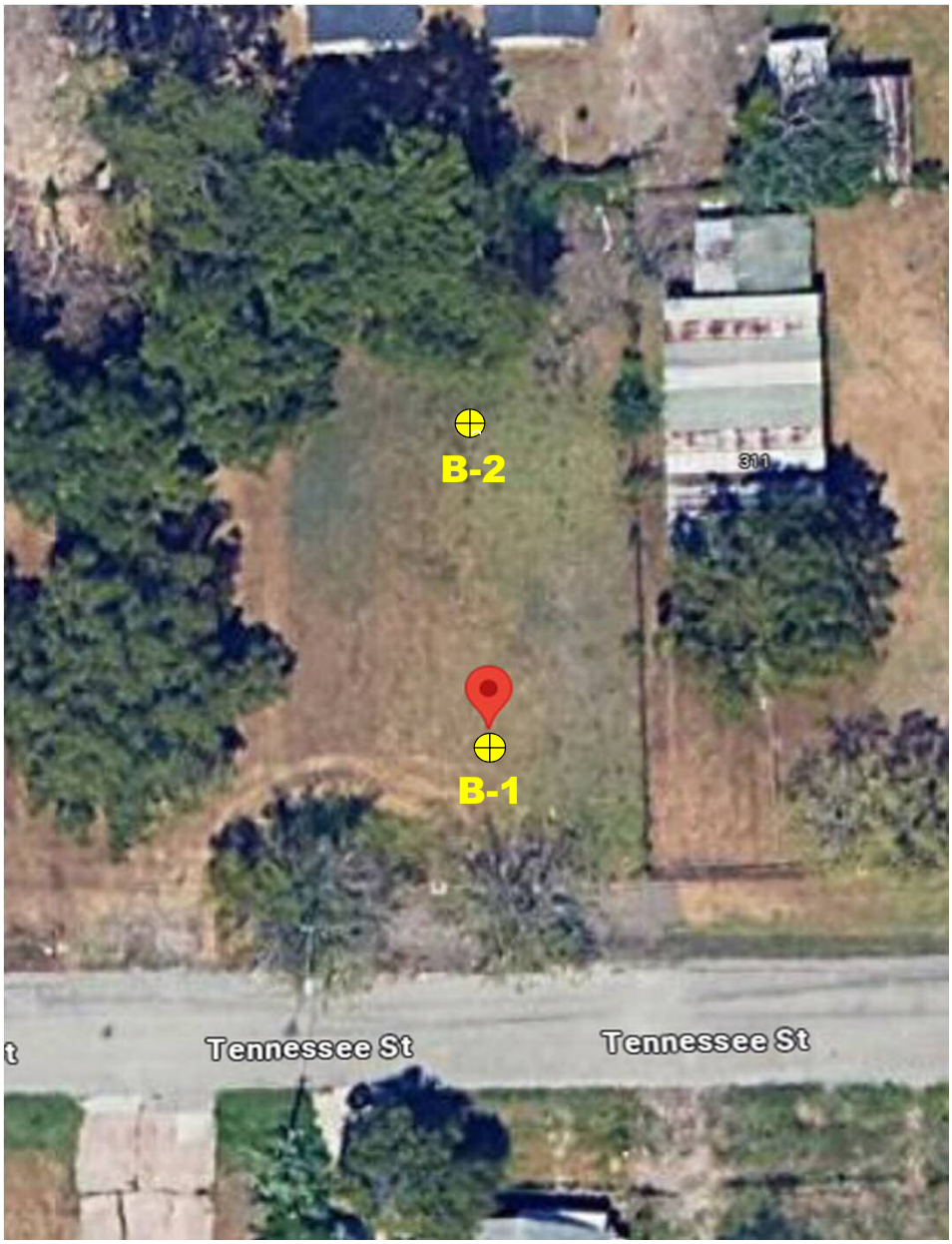
N

RAM Testing

PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

SITE LOCATION

Date: 03/06/25	Project No: RT25-161	Plate 1



⊕ - Geotechnical borings included in the study

N

RAM Testing

PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

LOCATIONS OF BORINGS

Date: 03/06/25 | Project No: RT25-162 | **Plate 2**

LOG OF BORING NO. B-1

PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

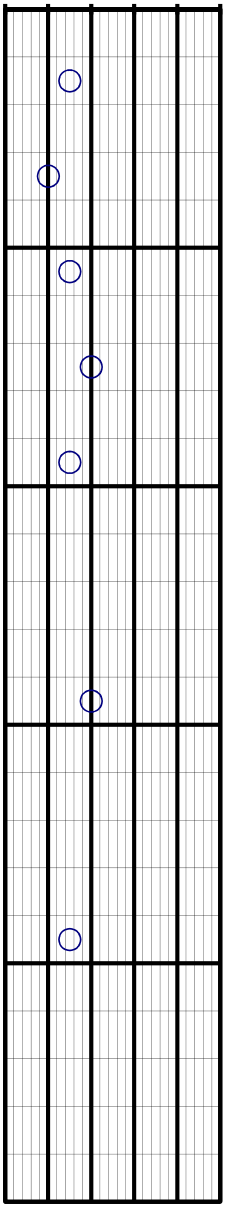
TYPE OF BORING: **FLIGHT AUGER** | CLIENT: **MH Builder Houston, LLC** | PROJECT NO.: **RT25-162**
SURFACE ELEVATION: **N/A** | LOCATION: **See Plate 2** | DATE DRILLED: **02/26/25**

DEPTH, FT.	SOIL TYPE	GROUNDWATER	SAMPLES	DESCRIPTION	HAND PEN. RDG. (TSF)	MOISTURE CONTENT, %	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	PASS #200 SIEVE, %	DRY DENSITY (PCF)
				LEAN CLAY (CL), firm to very stiff, gray	1.50	22	36	17	19	95.3	
					1.00	22					
5				- tan at 4'							
					1.50	17					
				- gray and tan at 6'							
					2.00	17	24	15	9	96.6	
				- tan at 8'							
10		▼			1.50	19					
		▽									
15					2.00	19					
20				20'	1.50	19					
				(Boring terminated at 20')							
25											

SHEAR STRENGTH (tons/sq.ft)

OHP ●UC △TV ▲UU

0 0.5 1 1.5 2 2.5



Groundwater = **11.0'** beneath the surface during drilling and was measured at a depth of **10.0'** 20 minutes after the completion of drilling. The boring was backfilled with soil cuttings after the completion of the drilling activities.

RAM Testing

Plate 3

LOG OF BORING NO. B-2

PROPOSED RESIDENCE
311 TENNESSEE STREET
HOUSTON, TEXAS 77029

TYPE OF BORING: **FLIGHT AUGER** | CLIENT: **MH Builder Houston, LLC** | PROJECT NO.: **RT25-162**
SURFACE ELEVATION: **N/A** | LOCATION: **See Plate 2** | DATE DRILLED: **02/26/25**

DEPTH, FT.	SOIL TYPE	GROUNDWATER	SAMPLES	DESCRIPTION	HAND PEN. RDG. (TSF)	MOISTURE CONTENT, %	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	PASS #200 SIEVE, %	DRY DENSITY (PCF)
				LEAN CLAY (CL), firm to very stiff, gray	1.00	21					
					1.50	21	36	17	19	97.2	
5				- tan at 4'	1.00	18					
					2.50	17					
10		▼			2.00	18	29	16	13	97.9	
		▽									
15				15'	1.50	19					
				(Boring terminated at 15')							
20											
25											

SHEAR STRENGTH (tons/sq.ft)

○HP ●UC △TV ▲UU

0 0.5 1 1.5 2 2.5

Groundwater = **10.0'** beneath the surface during drilling and was measured at a depth of **9.0'** 20 minutes after the completion of drilling. The boring was backfilled with soil cuttings after the completion of the drilling activities.

RAM Testing

Plate 4

KEY TO TERMS AND SYMBOLS USED ON BORING LOGS

SOIL TYPE

GRAVEL SAND SILT LEAN CLAY FAT CLAY PEAT

SAMPLER TYPE

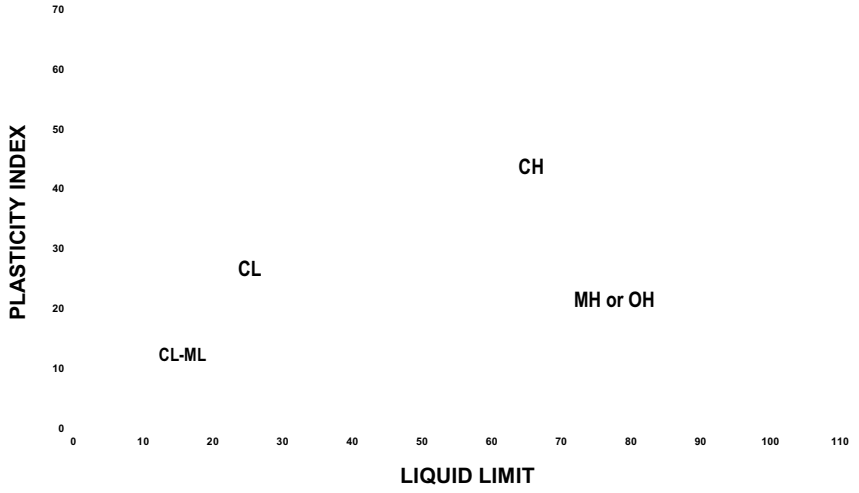
NO SAMPLE | AUGER SAMPLE | SHELBY TUBE | SPLIT SPOON

MODIFIERS

STONE GRAVELY SANDY SILTY CLAYEY MISC. (SEE TEXT ON LOG)

NO RECOVERY | ROCK CORE | 1.8" SHELBY TUBE | TXDOT CONE

UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D 2487



CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	SHEAR STRENGTH (Tons/ft^2)
Very Soft	0 - 0.125
Soft	0.125 - 0.25
Firm	0.25 - 0.5
Stiff	0.5 - 1.0
Very Stiff	1.0 - 2.0
Hard	> 2.0 or 2.0+

RELATIVE DENSITY - GRANULAR SOILS

CONSISTENCY	N-VALUE*	PP (tsf)
Very Loose	0 - 4	0 - 0.5
Loose	5 - 10	0.5 - 1.5
Medium Dense	11 - 30	1.5 - 3.0
Dense	31 - 50	3.0 - 4.5
Very Dense	> 50	> 4.5

* blows/foot

DEGREE OF PLASTICITY OF FINE-GRAINED SOILS

DEGREE OF PLASTICITY	PLASTICITY INDEX	SWELL POTENTIAL
None	0 - 4	Very Low
Slight	5 - 10	Low
Medium	11 - 20	Moderate
High	21 - 40	High
Very High	> 40	Very High

MOISTURE CONDITION COHESIVE SOILS

DESCRIPTION	CONDITION
Absence of moisture, dusty, dry to touch	DRY
Damp but no visible water	MOIST
Visible free water	WET

CONSISTENCY OF COHESIVE SOILS AFTER TERZAGHI (1948)

CONSISTENCY	N-VALUE (Blows/Foot)
Very Soft	< 2
Soft	2 - 4
Firm	4 - 8
Stiff	8 - 15
Very Stiff	15 - 30
Hard	> 30

ABBREVIATIONS

HP - Hand Penetrometer
TV - Torvane
MV - Miniature Vane
UC - Unconfined Compression Test
UU - Unconsolidated Undrained Triaxial Test
CU - Consolidated Undrained Triaxial Test

NOTE: Plot indicates shear strength as obtained by above tests.

Final Groundwater Level

Initial Groundwater Level

CLASSIFICATION OF GRANULAR SOILS

U.S. STANDARD SIEVE SIZE(S)

6"	3"	3/4"	4	10	40	200

BOUL-DERS	COBBLES	GRAVEL COARSE	GRAVEL FINE	SAND COARSE	SAND MEDIUM	SAND FINE	SILT	CLAY
152	76.2	19.1	4.76	2.0	0.42	0.074	0.005	0.001

GRAIN SIZE IN MM

Plate 5

CONSTRUCTION AND MAINTENANCE EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

1. Grantor, MH BUILDER-HOUSTON, LLC acting by and through its duly authorized officers and representatives, ("Grantor"), is the owner of the property located at 311 Tenneessee St, Houston TX 77029 (address), and more particularly described in Exhibit "A" attached to this Easement ("Grantor's property").

2. Grantee, MH BUILDER-HOUSTON, LLC acting by and through its duly authorized officers and representatives, ("Grantee"), is the owner of the property located at 313 Tenneessee St, Houston TX 77029 (address), and more particularly described in Exhibit "B" attached to this Easement ("Grantee's property").

3. Grantor represents that the Grantor is the sole owner of Grantor's property and that there are no lienholders, mortgagees, or trustees that have an ownership interest in Grantor's property except those lienholders, mortgagees, or trustees that have signed this Easement evidencing their consent to the conveyance of this Easement and their consent to the terms and conditions of this Easement.

4. Grantee desires to construct a building on Grantee's property that is within three feet of Grantor's property. Grantee desires that Grantor convey an easement on Grantor's property to Grantee for the purpose of performing construction, repairs, and maintenance on Grantee's property ("Easement").

5. For and in consideration of the mutual covenants and conditions contained in this Easement, and for other good and valuable consideration, Grantor conveys to Grantee a perpetual, nonexclusive easement over and across a portion of Grantor's property that is adjacent to Grantee's property for purposes of performing construction, repairs, and maintenance on Grantee's property.

6. Scope. Grantee and Grantee's agents and contractors shall have an Easement that shall extend ____ feet from the portion of Grantor's property line that abuts the portion of Grantee's property line that is adjacent to the portion of the building on Grantee's property that is closer than three feet from Grantor's property. Grantee's and Grantee's agents and contractors shall have the right to enter onto Grantee's property for the purpose of accessing this Easement. Grantee and Grantee's agents and contractors shall have access to the Easement at all reasonable times for the purposes described herein.

7. Purpose. The use of the Easement shall include the performance of construction, repairs, and maintenance on Grantee's property of buildings, landscaping, lighting, utilities, fixtures, and other improvements. Grantee agrees that the use of the Easement for construction, repairs, and maintenance of a building on Grantee's property shall be limited to the size, scale, measurements, number of stories, and the distance from Grantor's property as described in Exhibit "C" attached to this Easement. Grantee shall not permit a building constructed on Grantee's property to encroach onto Grantor's property in any way except as provided for in Exhibit "C" attached to this Easement.

8. The Easement shall encumber Grantor's property and be a covenant running with the land, and shall be binding on all of Grantor's heirs, successors, agents, assignees, lessees, and other occupiers of Grantor's property, until the time that the Easement is released.

9. Maintenance of Easement. Grantor shall be responsible for reasonable maintenance of the Easement including reasonable maintenance of the lawn, landscaping, trees, and any structures or objects in the Easement that are owned by Grantor. Grantor retains all rights to use the Easement in any way that does not reasonably interfere with Grantee's use of the Easement for the purposes described in this Easement. Grantor shall keep the Easement free of obstructions that might reasonably interfere with the purpose of the Easement described herein. Grantee shall be responsible for any damage done to Grantor's property in connection with Grantee's use of the Easement.

10. Termination. Grantor agrees not to revoke this Easement while the building remains on Grantee's property in the form described in Exhibit "C" attached to this Easement. If a building described in Exhibit "C" attached to this Easement is demolished or altered from its description contained in Exhibit "C," this Easement shall be terminated except if the building described in Exhibit "C" attached to this Easement is demolished and rebuilt according to the "Reconstruction after Casualty" provisions of Chapter 42, Code of Ordinances, Houston, Texas, then this Easement shall continue to be effective.

11. If a condition of this Easement is violated, abandoned, waived, or otherwise found to be invalid, the remaining terms and conditions of this Easement shall remain in full force and effect to the extent possible.

EXECUTED on May 22, 2025
by MH Builder-Houston, LLC & Co., Grantor Collins-Byrd

THE STATE OF TEXAS §

COUNTY OF HARRIS §
§
§

This instrument was acknowledged before me on the May 22, 2025, by MH Builder-Houston, LLC by Schon Collins-Byrd

Krishna Black
Notary Public in and for the
State of Texas

Seal Showing Name and Commission Expiration

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

EXECUTED on May 22, 2025

MH Builder-Houston, LLC by Schon Collins-Byrd, Grantee

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the May 22, 2025, by MH Builder-Houston, LLC by Schon Collins-Byrd

Krishna Black
Notary Public in and for the
State of Texas

Seal Showing Name and
Commission Expiration

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

Exhibit "A"

Legal Description of Grantor's Property

311 Tennessee Street
Lot Seven (7), in Block Thirty Eight (38), of Fedelity Addition, a subdivision in Harris County, Texas, according to the map or plat thereof in Volume 458, Page 262 H.C.D.R., of the Map Records of Harris County, Texas

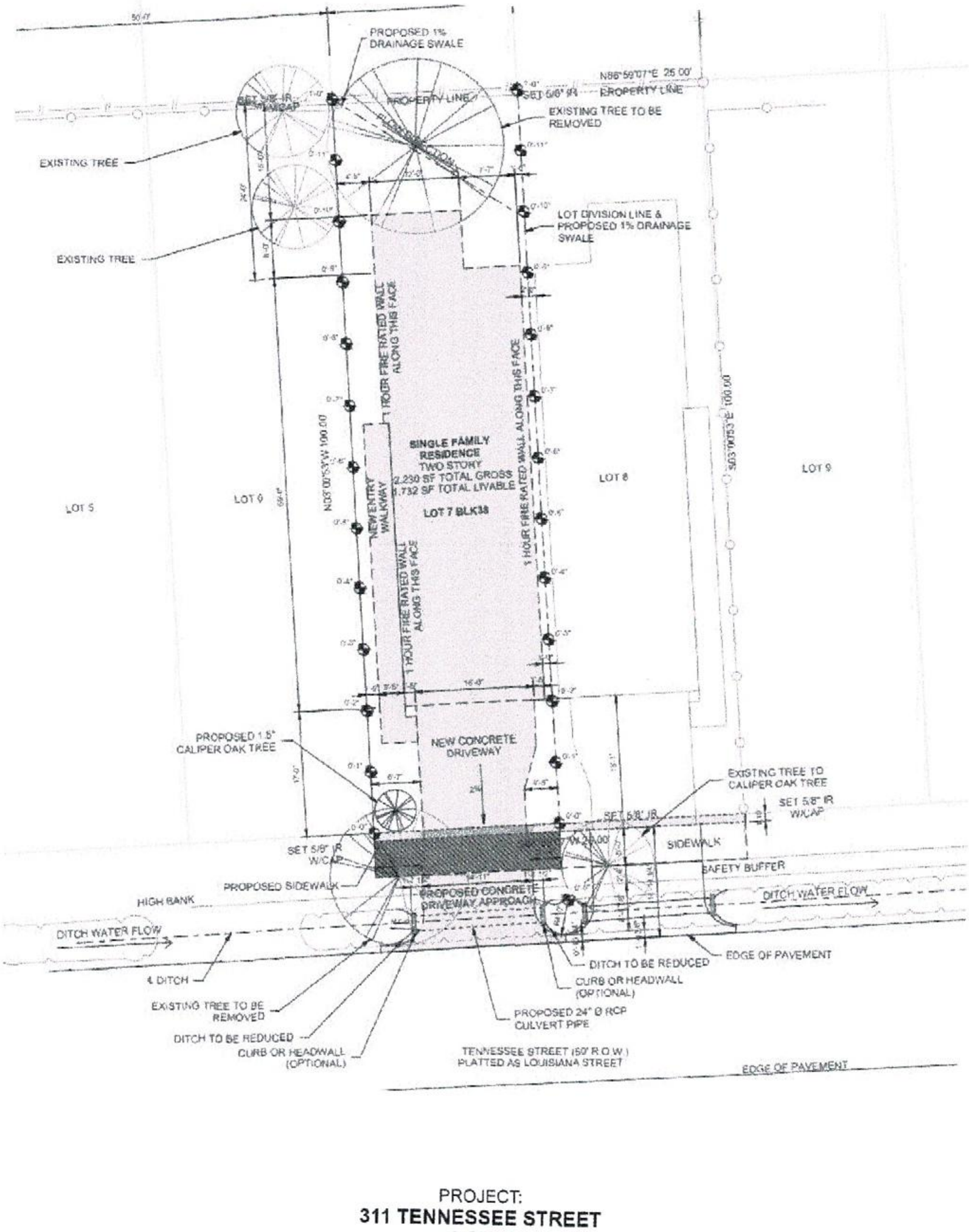
Exhibit "B"

Legal Description of Grantee's Property

313 Tennessee Street
Lot Eight (8), in Block Thirty Eight (38), of Fedelity Addition, a subdivision in Harris County, Texas, according to the map or plat thereof in Volume 458, Page 262 H.C.D.R., of the Map Records of Harris County, Texas

Exhibit "C"

Description of Buildings on Grantee's Property
(See Section 7 and 10 of Easement)



PROJECT:
311 TENNESSEE STREET
LOT 7

311 TENNESSEE ST
HOUSTON TX 77029
MODEL 1732

CONSTRUCTION AND MAINTENANCE EASEMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

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EXECUTED on May 22, 2025
by MHBuilder Houston LLC, Solon Collins Boyd Grantor

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the May 22, 2025, by MH Builder-Houston LLC Schon Collins-Byrd

Krishna Black
Notary Public in and for the
State of Texas

Seal Showing Name and Commission Expiration

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

EXECUTED on May 22, 2025

MH Builder-Houston LLC
Schon Collins-Byrd, Grantee

KRISHNA BLACK
My Notary ID # 131745584
Expires October 5, 2026

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the May 22, 2025, by Schon Collins-Byrd MH Builder-Houston, LLC

Krishna Black
Notary Public in and for the
State of Texas

Seal Showing Name and Commission Expiration

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My Notary ID # 131745584
Expires October 5, 2026

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Exhibit "B"

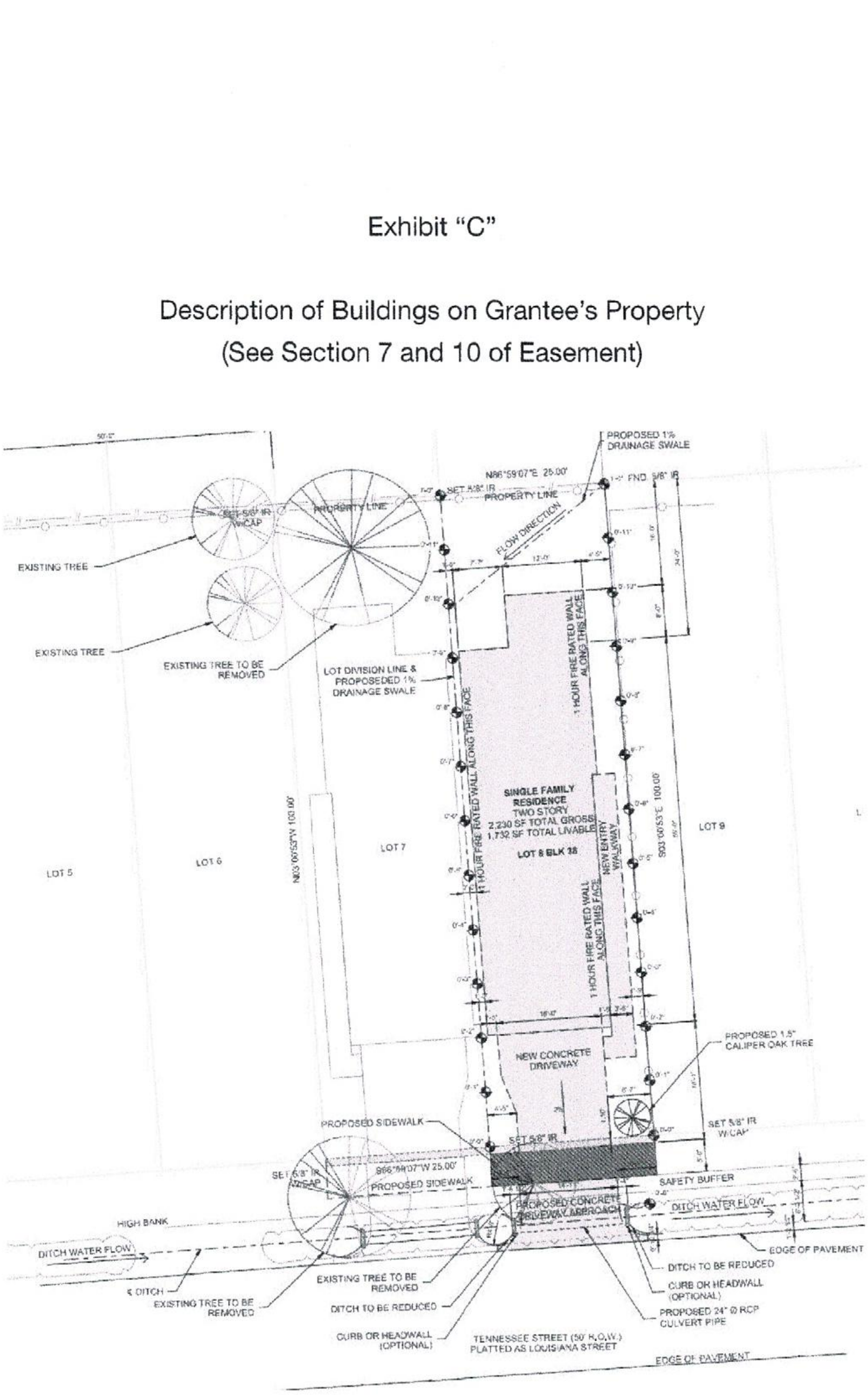
Legal Description of Grantee's Property

311 Tennessee Street
Lot Seven (7), in Block Thirty Eight (38), of Fedelity Addition, a subdivision in Harris County, Texas, according to the map or plat thereof in Volume 458, Page 262 H.C.D.R., of the Map Records of Harris County, Texas

Exhibit "C"

Description of Buildings on Grantee's Property

(See Section 7 and 10 of Easement)



PROJECT:
313 TENNESSEE STREET
LOT 8

313 TENNESSEE ST
HOUSTON TX 77029
MODEL 1732

City of Houston
25046923
REVIEWED FOR COMPLIANCE
Approval of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
07/22/25

CERTIFICATION
IMPACT FEE EXEMPTION
FOR
LOW AND MEDIUM COST HOUSING

Building Inspection Project No. 25046923

1. My name is MELVIN COLLINS-BYRD , and I am PRESIDENT
Title
for MH BUILDER-HOUSTON, LLC and am authorized to sign this Certification.
Legal Name of Developer/Owner

2. On behalf of the Developer/Owner of the property, I am requesting an exemption for impact fees for water and/or wastewater services under Article IX and X of Chapter 47 of the Code of Ordinances, Houston, Texas for that certain single- family residential unit identified as:

LOT 7, BLOCK 38

FIDELITY
Legal Description

311 TENNESSEE STREET, HOUSTON, TX 77029
Street Address of Exempt Unit

which shall be sold at a price (house and property) not in excess of the Maximum Exempt Unit Cost which is **$340,092** effective **April 1, 2025.**

3. Developer/agent/owner agrees to provide a signed complete copy of the closing statement executed by the escrow officer or written verification from the title company indicating this is a true and accurate statement executed by the title company. Proof of cost of sale for the Exempt Unit should be sent within ten (10) days of sale to Lisa Carpenter, Utility Analysis, City of Houston, P.O. Box 2688, Houston, Texas 77252-2688 or email to hpw.tapsandmetersexemptions@houstontx.gov. Please note that failure of Developer/Owner/Agent to submit the executed closing statement within ten (10) days of sale may terminate eligibility for submission of any exemption forms for any future developments.

4. Developer/Owner understands and agrees that sale of any Exempt Unit in excess of the Maximum Exempt Unit Cost will violate the terms of this exemption. Developer/Owner promises to pay the City of Houston within (10) ten days of sale all required impact fees due for the Exempt Unit if it is sold by Developer/Owner at a cost in excess of the Maximum Exempt Unit Cost or if Owner's documentation is in excess of Maximum Unit Cost. Payment shall be made to the address listed in Section 3.

5. Developer understands and agrees that this Certificate only applies to Developer's sale of the Exempt Unit to a bona fide purchaser who inhabits or leases the Exempt Unit. Any other transfer of title to the Exempt Unit shall invalidate this Certificate, unless the Developer gives notice of the transfer, including name and address of transferee, to the address listed in Section 3, in which case the sale of the Exempt Unit shall effect an assignment of the Certificate to the transferee.

6. In the event the reference City of Houston building permit is allowed to expire, this Certification shall automatically expire at the same time as the building permit.

Printed Name of Applicant : MELVIN COLLINS-BYRD
Signature of Applicant:
Date: 4/12/2025
Telephone: 281-507-6479
Email : INFO@MHBUILDERHOUSTON.COM
Applicant Address: P.O. Box 450436
HOUSTON, TX 77245

REQUIREMENTS AND QUALIFICATIONS FOR IMPACT FEE EXEMPTION

The Impact Fee Exemption form , one (1) of the following documents, and the HCAD documents are required to upload to Project Dox in the Utility Letters Folder with the electronic submittal of your New Construction single family residence for Impact Fee Exemption. These will be reviewed at time of your plan review by the Taps and Meters Department.

- **An Official Current Floor Plan / Sales Price Form from the Builder -** (The floor plan on the sales price form must be the same floor plan as shown on the customer's plans and it should be a current sheet with a valid sales price stated. The current floor plan/sales price form must provide all of the following information; **Builder Name, Office Address, Phone Number, Email Address, Sales Price of the home to the potential buyer, Square footage of home, floor plan of home that is being applied for in your impact fee exemption, and the address of the project that is on the ILMS project number.)**

- **Construction Cost -** (such as an Official Builder's Invoice/Material Cost a detailed breakdown of the construction cost and materials from the Builder must be reasonable) Construction Cost Breakdown must be signed and dated by the applicant of the Impact Fee Exemption Form to include the following statement **" I CERTIFY THAT THE MATERIALS AND PRICING THAT I HAVE PROVIDED TO THE CITY OF HOUSTON FOR MY IMPACT FEE EXEMPTION APPLICATION ARE ACCURATE AND VALID."** This must be notarized by a licensed notary. The pricing will be compared to the Building Valuation Data that the International Code Council publishes for accuracy.

- **An Official Contract between the Buyer & Seller (**The contract must list the selling price of the home and must be signed by both parties along with being dated.)

- **For a House Move: The Cost/Value of the home PLUS the Cost to Move the House** (Official Documents should be provided to verify these costs & the costs must be reasonable.)

Qualifications for Impact Fee Exemption

- All impact fee exemption applicants are required to have a Wastewater Capacity Reservation (WCR) letter.

- All impact fee exemption applicants are required to upload the Harris County Appraisal District (HCAD) documents into ProjectDox's Utility Letters folder at time of electronic plan submittal.

- All impact fee exemption applicants are required to upload the Impact Fee Exemption Form into the Project Dox's Utility Letters folder and one of the chosen documents above at time of plan submittal .

- Owner must be selling the property at the completion of building the single-family residence and turn in the closing statement to the Taps and Meters Department within 10 days of the sale of the property. If the sale price is over the maximum exempt unit cost the applicant will owe Impact Fees to The City of Houston.

- The single-family residence cannot exceed 3,000 square feet or one service unit.

- Mobile homes do not qualify for Impact Fee Exemption.

- Inadequate utility lines or lines that do not front the property will not qualify for Impact Fee Exemption.

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☒ Conv Unins 4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance 7. ☐ Cash Sale.	6. File Number **25-69064**	7. Loan Number **CF118399**	8. Mortgage Ins Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower	E. Name & Address of Seller	F. Name & Address of Lender
MH Builder-Houston, LLC **2180 North Loop W, Ste 250** **Houston, TX 77018**	**Houston Land Bank, a Texas local government corporation** **P.O. Box 2549** **Houston, TX 77252**	**Churchill Funding I LLC** **1415 Vantage Park Dr., Ste 240** **Charlotte , NC 28203**

G. Property Location	H. Settlement Agent Name	
Fidelity Addition, Block 38, Lot 7, Harris County **311 Tennessee Street, Unit 1/2** **Houston, TX 77029** **See Addendum**	**Valero Title, Inc.** **7550 I-10, Suite 800-1420** **San Antonio, TX 78229 Tax ID: 13-4362879** **Underwritten By: Fidelity**	
	Place of Settlement **Valero Title, Inc.** **200 Concord Plaza Drive, Suite 623** **San Antonio, TX 78216**	I. Settlement Date **3/28/2025** Fund: **3/28/2025**

J. Summary of Borrower's Transaction		**K. Summary of Seller's Transaction**	
100. Gross Amount Due from Borrower		**400. Gross Amount Due to Seller**	
101. Contract Sales Price	**$12,540.00**	401. Contract Sales Price	**$12,540.00**
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	**$17,846.35**	403.	
104. Constructions Reserve	**$392,946.37**	404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. HOA Dues		410. HOA Dues	
111. HOA Dues		411. HOA Dues	
112.		412.	
113. CONSTRUCTION RESERVE $392,946.37		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	**$423,332.72**	**420. Gross Amount Due to Seller**	**$12,540.00**
200. Amounts Paid By Or in Behalf Of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)	**$400,470.37**	502. Settlement Charges to Seller (line 1400)	**$4,742.79**
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of First Mortgage Loan to	
205.		505. Payoff of Second Mortgage Loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/25 thru 03/28/25	**$142.94**	511. County property taxes 01/01/25 thru 03/28/25	**$142.94**
212. Assessment Taxes 01/01/25 thru 03/28/25	**$130.59**	512. Assessment Taxes 01/01/25 thru 03/28/25	**$130.59**
213. School property taxes		513. School property taxes	
214. HOA Dues		514. HOA Dues	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	**$400,743.90**	**520. Total Reduction Amount Due Seller**	**$5,016.32**
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross Amount due from borrower (line 120)	**$423,332.72**	601. Gross Amount due to seller (line 420)	**$12,540.00**
302. Less amounts paid by/for borrower (line 220)	**$400,743.90**	602. Less reductions in amt. due seller (line 520)	**$5,016.32**
303. Cash From Borrower	**$22,588.82**	**603. Cash To Seller**	**$7,523.68**

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.
The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.
This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.
The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price	**$12,540.00**	**@ % =**	**$0.00**		
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703. Commission Paid at Settlement				**$0.00**	**$0.00**
800. Items Payable in Connection with Loan					
801. Loan Origination Fee %	to **Churchill Funding I LLC**			**$10,011.76**	
802. Loan Discount %	to				
803. Appraisal Fee	to				
804. Credit Report	to				
805. Underwriting Fee	to **Churchill Funding I LLC**			**$1,000.00**	
806. Processing Fee	to **Churchill Funding I LLC**			**$495.00**	
807. Tax Service Fee	to				
808. Flood Certification Fee	to				
809. Doc Fee	to **Churchill Funding I LLC**			**$650.00**	
900. Items Required by Lender To Be Paid in Advance					
901. Interest from **3/31/2025** to **4/1/2025**	@ **$2.09** /day			**$2.09**	
902. Mortgage Insurance Premium for months	to				
903. Hazard Insurance Premium for years	to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @		per month		
1002. Mortgage insurance	months @		per month		
1003. City property taxes	months @		per month		
1004. County property taxes	months @	**$49.97**	per month		
1005. Assessment Taxes	months @	**$45.66**	per month		
1006. School property taxes	months @		per month		
1007. HOA Dues	months @		per month		
1008. HOA Dues	months @		per month		
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Escrow Fee	to **Valero Title, Inc.**			**$200.00**	**$200.00**
1102.	to				
1103.	to				
1104. Notary Fee	to **Notarized Inc**				
1105. Texas Guaranty Fee	to **Texas Title Insurance Guaranty Association (TTIGA)**			**$2.00**	**$2.00**
1106. Tax certificates	to **Certain Services, LLC**				**$95.00**
1107. Attorney Document Preparation	to				
(includes above items numbers:)					
1108. Title insurance	to **Valero Title, Inc.**			**$100.00**	**$2,482.00**
(includes above items numbers:)					
1109. Lender's coverage	**$400,470.37/$295.75** .				
1110. Owner's coverage	**$413,010.37/$2,482.00**				
1111. Tax Exception Amendment	to **Valero Title, Inc.**			**$20.00**	
1112. Tax Amend-Not yet due/payable	to **Valero Title, Inc.**			**$5.00**	
1113. T-36 EPA Endorsement	to **Valero Title, Inc.**			**$25.00**	
1114. T-17 PUD Endorsement	to **Valero Title, Inc.**			**$25.00**	
1115. T-19 Res. Endorsement	to **Valero Title, Inc.**			**$120.75**	
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed **$33.00** ; Mortgage **$149.00** ; Rel		to **Valero Title, Inc.**	**$182.00**	
1202. City/county tax/stamps	Deed : Mortgage		to		
1203. State tax/stamps	Deed : Mortgage		to		
1204. Additional Recordings	to				
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Pest Inspection	to				
1303. Invoice	to **Preston Wood & Associates, LLC**			**$1,900.00**	
1304. Invoice	to **RAM Testing & Drilling, LLC**			**$850.00**	
1305. Invoice	to **Decon LLC**			**$1,500.00**	
1306. Survey	to **Momentum Survey, LLC**			**$757.75**	
1307. 2024 TAXES	to **Harris County TAX**				**$665.65**
1308. 2024 TAXES	to **Goose Creek CISD Tax Services**				**$1,298.14**
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				**$17,846.35**	**$4,742.79**

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

MH Builder-Houston, LLC

Schon Collins-Byrd

By Schon Denise Collins-Byrd

Houston Land Bank, a Texas local government corporation

By

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Addendum to HUD Settlement Statement

Section G – Additional Tracts of Land

Fidelity Addition, Block 38, Lot 7&8, Harris County
311 Tennessee St
Houston, TX 77029

RP-2025-136279
04/14/2025 ER $33.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Warranty Deed with Vendor's Lien

Date: **March 21, 2025**

Grantor: **Houston Land Bank, a Texas local government corporation**

Grantor's Mailing Address: PO BX 2549 Houston TX 77252

Grantee: **MH BUILDER-HOUSTON, LLC, a Texas limited liability company**

Grantee's Mailing Address: **2180 N. Loop West, Suite 250, Houston, Harris County, Texas 77018**

Consideration: **Ten and No/100 ($10.00) Dollars** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note of even date herewith in the principal sum of **Four Hundred Thousand Four Hundred Seventy 37/100 Dollars ($400,470.37)** payable to the order of **Churchill Funding I LLC, a Delaware limited liability company** upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to **California TD Specialists, Trustee.**

Property (including any improvements): **Lot Seven (7), in Block Thirty-eight (38), of FIDELITY ADDITION to the City of Houston, in Harris County, Texas, according to the map or plat thereof recorded in Volume 458, Page 262, of the Deed Records of Harris County, Texas.**

Reservations from and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

RP-2025-136279

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Churchill Funding I LLC, a Delaware limited liability company at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, as is evidenced by the hereinbefore described **$400,470.37** note. The first and superior Vendor's Lien, as well as the Superior Title to said property is retained herein for the benefit of the said **Churchill Funding I LLC, a Delaware limited liability company,** its successors or assigns and shall have the right to release said Vendor's Lien upon the payment of said Note. The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

Houston Land Bank,
a Texas local government corporation

By: _____

Its: CEO + president

STATE OF TEXAS *
*
COUNTY OF Dallas *

This instrument was acknowledged before me on this 31st day of **March 2025,** by Christa Stoneberg CEO + president of **Houston Land Bank, a Texas local government corporation,** on behalf of said corporation.

GG L MCINTOSH
Notary ID #10042107
My Commission Expires
December 14, 2028

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MH BUILDER-HOUSTON, LLC
2180 N. Loop West, Suite 250
Houston, Texas 77018

Escrow File No.: **25-69064**

EXHIBIT "A"

Lot Seven (7) and Lot (8), in Block Thirty-eight (38), of FIDELITY ADDITION to the City of Houston, in Harris County, Texas, according to the map or plat thereof recorded in Volume 458, Page 262, of the Deed Records of Harris County, Texas.

RP-2025-136279
Pages 4
04/14/2025 01:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees $33.00

RP-2025-136279

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS

* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE FEMA WEBSITE https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001+catalogId=10001+langId=-1

* Subject Property IS Located in a Federal Insurance Administration Designated FLood Hazard Area, and Lies in UNSHADED ZONE "X"
As per Community , and Map 480296 48201C Panel 0885N Dated 05/02/2019

NOTES
1.) SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS OF RECORD.
2.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886; AMENDED IN 1999-262.
3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 89-1312 AS RECORDED IN H.C.C.F.# M-337573

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03
SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN) WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT	BLOCK	SUBDIVISION	SECTION
7	38	FIDELITY ADDITION	

COUNTY	STATE	RECORDED	SURVEY: -	SCALE: 1" = 20'
HARRIS	TEXAS	VOLUME 458 PG 262 H.C.D.R.	ADDRESS	
PURCHASER ORDERED BY	MH BUILDER-HOUSTON, LLC		311 TENNESSEE STREET, HOUSTON TEXAS 77029	

SURVEYOR
MOMENTUM
ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
E-MAIL GPRIDA@MSN.COM
TX. REG. NO. 10109600

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

2/24/2025

GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662

STATE OF TEXAS REGISTERED
GILBERT PRIDA
5662
PROFESSIONAL LAND SURVEYOR

	DATED	BY
FIELD WORK	02/17/2025	AS
DRAFTING	02/23/2025	GP
KEY MAP	495V	

MORT. CO.	
TITLE CO.	
G.F. NO.	
JOB NO.	2025-02008L7

2336-A

NEW MEXICO

39 40

TITE

SECTION 2

38 37

TENNESSEE

35 36

MISSISSIPPI

34 33

CALLOWAY

31 32

CLEARWATER

30 29

CARTERSVILLE

27 28

OWENS

26 25

NORTH CAROLINA

23 24

DEHAVEN

22 21

TIDAL ST

BOLDEN

19 20

DELAWARE

SECTION 1

18 17

PENNSYLVANIA

15 16

ARMSTRONG

14 13

GANS

11 12

CONNECTICUT

10 9

RHODE ISLAND

7 8

MASSACHUSETTS

6 5

NEW HAMPSHIRE

3 4

MASCOT

2 1

CLINTON

86 85 84

LANEWELL

81 82 83

HARBOR

FILLMORE

80 79 78

CARGILL

75 76 77

BUCROFT

73 74

RICHCROFT

72 71

KERR

SECTION 3

69 70

TUFFLY

68 67

MASTERSON

65 66

GARCROFT

64 63

SIGNET

61 62

PLUMMER

60 59

FIDELITY ST

STEDMAN

57 58

BENNETT

55 56

TURNBOW

54 53

VEYBLUM

51 52

NEDWALD

SECTION 2

50 49

RACINE

47 48

MIMBROUGH

46 45

PELSEY

43 44

YUMA

42 41

NEW MEXICO

MAP OF FIDELITY ADDITION TO THE CITY OF HOUSTON

LOCATED ON

HOUSTON GALVESTON SHIP CHANNEL

IN THE

EZEKIEL THOMAS SURVEY

RECORDED VOL. 458 PAGE 262 HARRIS COUNTY DEED RECORDS

SCALE 1 = 150

4/25/83

2336-A