

AGREEMENT

This Agreement ("Agreement") is entered into by and between **Harris County** ("County") and **Balmoral LT, LLC** ("Balmoral"). County and Balmoral may each be referred to herein individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, County intends to construct roadway and drainage improvements on Woodland Hills Drive (Phase II) from approximately 1,400 feet north of Sunset Breeze Drive to approximately 500 feet south of Woodland Path Drive, located in Harris County Precinct 2 ("Project"); and

WHEREAS, to facilitate future development in the area. Balmoral desires that County include the following additional improvements (the "Balmoral Improvements"), at the approximate locations illustrated on Exhibit A, attached;

- i) the installation of multiple 6-inch PVC pipe sleeves for irrigation purposes ("Irrigation Sleeves"),
- ii) construction of a 24-inch storm sewer with a manhole at each; and

WHEREAS, the Parties desire to cooperate in accordance with the terms of this Agreement to design and install the Balmoral Improvements as part of the Project.

NOW THEREFORE, for and in consideration of the mutual covenants, agreements and benefits to the Parties herein named, it is agreed as follows:

TERMS

I. Responsibilities of the Parties

- A. Upon execution of this Agreement, County shall send Balmoral an invoice in the sum of \$34,653.29, the agreed-upon fixed fee to pay for the cost of the design and installation of the Balmoral Improvements.
- B. Balmoral shall remit payment in such amount to County within thirty (30) days of the date of the invoice.
- C. Upon receipt of the payment from Balmoral, County will authorize its Engineer for the Project to incorporate the design of the Balmoral Improvements into the PS&E for the Project. County's contract for construction of the Project will include the installation of the Balmoral Improvements.
- D. Upon completion of construction of the Project, Balmoral shall assume full ownership of and responsibility for the maintenance and repair of the Irrigation Sleeves, including any damage caused by the Irrigation Sleeves, to the County roadway or other County facilities

within the road right-of way. County will not be responsible for the ongoing maintenance or condition of the Irrigation Sleeves. Balmoral will have no responsibility for maintenance and repair of the remaining Balmoral Improvements set out in the Recitals above. Balmoral may request authorization from the County to assign the maintenance responsibilities of the Irrigation Sleeves to a governmental entity such as a municipal utility district or a homeowners association, and upon consent of County, may assign such maintenance responsibilities.

II. Term and Termination

- A. This Agreement is effective as of the date that is approved and executed by all Parties (the “Effective Date”) and remains in full force and effect until the completion of construction or the receipt by the County of all funds due by Balmoral under the terms of this Agreement, whichever is later.
- B. County may terminate this Agreement at any time prior to completing the installation of the Balmoral Improvements by giving written notice to Balmoral and returning all unexpended funds provided by Balmoral under this Agreement.

III. Limitation of Appropriation

The Parties understand and agree, said understanding and agreement also being the absolute essence of this Agreement, that County is not appropriating any funds through this Agreement.

IV. Liability of the Parties

To the extent allowed by law, each Party shall be responsible for all claims and liability due to the activities of the Party's employees, officials, agent or subcontractors arising out of or under this Agreement and which result from any act, error, or omission, intentional tort, intellectual property infringement, or failure to pay a vendor, committed by the Party or its employees, officials, agents, consultants under contract, or any other entity over which it exercises control, to the extent permitted by law.

V. Notice

Any notice required to be given under this Agreement (“Notice”) shall be in writing and shall be duly served when it shall have been personally delivered to the address below, or deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to County or Balmoral at the following addresses

Balmoral: Balmoral LT, LLC
C/O Land Tejas Companies
2450 Fondren Road, Suite 250
Houston, Texas 77063
Attention: James Henrie
Email: jhenrie@landtejas.com

County: Harris County Engineering Department
1001 Preston Avenue, 7th Floor
Houston, Texas 77002-1893
Attention: Weona Dean, Contract Coordinator
Email: weona.dean@eng.hctx.net

Any Notice given hereunder is deemed given upon hand delivery or three (3) days after the date of deposit in the United States Mail.

Each Party shall have the right to change its respective address by giving at least fifteen (15) days' written notice of such change to the other Party.

Other communications, except for Notices required under this Agreement, may be sent by electronic means or in the same manner as Notices described herein.

VI. Miscellaneous

- A. Independent Parties. It is expressly understood and agreed by the Parties that nothing contained in this Agreement shall be construed to constitute or create a joint venture, partnership, association or other affiliation or like relationship between the Parties, it being specifically agreed that their relationship is and shall remain that of independent parties to a contractual relationship as set forth in this Agreement. The County is an independent contractor and neither it, nor its employees or agents shall be considered to be an employee, agent, partner, or representative of Balmoral for any purpose. Balmoral, nor its employees, officers, or agents shall be considered to be employees, agents, partners or representatives of the County for any purposes. Neither Party has the authority to bind the other Party.
- B. No Third Party Beneficiaries. This Agreement shall be for the sole and exclusive benefit of the Parties and their legal successors and assigns. The County is not obligated or liable to any party other than Balmoral for the performance of this Agreement. Nothing in the Agreement is intended or shall be deemed or construed to create any additional rights or remedies upon any third party. Further, nothing contained in the Agreement shall be construed to or operate in any manner whatsoever to increase the rights of any third party, or the duties or responsibilities of County with respect to any third party.
- C. Waiver of Breach. A waiver by either Party of a breach or violation of any provision of the Agreement shall not be deemed or construed to be a waiver of any subsequent breach. No waiver or waivers of any breach or default (or any breaches or defaults) by

either Party hereto of any term, covenant, condition, or liability hereunder, or the performance by either Party of any obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstances.

D. No Personal Liability; No Waiver of Immunity.

- (1) Nothing in the Agreement is construed as creating any personal liability on the part of any officer, director, employee, or agent of any public body that may be a Party to the Agreement, and the Parties expressly agree that the execution of the Agreement does not create any personal liability on the part of any officer, director, employee, or agent of the County.
- (2) The Parties agree that no provision of this Agreement extends the County's liability beyond the liability provided in the Texas Constitution and the laws of the State of Texas.
- (3) Neither the execution of this Agreement nor any other conduct of either Party relating to this Agreement shall be considered a waiver by the County of any right, defense, or immunity on behalf of itself, its employees or agents under the Texas Constitution or the laws of the State of Texas.

E. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Texas and the forum for any action under or related to the Agreement is exclusively in a state or federal court of competent jurisdiction in Texas. The exclusive venue for any action under or related to the Agreement is in a state or federal court of competent jurisdiction in Houston, Harris County, Texas.

F. No Binding Arbitration; Right to Jury Trial. The County does not agree to binding arbitration, nor does the County waive its right to a jury trial.

G. Contract Construction.

- (1) This Agreement shall not be construed against or in favor of any Party hereto based upon the fact that the Party did or did not author this Agreement.
- (2) The headings in this Agreement are for convenience or reference only and shall not control or affect the meaning or construction of this Agreement.
- (3) When terms are used in the singular or plural, the meaning shall apply to both.
- (4) When either the male or female gender is used, the meaning shall apply to both.

H. Recitals. The recitals set forth in this Agreement are, by this reference, incorporated into and deemed a part of this Agreement.

- I. Entire Agreement; Modifications. This Agreement contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. This Agreement supersedes and replaces any prior agreement between the Parties pertaining to the rights granted and the obligations assumed herein. This Agreement shall be subject to change or modification only by a subsequent written modification approved and signed by the governing bodies of each Party.
- J. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person, entity, or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons, entities, or circumstances shall not be affected thereby.
- K. Survival of Terms. Any provision of this Agreement that, by its plain meaning, is intended to survive the expiration or earlier termination of this Agreement, shall survive such expiration or earlier termination. If an ambiguity exists as to survival, the provision shall be deemed to survive.
- L. Multiple Counterparts/Execution. This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is a duly authorized representative with the power to execute the Agreement.
- M. Warranty. By execution of this Agreement, the Balmoral warrants that the duties accorded to the Balmoral in this Agreement are within the powers and authority of the Balmoral.
- N. Foreign Terrorists Organizations. In accordance with Tex. Gov't Code Ann. Chapter 2252 Subchapter F, Balmoral warrants and represents that, at the time of execution of this Agreement and for the duration of the Term of this Agreement and any Renewal Terms, Balmoral does not appear on the Texas State Comptroller's list of companies known to have contracts with or provide supplies or services to a foreign terrorist organization.
- O. Anti-Boycott. In accordance with Tex. Gov't Code Ann. § 2270.002, Balmoral warrants and represents that it does not boycott Israel and agrees that it will not boycott Israel during the term of this Agreement.
- P. Execution. This Agreement may be executed in several counterparts. Each counterpart is deemed an original and all counterparts together constitute one and the same instrument. In addition, each Party warrants that the undersigned is duly authorized representative with the power to execute the Agreement.

HARRIS COUNTY

By: _____
Lina Hidalgo, County Judge
Date: _____

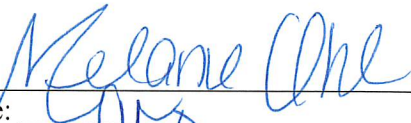

BALMORAL LT, LLC
a Texas limited liability company

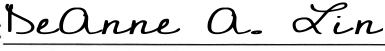
By: 
Al P. Brende, President
L.T. Partnership, LTD
Texas limited partnership, its manager,
and
L.T. Management, Inc.,
a Nevada corporation, its general partner

APPROVED AS TO FORM:

ATTEST:

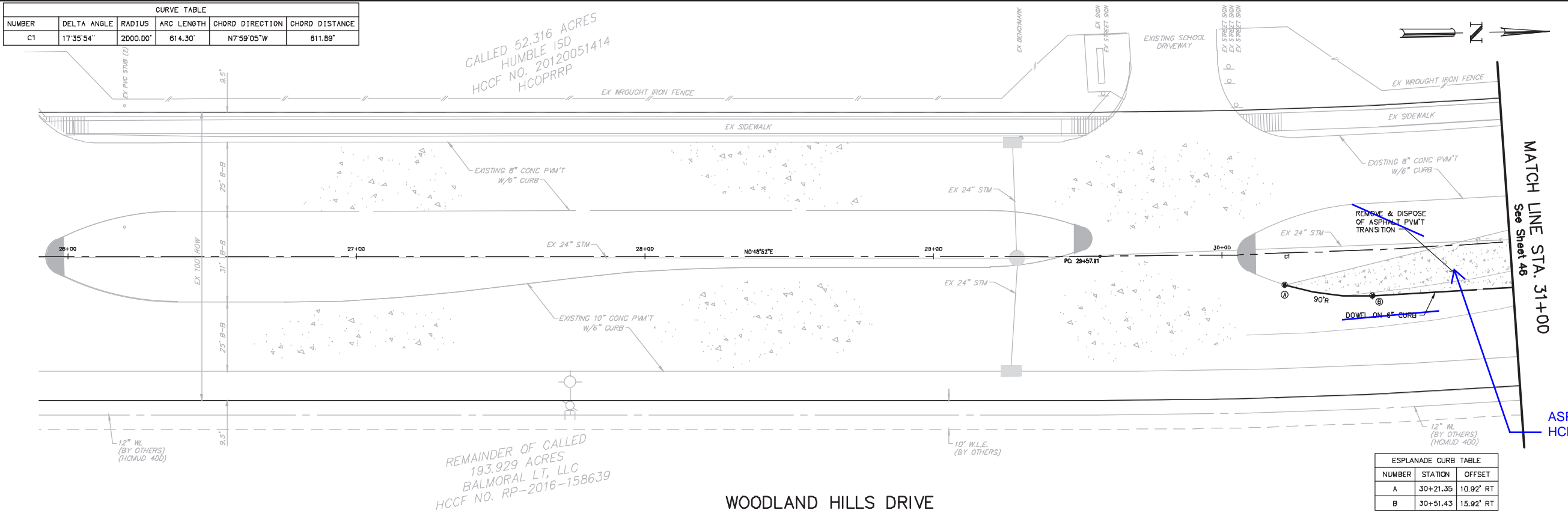
CHRISTIAN D. MENELEE
County Attorney

By: 
Title: 

By: 
DeAnne A. Lin
Assistant County Attorney
CAO File No.: 17GEN0063

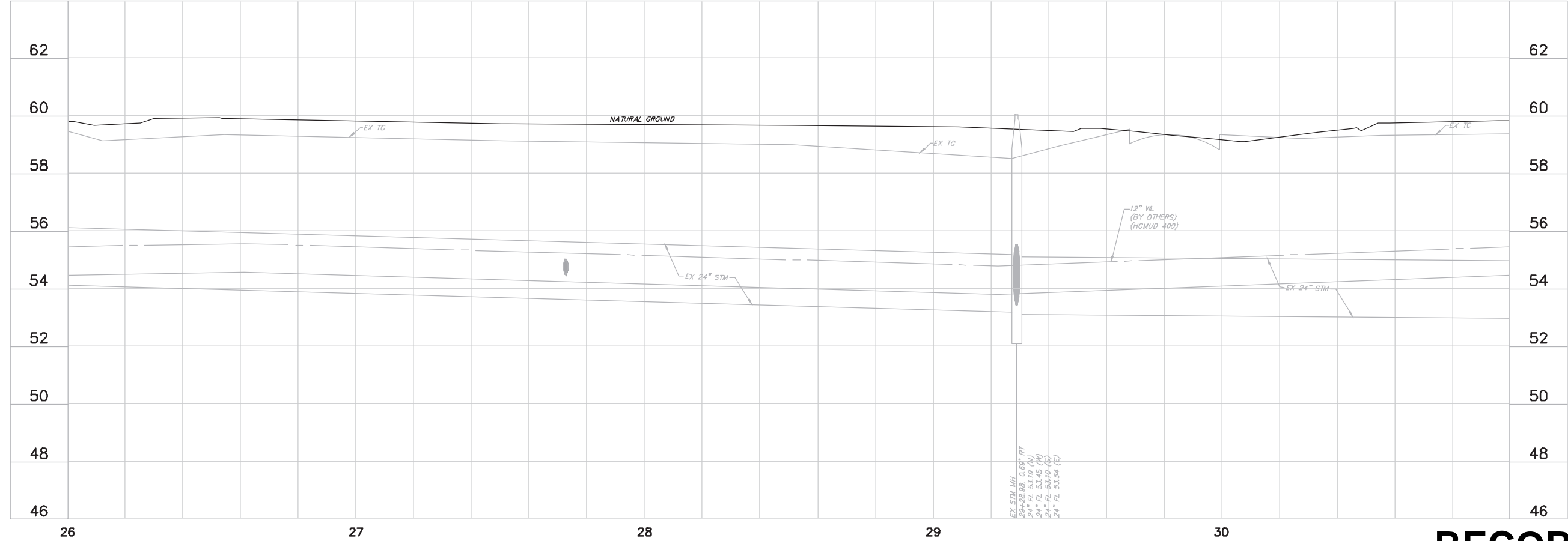
(SEAL)

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	17°35'54"	2000.00'	614.30'	N7°59'05"W	611.89'



BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150610 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88

ESPLANADE CURB TABLE		
NUMBER	STATION	OFFSET
A	30+21.35	10.92' RT
B	30+51.43	15.92' RT



- NOTES:
1. LOCATION OF EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATIONS OF UTILITIES BEFORE WORK BEGINS.
 2. ALL UTILITIES ARE CONSIDERED PROPOSED UNLESS OTHERWISE NOTED ON THE PLANS.
 3. CONTRACTOR TO MAINTAIN ACCESS TO ALL UTILITY LINES FOR MUD PERSONNEL THROUGHOUT CONSTRUCTION.

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
△			
△			
△			
△			

HARRIS COUNTY
ENGINEERING DEPARTMENT



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046



PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 26+00 TO 31+00)	HCD STANDARD
CR'D BY:		
SCALE: HORZ: 1"=20' VERT: 1"=2'	APPROVED BY:	SHEET NO: 45/173
DATE: 12/5/2016		

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	17°35'54"	2000.00'	614.30'	N7°59'05"W	811.89'

CALLED 52.316 ACRES
HUMBLE INDEPENDENT
SCHOOL DISTRICT
SPECIAL WARRANTY DEED
CF NO. 20120051414
HCOPRRP

BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150610 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88

MATCH LINE STA. 31+00
See Sheet 45

MATCH LINE STA. 36+00
See Sheet 47

CONSTRUCTED BY HCMUD 400
(BALMORAL SEC 1)

ASPHALT TRANSITION.
INSTALLED BY HCMUD 400,
REMOVED BY WOODLAND
HILLS DRIVE CONTRACTOR

CROSSHATCH PAVEMENT
MARKINGS. INSTALLED BY
HCMUD 400, REMOVED BY
WOODLAND HILLS DRIVE
CONTRACTOR

IRRIGATION
SLEEVES (2)

ASPHALT TRANSITION REMOVED BY
HCMUD 400 (BALMORAL SEC 1)

WOODLAND HILLS DRIVE

PROPOSED TYPE III
BARRICADES (2)

POINT TABLE		
NUMBER	STATION	OFFSET
A	31+62.77	15.92' RT
B	31+75.43	15.60' LT
C	33+00.61	16.59' LT
D	33+00.88	15.43' RT
E	33+30.95	40.39' RT
F	33+39.03	7.06' LT
G	33+38.91	8.93' RT
H	33+44.97	0.04' LT
I	33+64.67	74.47' RT
J	33+93.33	74.16' RT
K	33+97.58	63.35' RT
L	34+08.90	63.35' RT
M	34+13.15	74.16' RT
N	34+41.80	74.53' RT
O	34+61.97	6.03' RT
P	34+64.16	2.75' RT
Q	34+64.21	9.26' RT
R	34+75.52	40.52' RT
S	34+97.09	3.50' LT
T	34+96.94	15.50' RT
U	35+72.21	3.50' LT
V	35+82.08	3.50' LT

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LEGEND:
IRR 2-6" IRRIGATION SLEEVES

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
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ENGINEERING DEPARTMENT



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PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 31+00 TO 36+00)	HCD STANDARD
CR'D BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=20'	APPROVED BY:	SHEET NO: 46/173
DATE: 12/5/2016		

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C2	13°56'42"	2000.00'	486.77'	N9°48'42"W	485.57'

ESPLANADE CURB TABLE		
NUMBER	STATION	OFFSET
A	36+41.65	7.06' LT
B	36+82.31	11.94' LT
C	37+41.87	15.50' LT
D	40+22.55	15.50' RT
E	40+68.93	12.84' RT
F	40+98.84	9.16' RT

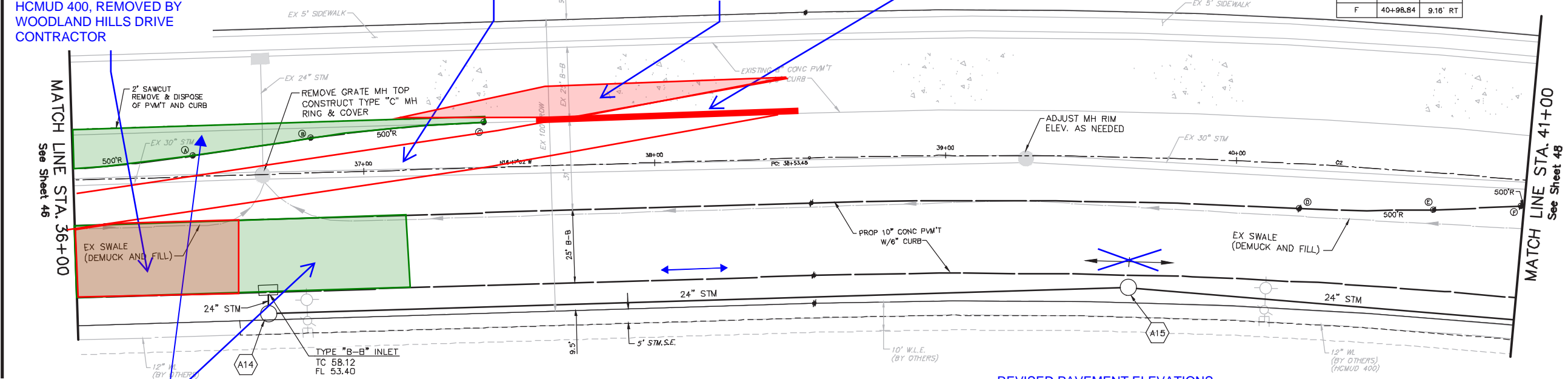
BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150510 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88

CROSSHATCH PAVEMENT
MARKINGS. INSTALLED BY
HCMUD 400, REMOVED BY
WOODLAND HILLS DRIVE
CONTRACTOR

ASPHALT TRANSITION.
INSTALLED BY HCMUD 400,
REMOVED BY WOODLAND
HILLS DRIVE CONTRACTOR

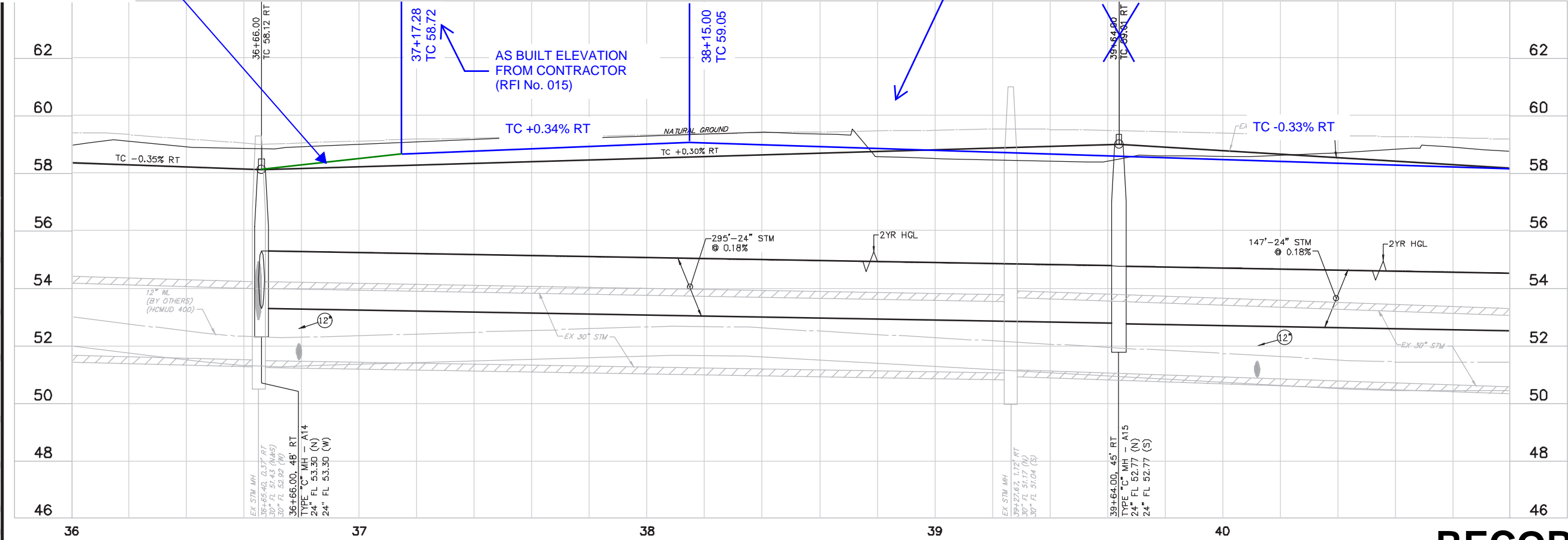
CROSSHATCH PAVEMENT
MARKINGS. INSTALLED BY
HCMUD 400, REMOVED BY
WOODLAND HILLS DRIVE
CONTRACTOR

DOWEL INTO EX. PAVEMENT.
PAID AS CHANGE ORDER
(RFI No. 038)



CONSTRUCTED BY HCMUD 400
(BALMORAL SEC 1)

REVISED PAVEMENT ELEVATIONS
(RFI No. 015)



- NOTES:
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 3. CONTRACTOR TO MAINTAIN ACCESS TO ALL UTILITY LINES FOR MUD PERSONNEL THROUGHOUT CONSTRUCTION.

LEGEND:

- (A1) PROPOSED STORM MANHOLE NUMBER
(12") INDICATES 12" MINIMUM CLEARANCE

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME

HARRIS COUNTY
ENGINEERING DEPARTMENT



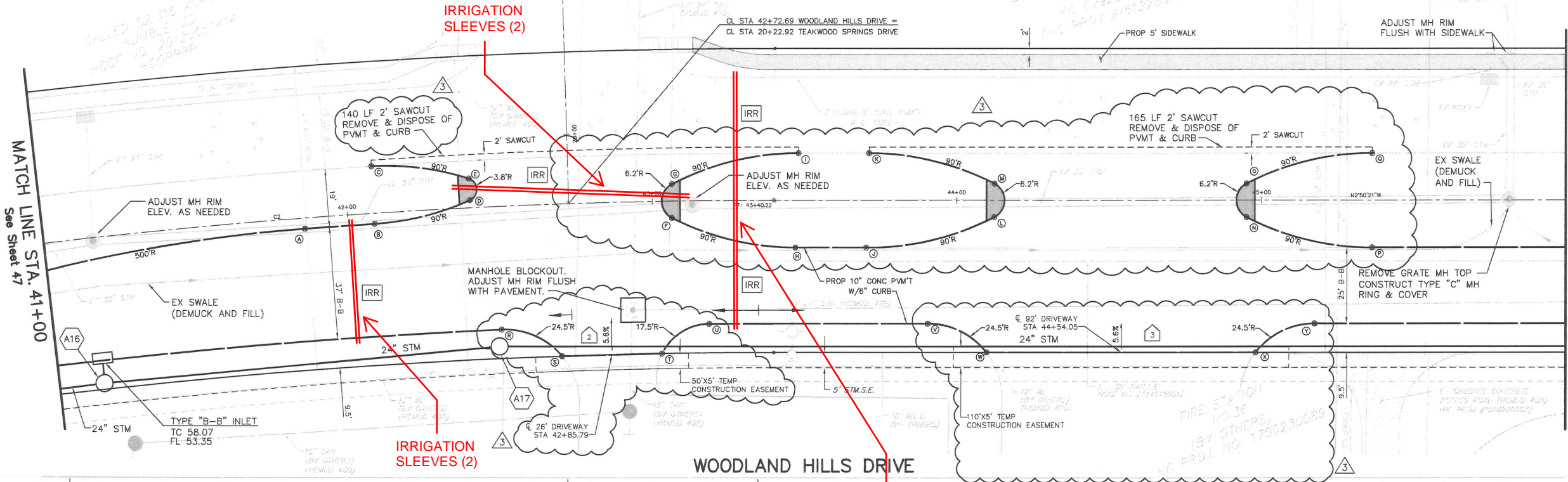
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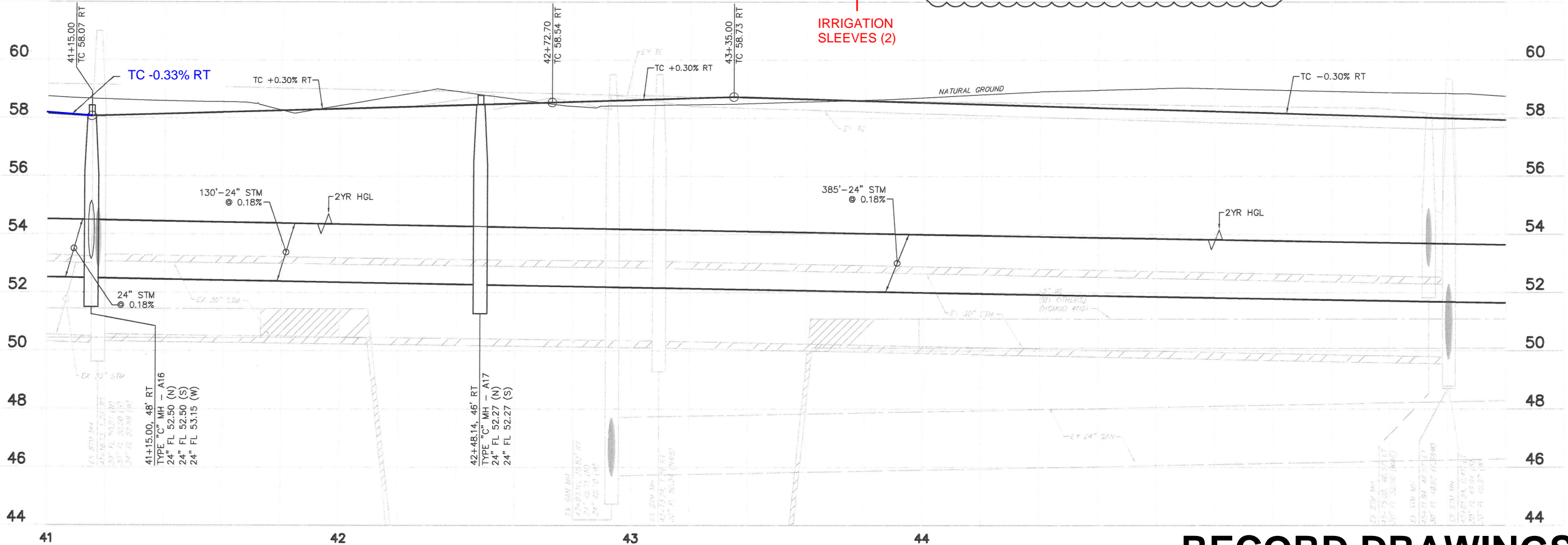
PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 36+00 TO 41+00)	HCD STANDARD
CR'D BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=5'	APPROVED BY:	SHEET NO: 47/173
DATE: 12/5/2016		

CURVE TABLE				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C2	13°56'42"	2000.00'	486.77'	N9°48'42"W
485.57'				

BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150510 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88



ESPLANADE CURB TABLE		
NUMBER	STATION	OFFSET
A	41+85.78	3.50' RT
B	42+08.82	3.50' RT
C	42+08.83	15.50' LT
D	42+40.34	2.46' LT
E	42+40.28	9.56' LT
F	43+06.42	5.48' RT
G	43+06.54	5.54' LT
H	43+47.22	15.50' RT
I	43+48.14	15.49' LT
J	43+70.36	15.50' RT
K	43+71.19	15.50' LT
L	44+12.39	5.51' RT
M	44+12.39	5.51' LT
N	44+95.11	5.51' RT
O	44+95.11	5.51' LT
P	45+36.32	15.50' RT
Q	45+36.31	15.50' LT
R	42+49.08	40.50' RT
S	42+69.06	50.04' RT
T	43+02.55	50.01' RT
U	43+18.56	40.50' RT
V	43+90.59	40.50' RT
W	44+09.96	50.00' RT
X	44+98.13	50.01' RT
Y	45+17.52	40.50' RT



- NOTES:
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 3. CONTRACTOR TO MAINTAIN ACCESS TO ALL UTILITY LINES FOR MUD PERSONNEL THROUGHOUT CONSTRUCTION.

LEGEND:

- (A1) PROPOSED STORM MANHOLE NUMBER
(12") INDICATES 12" MINIMUM CLEARANCE
IRR 2-6" IRRIGATION SLEEVES
(2) PROPOSED DRIVEWAY NUMBER

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
3	FIRE STATION	9/12/2017	39

HARRIS COUNTY
ENGINEERING DEPARTMENT

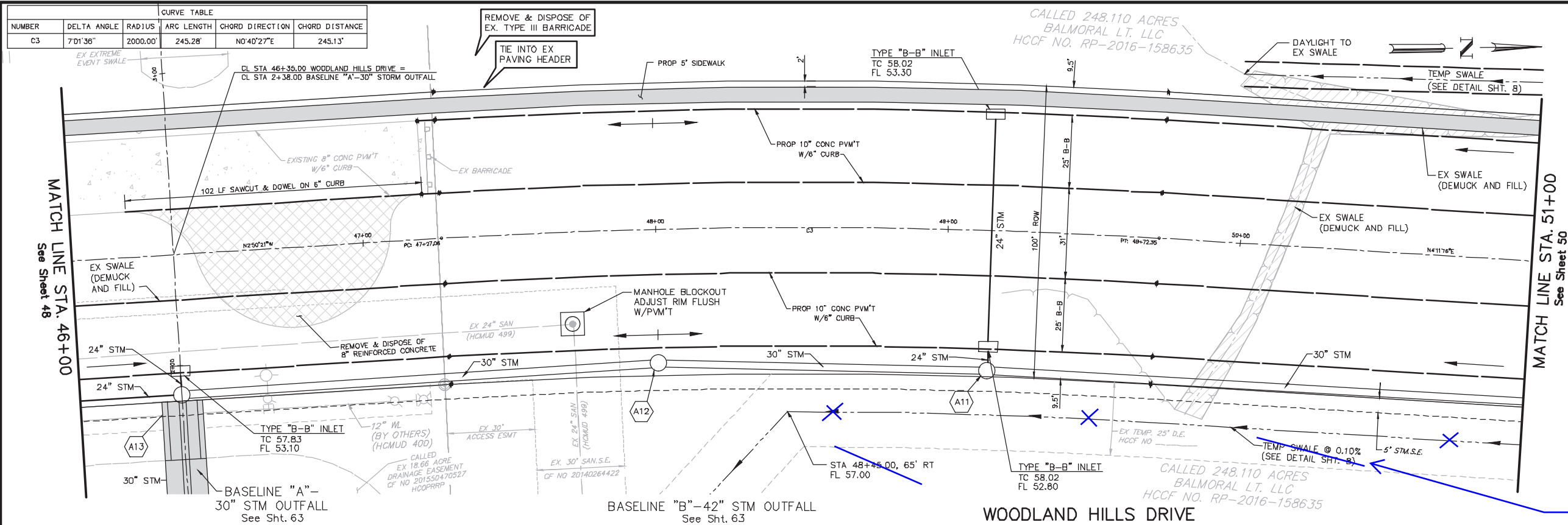


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Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046



9/12/2017	PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
	DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 41+00 TO 46+00)	HCD STANDARD
	CK'D BY:		
	SCALE: HORIZ: 1"=20' VERT: 1"=2'		
	DATE: JAN. 2017	APPROVED BY:	SHEET NO: 48/173

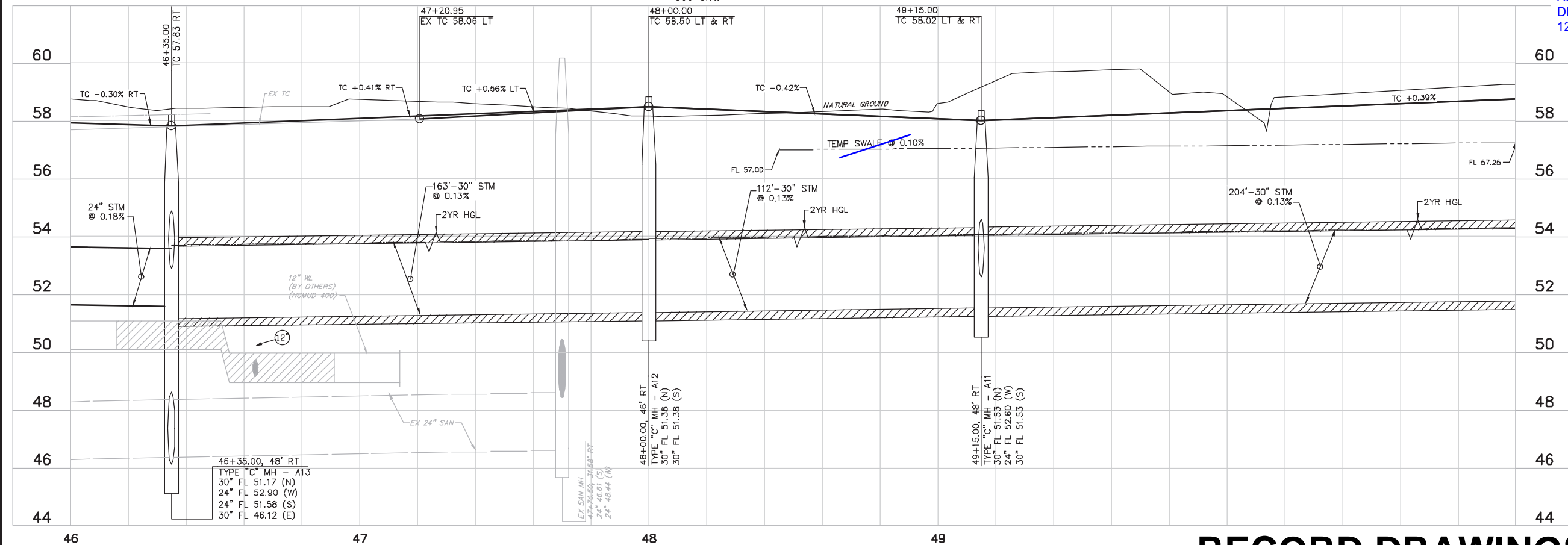
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NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C3	7°01'36"	2000.00'	245.28'	N0°40'27"E	245.13'



BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150510 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88




SWALE REMOVED.

DUE TO PROGRESS OF
ADJACENT BALMORAL
DEVELOPMENT (PER EMAIL
12-12-2017)



- NOTES:**
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 4. TEMPORARY SWALE IS TO BE CONSTRUCTED PRIOR BACKFILLING THE EXISTING SWALE.

LEGEND:

-  PROPOSED STORM MANHOLE NUMBER
 INDICATES 12" MINIMUM CLEARANCE
 2-6" IRRIGATION SLEEVES

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
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HARRIS COUNTY
ENGINEERING DEPARTMENT

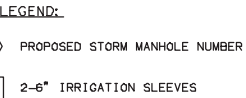
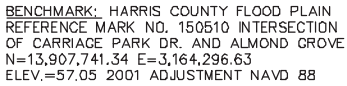


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TBPE Registration No. F-1046



PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 46+00 TO 51+00)	HCD STANDARD
CKD BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=2'		
DATE: DEC. 2016	APPROVED BY:	SHEET NO: 49/173

X:\HarrisCounty\Woodland_Hills_Ph2_4106\03_CADD\01_Construction_Plans\01_Sheets\49_WHD_PP5.dwg



RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
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HARRIS COUNTY
ENGINEERING DEPARTMENT



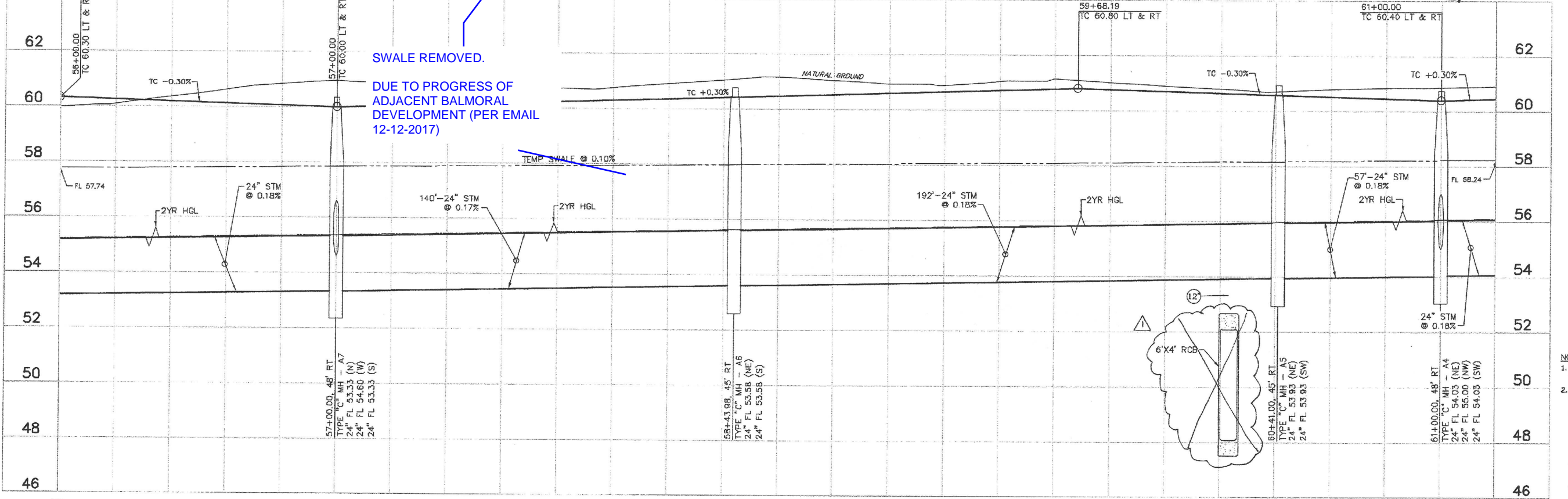
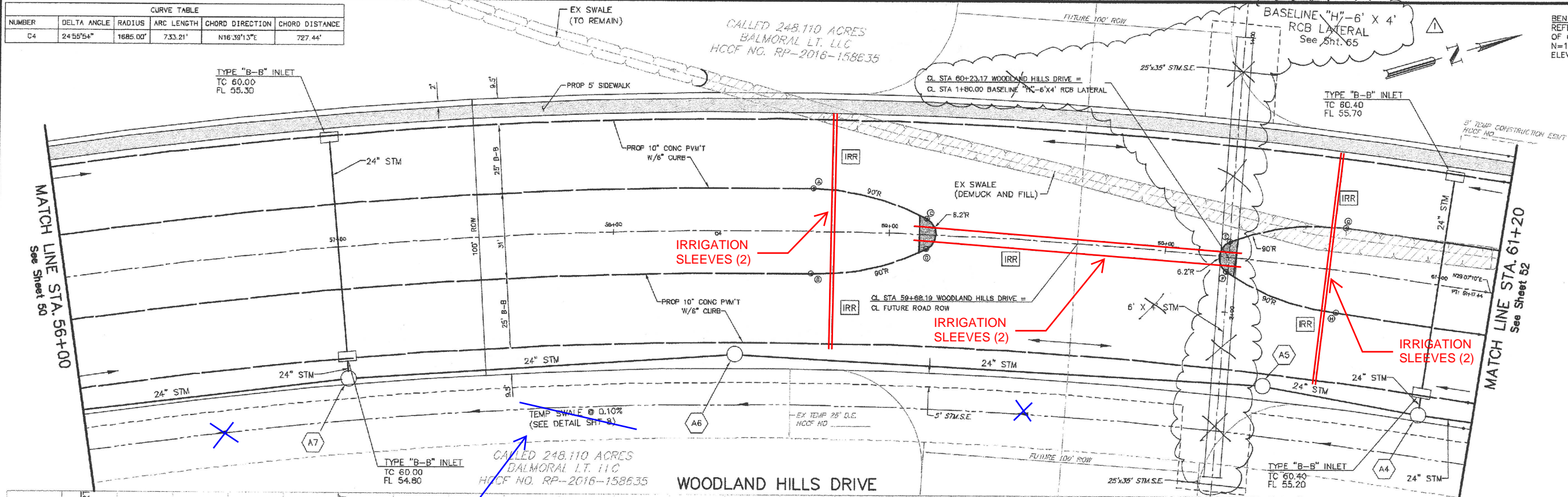
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TBPE Registration No. F-1046



12/5/2016	PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
	DRAWN BY: R.R.		HCD STANDARD
	CK'D BY:	SHEET DESCRIPTION:	
	SCALE: HORIZ: 1"=20' VERT: 1"=20'	PLAN AND PROFILE (STA 51+00 TO 56+00)	
	DATE: DEC. 2016	APPROVED BY:	SHEET NO: 50/173

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C4	24°55'54"	1685.00'	733.21'	N16°39'13"E	727.44'

BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150510 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88



ESPLANADE CURB TABLE		
NUMBER	STATION	OFFSET
A	58+72.30	15.50 LT
B	58+71.95	15.50 RT
C	58+13.25	5.65 LT
D	59+13.40	5.48 RT
E	60+23.13	5.65 LT
F	60+22.98	5.48 RT
G	60+64.08	15.50 LT
H	60+64.42	15.50 RT

- NOTES:
- TEMPORARY SWALE IS TO BE CONSTRUCTED PRIOR BACKFILLING THE EXISTING SWALE.
 - FILL MATERIAL SHALL BE COMPACTED TO 95% OF ASTM D698 AND IN ACCORDANCE WITH HARRIS COUNTY SPECIFICATION 132.

- LEGEND:
- (A1) PROPOSED STORM MANHOLE NUMBER
 - (12") INDICATES 12" MINIMUM CLEARANCE
 - IRR 2-6" IRRIGATION SLEEVES

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
1	REMOVED 6"x4" STM	3/20/2017	JY
2			
3			
4			

HARRIS COUNTY
ENGINEERING DEPARTMENT



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-6700 • www.bgeinc.com
TBE Registration No. F-1046



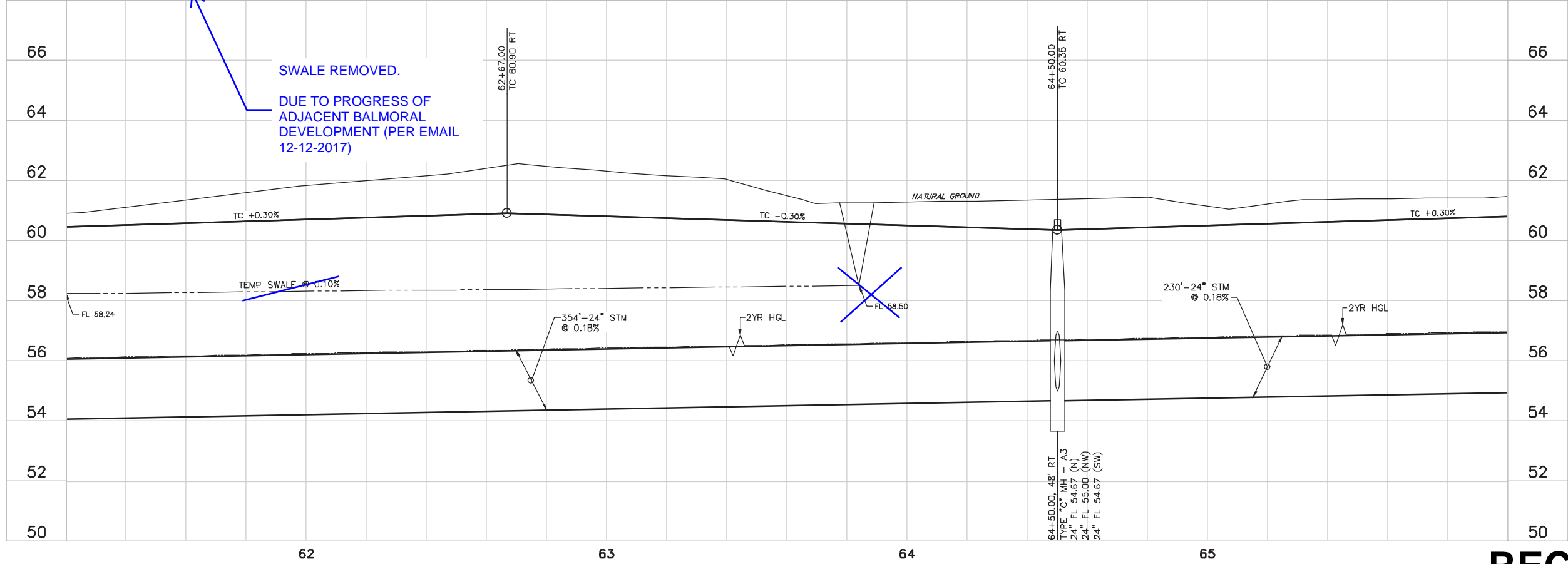
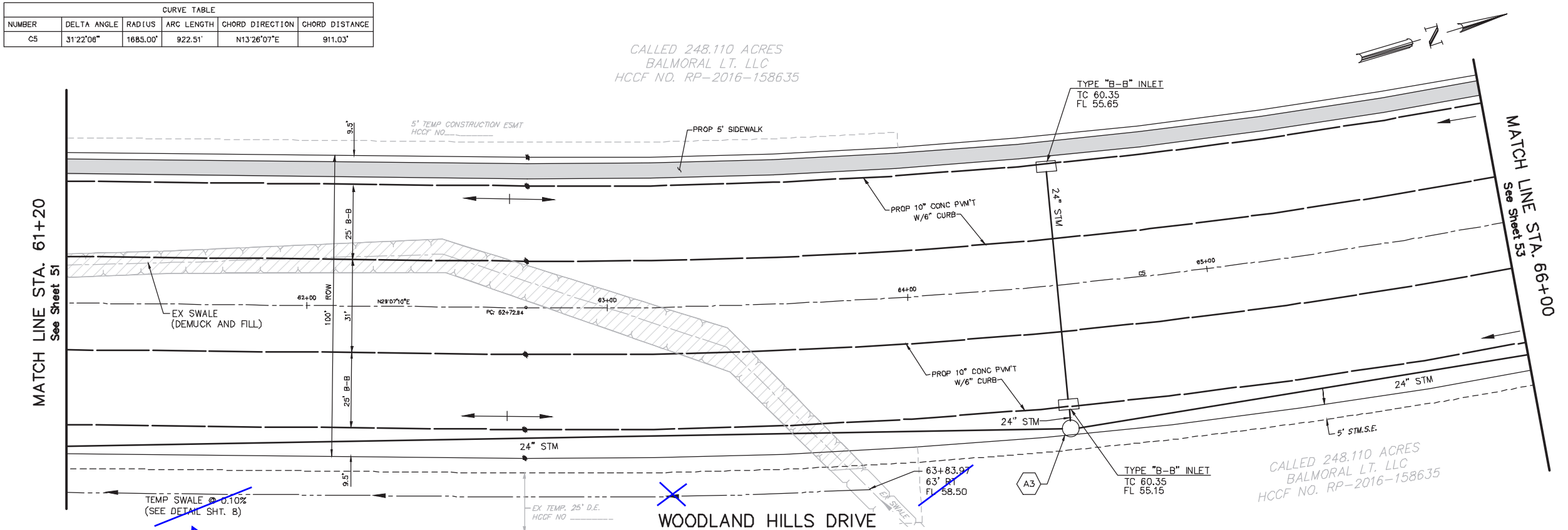
12/5/2016 DEC. 2016

PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		HCO STANDARD
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE	
CK'D BY:	(STA 56+00 TO 61+20)	SHEET NO: 51/173
DATE: 12/5/2016	APPROVED BY:	

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C5	31°22'08"	1685.00'	922.51'	N13°26'07"E	911.03'

CALLLED 248.110 ACRES
BALMORAL LT. LLC
HCCF NO. RP-2016-158635

BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150610 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88



- NOTES:
1. TEMPORARY SWALE IS TO BE CONSTRUCTED PRIOR BACKFILLING THE EXISTING SWALE.
 2. FILL MATERIAL SHALL BE COMPACTED TO 95% OF ASTM D698 AND IN ACCORDANCE WITH HARRIS COUNTY SPECIFICATION 132.

LEGEND:

(A1) PROPOSED STORM MANHOLE NUMBER

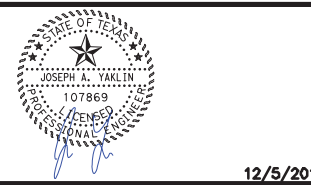
RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			

HARRIS COUNTY
ENGINEERING DEPARTMENT



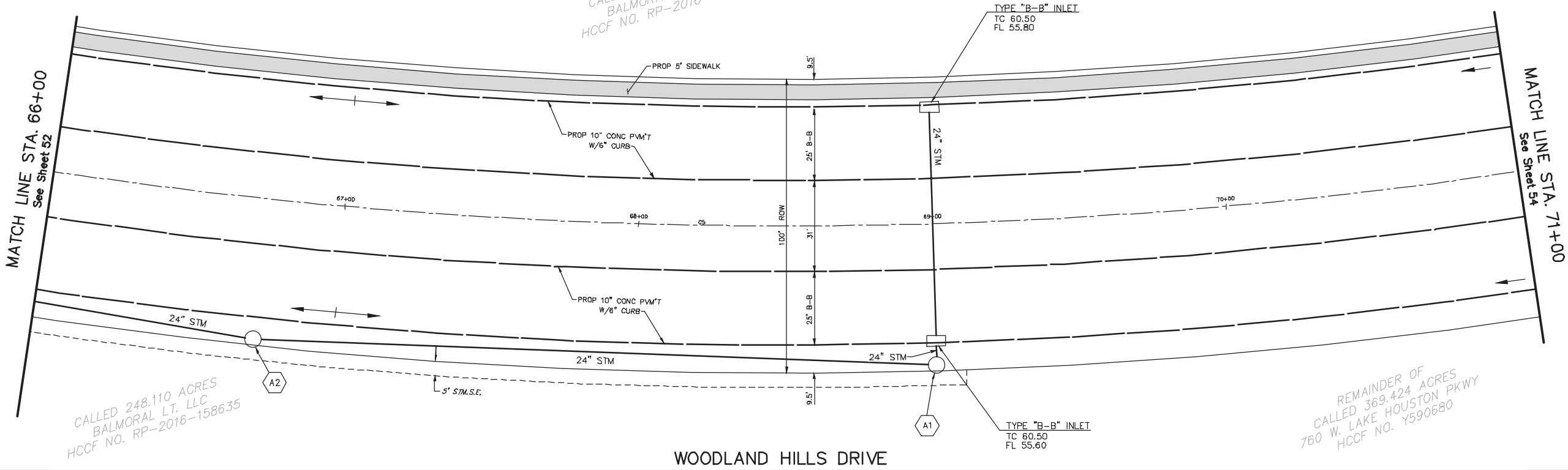
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPPE Registration No. F-1046



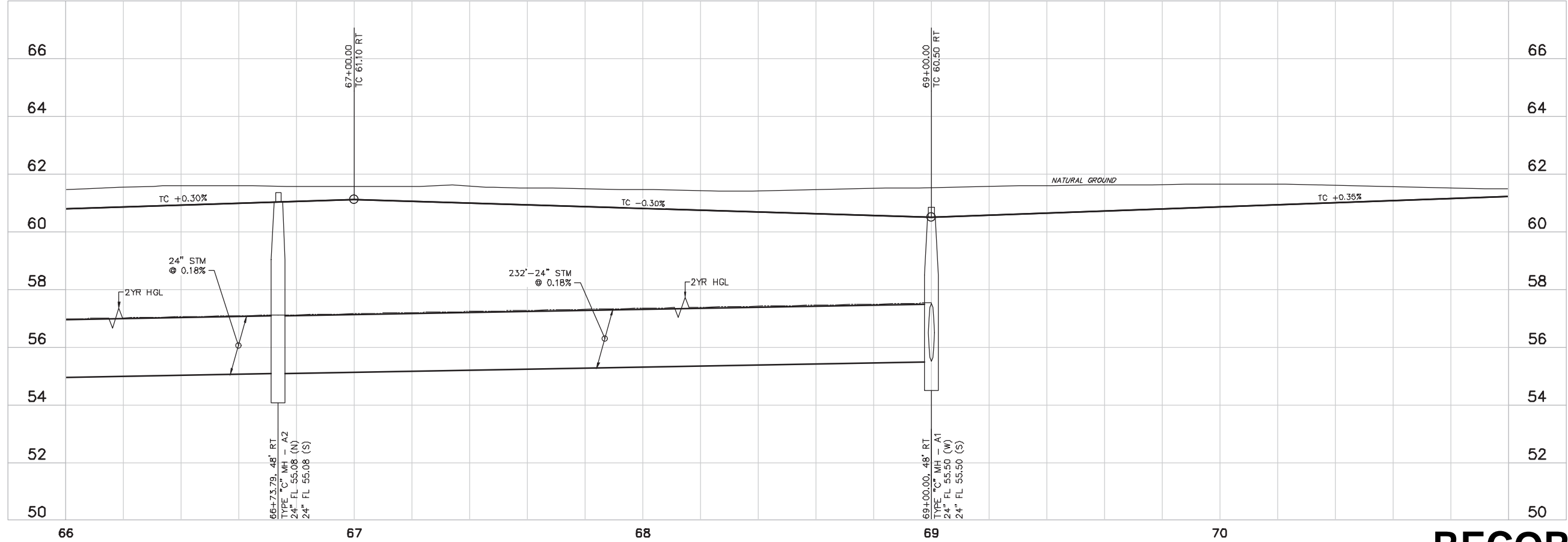
PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 61+20 TO 66+00)	HCCD STANDARD
CR'D BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=5'	APPROVED BY:	SHEET NO: 52/173
DATE: 12/5/2016		

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C5	31°22'06"	1885.00'	922.51'	N13.26°07"E	911.03'

CALLLED 248.110 ACRES
BALMORAL LT. LLC
HCCF NO. RP-2016-158635



BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150610 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88



LEGEND:
A1 PROPOSED STORM MANHOLE NUMBER

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
△			
△			
△			
△			

HARRIS COUNTY
ENGINEERING DEPARTMENT



BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046



12/5/2016 DEC. 2016

PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 66+00 TO 71+00)	HCCD STANDARD
CR'D BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=5'	APPROVED BY:	SHEET NO: 53/173
DATE: 12/5/2016		

X:\HarrisCounty\Woodland_Hills_Ph2_4106\03_CADD\01_Construction_Plans\01_Sheets\54_WHD_PP10.dwg

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C5	31°22'06"	1685.00'	922.51'	N13°26'07"E	911.03'

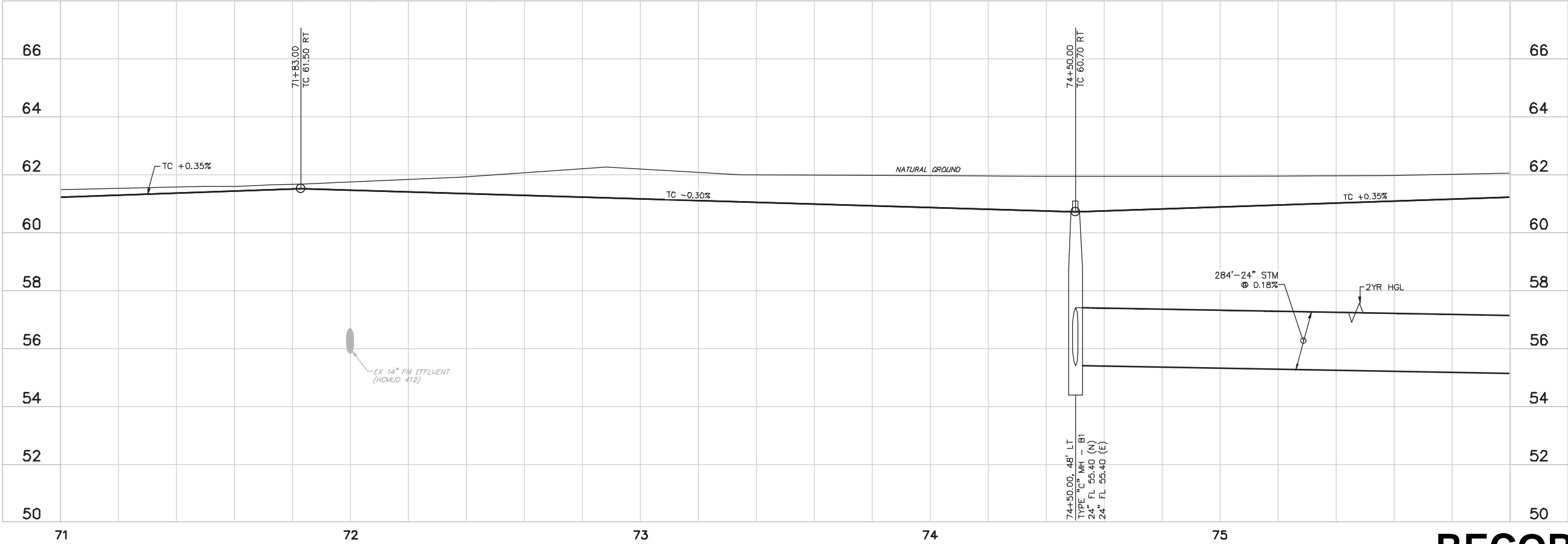
MATCH LINE STA. 71+00
See Sheet 53

MATCH LINE STA. 76+00
See Sheet 55

REMAINDER OF
CALLED 369.424 ACRES
760 W. LAKE HOUSTON PKWY
HCCF NO. Y590680

CALLED 866.00 ACRES
CRESCENT LHTX 2012, LLC
HCCF NO. 20120490982

BENCHMARK: HARRIS COUNTY FLOOD PLAIN
REFERENCE MARK NO. 150610 INTERSECTION
OF CARRIAGE PARK DR. AND ALMOND GROVE
N=13,907,741.34 E=3,164,296.63
ELEV.=57.05 2001 ADJUSTMENT NAVD 88



- NOTES:
1. LOCATION OF EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATIONS OF UTILITIES BEFORE WORK BEGINS.
 2. ALL UTILITIES ARE CONSIDERED PROPOSED UNLESS OTHERWISE NOTED ON THE PLANS.
 3. CONTRACTOR TO MAINTAIN ACCESS TO ALL UTILITY LINES FOR MUD PERSONNEL THROUGHOUT CONSTRUCTION.
 4. MANHOLE RIMS SHALL BE FLUSH WITH THE PROPOSED SIDEWALK.

- LEGEND:
- A1 PROPOSED STORM MANHOLE NUMBER
 - IRR 2-6" IRRIGATION SLEEVES

RECORD DRAWINGS

NO.	REVISIONS	DATE	NAME
△			
△			
△			
△			

HARRIS COUNTY
ENGINEERING DEPARTMENT



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TBPE Registration No. F-1046



12/5/2016 DEC. 2016

PROJECT TITLE: WOODLAND HILLS DRIVE PHASE 2		
DRAWN BY: R.R.	SHEET DESCRIPTION: PLAN AND PROFILE (STA 71+00 TO 76+00)	HCCD STANDARD
CR'D BY:		
SCALE: HORIZ: 1"=20' VERT: 1"=5'	APPROVED BY:	SHEET NO: 54/173
DATE: 12/5/2016		

CONSTRUCTION COST ESTIMATE

Project: Woodland Hills Drive, Phase 2 (Balmoral Cost Share)
 Limit From: 1400 ft North of Sunset Breeze Drive
 Limit To: 500 ft South of Woodland Path Drive
 Proj Length: 7500'
 Precinct: Two and Four
 UPIN: 16102MF0HY02
 Job No: 16/0344
 Prepared By: BGE, Inc.
 Date: 02/12/21

Summary of Estimate		
Stage:	Bid	
Total Amount for Roadway:		\$6,795,759.24
Total Amount for XXXX:		\$0.00
Total Amount for XXXX:		\$0.00
Total Amount for XXXX:		\$0.00
Grand Total Amount:		\$6,795,759.24
Contingencies:	0%	\$0.00
Grand Total Project:		\$6,795,759.24
Balmoral Cost Share:		\$34,653.29

			TOTAL				BALMORAL COST SHARE	
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY ADJUSTMENT	INCREASE / DECREASE
A	SITE PREPARATION AND EARTHWORK							
1	Drawing	Project Sign	EA	2.00	\$750.00	\$1,500.00	0.00	\$0.00
2	102	Clearing and Grubbing	LS	1.00	\$480,000.00	\$480,000.00	0.00	\$0.00
3	104	Removing Old Concrete (Curb)	LF	934.00	\$1.00	\$934.00	0.00	\$0.00
4	104	Removing Old Concrete (Pavement)	SY	283.00	\$8.00	\$2,264.00	0.00	\$0.00
5	104	Removing Old Concrete (Sidewalk)	SY	20.00	\$8.00	\$160.00	0.00	\$0.00
6	104	Removing Old Concrete (Curb Ramps)	SY	14.00	\$5.00	\$70.00	0.00	\$0.00
7	110	Roadway Excavation Including 3" Topsoil	CY	30,551.00	\$13.00	\$397,163.00	0.00	\$0.00
8	495	Removing Old Structures - Wooden Bollards	EA	4.00	\$25.00	\$100.00	0.00	\$0.00
9	495	Removing Old Structures - Brick Plug	EA	1.00	\$650.00	\$650.00	0.00	\$0.00
10	500	Remove & Dispose Traffic Signs, Mail Boxes and Roadway Signs	EA	13.00	\$25.00	\$325.00	0.00	\$0.00
11	500	Remove & Relocate Traffic Signs, Mail Boxes and Roadway Signs	EA	2.00	\$100.00	\$200.00	0.00	\$0.00
12	540	Remove and Dispose Existing Asphaltic Surface and Base Material (All Depths)	SY	575.00	\$7.00	\$4,025.00	0.00	\$0.00
13	550	Remove and Dispose Fence (All Types)	LF	278.00	\$7.00	\$1,946.00	0.00	\$0.00
Subtotal of Item A						\$889,337.00		\$0.00
B	PAVING							
14	220	Lime Stabilized Subgrade (8" Depth)	SY	41,600.00	\$3.00	\$124,800.00	0.00	\$0.00
15	221	Hydrated Lime (Slurry) or Commercial Lime Slurry	TON	832.00	\$165.00	\$137,280.00	0.00	\$0.00
16	360	Concrete Pavement (10")	SY	38,540.00	\$49.00	\$1,888,460.00	0.00	\$0.00
17	361	Full Depth Repair of Concrete Pavement (10")	SY	408.00	\$150.00	\$61,200.00	0.00	\$0.00
18	473	Adjusting Manhole (with Blockout)	EA	3.00	\$200.00	\$600.00	0.00	\$0.00
19	516	Flex Beam Guardrail (12 Gauge) Including Mow Strip	LF	225.00	\$25.00	\$5,625.00	0.00	\$0.00
20	516	Flex Beam Guardrail Terminal Anchor Section (25 FT)	EA	3.00	\$500.00	\$1,500.00	0.00	\$0.00
21	530	Reinforced Concrete Driveways, High Early Strength (10")	SY	72.00	\$98.00	\$7,056.00	0.00	\$0.00
22	530	Reinforced Concrete Curb	LF	25,485.00	\$3.00	\$76,455.00	0.00	\$0.00
23	530	Reinforced Concrete Curb (6") (Doweled)	LF	370.00	\$10.00	\$3,700.00	0.00	\$0.00
24	530	Reinforced Concrete Sidewalks (4-1/2")	SY	3,435.00	\$50.00	\$171,750.00	0.00	\$0.00
25	530	ADA Ramp - Type 7	EA	2.00	\$1,500.00	\$3,000.00	0.00	\$0.00
26	535	Esplanades, Medians and Directional Islands	SY	75.00	\$75.00	\$5,625.00	0.00	\$0.00
27	536	Coloring Concrete Medians (Black)	SY	75.00	\$17.00	\$1,275.00	0.00	\$0.00
Item B						\$2,488,326.00		\$0.00
C	STORM SEWER							
28	120	Drainage Swale Excavation (Temporary Swale East of Right-of-Way)	CY	1,750.00	\$9.50	\$16,625.00	0.00	\$0.00
29	120	Drainage Swale Excavation (Swale at Outfall "B")	CY	395.00	\$14.00	\$5,530.00	0.00	\$0.00
30	120	Drainage Swale Excavation (Swale at Outfall "C")	CY	70.00	\$40.00	\$2,800.00	0.00	\$0.00
31	429	Trench Safety System (5' to 10')	LF	7,621.00	\$1.00	\$7,621.00	131.00	\$131.00
32	429	Trench Safety System (10' to 15')	LF	418.00	\$1.00	\$418.00	0.00	\$0.00
33	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (24")	LF	6,919.00	\$58.00	\$401,302.00	131.00	\$7,598.00
34	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (30")	LF	687.00	\$79.00	\$54,273.00	0.00	\$0.00
35	461	Corrugated Metal Pipe (24") (Pre-coated)(Galvanized)(16 Gauge)	LF	81.00	\$122.00	\$9,882.00	0.00	\$0.00
36	461	Corrugated Metal Pipe (30") (Pre-coated)(Galvanized)(16 Gauge)	LF	86.00	\$122.00	\$10,492.00	0.00	\$0.00
37	471	Precast Concrete Standard Manhole (5 ft ≤ Depth ≤ 10 ft)	EA	27.00	\$4,200.00	\$113,400.00	2.00	\$8,400.00
38	471	Precast Concrete Standard Manhole (≥ 10 ft)	EA	1.00	\$5,200.00	\$5,200.00	0.00	\$0.00
39	471	Precast Concrete Standard Manhole (Type "E" Inlet Top) (5 ft ≤ Depth ≤ 10 ft)	EA	5.00	\$5,000.00	\$25,000.00	0.00	\$0.00
40	471	Precast Concrete Standard Manhole (Type "E" Inlet Top) (≥ 10 ft)	EA	1.00	\$5,500.00	\$5,500.00	0.00	\$0.00
41	472	Type BB Inlet	EA	33.00	\$2,500.00	\$82,500.00	0.00	\$0.00
42	473	Adjusting Manhole	EA	9.00	\$200.00	\$1,800.00	2.00	\$400.00
43	HCFC 02376	Interceptor Sturcture (HCFC)	EA	1.00	\$3,400.00	\$3,400.00	0.00	\$0.00
44	HCFC 02376	Reinforced Concrete Slope Paving (5")	SY	195.00	\$60.00	\$11,700.00	0.00	\$0.00
45	HCFC 02378	Riprap (Gradation No. 1) (18")	SY	670.00	\$98.00	\$65,660.00	0.00	\$0.00
46	HCFC 02505	High Density Polyethylene Pipe (42")	LF	120.00	\$86.00	\$10,320.00	0.00	\$0.00
Item C						\$833,423.00		\$16,529.00
D	DRAINAGE CHANNEL							
47	120	Drainage Channel Excavation	CY	28,473.00	\$10.50	\$298,966.50	0.00	\$0.00
48	429	Trench Safety System (5' to 10')	LF	118.00	\$1.00	\$118.00	0.00	\$0.00
49	431	Jacking or Boring Pipe, C76, Class III, Rubber Gasket (24")	LF	60.00	\$130.00	\$7,800.00	0.00	\$0.00
50	460	Reinforced Concrete Pipe, C76, Class III, Rubber Gasket (24")	LF	296.00	\$105.00	\$31,080.00	0.00	\$0.00
51	493	Riprap (Gradation No. 1) (18")	SY	650.00	\$98.00	\$63,700.00	0.00	\$0.00
Subtotal of Item D						\$401,664.50		\$0.00
E	BRIDGE							
52	448	Bridge Plaque	EA	2.00	\$1,600.00	\$3,200.00	0.00	\$0.00
53	450	Traffic Rail	LF	324.00	\$90.00	\$29,160.00	0.00	\$0.00

CONSTRUCTION COST ESTIMATE

Project: Woodland Hills Drive, Phase 2 (Balmoral Cost Share)
 Limit From: 1400 ft North of Sunset Breeze Drive
 Limit To: 500 ft South of Woodland Path Drive
 Proj Length: 7500'
 Precinct: Two and Four
 UPIN: 16102MF0HY02
 Job No: 16/0344
 Prepared By: BGE, Inc.
 Date: 02/12/21

Summary of Estimate	
Stage:	Bid
Total Amount for Roadway:	\$6,795,759.24
Total Amount for XXXX:	\$0.00
Total Amount for XXXX:	\$0.00
Total Amount for XXXX:	\$0.00
Grand Total Amount:	\$6,795,759.24
Contingencies:	0%
Grand Total Project:	\$6,795,759.24
Balmoral Cost Share:	\$34,653.29

ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	TOTAL		BALMORAL COST SHARE	
					UNIT PRICE	AMOUNT	QUANTITY ADJUSTMENT	INCREASE / DECREASE
54	450	Combination Rail	LF	1,047.00	\$116.00	\$121,452.00	0.00	\$0.00
55	450	Pedestrian Rail	LF	544.00	\$87.00	\$47,328.00	0.00	\$0.00
56	TXDOT 132	Embankment (FINAL) (DENS CONT) (TY C) (BID CODE 6006)	CY	2,004.00	\$9.00	\$18,036.00	0.00	\$0.00
57	TXDOT 132	Embankment (FINAL) (DENS CONT) (TY C1) (BID CODE 6025)	CY	585.00	\$9.00	\$5,265.00	0.00	\$0.00
58	TXDOT 132	Embankment (FINAL) (DENS CONT) (TY E) (CSBE) (BID CODE 6035)	CY	2,526.00	\$40.00	\$101,040.00	0.00	\$0.00
59	TXDOT 132	Embankment (FINAL) (DENS CONT) (TY E) (CSBE) (RWALL FND IMPR) (BID CODE 6036)	CY	232.00	\$40.00	\$9,280.00	0.00	\$0.00
60	TXDOT 403	Temporary Special Shoring (BID CODE 6001)	SF	1,800.00	\$8.00	\$14,400.00	0.00	\$0.00
61	TXDOT 416	Drill Shaft (48 IN) (BID CODE 6006)	LF	1,040.00	\$230.00	\$239,200.00	0.00	\$0.00
62	TXDOT 420	CL C Concrete (Abutment) (BID CODE 6013)	CY	150.80	\$600.00	\$90,480.00	0.00	\$0.00
63	TXDOT 422	Reinforced Concrete Slab (BID CODE 6001)	SF	10,500.00	\$16.00	\$168,000.00	0.00	\$0.00
64	TXDOT 422	Bridge Sidewalk (BID CODE 6013)	SF	4,344.00	\$4.50	\$19,548.00	0.00	\$0.00
65	TXDOT 422	Approach Slab (BID CODE 6015)	CY	160.00	\$400.00	\$64,000.00	0.00	\$0.00
66	TXDOT 423	Retaining Wall (MSE) (Vertical Scheme) (SPL) (BID CODE 6019)	SF	4,956.00	\$41.00	\$203,196.00	0.00	\$0.00
67	TXDOT 425	Prestressed Concrete Girder (TX70) (BID CODE 6041)	LF	1,494.20	\$175.00	\$261,485.00	0.00	\$0.00
68	TXDOT 432	Riprap (Mow Strip) (4 IN) (BID CODE 6045)	CY	21.00	\$545.00	\$11,445.00	0.00	\$0.00
69	TXDOT 442	Structural Steel (Misc. Non-Bridge) (BID CODE 6007)	LB	420.00	\$10.00	\$4,200.00	0.00	\$0.00
70	TXDOT 450	Rail (Handrail) (Type B) (BID CODE 6048)	LF	62.60	\$62.00	\$3,881.20	0.00	\$0.00
71	TXDOT 454	Sealed Expansion Joint (4 IN) (SEJ - A) (BID CODE 6001)	LF	118.00	\$68.00	\$8,024.00	0.00	\$0.00
72	SS 8164	Wick Drains	LF	164,248.00	\$0.90	\$147,823.20	0.00	\$0.00
Subtotal of Item E						\$1,570,443.40		\$0.00
F	TRAFFIC CONTROL PLAN							
73	665	Work Zone Pavement Markings 4" White/Solid (Removable) Furnished -Applied & Removed	LF	435.00	\$0.75	\$326.25	0.00	\$0.00
74	665	Work Zone Pavement Markings 4" Yellow/Solid (Removable) Furnished-Applied & Removed	LF	4,490.00	\$0.60	\$2,694.00	0.00	\$0.00
75	671	Traffic Control - Barricades, Barriers, Barrels, Cones, and Signing	MO	12.00	\$5,000.00	\$60,000.00	0.00	\$0.00
76	HCFCO 02378	All Weather Access Road (6" Gravel or Crushed Concrete)	SY	130.00	\$38.00	\$4,940.00	0.00	\$0.00
Subtotal of Item F						\$67,960.25		\$0.00
G	SIGNING AND PAVEMENT MARKINGS							
77	624	Aluminum Signs (Ground Mounted)- Furnish & Install	EA	14.00	\$210.00	\$2,940.00	0.00	\$0.00
78	660	Reflectorized Pavement Markings Type II 6" Curb Per Detail "D" - Furnish & Applied	LF	1,830.00	\$0.90	\$1,647.00	0.00	\$0.00
79	660	Reflectorized Pavement Markings Type I (Thermoplastic) 4" White/Dashed - Furnish & Applied (15' over 40')	LF	5,615.00	\$0.60	\$3,369.00	0.00	\$0.00
80	660	Reflectorized Pavement Markings Type I (Thermoplastic) 8" White/Solid - Furnish & Applied	LF	360.00	\$1.15	\$414.00	0.00	\$0.00
81	660	Reflectorized Pavement Markings Type I (Thermoplastic) 24" White/Solid - Furnish & Applied	LF	45.00	\$8.00	\$360.00	0.00	\$0.00
82	660	Reflectorized Pavement Markings Type I (Thermoplastic) Word "ONLY" - Furnish & Applied	EA	3.00	\$125.00	\$375.00	0.00	\$0.00
83	660	Reflectorized Pavement Markings Type I (Thermoplastic) Single Arrow-LEFT - Furnish & Applied	EA	3.00	\$125.00	\$375.00	0.00	\$0.00
84	663	Reflectorized Pavement Markers Type II-C-R - Furnish & Install	EA	518.00	\$3.25	\$1,683.50	0.00	\$0.00
85	663	Non-Reflectorized Ceramic Traffic Buttons (White) - Furnish & Install	EA	144.00	\$3.00	\$432.00	0.00	\$0.00
86	670	Permanent Type III Barricade	EA	2.00	\$700.00	\$1,400.00	0.00	\$0.00
87	674	Removing Pavement Striping & Markings (4" Width, Any Color/Solid)	LF	350.00	\$0.40	\$140.00	0.00	\$0.00
88	674	Removing Pavement Striping & Markings (Crosshatching, Any Color)	SF	11,385.00	\$0.20	\$2,277.00	0.00	\$0.00
89	TXDOT 658	Delineator Assemblies (GF2) (White)	EA	9.00	\$6.00	\$54.00	0.00	\$0.00
90	TXDOT 658	Delineator Assemblies (GF2) (Yellow)	EA	12.00	\$6.00	\$72.00	0.00	\$0.00
Subtotal of Item G						\$15,538.50		\$0.00
H	STORM WATER POLLUTION PREVENTION PLAN							
91	162	Sodding for Erosion Control (16")	LF	25,855.00	\$0.50	\$12,927.50	0.00	\$0.00
92	165	Hydro-Mulch Seeding	AC	16.80	\$1,450.00	\$24,360.00	0.00	\$0.00
93	700	TPDES General Permit No. TXR 150000, Notice of Intent (NOI) Application Fees (Contractor's NOI Fee & Harris County's NOI Fee, Each Fee shall be set price of \$325.00)	EA	2.00	\$325.00	\$650.00	0.00	\$0.00
94	713	Reinforced Filter Fabric Barrier (60% of unit cost for furnish and installation and 40% of unit cost for removal)	LF	6,275.00	\$3.00	\$18,825.00	0.00	\$0.00
95	719	Inlet Protection Barrier (Stage 1, With Fiber Rolls; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	EA	40.00	\$115.00	\$4,600.00	0.00	\$0.00
96	724	Stabilized Construction Access (Type 1-Rock; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	SY	336.00	\$60.00	\$20,160.00	0.00	\$0.00
97	730	Concrete Truck Washout Structures (60% of unit cost for furnish and installation, and 40% of unit cost for removal)	LS	2.00	\$350.00	\$700.00	0.00	\$0.00
98	741	Inlet Protection Barrier (For Stage II Inlets, Gravel Bags; 60% of unit cost for furnish and installation, and 40% of unit cost removal)	EA	46.00	\$58.00	\$2,668.00	0.00	\$0.00
99	750	Rock Filter Dam (Type 2; 60% of unit cost for furnish and installation, and 40% of unit cost for removal)	LF	120.00	\$28.00	\$3,360.00	0.00	\$0.00
100	751	SWPPP Inspection and Maintenance (Min. Bid - \$6,000.)	MO	12.00	\$6,000.00	\$72,000.00	0.00	\$0.00

CONSTRUCTION COST ESTIMATE

Project: Woodland Hills Drive, Phase 2 (Balmoral Cost Share)
Limit From: 1400 ft North of Sunset Breeze Drive
Limit To: 500 ft South of Woodland Path Drive
Proj Length: 7500'
Precinct: Two and Four
UPIN: 16102MF0HY02
Job No: 16/0344
Prepared By: BGE, Inc.
Date: 02/12/21

Summary of Estimate	
Stage:	Bid
Total Amount for Roadway:	\$6,795,759.24
Total Amount for XXXX:	\$0.00
Total Amount for XXXX:	\$0.00
Total Amount for XXXX:	\$0.00
Grand Total Amount:	\$6,795,759.24
Contingencies:	0%
Grand Total Project:	\$6,795,759.24
Balmoral Cost Share:	\$34,653.29

			TOTAL				BALMORAL COST SHARE	
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY ADJUSTMENT	INCREASE / DECREASE
Subtotal of Item H						\$160,250.50		\$0.00
I	** EXTRA WORK ITEMS							
101	360	Concrete Pavement (10") (High Strength) (Min. Bid \$35/SY)	SY	500.00	\$50.00	\$25,000.00	0.00	\$0.00
102	430	Seal Slab for Storm Sewer (6") (Min. Bid \$25/SY)	SY	500.00	\$28.00	\$14,000.00	0.00	\$0.00
103	433	Cement Stabilized Sand Base for High Strength Concrete (6" Depth) (Min. Bid \$6/SY)	SY	600.00	\$9.00	\$5,400.00	0.00	\$0.00
104	436	Well Pointing (Min. Bid \$15/LF)	LF	500.00	\$15.00	\$7,500.00	0.00	\$0.00
105	464	PVC Pipe (Irrigation Sleeves) (6")	LF	1,360.00	\$5.00	\$6,800.00	1625.00	\$8,125.00
106	464	PVC Pipe (Irrigation Sleeves) (Trenchless Construction) (6")	LF	60.00	\$34.00	\$2,040.00	60.00	\$2,040.00
107	480	Precast RCB (6' x 4')	LF	160.00	\$370.00	\$59,200.00	0.00	\$0.00
108	480	Brick Plug (6' x 4')	EA	2.00	\$1,200.00	\$2,400.00	0.00	\$0.00
109	559	Construction Safety Fence	LF	1,000.00	\$1.00	\$1,000.00	0.00	\$0.00
110	672	Off-Duty Uniformed Peace Office - As Directed by Engineer (Min. Bid \$25/HR)	HR	1,200.00	\$25.00	\$30,000.00	0.00	\$0.00
111	HCFCD 02378	All Weather Access Road (6" Gravel or Crushed Concrete)	SY	2,500.00	\$15.00	\$37,500.00	0.00	\$0.00
112	TXDOT 422	Bridge Sidewalk (High Early Strength) (BID CODE 6013)	SF	4,344.00	\$4.70	\$20,416.80	0.00	\$0.00
113	TXDOT 422	Approach Slab (High Early Strength) (BID CODE 6015)	CY	160.00	\$410.00	\$65,600.00	0.00	\$0.00
114	TXDOT 400	Cofferdam and Pumping	LS	3.00	\$28,000.00	\$84,000.00	0.00	\$0.00
115		Tie in to Existing Concrete Pavement, STA 37+00, (RFI 38)	LS	1.00	\$7,959.29	\$7,959.29	1.00	\$7,959.29
Subtotal of Item I						\$368,816.09		\$18,124.29
TOTAL						\$6,795,759.24		\$34,653.29

* Awarded vendor to submit a sample of specified items for inspection/approval by the Office of County Engineer prior to order placement.

** The extra work items are to be used only on the instructions of the field engineer on the job. No Compensation will be received for any part of these items unless they are actually used on the job under the direction of the field engineer. Any additional items required over and above those listed above will have to be secured on a change-in-contract and are not to be used until same has been approved by the County Auditor and/or Commissioner Court. The amount subtotal for extra work items is

*** This figure should appear on the front cover of the Harris County Bid Cover Sheet.

ORDER OF COMMISSIONERS COURT

The Commissioners Court of Harris County, Texas, met in regular session at its regular term at the Harris County Administration Building in the City of Houston, Texas, on _____, with all members present except _____.

A quorum was present. Among other business, the following was transacted:

ORDER AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN HARRIS COUNTY AND BALMORAL LT, LLC FOR THE COUNTY TO INCLUDE CERTAIN ADDITIONAL IMPROVEMENTS AT VARIOUS LOCATIONS TO FACILITATE FUTURE DEVELOPMENT BY BALMORAL AS PART OF THE COUNTY'S PROJECT TO CONSTRUCT IMPROVEMENTS TO WOODLAND HILLS DRIVE (PHASE II) FROM APPROXIMATELY 1,400 FEET NORTH OF SUNSET BREEZE DRIVE TO APPROXIMATELY 500 FEET SOUTH OF WOODLANDS PATH DRIVE, LOCATED IN HARRIS COUNTY PRECINCT 2

Commissioner _____ introduced an order and moved that Commissioners Court adopt the order. Commissioner _____ seconded the motion for adoption of the order. The motion, carrying with it the adoption of the order, prevailed by the following vote:

	Yes	No	Abstain
Judge Lina Hidalgo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Rodney Ellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Adrian Garcia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. Tom S. Ramsey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comm. R. Jack Cagle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The County Judge thereupon announced that the motion had duly and lawfully carried and that the order had been duly and lawfully adopted. The order thus adopted follows:

IT IS ORDERED THAT:

1. The Harris County Judge is authorized to execute on behalf of Harris County the attached Agreement between **Harris County** and **Balmoral LT, LLC** for the County to include certain additional improvements at various locations to facilitate future development by Balmoral, as part of the County's project to construct improvements to Woodland Hills Drive (Phase II) from approximately 1,400 feet north of Sunset Breeze Drive to approximately 500 feet south of Woodland Path Drive, located in Harris County Precinct 2.
2. All Harris County officials and employees are authorized to do any and all things necessary or convenient to accomplish the purposes of this order.