

Project Name: Lake Jackson Tract Project Number: Location: Lake Jackson, TX, Brazoria County Estimated Acreage: 988.6 Estimated No. of Units: 0 Total Lots								Date Created: 12/2/2019 Date Printed: 1/8/2020 Date Modified: 1/8/2020 Created By: T.BROOM Modified By:	
	Acreage/L F	Clearing & Grubbing	Detention & Fill	Water Distribution	Sanitary Sewer	Storm Sewer	SWPPP	Paving	TOTAL
Per Acre Cost	-	\$ 1,500	\$ 35,000	\$ 7,500	\$ 10,000	\$ 25,000	\$ 2,500	\$ 35,000	\$ 116,500
Blvd Section Per LF Cost	-	-	-	\$ 50	\$ 80	\$ 200	\$ 20	\$ 215	\$ 565
Std. Rd Section Per LF Cost	-	-	-	\$ 50	\$ 80	\$ 120	\$ 20	\$ 135	\$ 405
OVERALL SUMMARY BY PHASE									
PHASE 1									
SF-1	7.20	\$ 10,800.00	-	\$ 54,000.00	\$ 72,000.00	\$ 180,000.00	\$ 18,000.00	\$ 252,000.00	\$ 586,800.00
SF-2	14.80	\$ 22,200.00	-	\$ 111,000.00	\$ 148,000.00	\$ 370,000.00	\$ 37,000.00	\$ 518,000.00	\$ 1,206,200.00
SF-3	18.40	\$ 27,600.00	-	\$ 138,000.00	\$ 184,000.00	\$ 460,000.00	\$ 46,000.00	\$ 644,000.00	\$ 1,499,600.00
Models	2.90	\$ 4,350.00	-	\$ 21,750.00	\$ 29,000.00	\$ 72,500.00	\$ 7,250.00	\$ 101,500.00	\$ 236,350.00
Plaza	3.30	\$ 4,950.00	-	-	-	-	-	-	\$ 4,950.00
Park	3.00	\$ 4,500.00	-	-	-	-	-	-	\$ 4,500.00
Flex-2	7.70	\$ 11,550.00	-	\$ 57,750.00	\$ 77,000.00	\$ 192,500.00	\$ 19,250.00	\$ 269,500.00	\$ 627,550.00
Detention 1	7.10	\$ 10,650.00	\$ 248,500.00	-	-	-	\$ 17,750.00	-	\$ 276,900.00
Detention 2	34.70	\$ 52,050.00	\$ 1,214,500.00	-	-	-	\$ 86,750.00	-	\$ 1,353,300.00
Detention 3	17.50	\$ 26,250.00	\$ 612,500.00	-	-	-	\$ 43,750.00	-	\$ 682,500.00
Detention 4	20.90	\$ 31,350.00	\$ 731,500.00	-	-	-	\$ 52,250.00	-	\$ 815,100.00
Detention 9	38.20	\$ 57,300.00	\$ 1,337,000.00	-	-	-	\$ 95,500.00	-	\$ 1,489,800.00
SH 288 U Turn/Acc. Dec. Lane	0.33	-	-	-	-	-	-	\$ 400,000.00	\$ 400,000.00
Boulevard Roadway (LF)	7,849	\$ 9,200.00	-	\$ 14,000.00	\$ 22,400.00	\$ 56,000.00	\$ 5,600.00	\$ 60,200.00	\$ 158,200.00
Unloaded Collector (LF)	29,097	\$ 20,000.00	-	\$ 454,540.00	\$ 727,264.00	\$ 1,090,896.00	\$ 181,816.00	\$ 1,227,258.00	\$ 3,681,774.00
PHASE 2									
SF-4	16.40	\$ 24,600.00	-	\$ 123,000.00	\$ 164,000.00	\$ 410,000.00	\$ 41,000.00	\$ 574,000.00	\$ 1,336,600.00
SF-6	19.50	\$ 29,250.00	-	\$ 146,250.00	\$ 195,000.00	\$ 487,500.00	\$ 48,750.00	\$ 682,500.00	\$ 1,589,250.00
SF-8	23.10	\$ 34,650.00	-	\$ 173,250.00	\$ 231,000.00	\$ 577,500.00	\$ 57,750.00	\$ 808,500.00	\$ 1,882,650.00
SFR-1	20.80	\$ 31,200.00	-	\$ 156,000.00	\$ 208,000.00	\$ 520,000.00	\$ 52,000.00	\$ 728,000.00	\$ 1,695,200.00
AA-1	29.60	\$ 44,400.00	-	\$ 222,000.00	\$ 296,000.00	\$ 740,000.00	\$ 74,000.00	\$ 1,036,000.00	\$ 2,412,400.00
Flex-1	7.70	\$ 11,550.00	-	\$ 57,750.00	\$ 77,000.00	\$ 192,500.00	\$ 19,250.00	\$ 269,500.00	\$ 627,550.00
Recreational Center	5.50	\$ 8,250.00	-	-	-	-	-	-	\$ 8,250.00
Detention 5	62.40	\$ 93,600.00	\$ 2,184,000.00	-	-	-	\$ 156,000.00	-	\$ 2,433,600.00
Detention 6	9.80	\$ 14,700.00	\$ 343,000.00	-	-	-	\$ 24,500.00	-	\$ 382,200.00
Detention 7	8.20	\$ 12,300.00	\$ 287,000.00	-	-	-	\$ 20,500.00	-	\$ 319,800.00
Detention 10	38.10	\$ 57,150.00	\$ 1,333,500.00	-	-	-	\$ 95,250.00	-	\$ 1,485,900.00
Detention 11	12.10	\$ 18,150.00	\$ 423,500.00	-	-	-	\$ 30,250.00	-	\$ 471,900.00
Detention 12	12.30	\$ 18,450.00	\$ 430,500.00	-	-	-	\$ 30,750.00	-	\$ 479,700.00
Detention 14	20.80	\$ 31,200.00	\$ 728,000.00	-	-	-	\$ 52,000.00	-	\$ 811,200.00
SH 288 U Turn/Acc. Dec. Lane	0.33	-	-	-	-	-	-	\$ 400,000.00	\$ 400,000.00
Boulevard Roadway (LF)	7,849	\$ 9,200.00	-	\$ 94,899.00	\$ 151,838.40	\$ 379,596.00	\$ 37,959.60	\$ 408,065.70	\$ 1,072,358.70
Unloaded Collector (LF)	29,097	\$ 20,000.00	-	\$ 532,722.50	\$ 852,356.00	\$ 1,278,534.00	\$ 213,089.00	\$ 1,438,350.75	\$ 4,315,052.25
PHASE 3									
SF-5	20.40	\$ 30,600.00	-	\$ 153,000.00	\$ 204,000.00	\$ 510,000.00	\$ 51,000.00	\$ 714,000.00	\$ 1,662,600.00
SF-7	21.90	\$ 32,850.00	-	\$ 164,250.00	\$ 219,000.00	\$ 547,500.00	\$ 54,750.00	\$ 766,500.00	\$ 1,784,850.00
SF-9	21.90	\$ 32,850.00	-	\$ 164,250.00	\$ 219,000.00	\$ 547,500.00	\$ 54,750.00	\$ 766,500.00	\$ 1,784,850.00
SF-10	33.20	\$ 49,800.00	-	\$ 249,000.00	\$ 332,000.00	\$ 830,000.00	\$ 83,000.00	\$ 1,162,000.00	\$ 2,705,800.00
AA-2	23.80	\$ 35,700.00	-	\$ 178,500.00	\$ 238,000.00	\$ 595,000.00	\$ 59,500.00	\$ 833,000.00	\$ 1,939,700.00
SFR-2	11.30	\$ 16,950.00	-	\$ 84,750.00	\$ 113,000.00	\$ 282,500.00	\$ 28,250.00	\$ 395,500.00	\$ 920,950.00
SFR-3	16.50	\$ 24,750.00	-	\$ 123,750.00	\$ 165,000.00	\$ 412,500.00	\$ 41,250.00	\$ 577,500.00	\$ 1,344,750.00
Detention 8	29.00	\$ 43,500.00	\$ 1,015,000.00	-	-	-	\$ 72,500.00	-	\$ 1,131,000.00
Detention 13	9.30	\$ 13,950.00	\$ 325,500.00	-	-	-	\$ 23,250.00	-	\$ 362,700.00
SH 288 U Turn/Acc. Dec. Lane	0.33	-	-	-	-	-	-	\$ 400,000.00	\$ 400,000.00
Boulevard Roadway (LF)	7,849	\$ 9,200.00	-	\$ 131,051.00	\$ 209,681.60	\$ 524,204.00	\$ 52,420.40	\$ 563,519.30	\$ 1,480,876.30
Unloaded Collector (LF)	29,097	\$ 20,000.00	-	\$ 467,587.50	\$ 748,140.00	\$ 1,122,210.00	\$ 187,035.00	\$ 1,262,486.25	\$ 3,787,458.75
TOTAL Blvd, Collector & 288									
SH 288 U Turn/Acc. Dec. Lane	1.00	-	-	-	-	-	-	\$ 1,200,000.00	\$ 1,200,000.00
Boulevard Roadway (LF)	7,849	\$ 27,600.00	-	\$ 392,450.00	\$ 627,920.00	\$ 1,569,800.00	\$ 156,980.00	\$ 1,687,535.00	\$ 4,462,285.00
Unloaded Collector (LF)	29,097	\$ 60,000.00	-	\$ 1,454,850.00	\$ 2,327,760.00	\$ 3,491,640.00	\$ 581,940.00	\$ 3,928,095.00	\$ 11,844,285.00
Subtotals		\$ 1,149,150.00	\$ 11,214,000.00	\$ 5,920,350.00	\$ 8,838,360.00	\$ 17,440,380.00	\$ 3,010,590.00	\$ 24,074,010.00	\$ 55,863,520.00
Contingencies	10%	\$ 114,915.00	\$ 1,121,400.00	\$ 592,035.00	\$ 883,836.00	\$ 1,744,038.00	\$ 301,059.00	\$ 2,407,401.00	\$ 5,586,352.00
Engineering Fees	15%	\$ 189,609.75	\$ 1,850,310.00	\$ 976,857.75	\$ 1,458,329.40	\$ 2,877,662.70	\$ 496,747.35	\$ 3,972,211.65	\$ 9,217,480.80
Grand Total		\$ 1,453,674.75	\$ 14,185,710.00	\$ 7,489,242.75	\$ 11,180,525.40	\$ 22,062,080.70	\$ 3,808,396.35	\$ 30,453,622.65	\$ 70,667,352.80
Cost Per Developable Acre: 561.70 \$ 2,587.99 \$ 25,254.96 \$ 13,333.17 \$ 19,904.80 \$ 39,277.34 \$ 6,780.13 \$ 54,216.88 \$ 125,809.78									
Cost Per Lot: 1,214 \$ 1,197.43 \$ 11,685.10 \$ 6,169.06 \$ 9,209.66 \$ 18,173.05 \$ 3,137.06 \$ 25,085.36 \$ 58,210.34									

Project Name: Lake Jackson Tract							Date Created: 12/2/2019		
Project Number:							Date Printed: 1/8/2020		
Location: Lake Jackson, TX, Brazoria County							Date Modified: 1/8/2020		
Estimated Acreage: 988.6							Created By: T.BROOM		
Estimated No. of Units: 0 Total Lots							Modified By:		
	Acreage/L F	Clearing & Grubbing	Detention & Fill	Water Distribution	Sanitary Sewer	Storm Sewer	SWPPP	Paving	TOTAL
Per Acre Cost	-	\$ 1,500	\$ 35,000	\$ 7,500	\$ 10,000	\$ 25,000	\$ 2,500	\$ 35,000	\$ 116,500
Blvd Section Per LF Cost	-	-	-	\$ 50	\$ 80	\$ 200	\$ 20	\$ 215	\$ 565
Std. Rd Section Per LF Cost	-	-	-	\$ 50	\$ 80	\$ 120	\$ 20	\$ 135	\$ 405
OVERALL SUMMARY									
SF-1	7.20								
SF-1	7.20	\$ 10,800.00	-	\$ 54,000.00	\$ 72,000.00	\$ 180,000.00	\$ 18,000.00	\$ 252,000.00	\$ 586,800.00
SF-2	14.80	\$ 22,200.00	-	\$ 111,000.00	\$ 148,000.00	\$ 370,000.00	\$ 37,000.00	\$ 518,000.00	\$ 1,206,200.00
SF-3	18.40	\$ 27,600.00	-	\$ 138,000.00	\$ 184,000.00	\$ 460,000.00	\$ 46,000.00	\$ 644,000.00	\$ 1,499,600.00
SF-4	16.40	\$ 24,600.00	-	\$ 123,000.00	\$ 164,000.00	\$ 410,000.00	\$ 41,000.00	\$ 574,000.00	\$ 1,336,600.00
SF-5	20.40	\$ 30,600.00	-	\$ 153,000.00	\$ 204,000.00	\$ 510,000.00	\$ 51,000.00	\$ 714,000.00	\$ 1,662,600.00
SF-6	19.50	\$ 29,250.00	-	\$ 146,250.00	\$ 195,000.00	\$ 487,500.00	\$ 48,750.00	\$ 682,500.00	\$ 1,589,250.00
SF-7	21.90	\$ 32,850.00	-	\$ 164,250.00	\$ 219,000.00	\$ 547,500.00	\$ 54,750.00	\$ 766,500.00	\$ 1,784,850.00
SF-8	23.10	\$ 34,650.00	-	\$ 173,250.00	\$ 231,000.00	\$ 577,500.00	\$ 57,750.00	\$ 808,500.00	\$ 1,882,650.00
SF-9	21.90	\$ 32,850.00	-	\$ 164,250.00	\$ 219,000.00	\$ 547,500.00	\$ 54,750.00	\$ 766,500.00	\$ 1,784,850.00
SF-10	33.20	\$ 49,800.00	-	\$ 249,000.00	\$ 332,000.00	\$ 830,000.00	\$ 83,000.00	\$ 1,162,000.00	\$ 2,705,800.00
SFR-1	20.80	\$ 31,200.00	-	\$ 156,000.00	\$ 208,000.00	\$ 520,000.00	\$ 52,000.00	\$ 728,000.00	\$ 1,695,200.00
SFR-2	11.30	\$ 16,950.00	-	\$ 84,750.00	\$ 113,000.00	\$ 282,500.00	\$ 28,250.00	\$ 395,500.00	\$ 920,950.00
SFR-3	16.50	\$ 24,750.00	-	\$ 123,750.00	\$ 165,000.00	\$ 412,500.00	\$ 41,250.00	\$ 577,500.00	\$ 1,344,750.00
AA-1	29.60	\$ 44,400.00	-	\$ 222,000.00	\$ 296,000.00	\$ 740,000.00	\$ 74,000.00	\$ 1,036,000.00	\$ 2,412,400.00
AA-2	23.80	\$ 35,700.00	-	\$ 178,500.00	\$ 238,000.00	\$ 595,000.00	\$ 59,500.00	\$ 833,000.00	\$ 1,939,700.00
Flex-1	7.70	\$ 11,550.00	-	\$ 57,750.00	\$ 77,000.00	\$ 192,500.00	\$ 19,250.00	\$ 269,500.00	\$ 627,550.00
Flex-2	7.70	\$ 11,550.00	-	\$ 57,750.00	\$ 77,000.00	\$ 192,500.00	\$ 19,250.00	\$ 269,500.00	\$ 627,550.00
Models	2.90	\$ 4,350.00	-	\$ 21,750.00	\$ 29,000.00	\$ 72,500.00	\$ 7,250.00	\$ 101,500.00	\$ 236,350.00
Park	3.00	\$ 4,500.00	-	-	-	-	-	-	\$ 4,500.00
Recreational Center	5.50	\$ 8,250.00	-	-	-	-	-	-	\$ 8,250.00
Plaza	3.30	\$ 4,950.00	-	-	-	-	-	-	\$ 4,950.00
Detention 1	7.10	\$ 10,650.00	\$ 248,500.00	-	-	-	\$ 17,750.00	-	\$ 276,900.00
Detention 2	34.70	\$ 52,050.00	\$ 1,214,500.00	-	-	-	\$ 86,750.00	-	\$ 1,353,300.00
Detention 3	17.50	\$ 26,250.00	\$ 612,500.00	-	-	-	\$ 43,750.00	-	\$ 682,500.00
Detention 4	20.90	\$ 31,350.00	\$ 731,500.00	-	-	-	\$ 52,250.00	-	\$ 815,100.00
Detention 5	62.40	\$ 93,600.00	\$ 2,184,000.00	-	-	-	\$ 156,000.00	-	\$ 2,433,600.00
Detention 6	9.80	\$ 14,700.00	\$ 343,000.00	-	-	-	\$ 24,500.00	-	\$ 382,200.00
Detention 7	8.20	\$ 12,300.00	\$ 287,000.00	-	-	-	\$ 20,500.00	-	\$ 319,800.00
Detention 8	29.00	\$ 43,500.00	\$ 1,015,000.00	-	-	-	\$ 72,500.00	-	\$ 1,131,000.00
Detention 9	38.20	\$ 57,300.00	\$ 1,337,000.00	-	-	-	\$ 95,500.00	-	\$ 1,489,800.00
Detention 10	38.10	\$ 57,150.00	\$ 1,333,500.00	-	-	-	\$ 95,250.00	-	\$ 1,485,900.00
Detention 11	12.10	\$ 18,150.00	\$ 423,500.00	-	-	-	\$ 30,250.00	-	\$ 471,900.00
Detention 12	12.30	\$ 18,450.00	\$ 430,500.00	-	-	-	\$ 30,750.00	-	\$ 479,700.00
Detention 13	9.30	\$ 13,950.00	\$ 325,500.00	-	-	-	\$ 23,250.00	-	\$ 362,700.00
Detention 14	20.80	\$ 31,200.00	\$ 728,000.00	-	-	-	\$ 52,000.00	-	\$ 811,200.00
Drill Site	10.00	-	-	-	-	-	-	-	\$ -
Power Esmt	23.20	-	-	-	-	-	-	-	\$ -
SH 288 U Turn/Acc. Dec. Lane	1.00	-	-	-	-	-	-	\$ 1,200,000.00	\$ 1,200,000.00
Boulevard Roadway (LF)	7,849	\$ 27,600.00	-	\$ 392,450.00	\$ 627,920.00	\$ 1,569,800.00	\$ 156,980.00	\$ 1,687,535.00	\$ 4,462,285.00
Unloaded Collector (LF)	29,097	\$ 60,000.00	-	\$ 1,454,850.00	\$ 2,327,760.00	\$ 3,491,640.00	\$ 581,940.00	\$ 3,928,095.00	\$ 11,844,285.00
Subtotals		\$ 1,061,550.00	\$ 11,214,000.00	\$ 4,225,550.00	\$ 6,126,680.00	\$ 12,988,940.00	\$ 2,332,670.00	\$ 17,914,130.00	\$ 55,863,520.00
Contingencies	10%	\$ 106,155.00	\$ 1,121,400.00	\$ 422,555.00	\$ 612,668.00	\$ 1,298,894.00	\$ 233,267.00	\$ 1,791,413.00	\$ 5,586,352.00
Engineering Fees	15%	\$ 175,155.75	\$ 1,850,310.00	\$ 697,215.75	\$ 1,010,902.20	\$ 2,143,175.10	\$ 384,890.55	\$ 2,955,831.45	\$ 9,217,480.80
Grand Total		\$ 1,342,860.75	\$ 14,185,710.00	\$ 5,345,320.75	\$ 7,750,250.20	\$ 16,431,009.10	\$ 2,950,827.55	\$ 22,661,374.45	\$ 70,667,352.80
Cost Per Developable Acre:	561.70	\$ 2,390.71	\$ 25,254.96	\$ 9,516.33	\$ 13,797.85	\$ 29,252.29	\$ 5,253.39	\$ 40,344.27	\$ 125,809.78
Cost Per Lot:	1,214	\$ 1,106.15	\$ 11,685.10	\$ 4,403.06	\$ 6,384.06	\$ 13,534.60	\$ 2,430.67	\$ 18,666.70	\$ 58,210.34

General Assumptions:

1. The tract is located within Brazoria County within the city of Lake Jackson.
2. Unit prices are subject to change based on market conditions. DEC is not responsible for cost factors out of its control.
3. Estimate does not include land cost, land maintenance, interest, HOA support, legal, financing, marketing, etc.
4. Wet sands construction for water, storm or sanitary is not accounted for in this estimate.

Water:

1. Assumes all waterlines are at normal depth.
2. Waterline size may change once watermodel is performed. Residential assumes an 8" waterline in each pod. Commercial and ROW assumes 12".
3. This estimate assumes water is available to the overall site, but distribution lines will need to be constructed to acquire service.

Sanitary Sewer:

1. This cost per acre does not include the cost of any upgrades to the existing Lift Stations and Force Mains.
2. Assumed 8" lines in residential pods and corresponding size increases; 10", 12", 15" & 18" in ROW to the existing Lift Station

Storm Drainage:

1. Additional inlets, manholes and storm sewer pipe quantities may be required based on final design.

Paving:

1. Estimate does not include median nose paving and/or pavers at crosswalks/intersections.
2. Estimate does not include road signalization.
3. Sidewalks are assumed to be constructed by the builder in front of lots and have not been included in this cost estimate. Cost of sidewalks have been included in BLVD/Collector street costs.
4. 8" pavement thickness and 8" subgrade for all concrete roads.
5. Connection to SH 288 from property will be 3.5" HMA and is accounted for in the per LF cost of the Blvd Section.
6. SH 288 U-Turn/Acceleration/Deceleration Lanes based on most recent bid from TxDOT. Cost is per intersection.
7. Boulevard and Collector Costs are prorated per the provided exhibit and accounted for for each phase.

Detention:

1. Detention areas are based on the provided land plan. Detention pond size, volume and locations may change upon completion of a master drainage report.
2. Detention has been accounted for in the total detention cost for all Blvd and Collector Road costs.

Miscellaneous:

1. This cost estimate does not include engineering review fees or county plat filling costs.
2. This estimate does not include screening walls, trails, or other landscaping, unless otherwise noted or included.