

APPENDIX F
REAL ESTATE PLAN

REAL ESTATE PLAN

Purpose

This real estate plan (REP) identifies the real estate requirements for the interim Ecosystem Restoration Project, the Resacas in the Vicinity of Brownsville, Texas. The REP includes the estimated costs and schedule for land acquisition of the recommended plan, Alternative 5, identified in the feasibility report.

The REP is for planning purposes. Real property acquisition and the real estate cost estimate are subject to change during more detailed investigations, such as preconstruction engineering and design (PED).

Project Authority

Resolution of the Committee on Transportation and Infrastructure of the United States House of Representatives dated 10 November 1999. The final resolution reads as follows:

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that the Secretary of the Army is requested to review that report of the Chief of Engineers on Louisiana and Texas Intracoastal Waterway, Corpus Christi, Texas to the Rio Grande, published as House Document No. 402, 77th Congress, 1st Session, and other pertinent reports to determine the feasibility of providing improvements to the Resacas in the vicinity of the City of Brownsville, Texas in the interest of flood control, watershed management, environmental restoration and protection, water quality, and other allied purposes.

Project Location and Description

The scope of the ecosystem restoration study included 66 potential restoration areas along three resacas in the vicinity of Brownsville, Texas, in Cameron County. The recommended plan consists of 44 restoration areas. Restoration measures would consist of:

- Dredging
- Riparian Soil Supplementation with Dredged Material
- Planting Riparian Species
- Bank Slope Restoration
- Bank Stabilization

- Plant aquatic and emergent vegetation
- Water Control Structure/Flow Management
- Invasive Plant Species Management

The restoration would consist of 16 1-year implementation phases.

Non-Federal Sponsor

The City of Brownsville would be the non-federal sponsor for construction of the project. The City of Brownsville was founded in 1848 and incorporated in 1853. The City of Brownsville would be the entity responsible for the acquisition of the lands, easements, right-of-way, relocation, and disposal areas for this project.

Real Estate Requirements

The 44 restoration areas affect 646 real estate tracts consisting of residential, commercial and vacant/undeveloped land. The restored area consists of a total of 970.28 acres, which consists of 844.58 acres for ecosystem restoration purposes, and the remaining 125.71 acres are parcel remnants from the required footprint acquisitions. The 844.61 acres of ecosystem restoration can be further broken down into 762.80 acres of land to acquire including city owned property, 53.6 acres of U.S. Fish and Wildlife Services and 28.21 acres of Texas Parks and Wildlife, Fish Hatchery. The remnants are illustrated within the project maps in Exhibit A.

The project footprint was adjusted to avoid pipeline or road easements. Of the 646 tracts, less than three percent is City-owned property, less than two percent is state, federal or local school district, 75 percent of the tracts are residential and the remaining 20 percent is commercial properties.

The non-federal sponsor would be responsible for acquiring and furnishing all lands, easements, rights-of-way, relocations (i.e., Public Law 91-646 relocations and utility/facility relocations), borrow material, and dredged or excavated material disposal areas (LERRD) for the project, if required. Lands required for ecosystem restoration would be acquired in fee except minerals, in accordance with Engineering Regulation 405-1-12 Paragraph 12-9.

Standard Estate #2 - Fee Excepting and Subordinating Subsurface Minerals.

The fee simple title to (the land-described in Schedule A) (Tracts Nos. , and), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all (coal) (oil and gas) in and under said land and all appurtenant rights used in connection with the exploration, development,

production and removal of said (coal) (oil and gas), including any existing structures and improvements; provided, however, that the said (coal) (oil and gas) and appurtenant rights so excepted and excluded are hereby subordinated to the prior right of the United States to flood and submerge the land as may be necessary in the construction, operation and maintenance of the project; provided further that any exploration or development of said (coal) (oil and gas) in and under said land shall be subject to Federal and State laws with respect to pollution of waters of the reservoir, and provided that the type and location of any structure, improvement and appurtenance thereto now existing or to be erected or constructed on said land in connection with the exploration and/or development of said (coal) (oil and gas) shall be subject to the prior written approval of the District Commander, U.S. Army Engineer District, or his duly authorized representative.

Lands to support construction activities will require temporary work easements for dewatering dredge material. There are three dewatering/staging areas, each encompassing approximately two acres that will require three-year temporary easements. The dewatering equipment is owned by BPUB and will be deployed to one site, at a time, during the dredging phase of the construction of this project.

Standard Estate #15 - Temporary Work Area Easement.

A temporary easement and right-of-way in, on, over and across the land described, for a period not to exceed ___ months, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the _____ Project, together with the right to trim, cut, fell and remove there from all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

List of required property for this project is in Exhibit B.

Federally Owned Land & Existing Federal Project

There are six federally-owned tracts. One by the U.S. National Park Service (NPS) and five by the USFWS.

National Park Service Lands

One tract is owned by the federal government and is currently being operated by the NPS, (Table F-1). The tract of land is submerged within resaca 54. The restoration measure at this tract would be to dredge from 3 feet to 6 feet. A permit from the agency would be obtained for the use of this property. The permit will require headquarters approval, prior to execution, within PED.

Table F-1: Tract of Land Owned by the Federal Government

Property ID	Owner	Division	Usage	Resaca Number	Total Acres	Acres affected
62343	United States of America	Land Resources Program Center	Resaca de la Palma National Battlefield	54	33.04	3.64 (Dredging)

USFWS Lands

There are five tracts within resacas 142, 161, and 166 that are owned by the federal government and are operated by the U.S. Fish and Wildlife Service. These tracts are within the project footprint; however, the sponsor would not acquire them. Instead, the intent is to work with the federal agency to align the ecosystem restoration project with their management plan.

The initial coordination to outline the joint agency implementation during the feasibility phase was positive and detailed coordination would continue during the USACE preconstruction engineering and design.

Failure to reach an agreement on implementation, or conflicting USFWS priorities would potentially result in the USACE implementing a slightly smaller plan or refinements to the recommended plan. The final array of alternatives was coordinated with the public and resource agencies. Adoption of a smaller alternative would not require additional NEPA documentation or review. See Table F-2.

Table F-2 U.S Fish and Wildlife Property

Map Page Number	Resaca	Measure	Owner	Impacted Acres
32	161	Dredge, Veg	U.S. Fish and Wildlife	0.34
26	166	Dredge, Veg	U.S. Fish and Wildlife	4.89
32	161	Dredge, Veg	U.S. Fish and Wildlife	4.92
32	161	Dredge, Veg	U.S. Fish and Wildlife	9.24
32	161	Dredge, Veg	U.S. Fish and Wildlife	14.05
26	142	Dredge, Veg	U.S. Fish and Wildlife	15.46
27	142	Dredge, Veg	U.S. Fish and Wildlife	24.56
32	161	Dredge, Veg	U.S. Fish and Wildlife	35.75
32	161	Dredge, Veg	U.S. Fish and Wildlife	0.50
26	142	Dredge, Veg	U.S. Fish and Wildlife	0.00
32	161	Dredge, Veg	U.S. Fish and Wildlife	4.11
			Total Acres	113.82

Unidentified Ownerships

Eighteen tracts were not identified by the appraisal district. These properties would be identified in PED and may affect the project depending on the location and property owner.

Non-Federal Sponsor Owned Property

There are 24 tracts that have been identified for this project that are owned by the City of Brownsville. A sampling of deeds was conducted. One of the deeds is from the Morningside Park which has a life estate of 1/2 of 1/8 interest remaining on the property. It is assumed that at least one more tract within the project would be less than fee ownership. These properties would have to be condemned to obtain clear title and obtain a fee interest in each tract of land. No Federal funds were used to purchase these tracts.

Texas Parks and Wildlife Services

Texas Parks and Wildlife Services land is within the project footprint consisting of 28.21 acres and illustrated on the real estate maps in Exhibit A. For the use of this property the Texas Parks and Wildlife Services and the City of Brownsville will enter into an interlocal cooperation agreement.

Within in the project footprint 28.21 acres are within Texas Parks and Wildlife Services maintained lands (Exhibit A). The City of Brownsville will enter into an interlocal cooperation agreement with Texas Parks and Wildlife Services to utilize this portion of the project footprint.

Navigation Servitude

Navigation servitude is the dominant right of the government under the Commerce Clause of the U.S. Constitution (U.S. CONST. Art. I, §8, cl.3) to use, control and regulate the navigable waters of the U.S. and the submerged lands hereunder for various commerce-related purposes including navigation and flood control. In tidal areas, the servitude extends to all lands below the mean high water mark. In non-tidal areas, the servitude extends to all lands within the bed and banks of a navigable stream that lie below the ordinary high water mark. *United States v. Cress*, 243 U.S. 316, 37 S.Ct. 380, 61 L.Ed. 746 (1917), *Kaiser Aetna v. United States*, 444 U.S. 164, 100 S.Ct. 383, 62 L.Ed.2d 332 (1979). The Government's rights under the navigation servitude exist irrespective of the ownership of the banks and bed of a stream below the ordinary high water mark and irrespective of western water rights under prior appropriation doctrine.

The Galveston District Office of Counsel determined on August 28, 2017 that the Brownsville Resacas system was not subject to Section 10 of the Rivers and Harbors Act of 1899 jurisdiction as they did not meet the definition under 33CFR 329.4

Mitigation Feature

No environmental mitigation would be required for the recommended plan.

Borrow Material

No borrow material would be required.

Access/Staging

There are three staging/dewatering sites, one at Resaca Segment 75, one between Resaca Segment 105-111 and one at Resaca Segment 161. The material removed from the dewatering sites will be either placed in a local landfill, used to slope the banks within the Resaca or sent to the local farm land for soil nutrition. The cost of transportation and tipping fees were calculated in the construction costs.

The staging/dewatering sites are two to three acres in size and will be accessed from public roads. These locations will require three-year temporary work area easements. The acquisition of the easements for the three sites will be staggered over the entire length of the construction timeframe, thus allowing for shorter easement time durations.

Recreation Feature

The recommended plan would not include recreation features.

Project Induced Flooding

Neither construction nor operation of the project would induce flooding, based on existing data and engineering analysis. The sponsor has the ability to adjust water levels in response to storm events. Refer to the Hydrology and Hydraulics, Appendix E for further information.

Baseline Cost Estimate

Land Acquisition Costs

The land acquisition cost was determined by a gross appraisal with an effective date of value of August 15, 2017 and a report date of September 17, 2017. A summary of the appraisal is shown in Table F-3. The following is an excerpt from the gross appraisal.

“The subject consists of roughly 691 tracts of numerous parcels with hundreds of owners. In total, the subject proposed taking area is 856± acres. A breakdown is an excerpt from the gross appraisal illustrating the land acquisition costs.”

Table F-3: Gross Appraisal of Land Acquisition Cost

Type	No. of Parcels	Acres	Gross Value Estimates (RE only)	Gross Value Estimates with 20% Incremental Costs
SFR	509	114.62	\$1,248,212	\$1,497,854
Multi	7	6.91	\$552,880	\$663,456
Ind	29	57.30	\$2,693,100	\$3,231,720
Comm	36	31.42	\$8,483,400	\$10,180,080
Urban Ag	59	343.25	\$6,868,000	\$8,241,600
Rec/GS	51	302.54	\$1,512,700	\$1,815,240
Total	691	856.04	\$21,358,292	\$25,629,950
			Rounded	\$25,630,000

Before acquiring any properties within the project area, an appraisal must be conducted. The appraisal must meet requirements laid out in both uniform appraisal standards for federal land acquisitions (UASFLA) and uniform standards of professional appraisal practice (USPAP). The appraisal cost range was dependent upon location, available data, and scope of work. A cost of \$2,000 per tract appraisal was used as a baseline cost, across the entire project.

The cost to acquire property remnants consisting of 125.71 acres, were captured within the 20 percent contingency of the gross appraisal. No additional costs were added for the acquisition of the parcel remnants.

Because the gross appraisal was completed before the USFWS ownership was identified the cost of the USFWS and several duplicate tracts were removed from the appraisal estimate. This action reduced the parcel count from 691 to 683, which reduced the land acquisition cost to \$24,873,743.

Subdivisions and Covenants, Conditions & Restrictions (CCRs)

To obtain fee title, the land must be free of all covenants to include subdivision covenants, conditions & restrictions (CCRs) and Home Owners Association (HOA) covenants. To clear title, the covenants would have to be condemned removing these rights from the land being acquired. A cost of \$35,000, per subdivision, was used to determine the overall costs to condemn the covenants. There are a total of 16 subdivisions according to the information obtained from the local appraisal district. The number of subdivisions may vary once the property to be acquired has been surveyed and the local covenants are determined.

Sponsor Owned Property

A sampling was conducted on the deeds for property owned by the City of Brownsville. Of the 11 deeds that were sampled, one of them is less than fee and would have to be condemned to clear title. It is assumed that this trend would be the same for the remaining deeds leaving at least two tracts that would have to be condemned. A cost of \$20,000 per tract was added to the cost estimate to cover the condemnation of these tracts.

Dewatering Sites

The recommended plan includes, three dewatering locations ranging in size from two to three acres. These locations would require three-year temporary easements with access from public roads. According to a mass appraisal that was completed for a separate planning study, the cost of a three-year work area easement represented 10 percent of the land value, which, in this instance, is \$54,000. The value determination of \$54,000 came from the commercial evaluation in the Resaca Gross Appraisal, which concluded a rate of \$270,000 for one acre of commercial land.

$$\text{\$270,000} \times 10 \text{ percent} = \text{\$27,000 (one acre)} \times 2 = \text{\$54,000 (two acre site) for three year easement}$$

The cost of \$162,000 for three, two acre work area/dewatering sites is included in the cost estimate.

The Real Estate baseline cost is in Exhibit D.

Public Law 91-646 Relocation Assistance

The project includes partial takings of property along the banks of the Resacas and will not require the purchase of any structures. In many cases these partial acquisition will leave an uneconomic remnant which was included in the costs analysis and real estate maps as shown in Exhibit A.

Mineral Activity that May affect the Project

The non-federal sponsor does not own the mineral rights within the project footprint. The potential risks to the government associated with the non-federal sponsor not owning the mineral rights are sufficiently mitigated and there would no anticipated effect to construction, operation, or maintenance of the project. The City of Brownsville has to approve all oil wells within the city limits. According to City Ordinance Sec. 22-587 (b) “a permittee shall not interfere with or damage existing water, sewer, or gas lines; the facilities of public utilities; or any other improvement or facility located on, under or across the course of such rights-of-way.”

The City of Brownsville would not issue a permit for mineral extraction on City-owned property, especially in a densely populated area of the city.

Accordingly, the additional costs and time associated with the non-federal sponsor acquiring the mineral rights far outweigh the risks to the government.

Data from the Texas State General Land Office was used to determine the location of active hard mineral leases (minerals other than oil & gas) issued by or through the General Land Office. While there were active hard mineral leases within the Brownsville area, there were none located within the project footprint.

Assessment of the Non-Federal Sponsor’s Legal and Professional Capability

Non-Federal Sponsor’s Real Estate Acquisition Capability Survey was sent to the City of Brownsville and was returned on January 12, 2017, which is referenced in exhibit C.

The City of Brownsville has the ability to acquire property under the City’s right of eminent domain. The City of Brownsville House Rule Amendment, Article II, Section 9, Right of Eminent Domain:

“Said city shall have the right of eminent domain and the power to appropriate private property for public purposes whenever the governing authority shall deem it necessary; and to take any private property, within or without the city limits, for any of the following purposes, to-wit: city halls, police stations, jails, calaboozes, fire stations and fire alarm systems, libraries, hospitals, sanitariums, auditoriums, market houses, slaughterhouses, reformatories, abattoirs, streets, alleys, parks, highways, playgrounds, sewer systems, storm sewers, sewage disposal plants, filtering beds and emptying grounds for sewer systems, drainage, drainage water, water supply sources, wells, water and electric light and power systems, street car systems, telephone and telegraph systems, gas plants or gas systems, cemeteries, crematories, prison farms, pest houses, and to acquire lands, within or without the city, for any other municipal purpose that may be deemed advisable. That the power herein granted for the purpose of acquiring private property shall include the power of improvement and enlargement of waterworks, including water supply, riparian rights, stand pipes, watersheds, and the construction of supply reservoirs. That in all cases wherein the city exercises the power of eminent domain it shall be controlled as nearly as practicable, by the laws governing the condemnation of property by railroad corporations in this state; the city taking the position of the railroad corporation in any such cases.”

Before the acquisition of property, the City of Brownsville would enter into a resolution that outlines the responsibilities of both parties and the real estate requirements for the project. At which point the City of Brownsville would acquire the property.

The Galveston District Office of Council has reviewed the City of Brownsville ability to condemn property within the city limits and their extraterritorial jurisdiction to acquire property beyond the city boundaries.

Zoning

No application or enactment of zoning ordinances is proposed in connection with the recommend plan.

Facility or Utility Relocation

There are power lines and other utility lines within the project footprint that would be affected by the project. There are no plans to relocate any utilities for the project. Local pipelines were identified and the project footprint was adjusted accordingly to not include the pipeline easements. However, the cost schedule risk analysis included

\$5,059,000 in the 02 account for unknown utilities and fiber optics within the project footprint which was not included in the real estate costs.

“Any conclusion or categorization contained in this report that an item is a utility or facility relocation to be performed by the non-federal sponsor as part of its LERRD [land, easements, rights-of-way, relocation and disposal areas] responsibilities is preliminary only. The government will make a final determination of the relocations necessary for the construction, operation, or maintenance of the project after further analysis and completion and approval of final attorney’s opinions of compensability for each of the impacted utilities and facilities.”

HAZARDOUS, TOXIC AND RADIOACTIVE WASTE OR OTHER ENVIRONMENTAL CONTAMINANTS

There are no known hazardous or toxic wastes or other environmental contaminants on or within the proposed project area. See Appendix D.

LANDOWNER OPPOSITION

A public meeting was held June 14, 2017 at the Ringgold Civic Pavilion at 501 E Ringgold St #5, Brownsville, Texas, 78520. Attendees in addition to members of the BPUB and the USACE consisted of five local citizens. The feedback was positive with no opposition to the project during the public hearing.

Risks Associated with Acquiring Land before the Execution of the Project Cooperation Agreement

A risk letter would be sent to the City of Brownsville identifying the risks associated with any property acquisition prior to the execution of the project cooperation agreement (PCA) and will be noted in the final Real Estate Plan, referenced in exhibit E.

Description of Any Other Real Estate Issues Relevant to Planning, Designing, or Implementing the Project.

The real estate issues for this project are held within the current unknowns. The data used for this study came from the local appraisal district. Within their data, 18 tracts did not have ownership information attached.

Land Acquisition Schedule

The implementation scenario would restore areas from upstream to downstream, in adjacent groups, over the 16-year construction period. Restoration efforts (dredging, planting, etc.) generally would be completed for a group of areas annually. Assuming that the first year of construction may be 2021 and the end of construction would be 2037. See Table F-4.

Table F-4: Purposed Project Implementation Schedule for Resacas

Construction Year Start	Resaca Areas
2021	149, 150, 151
2022	116, 117, 142
2023	166
2024	148, 167
2025	108, 109, 110, 111, 112
2026	104, 105
2027	98, 99, 100, 101, 1000, 1001
2028	161
2029	84
2030	75, 95
2031	53, 54, 59, 60
2032	61
2033	62, 66, 67, 71, 72, 96
2034	93, 94
2035	45, 46
2036	40, 41, 42, 43, 44

The milestones for land acquisition are presented in Table F-5 and they are to be completed before the contract are released for the proceeding Resaca Segment(s). This acquisition schedule will repeat for each following contract.

Table F-5: Milestones for Land Acquisition

Milestones are Based on the Project Partnership Agreement Being Signed	
Transmittal of ROW drawings & estate(s)	30 days after PPA signed
Milestones to complete before Contract 1	
Obtain Surveys	120 days after transmittal of ROW drawings & estate(s)
Obtain Title Evidence	120 days after obtaining surveys
Obtain Appraisals & Reviews	120 days after obtaining titles
Authorization to Proceed with Offer	30 days after obtaining appraisals & reviews
Conclude Negotiations	90 days after start of negotiations
Conduct Closings	90 days after conducting closings
Conclude Condemnations	365 days after condemnation process starts
Attorney Certify Availability of LERRD	30 days after condemnations concluded
Corps Certifies Availability of LERRD	30 days after NFS Attorney Certifies LERRD
Review LERRD Credit Request	120 days after receiving LERRD documentation
Repeat milestones be completed before the next Resaca segment(s)	

Exhibit A: Maps.

See Drawings at the end of the main report.

Exhibit B: Property to Acquire

Table F-6 presents the list of property to acquire.

Table F-6: Property to Acquire

Resaca	Measure	Property ID	Acres to Acquire
40	Veg	0	31.47
41	Veg	0	0.29
41	Veg	0	0.90
41	Veg	0	1.32
41	Veg	0	1.55
41	Veg	129290	16.29
42	Veg	129290	2.56
42	Veg	129267	6.14
42	Veg	129282	10.07
42	Veg	129297	10.89
42	Veg	129259	11.30
42	Veg	129268	12.08
43	Veg	129232	0.27
43	Veg	359022	1.02
43	Veg	129258	1.63
43	Veg	0	2.24
43	Veg	129235	2.50
43	Veg	129242	4.26
43	Veg	129240	9.65
43	Veg	129247	12.41
44	Veg	128882	3.29
44	Veg	128883	4.24
44	Veg	128896	11.08
45	Veg	128451	4.87
46	Veg	0	4.08
53	Dredge	44250	0.03
53	Dredge	44255	0.03
53	Dredge	44256	0.03
53	Dredge	44252	0.04
53	Dredge	44254	0.04
53	Dredge	44251	0.04
53	Dredge	44253	0.05
53	Dredge	44257	0.07
53	Dredge	44258	0.07
53	Dredge	44259	0.10
53	Dredge	44260	0.10
53	Dredge	62569	1.02

Resaca	Measure	Property ID	Acres to Acquire
54	Dredge	53460	0.03
54	Dredge	53467	0.03
54	Dredge	53468	0.03
54	Dredge	50030	0.07
54	Dredge	53466	0.08
54	Dredge	53473	0.08
54	Dredge	53469	0.09
54	Dredge	53474	0.11
54	Dredge	53472	0.12
54	Dredge	53470	0.12
54	Dredge	53461	0.12
54	Dredge	53465	0.13
54	Dredge	53475	0.13
54	Dredge	53477	0.13
54	Dredge	53471	0.13
54	Dredge	53462	0.14
54	Dredge	50027	0.14
54	Dredge	53463	0.14
54	Dredge	53464	0.15
54	Dredge	53478	0.16
54	Dredge	50025	0.20
54	Dredge	50029	0.22
54	Dredge	50026	0.23
54	Dredge	50028	0.23
54	Dredge	53476	0.30
54	Dredge	50041	0.33
54	Dredge	56722	0.37
54	Dredge	50038	0.45
54	Dredge	62340	0.52
54	Dredge	62343	3.64
59	Veg	62336	1.32
59	Veg	62340	1.71
60	Dredge	62394	0.03
60	Dredge	40932	0.06
60	Dredge	40967	0.09
60	Dredge	40968	0.09
60	Dredge	40966	0.10
60	Dredge	40931	0.11
60	Dredge	40929	0.12
60	Dredge	40963	0.13
60	Dredge	62347	1.07
61	Dredge, Veg	399840	0.01
61	Dredge, Veg	47473	0.05
61	Dredge, Veg	61569	0.05
61	Dredge, Veg	399841	0.05
61	Dredge, Veg	47477	0.06
61	Dredge, Veg	47478	0.06

Resaca	Measure	Property ID	Acres to Acquire
61	Dredge, Veg	399842	0.07
61	Dredge, Veg	47480	0.07
61	Dredge, Veg	47481	0.07
61	Dredge, Veg	47479	0.08
61	Dredge, Veg	399843	0.09
61	Dredge, Veg	399845	0.09
61	Dredge, Veg	47329	0.09
61	Dredge, Veg	399844	0.10
61	Dredge, Veg	47471	0.11
61	Dredge, Veg	47260	0.11
61	Dredge, Veg	47470	0.12
61	Dredge, Veg	47482	0.12
61	Dredge, Veg	47267	0.13
61	Dredge, Veg	47268	0.13
61	Dredge, Veg	47483	0.14
61	Dredge, Veg	61549	0.14
61	Dredge, Veg	47265	0.14
61	Dredge, Veg	61551	0.15
61	Dredge, Veg	47269	0.15
61	Dredge, Veg	47266	0.15
61	Dredge, Veg	47270	0.15
61	Dredge, Veg	47484	0.15
61	Dredge, Veg	47274	0.15
61	Dredge, Veg	47277	0.15
61	Dredge, Veg	47485	0.15
61	Dredge, Veg	47271	0.16
61	Dredge, Veg	47336	0.16
61	Dredge, Veg	47275	0.16
61	Dredge, Veg	47340	0.16
61	Dredge, Veg	47276	0.16
61	Dredge, Veg	47264	0.16
61	Dredge, Veg	47322	0.16
61	Dredge, Veg	41471	0.16
61	Dredge, Veg	41470	0.17
61	Dredge, Veg	47330	0.17
61	Dredge, Veg	47316	0.17
61	Dredge, Veg	61571	0.17
61	Dredge, Veg	47317	0.17
61	Dredge, Veg	40972	0.17
61	Dredge, Veg	61550	0.17
61	Dredge, Veg	47335	0.17
61	Dredge, Veg	47326	0.17
61	Dredge, Veg	47328	0.17
61	Dredge, Veg	47273	0.18
61	Dredge, Veg	47272	0.18
61	Dredge, Veg	61548	0.18
61	Dredge, Veg	47475	0.18

Resaca	Measure	Property ID	Acres to Acquire
61	Dredge, Veg	61570	0.18
61	Dredge, Veg	47323	0.18
61	Dredge, Veg	47261	0.19
61	Dredge, Veg	61545	0.19
61	Dredge, Veg	47263	0.19
61	Dredge, Veg	47315	0.19
61	Dredge, Veg	47476	0.20
61	Dredge, Veg	47321	0.20
61	Dredge, Veg	47262	0.21
61	Dredge, Veg	61546	0.22
61	Dredge, Veg	61572	0.22
61	Dredge, Veg	40954	0.22
61	Dredge, Veg	47332	0.22
61	Dredge, Veg	47318	0.22
61	Dredge, Veg	61547	0.23
61	Dredge, Veg	61574	0.23
61	Dredge, Veg	47338	0.23
61	Dredge, Veg	47337	0.23
61	Dredge, Veg	40958	0.23
61	Dredge, Veg	47320	0.24
61	Dredge, Veg	47331	0.24
61	Dredge, Veg	40957	0.25
61	Dredge, Veg	40952	0.25
61	Dredge, Veg	47333	0.26
61	Dredge, Veg	47334	0.26
61	Dredge, Veg	47339	0.27
61	Dredge, Veg	40955	0.30
61	Dredge, Veg	47341	0.33
61	Dredge, Veg	61553	0.34
61	Dredge, Veg	61552	0.35
61	Dredge, Veg	0	0.36
61	Dredge, Veg	41468	0.36
61	Dredge, Veg	47327	0.37
61	Dredge, Veg	40956	0.52
61	Dredge, Veg	41467	0.55
61	Dredge, Veg	41469	0.71
61	Dredge, Veg	47324	0.81
61	Dredge, Veg	41474	1.01
61	Dredge, Veg	40946	2.60
61	Dredge, Veg	41472	4.52
62	Dredge, Veg	45562	2.99
66	Veg	45550	0.08
66	Veg	45586	0.12
66	Veg	45553	0.15
66	Veg	45555	0.16
66	Veg	41371	0.29
66	Veg	45585	0.56

Resaca	Measure	Property ID	Acres to Acquire
66	Veg	45552	1.06
66	Veg	45562	3.40
66	Veg	45560	4.45
66	Veg	45557	4.49
66	Veg	45554	5.09
67	Veg	41353	0.07
67	Veg	45465	0.17
67	Veg	41245	0.48
67	Veg	0	1.10
67	Veg	45466	1.21
67	Veg	41248	1.22
67	Veg	45468	2.09
67	Veg	402400	2.52
67	Veg	41285	3.69
67	Veg	41354	5.67
71	Veg	352550	0.41
71	Veg	352551	0.42
71	Veg	352549	0.42
71	Veg	352552	0.44
71	Veg	352553	0.48
71	Veg	352548	0.49
71	Veg	352546	0.55
71	Veg	352547	0.59
71	Veg	29770	3.65
72	Veg	29896	0.32
72	Veg	41013	2.06
72	Veg	41014	5.16
75	Dredge, Veg	37002	0.11
75	Dredge, Veg	34443	0.12
75	Dredge, Veg	34448	0.15
75	Dredge, Veg	37005	0.16
75	Dredge, Veg	37004	0.17
75	Dredge, Veg	0	0.17
75	Dredge, Veg	37003	0.17
75	Dredge, Veg	37006	0.17
75	Dredge, Veg	37007	0.18
75	Dredge, Veg	126241	0.23
75	Dredge, Veg	36997	0.27
75	Dredge, Veg	34444	0.28
75	Dredge, Veg	126245	0.29
75	Dredge, Veg	34442	0.34
75	Dredge, Veg	37008	0.40
75	Dredge, Veg	36996	0.44
75	Dredge, Veg	126243	0.47
75	Dredge, Veg	34445	0.50
75	Dredge, Veg	34446	0.61
75	Dredge, Veg	36909	1.13

Resaca	Measure	Property ID	Acres to Acquire
75	Dredge, Veg	122919	5.25
84	Dredge, Veg	161345	0.05
84	Dredge, Veg	161339	0.05
84	Dredge, Veg	161344	0.05
84	Dredge, Veg	161356	0.05
84	Dredge, Veg	161357	0.05
84	Dredge, Veg	161343	0.06
84	Dredge, Veg	161355	0.06
84	Dredge, Veg	0	0.06
84	Dredge, Veg	152586	0.06
84	Dredge, Veg	161358	0.06
84	Dredge, Veg	161354	0.06
84	Dredge, Veg	161346	0.06
84	Dredge, Veg	161359	0.06
84	Dredge, Veg	161341	0.07
84	Dredge, Veg	152587	0.07
84	Dredge, Veg	161342	0.07
84	Dredge, Veg	161347	0.07
84	Dredge, Veg	161360	0.07
84	Dredge, Veg	161351	0.07
84	Dredge, Veg	161352	0.07
84	Dredge, Veg	161353	0.07
84	Dredge, Veg	161348	0.07
84	Dredge, Veg	161350	0.07
84	Dredge, Veg	161340	0.07
84	Dredge, Veg	161361	0.07
84	Dredge, Veg	152584	0.07
84	Dredge, Veg	152585	0.08
84	Dredge, Veg	161362	0.08
84	Dredge, Veg	161349	0.08
84	Dredge, Veg	161338	0.08
84	Dredge, Veg	161363	0.08
84	Dredge, Veg	161364	0.09
84	Dredge, Veg	152583	0.10
84	Dredge, Veg	161335	0.10
84	Dredge, Veg	161365	0.10
84	Dredge, Veg	161337	0.11
84	Dredge, Veg	161336	0.15
84	Dredge, Veg	163520	0.16
84	Dredge, Veg	163521	0.16
84	Dredge, Veg	163524	0.17
84	Dredge, Veg	163519	0.17
84	Dredge, Veg	163522	0.17
84	Dredge, Veg	163523	0.19
84	Dredge, Veg	161366	0.19
84	Dredge, Veg	163514	0.20
84	Dredge, Veg	163518	0.21

Resaca	Measure	Property ID	Acres to Acquire
84	Dredge, Veg	163525	0.25
84	Dredge, Veg	163516	0.25
84	Dredge, Veg	163517	0.26
84	Dredge, Veg	163515	0.26
84	Dredge, Veg	375252	0.34
84	Dredge, Veg	160974	11.44
93	Excavate/Veg	0	0.12
93	Excavate/Veg	0	8.60
94	Excavate/Veg	0	0.73
94	Excavate/Veg	0	8.84
95	Excavate/Veg	158286	0.02
95	Excavate/Veg	371020	0.12
95	Excavate/Veg	158284	9.46
95	Excavate/Veg	158305	15.60
95	Excavate/Veg	160706	16.53
96	Veg	363557	12.43
98	Veg	132147	0.08
98	Veg	150822	0.36
98	Veg	150819	0.42
98	Veg	150821	0.43
98	Veg	150820	0.44
98	Veg	150824	0.66
98	Veg	357833	0.72
98	Veg	132145	0.77
98	Veg	150823	1.08
98	Veg	132146	1.39
98	Veg	129195	1.41
98	Veg	132144	1.44
98	Veg	150817	1.58
98	Veg	150814	1.62
98	Veg	150815	2.65
98	Veg	150816	2.87
99	Veg	366634	0.36
99	Veg	122787	0.70
99	Veg	122791	1.07
99	Veg	122790	3.08
99	Veg	132775	3.85
100	Veg	128712	1.88
100	Veg	129180	2.20
100	Veg	129179	4.06
101	Veg	134429	0.61
101	Veg	153234	1.52
101	Veg	171034	2.59
101	Veg	134428	3.14
101	Veg	171030	3.42
101	Veg	128718	3.64
101	Veg	171031	3.88

Resaca	Measure	Property ID	Acres to Acquire
101	Veg	171014	5.91
101	Veg	134412	6.53
101	Veg	171017	12.26
104	Veg	133646	0.02
104	Veg	133671	0.08
104	Veg	135580	3.63
104	Veg	133218	5.27
104	Veg	135582	9.63
105	Dredge, Veg	369170	0.01
105	Dredge, Veg	123715	0.02
105	Dredge, Veg	123687	0.05
105	Dredge, Veg	123716	0.05
105	Dredge, Veg	123721	0.05
105	Dredge, Veg	123717	0.06
105	Dredge, Veg	123718	0.06
105	Dredge, Veg	123711	0.06
105	Dredge, Veg	123739	0.07
105	Dredge, Veg	123648	0.07
105	Dredge, Veg	123650	0.08
105	Dredge, Veg	123647	0.08
105	Dredge, Veg	123651	0.08
105	Dredge, Veg	123657	0.08
105	Dredge, Veg	123646	0.09
105	Dredge, Veg	123722	0.09
105	Dredge, Veg	123658	0.09
105	Dredge, Veg	123686	0.09
105	Dredge, Veg	123652	0.09
105	Dredge, Veg	123656	0.09
105	Dredge, Veg	123653	0.10
105	Dredge, Veg	123655	0.10
105	Dredge, Veg	123654	0.10
105	Dredge, Veg	123665	0.11
105	Dredge, Veg	123645	0.11
105	Dredge, Veg	123723	0.11
105	Dredge, Veg	123659	0.11
105	Dredge, Veg	123640	0.12
105	Dredge, Veg	123693	0.12
105	Dredge, Veg	123685	0.12
105	Dredge, Veg	123660	0.12
105	Dredge, Veg	123724	0.13
105	Dredge, Veg	123684	0.13
105	Dredge, Veg	123661	0.13
105	Dredge, Veg	123735	0.13
105	Dredge, Veg	123644	0.13
105	Dredge, Veg	123643	0.14
105	Dredge, Veg	123734	0.14
105	Dredge, Veg	123733	0.14

Resaca	Measure	Property ID	Acres to Acquire
105	Dredge, Veg	123736	0.14
105	Dredge, Veg	123662	0.14
105	Dredge, Veg	123731	0.15
105	Dredge, Veg	123695	0.15
105	Dredge, Veg	123694	0.15
105	Dredge, Veg	123663	0.16
105	Dredge, Veg	123664	0.16
105	Dredge, Veg	123669	0.16
105	Dredge, Veg	123670	0.16
105	Dredge, Veg	123696	0.16
105	Dredge, Veg	123725	0.16
105	Dredge, Veg	123683	0.16
105	Dredge, Veg	123705	0.16
105	Dredge, Veg	123706	0.17
105	Dredge, Veg	123730	0.17
105	Dredge, Veg	123737	0.17
105	Dredge, Veg	123668	0.17
105	Dredge, Veg	123673	0.17
105	Dredge, Veg	123671	0.17
105	Dredge, Veg	123699	0.17
105	Dredge, Veg	123672	0.17
105	Dredge, Veg	123679	0.17
105	Dredge, Veg	123674	0.17
105	Dredge, Veg	123700	0.18
105	Dredge, Veg	123704	0.18
105	Dredge, Veg	123677	0.18
105	Dredge, Veg	123667	0.18
105	Dredge, Veg	123703	0.18
105	Dredge, Veg	123666	0.18
105	Dredge, Veg	123675	0.18
105	Dredge, Veg	123702	0.18
105	Dredge, Veg	123726	0.18
105	Dredge, Veg	123676	0.19
105	Dredge, Veg	123698	0.19
105	Dredge, Veg	123701	0.19
105	Dredge, Veg	123697	0.19
105	Dredge, Veg	123727	0.19
105	Dredge, Veg	123729	0.19
105	Dredge, Veg	123728	0.19
105	Dredge, Veg	123681	0.19
105	Dredge, Veg	123680	0.21
105	Dredge, Veg	123641	0.26
105	Dredge, Veg	123639	0.32
105	Dredge, Veg	123738	0.33
105	Dredge, Veg	123710	0.36
105	Dredge, Veg	123707	0.42
105	Dredge, Veg	123638	0.49

Resaca	Measure	Property ID	Acres to Acquire
105	Dredge, Veg	123709	0.55
105	Dredge, Veg	123708	0.56
105	Dredge, Veg	369169	0.56
105	Dredge, Veg	143095	0.90
105	Dredge, Veg	143108	1.11
105	Dredge, Veg	143097	1.21
105	Dredge, Veg	143067	8.09
105	Dredge, Veg	135580	15.75
108	Dredge, Veg	0	0.17
108	Dredge, Veg	62729	0.25
108	Dredge, Veg	0	0.38
108	Dredge, Veg	159947	1.25
108	Dredge, Veg	159946	1.38
108	Dredge, Veg	169512	1.40
109	Dredge, Veg	153322	0.04
109	Dredge, Veg	153316	0.05
109	Dredge, Veg	153321	0.05
109	Dredge, Veg	153319	0.07
109	Dredge, Veg	153320	0.08
109	Dredge, Veg	153323	0.08
109	Dredge, Veg	169546	0.09
109	Dredge, Veg	153318	0.09
109	Dredge, Veg	153317	0.13
109	Dredge, Veg	153313	0.14
109	Dredge, Veg	153314	0.14
109	Dredge, Veg	153315	0.16
109	Dredge, Veg	153312	0.17
109	Dredge, Veg	153311	0.17
109	Dredge, Veg	153310	0.17
109	Dredge, Veg	153309	0.18
109	Dredge, Veg	153308	0.19
109	Dredge, Veg	153307	0.23
109	Dredge, Veg	159476	0.33
109	Dredge, Veg	159475	0.34
109	Dredge, Veg	374708	0.34
109	Dredge, Veg	159464	0.39
109	Dredge, Veg	153305	0.41
109	Dredge, Veg	153303	0.48
109	Dredge, Veg	153304	0.54
109	Dredge, Veg	159480	1.40
109	Dredge, Veg	159477	1.55
109	Dredge, Veg	0	2.02
109	Dredge, Veg	159492	2.19
109	Dredge, Veg	159487	2.87
110	Veg	169546	9.80
111	Veg	54232	0.02
111	Veg	54246	0.02

Resaca	Measure	Property ID	Acres to Acquire
111	Veg	169593	0.02
111	Veg	54259	0.04
111	Veg	169592	0.05
111	Veg	54247	0.06
111	Veg	54248	0.07
111	Veg	169591	0.07
111	Veg	54249	0.07
111	Veg	169564	0.08
111	Veg	54252	0.09
111	Veg	54245	0.09
111	Veg	54255	0.10
111	Veg	169594	0.10
111	Veg	169590	0.10
111	Veg	54253	0.11
111	Veg	169565	0.11
111	Veg	169566	0.11
111	Veg	54243	0.12
111	Veg	54256	0.12
111	Veg	54254	0.12
111	Veg	169586	0.13
111	Veg	54257	0.14
111	Veg	169589	0.15
111	Veg	54258	0.16
111	Veg	169570	0.16
111	Veg	169585	0.17
111	Veg	54250	0.17
111	Veg	169575	0.18
111	Veg	169576	0.19
111	Veg	169581	0.20
111	Veg	169580	0.20
111	Veg	169584	0.21
111	Veg	54233	0.22
111	Veg	169571	0.23
111	Veg	54240	0.24
111	Veg	169574	0.24
111	Veg	54242	0.24
111	Veg	169569	0.25
111	Veg	169583	0.25
111	Veg	169582	0.25
111	Veg	54239	0.26
111	Veg	169568	0.27
111	Veg	54244	0.27
111	Veg	169567	0.27
111	Veg	169573	0.28
111	Veg	169577	0.30
111	Veg	169579	0.30
111	Veg	54238	0.30

Resaca	Measure	Property ID	Acres to Acquire
111	Veg	169572	0.31
111	Veg	54235	0.32
111	Veg	54237	0.34
111	Veg	169578	0.35
111	Veg	54236	0.36
111	Veg	54241	0.41
111	Veg	400175	0.51
111	Veg	400176	0.82
111	Veg	400178	0.84
111	Veg	169520	1.03
112	Veg	127719	1.03
112	Veg	127704	1.36
112	Veg	127707	1.84
112	Veg	169528	2.78
112	Veg	127708	3.61
112	Veg	127728	4.51
142	Dredge, Veg	142193	0.04
142	Dredge, Veg	142194	0.05
142	Dredge, Veg	142195	0.06
142	Dredge, Veg	142196	0.07
142	Dredge, Veg	142197	0.09
142	Dredge, Veg	142198	0.11
142	Dredge, Veg	142199	0.14
142	Dredge, Veg	142203	0.14
142	Dredge, Veg	142204	0.15
142	Dredge, Veg	142201	0.17
142	Dredge, Veg	142200	0.17
142	Dredge, Veg	142202	0.18
142	Dredge, Veg	0	24.56
149	Dredge, Veg	377252	1.06
149	Dredge, Veg	377253	1.24
149	Dredge, Veg	377250	2.98
149	Dredge, Veg	377251	3.42
150	Dredge	57677	0.02
150	Dredge	57675	0.02
150	Dredge	57676	0.05
150	Dredge	57684	0.05
150	Dredge	57670	0.07
150	Dredge	57671	0.08
150	Dredge	57669	0.09
150	Dredge	241553	0.12
150	Dredge	241552	0.17
150	Dredge	241543	0.18
150	Dredge	241547	0.18
150	Dredge	241546	0.18
150	Dredge	241550	0.18
150	Dredge	241549	0.18

Resaca	Measure	Property ID	Acres to Acquire
150	Dredge	241551	0.18
150	Dredge	57672	0.18
150	Dredge	241548	0.18
150	Dredge	241545	0.18
150	Dredge	241544	0.20
151	Dredge	57697	0.01
151	Dredge	241530	0.03
151	Dredge	57700	0.04
151	Dredge	57707	0.05
151	Dredge	241531	0.05
151	Dredge	57705	0.06
151	Dredge	57704	0.06
151	Dredge	57706	0.06
151	Dredge	57703	0.07
151	Dredge	57701	0.08
151	Dredge	57702	0.08
151	Dredge	241532	0.09
151	Dredge	241535	0.11
151	Dredge	241533	0.11
151	Dredge	241534	0.12
151	Dredge	241536	0.12
151	Dredge	241537	0.14
151	Dredge	241538	0.17
151	Dredge	241539	0.19
151	Dredge	241540	0.19
151	Dredge	241541	0.19
151	Dredge	241542	0.20
151	Dredge	57699	0.23
161	Dredge, Veg	165652	2.47
161	Dredge, Veg	0	9.24
161	Dredge, Veg	165651	12.62
167	Dredge, Veg	151281	0.11
167	Dredge, Veg	151280	0.11
167	Dredge, Veg	151282	0.11
167	Dredge, Veg	151279	0.12
167	Dredge, Veg	151226	0.12
167	Dredge, Veg	151278	0.13
167	Dredge, Veg	151276	0.13
167	Dredge, Veg	151277	0.13
167	Dredge, Veg	151283	0.13
167	Dredge, Veg	151274	0.16
167	Dredge, Veg	140535	0.17
167	Dredge, Veg	151275	0.18
167	Dredge, Veg	140536	0.22
167	Dredge, Veg	151284	0.24
167	Dredge, Veg	151285	0.24
167	Dredge, Veg	0	0.95

Resaca	Measure	Property ID	Acres to Acquire
167	Dredge, Veg	169546	1.53
167	Dredge, Veg	127706	1.94
167	Dredge, Veg	127702	2.16
167	Dredge, Veg	127701	2.30
167	Dredge, Veg	127699	3.19
167	Dredge, Veg	151227	24.71
167	Dredge, Veg	169545	34.72
1000	Veg	135714	0.48
1000	Veg	133231	1.08
1000	Veg	134227	1.10
1000	Veg	133222	1.31
1000	Veg	133223	1.39
1000	Veg	133226	1.88
1000	Veg	133225	1.92
1000	Veg	156543	2.14
1000	Veg	134301	3.42
1000	Veg	135713	3.45
1000	Veg	133219	4.02
1000	Veg	134316	4.92
1000	Veg	133220	4.99
1000	Veg	133233	5.88
1000	Veg	135708	10.20
1001	Veg	134354	0.35
1001	Veg	134356	0.83
1001	Veg	134357	1.76
1001	Veg	134351	2.91
1001	Veg	134360	9.76
		Total Acres	762.80

Exhibit C: Assessment of Non-Federal Sponsor's Real Estate Acquisition Capability

ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITY

Resaca Boulevard Resaca
Brownsville
Cameron County, Texas

I. Legal Authority

- a. Does the Sponsor have the legal authority to acquire and hold title to real property for project purposes? (Yes/No) **YES**
- b. Does the Sponsor have the power of eminent domain for this project? (Yes/No) **YES**
- c. Does the Sponsor have "quick-take" authority for this project? (Yes/No) **NO**
- d. Are there any of the lands/interests in land required for the project outside the Sponsor's political boundary? (Yes/No) **NO**
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the Sponsor cannot condemn? (Yes/No) **NO**

II. Human Resource Requirements

- a. Will the Sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including PL 91-646, as amended? (Yes/No) **NO**
- b. If the answer to II.a. is "Yes", has a reasonable plan been developed to provide such training? (Yes/No) **N/A**
- c. Does the Sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (Yes/No) **YES**
- d. Is the Sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? (Yes/No) **YES**
- e. Can the Sponsor obtain contractor support, if required, in a timely fashion? (Yes/No) **YES**
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (Yes/No) **NO**

III. Other Project Variables

- a. Will the Sponsor's staff be located within reasonable proximity to the project site? (Yes/No) **YES**
- b. Has the Sponsor approved the project/real estate schedule/milestones? (Yes/No) **YES**


IV. Overall Assessment

- a. Has the Sponsor performed satisfactorily on other USACE projects? (Yes/No) **YES**
- b. With regard to this project, the Sponsor is anticipated to be: highly capable/fully capable/marginally capable/insufficiently capable. (If sponsor is believed to be "insufficiently capable," provide explanation.)

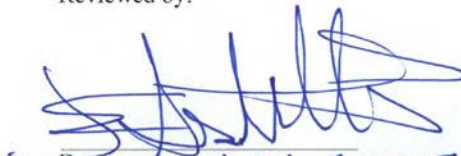
V. Coordination

- a. Has this assessment been coordinated with the Sponsor? (Yes/No) **YES**
- b. Does the Sponsor concur with this assessment? (Yes/No) **YES**

Prepared by:


Date JAN 12, 2017
Dave Mairs
Realty Specialist
United States Corp of Engineers

Reviewed by:


Date JAN. 6, 2017
Rights-of-Way Agent
City of Brownsville
J. EDUARDO SANTILLAN
R/W - NAC

Approved by:


Date 1/12/17
Tim Nelson
Chief, Real Estate Division
United States Corp of Engineers

Exhibit D: Baseline Cost Estimate

Federal Costs

Federal costs are presented in Table F-7.

Table F-7: Federal Costs

Account	Description	Total
0102	Acquisitions (Review RE Planning Documents & Mapping) (10 hours x \$125 an hour each tract)	\$786,250.00
0105	Appraisals (6hrs x \$120 an hour, each tract)	\$452,880.00
0112	Project Related Administration	\$207,550.00
02-0117	LERRD Crediting (2hr x \$100 an hour, each tract)	\$125,800.00
	Total Admin & Payments (FED COSTS)	\$1,572,500.00
	Contingencies	\$315,000.00
	Grand Total Fed	\$1,887,000.00

Non-Federal Costs

Table F-8 presents the non-federal costs.

Table F-8: Non-Federal Costs

Account	Description	Total
0102	Acquisitions (Labor) (20 hours X \$100 for each tract)	\$1,258,000.00
0103	Condemnation Subdivisions (\$35,000 each)	\$560,000.00
0103	Condemnation (\$90,000 per tract)	\$5,625,000.00
0103	Condemnation of City Property (\$20,000 per tract)	\$48,000.00
0103	Dewatering Sites (3 sites x \$54,000)	\$162,000.00
0105	Appraisals (\$2,000 each)	\$1,258,000.00
	Survey (20K each Resaca)	\$840,000.00
0107	Temporary Permits/Licenses/R.O.W.	\$5,000
0112	Project Related Administration (14 hours x \$80 an hour, per tract)	\$704,480.00
011501	Payments by Sponsor (Land)	\$25,099,419.00
	Total Admin and Payments	\$35,748,599.00
	Contingencies	\$7,134,623.80
	Grand Total Non Fed	\$42,883,222.80

Exhibit E: Risk Letter



DEPARTMENT OF THE ARMY
GALVESTON DISTRICT, CORPS OF ENGINEERS
P. O. BOX 1229
GALVESTON, TEXAS 77553-1229

Real Estate Division

Mr. Charlie Cabler
City of Brownsville
1001 East Elizabeth Street
Brownsville, Texas 78520

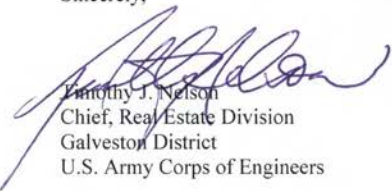
Dear Mr. Cabler:

It is our understanding, that you may or have begun acquiring rights-of-way in connection with the Resaca Blvd Project prior to execution of an amended Project Partnership Agreement (PPA) with the Federal Government. We appreciate your support for this proposed project, but our regulations require us to inform you that **IF FOR ANY REASON, THE AMENDED PPA NEVER GETS SIGNED OR IF CONGRESS FAILS TO AUTHORIZE OR FUND THE PROJECT, ANY LAND YOU ACQUIRED OR ANY MONEY YOU SPEND IN YOUR EFFORTS TO ACQUIRE LAND WILL BE AT THE SOLE RISK OF BROWNSVILLE PUBLIC UTILITY DISTRICT.** Furthermore, for any property that qualifies for Federal participation in the project, your acquisition efforts must be in compliance with all of the provisions of P.L. 91-646, the Federal Relocation Assistance Law.

Please ensure that records are kept regarding purchase price and real estate administrative expenses such as title evidence, surveys and appraisal fees. This will be necessary for you to receive credit in the event of Federal Authorization. Be advised that regulations dictate that credit will not be given for real estate administrative costs for properties acquired five years' prior to execution of an amended PPA.

If you have any questions, please contact Mr. Dave Mairs of my staff at (409) 766-3815 or David.E.Mairs@usace.army.mil.

Sincerely,


Timothy J. Nelson
Chief, Real Estate Division
Galveston District
U.S. Army Corps of Engineers