

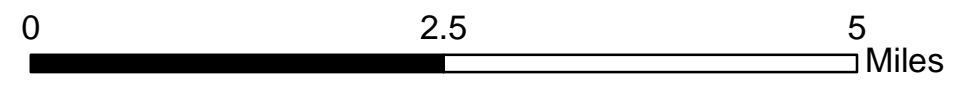
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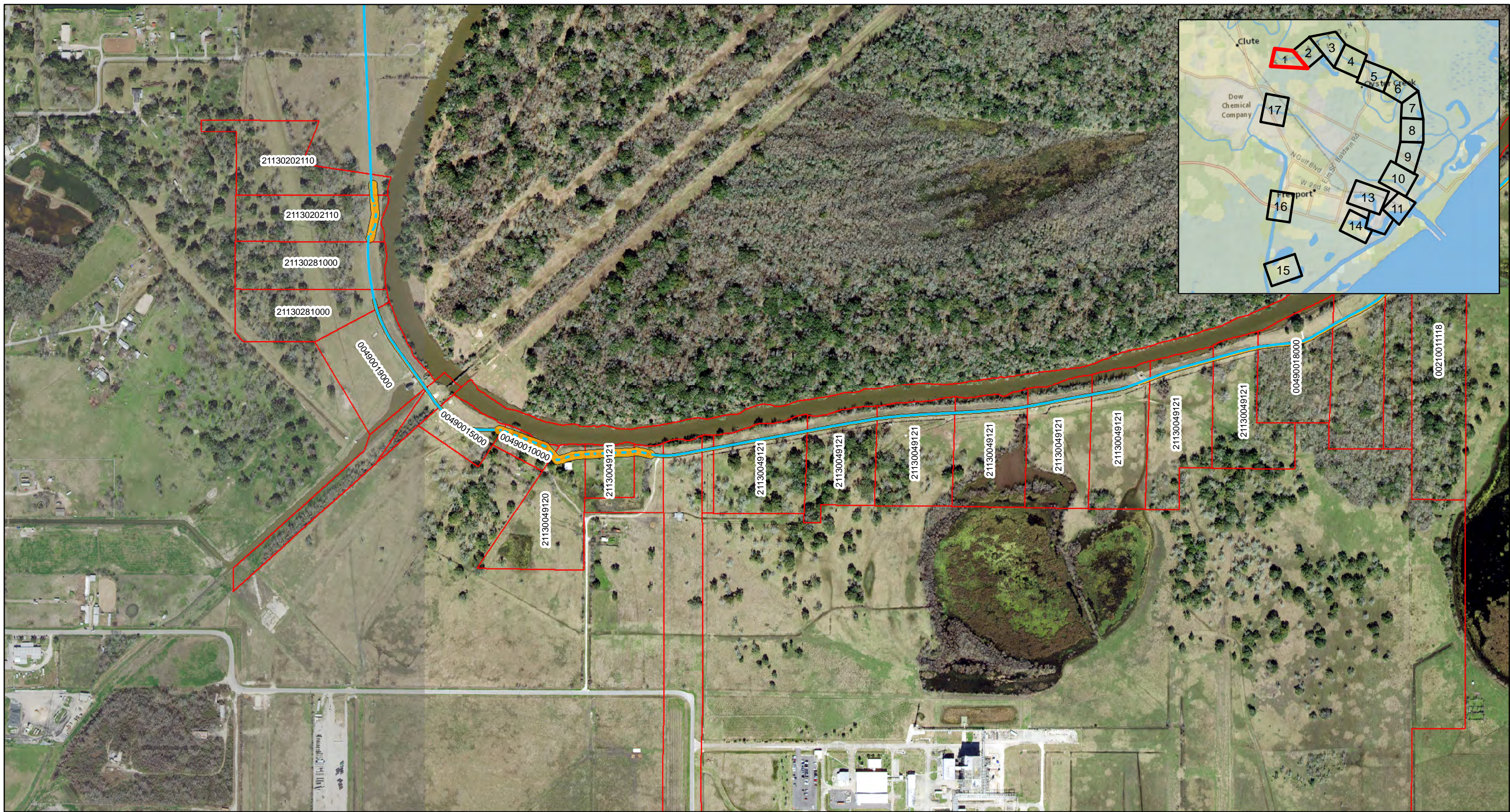
SABINE PASS TO GALVESTON BAY FEASIBILITY STUDY FREEPORT CSRM REAL ESTATE MAPS 2016



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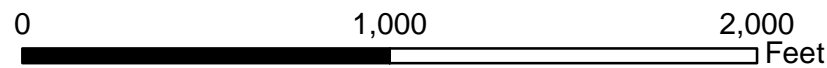
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- Freeport Parcels
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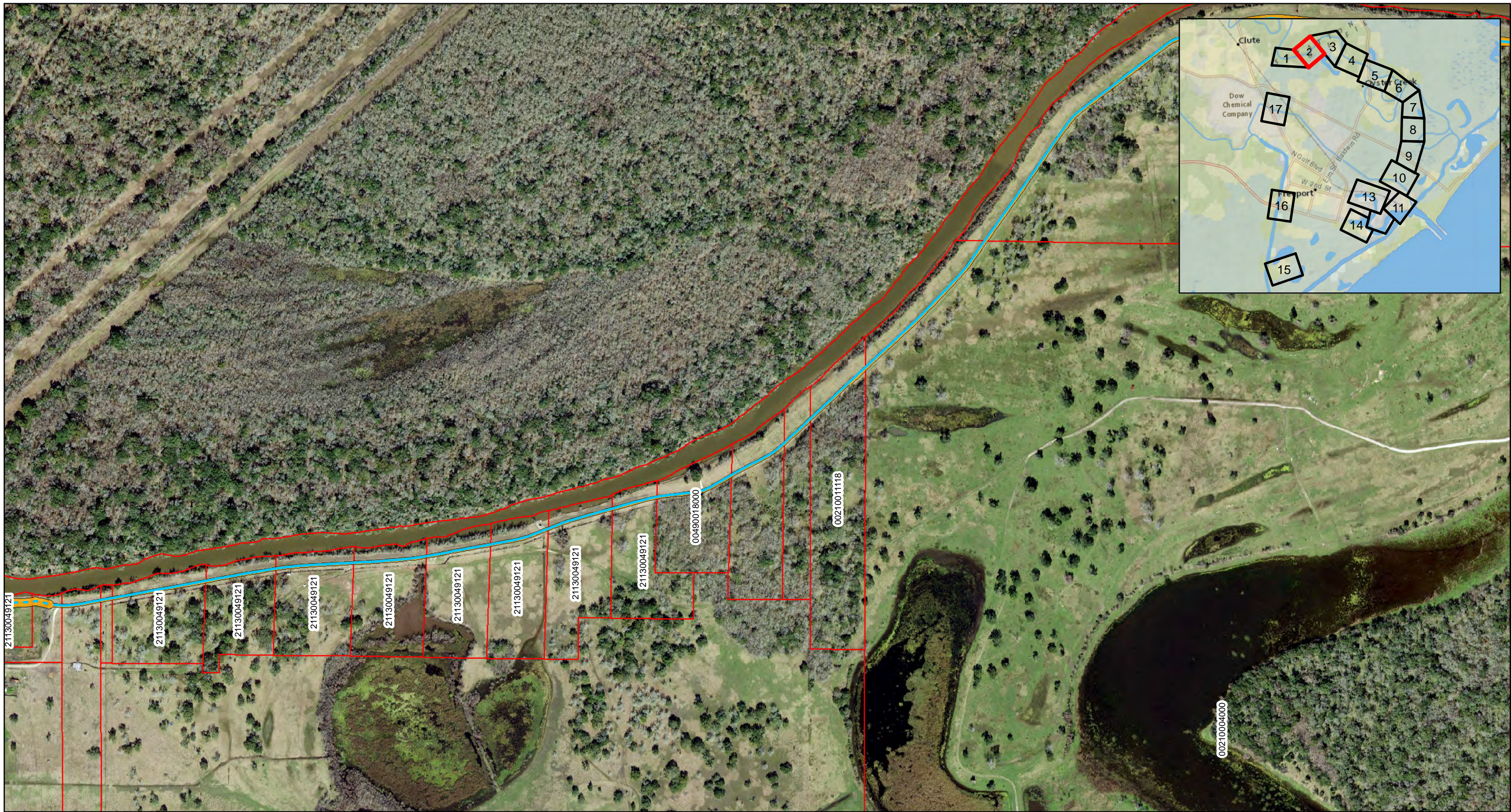
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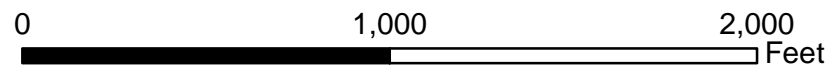


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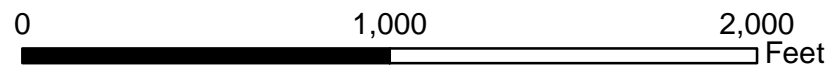
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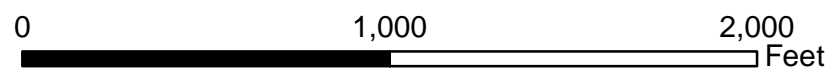
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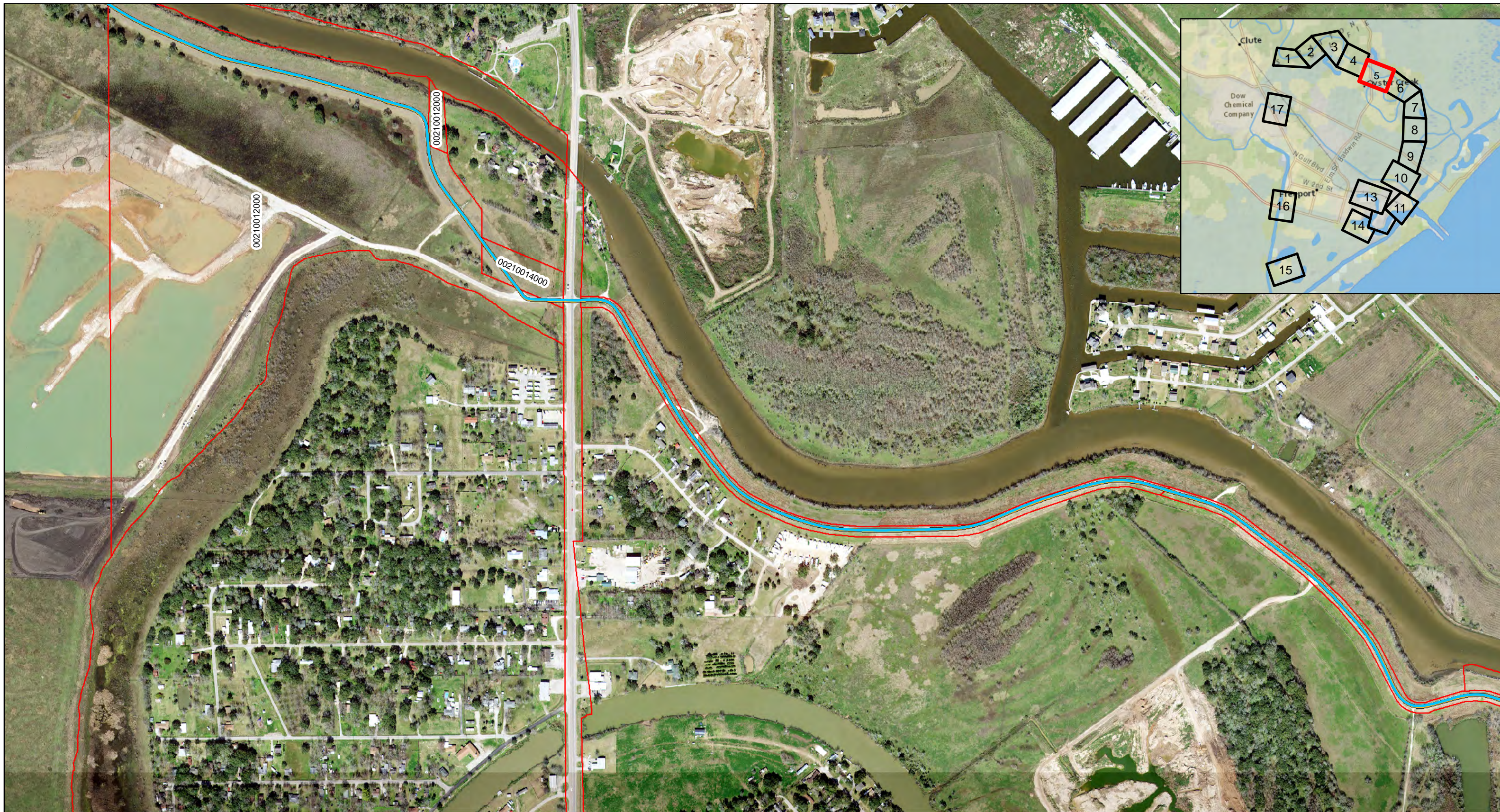
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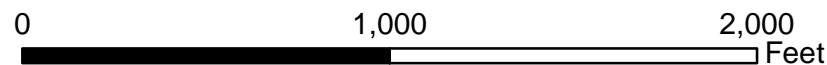
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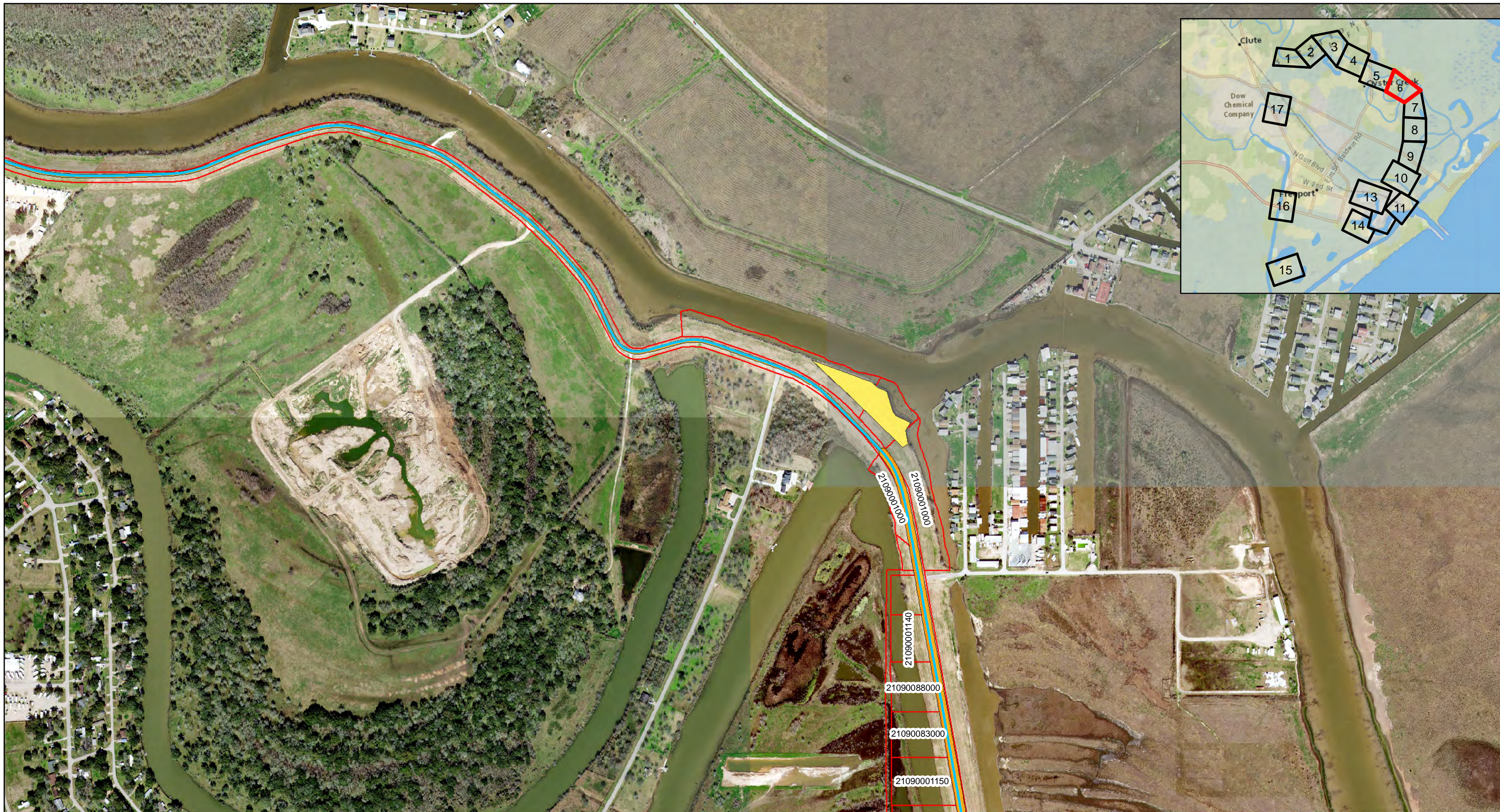
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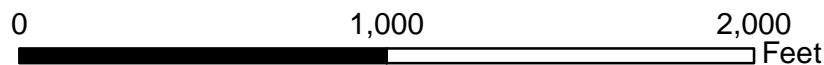
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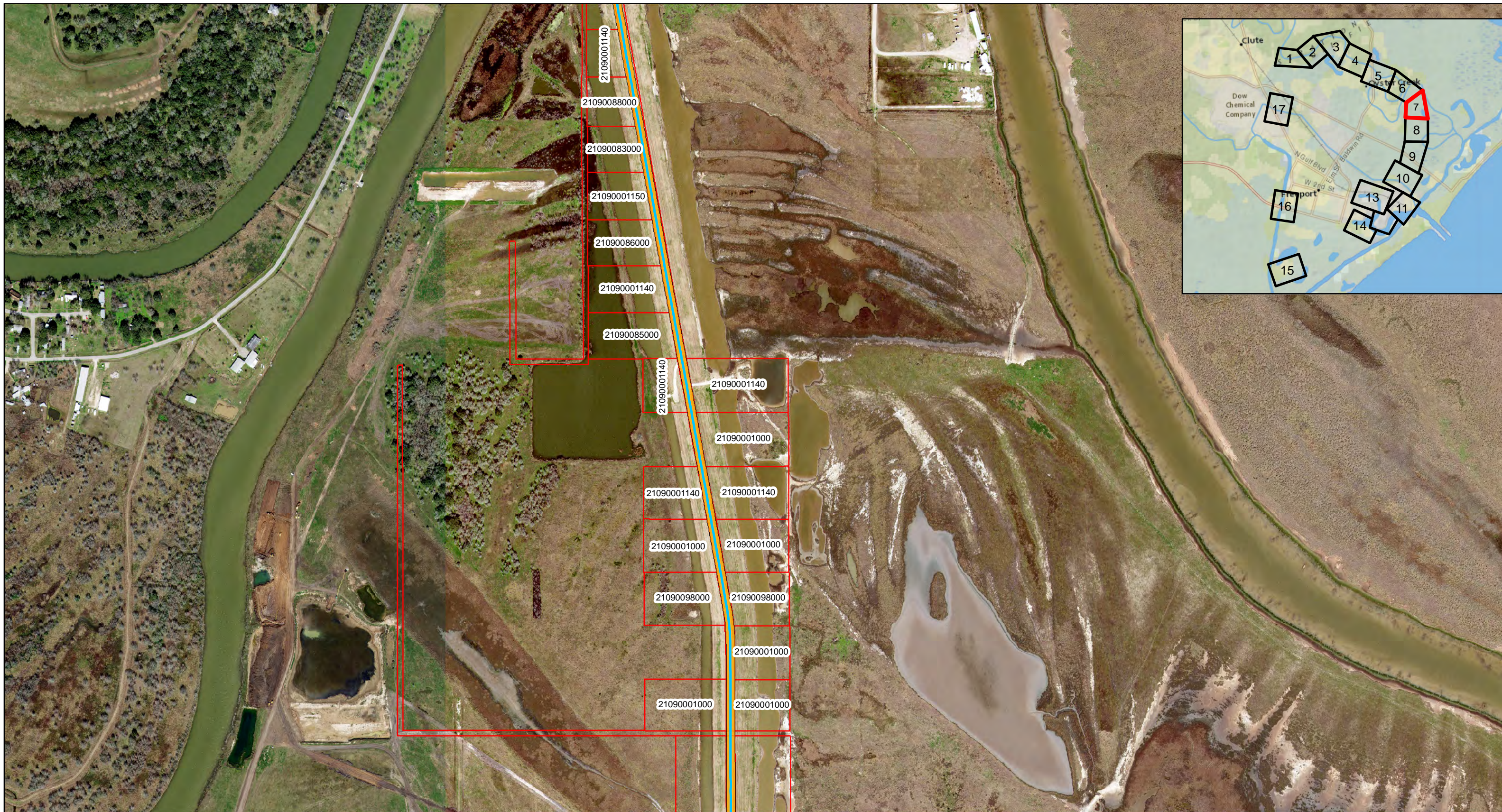
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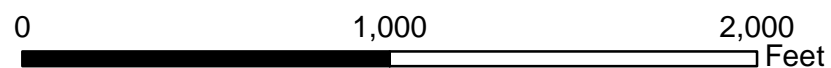
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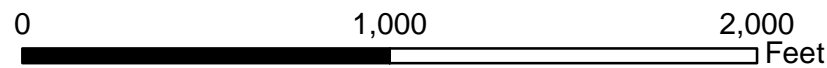
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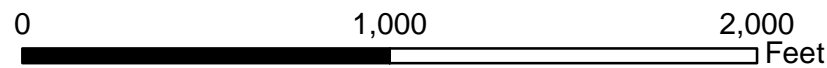
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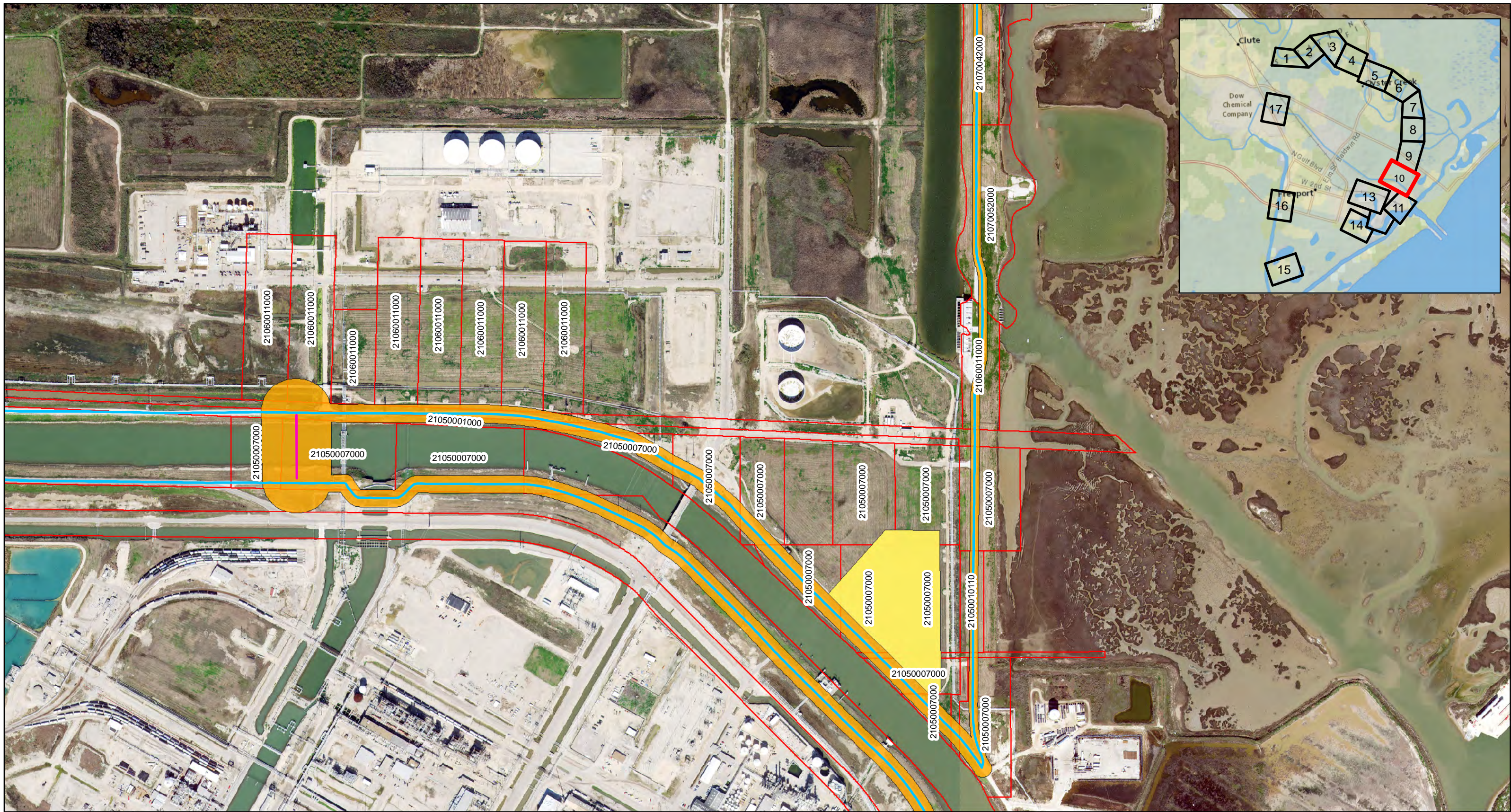
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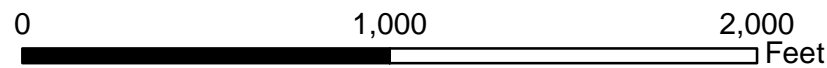
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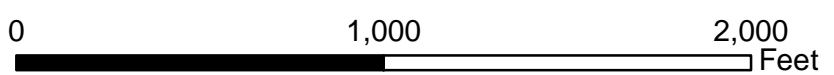
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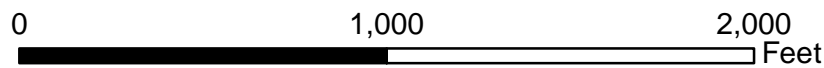
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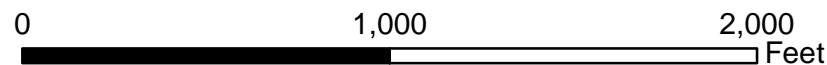
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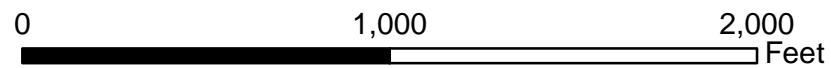
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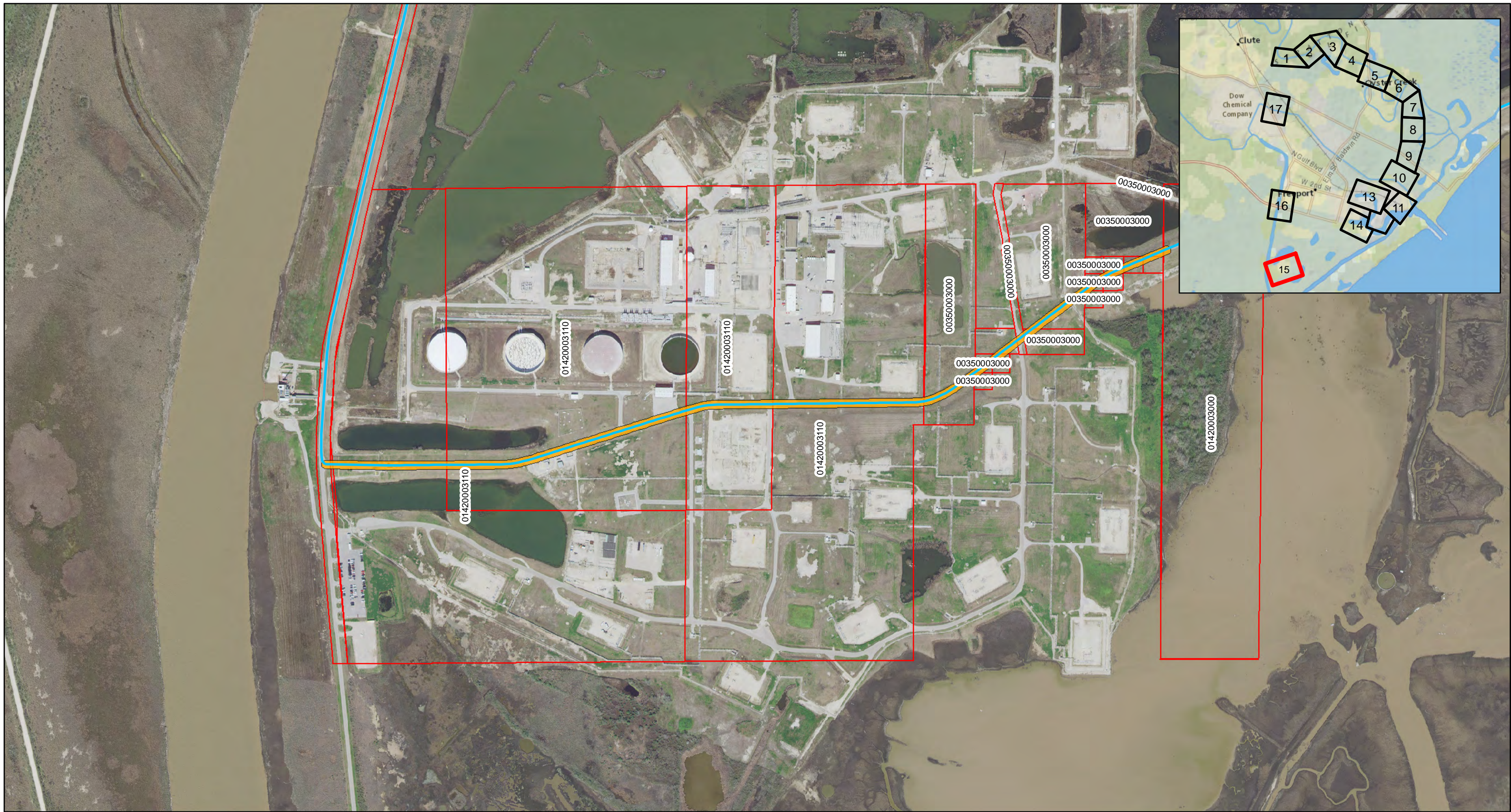
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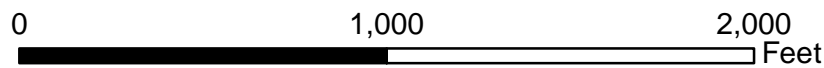
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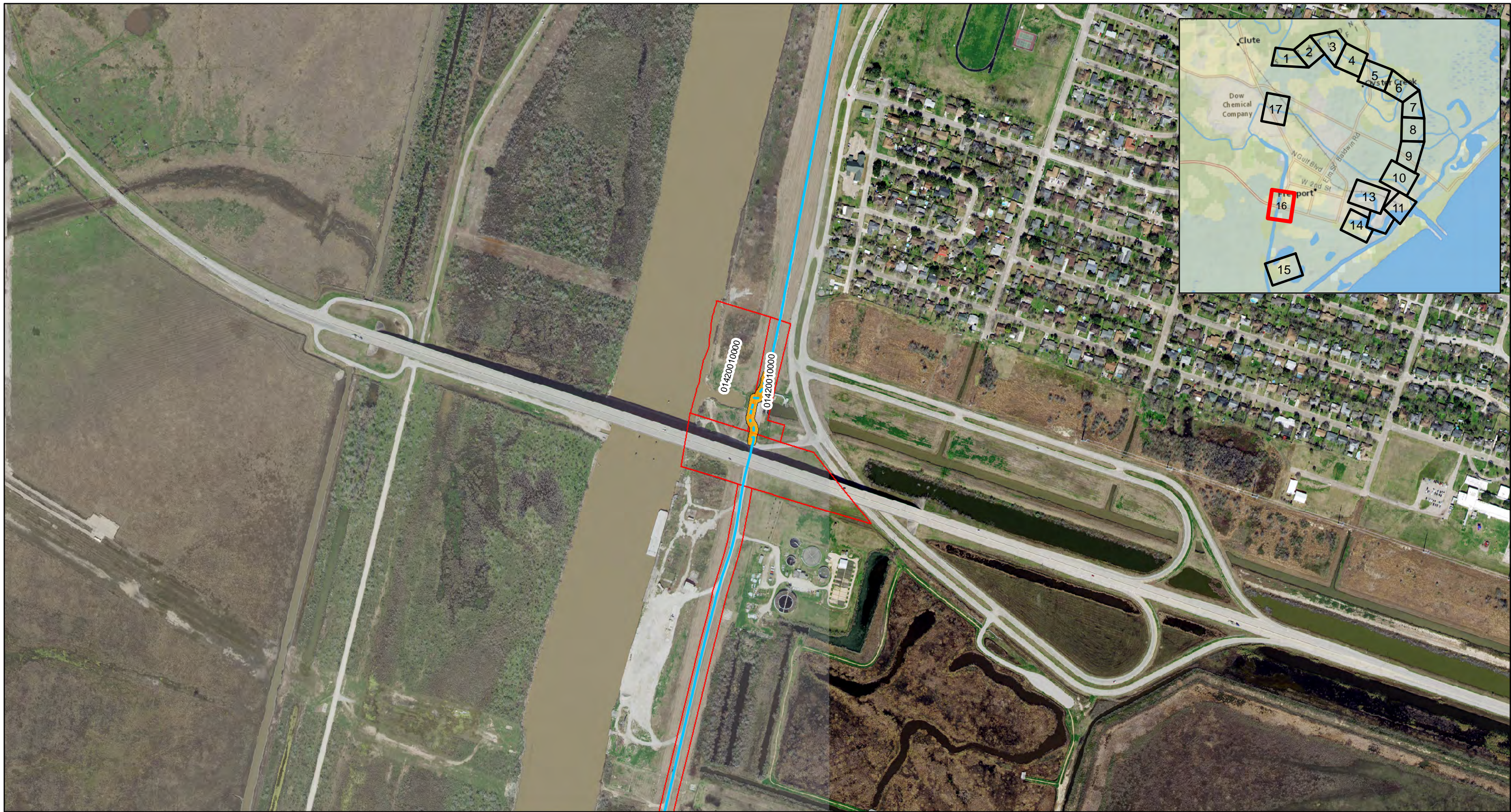
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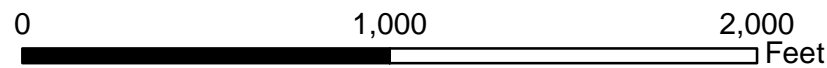
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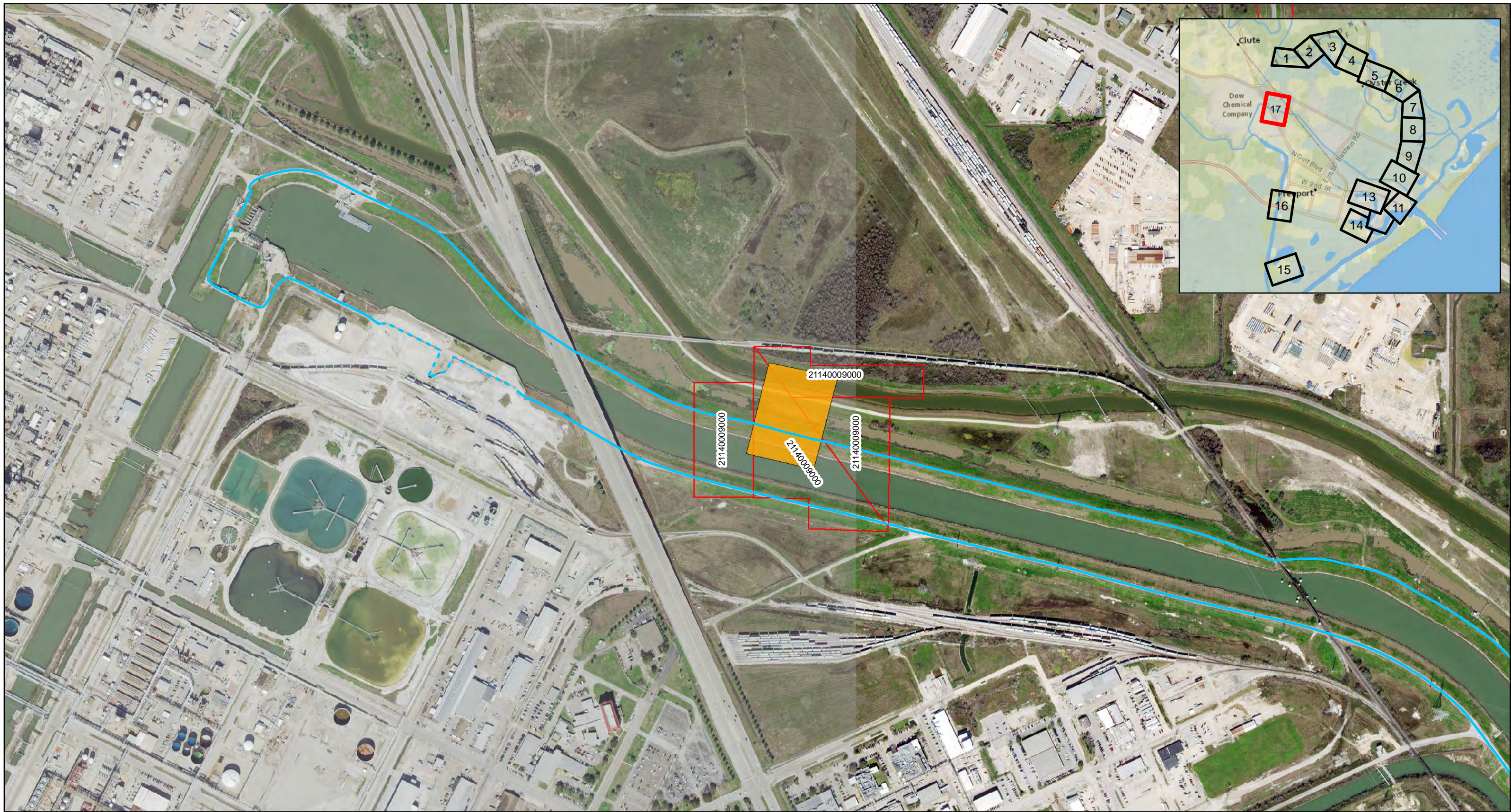
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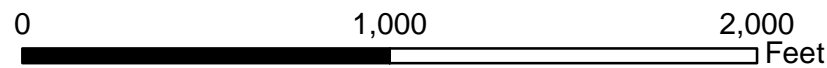
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EXHIBIT B
BASELINE COST ESTIMATES

ORANGE COUNTY AND VICINITY -NON-FEDERAL COSTS**01 Lands and Damages**

	Amount	Contingency
01B20 Acquisitions (335 tracts x \$8,000)	\$2,680,000.00	\$53,600.00
01C20 Condemnations (3)	\$270,000.00	\$8,370.00
01E30 Appraisals (335 tracts x \$1,000)	\$335,000.00	\$10,050.00
107 Staging Area (4 tracts)	\$280,313.00	\$8,409.39
113 Pipeline Removal Administration (95 unitsx \$5,000)	\$475,000.00	\$14,250.00
Rail Road Relocation (4 units X \$25,000)	\$100,000.00	\$3,000.00
01R1B Land Payments	\$21,578,278.00	\$625,770.06
Mitigation Site 28	\$50,000.00	\$4,000.00
Mitigation Site 29	\$60,450.00	\$4,231.50
Mitigation Site 31	\$161,820.00	\$11,327.40
Mitigation Site 52	\$89,010.00	\$7,120.80
Mitigation Site 11	\$660,150.00	\$26,406.00
Mitigation Site 161	\$124,375.00	\$4,975.00
01F20 PL 91-646 Assistance Payments (9 Residential)	\$306,000.00	\$9,180.00
Commercial Relocation Assistance (4)	\$200,000.00	\$6,000.00
Industrial Relocation Assistance (17)	\$1,700,000.00	\$51,000.00
11503 Damage Payments	\$2,185,859.00	\$65,575.77
01T LERRD Crediting Package	\$1,000,000.00	\$30,000.00
Sub Total	\$32,256,255.00	\$943,265.92
Total	\$33,199,520.92	

02 Relocations

02 Relocations (Construction Cost)	\$48,962,000.00	\$14,198,980.00
	\$63,160,980.00	

ORANGE COUNTY AND VICINITY -FEDERAL COSTS**01 Lands and Damages**

	Amount	Contingency
01B40 Acquisitions Review of NFS work (335 tracts @ \$5,000)	\$1,675,000.00	\$418,750.00
01C40 Condemnations Review of NFS Work (3 unit @ \$20,000)	\$60,000.00	\$15,000.00
01E50 Appraisals Reviews of NSF Work (10 tract @ \$5,000)	\$50,000.00	\$12,500.00
107 Staging Area 4 tracts@ \$3,000 Review of NFS Work	\$12,000.00	\$3,000.00
112 Project Related Administration	\$20,000.00	\$5,000.00
113 Pipeline Removal Administration	\$0.00	\$0.00
113 Pipelines (95 units) \$4,000	\$380,000.00	\$95,000.00
113 RR Crossing (4) \$20,000	\$80,000.00	\$20,000.00
114 Withdrawals (Public Domain Land)	\$0.00	\$0.00
PL 91-646 Assistance/Commercial/Industrial Review of NFS		
01F40 Work (30 units) \$5,000 per	\$150,000.00	\$37,500.00
LERRD Crediting (\$3,000 per tract assuming 335 tracts/4		
Staging Areas)(\$3,000 per Appraisal 335); (\$2,000 per		
01T20 Pipelines 95) (\$5,000 per RR)	\$2,227,000.00	\$445,400.00
Sub Total	\$4,654,000.00	\$1,052,150.00
Total	\$5,706,150.00	

PORT ARTHUR AND VICINITY -NON-FEDERAL COSTS**01 Lands and Damages**

		Amount	Contingency
01B20	Acquisitions (10 tracts @ \$10,000)	\$100,000.00	\$10,000.00
01C20	Condemnations (1 unit)	\$90,000.00	\$9,900.00
01E30	Appraisals (10 tracts x \$1,000 per)	\$10,000.00	\$1,100.00
107	Staging Area (14)	\$2,003,937.00	\$120,236.22
112	Project Related Administration	\$10,000.00	\$1,100.00
113	Pipeline Removal Administration		
	Pipelines (46 units @ \$8,000)	\$368,000.00	\$29,440.00
	RR Crossing (2 @ \$30,000)	\$60,000.00	\$6,000.00
01R1B	Land Payments	\$3,997,921.00	\$199,896.05
01F20	PL 91-646 Assistance Payments (8 Residential)	\$288,000.00	\$28,800.00
11503	Damage Payments	\$600,186.00	\$66,020.46
	LERRD Crediting (\$10,000 per tract assuming 10 tracts);		
01T	(\$3,000 per appraisal 10); (\$4,000 per pipelines 46); (\$10,000	\$334,000.00	\$43,420.00
	Sub Total	\$7,862,044.00	\$515,912.73
	Total	\$8,377,956.73	

PORT ARTHUR AND VICINITY -FEDERAL COSTS**01 Lands and Damages**

		Amount	Contingency
01B40	Acquisitions Review of NFS work (10 tract @ \$5,000)	\$50,000.00	\$10,000.00
01C40	Condemnations Review of NFS Work (1 unit @ \$20,000)	\$20,000.00	\$5,000.00
01E50	Appraisals Reviews of NSF Work (10 tract @ \$5,000)	\$50,000.00	\$12,500.00
107	Staging Area 14@ \$3,000 Review of NFS Work	\$42,000.00	\$10,500.00
112	Project Related Administration	\$10,000.00	\$2,000.00
113	Pipeline Removal Administration		\$0.00
113	Pipelines (46 units) \$4,000 per	\$184,000.00	\$46,000.00
113	RR Crossing (2) \$20,000 per	\$40,000.00	\$10,000.00
01F40	PL 91-646 Assistance Review of NFS Work (8 units) \$5,000 p	\$40,000.00	\$10,000.00
	LERRD Crediting (\$6,000 per tract assuming 10 tracts/14		
	Staging Areas)(\$5,000 per Appraisal 10); (\$2,000 per		
01T20	Pipelines 46) (\$5,000 per RR)	\$204,092.00	\$40,818.40
	Sub Total	\$640,092.00	\$146,818.40
	Total	\$786,910.40	

FREEPORT AND VICINITY -NON-FEDERAL COSTS**01 Lands and Damages**

		Amount	Contingency
01B20	Acquisitions Cost (10 tracts)	\$25,000.00	\$5,750.00
01C20	Condemnations (1 unit)	\$90,000.00	\$19,800.00
01E30	Appraisals (10 x \$1,000 per)	\$10,000.00	\$2,500.00
107	Staging Area (8)	\$544,841.00	\$119,865.02
112	Project Related Administration	\$5,000.00	\$1,100.00
113	Pipeline Removal Administration	\$2,300.00	\$575.00
	Pipeline Relocation (23)	\$5,000.00	\$1,250.00
	Industrial Structure Relocation (1)	\$400,000.00	\$92,000.00
01R1B	Land Payments	\$7,120,651.00	\$1,424,130.20
11503	Damage Payments	\$766,549.00	\$191,637.25
11504	Other	\$20,000.00	\$5,000.00
01T	LERRD Crediting Package	\$20,000.00	\$4,000.00
	Sub Total	\$9,009,341.00	\$1,867,607.47
	Total	\$10,876,948.47	

FREEPORT AND VICINITY -FEDERAL COSTS**01 Lands and Damages**

		Amount	Contingency
01B40	Acquisitions Review of NFS Work(10 tracts @ \$5,000)	\$50,000.00	\$12,500.00
01C40	Condemnations Review of NFS Work (1 unit @ \$20,000)	\$20,000.00	\$5,000.00
	Appraisals Reviews of NFS Work (\$5,000 per trac assuming		
01E50	10 tracts)	\$50,000.00	\$12,500.00
107	Staging Area (8 @ \$3,000 per) Review of NFS Work	\$24,000.00	\$6,000.00
112	Project Related Administration	\$10,000.00	\$2,500.00
113	Pipeline Removal Administration	\$0.00	\$0.00
	Pipeline Relocation (23) \$4,000 per	\$92,000.00	\$23,000.00
	Industrial Structure Relocation (1) \$20,000 per	\$20,000.00	\$5,000.00
114	Withdrawals (Public Domain Land)	\$0.00	\$0.00
01F40	PL 91-646 Assistance Payments	\$0.00	\$0.00
	LERRD Crediting (\$3,000 per tract assuming 10 tracts/8		
	Staging Areas)(\$3,000 per Appraisal 10); (\$2,000 per		
01T20	Pipelines 23) (\$5,000 per Industrial Relo)	\$135,000.00	\$33,750.00
	Sub Total	\$401,000.00	\$100,250.00
	Total	\$501,250.00	

EXHIBIT C
RISK LETTER



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

Real Estate Division

George L. Kidwell
Chairman of the Board of Directors
Velasco Drainage District
P.O. Box 7
Clute, TX 77531

Dear Mr. Kidwell:

It is our understanding that you may or have begun acquiring rights-of-way in connection with the Sabine to Galveston Project prior to execution of a 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 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 VELASCO DRAINAGE 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. Please be advised our regulations dictate that credit will not be given for real estate administrative costs for any properties acquired five or more years prior to execution of a PPA.

If you have any questions, please contact Mr. Kenny Pablo at (409) 766-3816 or Kenneth.Pablo@usace.army.mil.

Sincerely,

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



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

Real Estate Division

Judge Stephen Carlton
County Judge
Orange County
123 South 6th Street
Orange, TX 77630

Dear Judge Carlton:

It is our understanding, that you may or have begun acquiring rights-of-way in connection with the Sabine to Galveston Project prior to execution of a 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 LCA 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 ORANGE COUNTY.** 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 a PPA.

If you have any questions, please contact Mr. Kenny Pablo at (409) 766-3816 or Kenneth.Pablo@usace.army.mil.

Sincerely,

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



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

Real Estate Division

Mr. Phil Kelley
Manager
Jefferson County Drainage District No. 7
P.O. Box 3244 4401 Ninth Avenue
Port Arthur, TX 77642

Dear Mr. Kelley:

It is our understanding, that you may or have begun acquiring rights-of-way in connection with the Sabine to Galveston Project prior to execution of a 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 LCA 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 JEFFERSON COUNTY DRAINAGE DISTRICT NO.7.** 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 a PPA.

If you have any questions, please contact Mr. Kenny Pablo at (409) 766-3816 or Kenneth.Pablo@usace.army.mil.

Sincerely,

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

EXHIBIT D

ASSESSMENT OF NON-FEDERAL ACQUISITION CAPABILITY

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

**Jefferson County Drainage District No. 7
Jefferson County, Texas**

SABINE PASS TO GALVESTON BAY, TEXAS FEASIBILITY STUDY

I. Legal Authority:

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?
(yes/no)

- b. Does the sponsor have the power of eminent domain for this project?
(yes/no)

- c. Does the sponsor have "quick-take" authority for this project? (yes/no)

- d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? (yes/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)

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 P.L. 91-646, as amended? (yes/no)

- b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? (yes/no)

- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (yes/no)
- d. If the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (yes/no)
- e. Can the sponsor obtain contractor support, if required in a timely fashion? (yes/no)
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no) (If "yes", provide description)

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (yes/no)
- b. Has the sponsor approved the project/real estate schedule/milestones? (yes/no) *Will be provided prior to PEI*

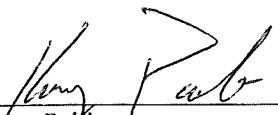
IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? (yes/no)
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately 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
- b. Does the sponsor concur with this assessment? (yes)/no (If "no," provide explanation)

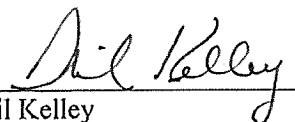
Prepared by:



Kenny Pablo
Realty Specialist
Galveston District
U.S. Army Corp of Engineers

4/19/17
Date

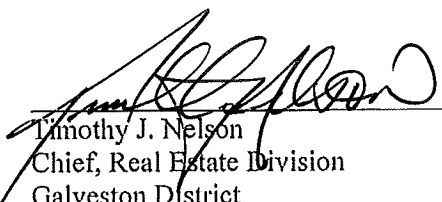
Reviewed by:



Phil Kelley
Manager
Jefferson County Drainage District No.7

4/18/17
Date

Approved by:



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

4/19/17
Date

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

**Orange County
Orange County, Texas**

SABINE PASS TO GALVESTON BAY, TEXAS FEASIBILITY STUDY

I. Legal Authority:

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?

(yes/no)

b. Does the sponsor have the power of eminent domain for this project?

(yes/no)

c. Does the sponsor have "quick-take" authority for this project? (yes/no)

d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? (yes/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)

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 P.L. 91-646, as amended? (yes/no)

b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? (yes/no)

- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (yes/no)
- d. If the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (yes/no)
- e. Can the sponsor obtain contractor support, if required in a timely fashion? (yes/no)
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no) (If "yes", provide description) General assistance in ensuring all federal guidelines are met

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (yes/no)
- b. Has the sponsor approved the project/real estate schedule/milestones? (yes/no) Will be provided prior to PED

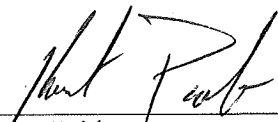
IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? (yes/no)
- b. With regard to this project, the sponsor is anticipated to be: highly capable/fully capable/moderately 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
- b. Does the sponsor concur with this assessment? (yes)/no (If "no," provide explanation)

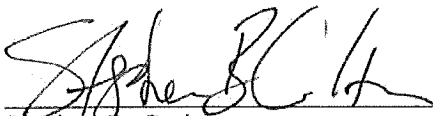
Prepared by:



Kenny Pablo
Realty Specialist
Galveston District
U.S. Army Corp of Engineers

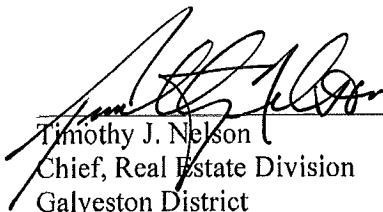
4/19/17
Date

Reviewed by:



Stephen B. Carlton
County Judge
Orange County, Texas

Approved by:



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

4/19/17
Date

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

Velasco Drainage District
Brazoria County, Texas

SABINE PASS TO GALVESTON BAY, TEXAS FEASIBILITY STUDY

I. Legal Authority:

a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes?

(yes/no)

b. Does the sponsor have the power of eminent domain for this project?

(yes/no)

c. Does the sponsor have "quick-take" authority for this project? (yes/no)

UNKNOWN
JK

d. Are any of the lands/interests in land required for the project located outside the sponsor's political boundary? (yes/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)

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 P.L. 91-646, as amended? (yes/no)

b. If the answer to II.a. is "yes", has a reasonable plan been developed to provide such training? (yes/no)

- c. Does the sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? (yes/no)
- d. If the sponsor's projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (yes/no)
- e. Can the sponsor obtain contractor support, if required in a timely fashion? (yes/no)
- f. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no) (If "yes", provide description)

III. Other Project Variables:

- a. Will the sponsor's staff be located within reasonable proximity to the project site? (yes/no)
- b. Has the sponsor approved the project/real estate schedule/milestones? (yes/no)


IV. Overall Assessment:

- a. Has the sponsor performed satisfactorily on other USACE projects? (yes/no)
- b. With regard to this project, the sponsor is anticipated to be: (highly capable/fully capable/moderately 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
- b. Does the sponsor concur with this assessment? (yes)/no (If "no," provide explanation)

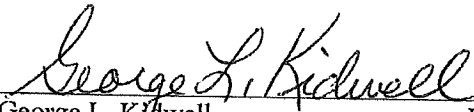
Prepared by:



Kenny Pablo
Realty Specialist
Galveston District
U.S. Army Corp of Engineers

5/8/17
Date

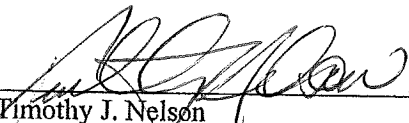
Reviewed by:



George L. Kidwell
Chairman of the Board of Directors
Velasco Drainage District

4-25-17
Date

Approved by:



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

5/8/17
Date