FEASIBILITY STUDY REPORT

FOR

Palladium Farmersville Apartments
Farmersville, Texas

Prepared for:

Palladium USA International, Inc.
13455 Noel Road, Suite 400
Dallas, Texas 75240

Prepared by:

CROSS ENGINEERING CONSULTANTS

Texas Engineering Firm No. F-5935
Project No. 13012

131 S. Tennessee Street
McKinney, Texas 75069
Office: 972.562.4409
Fax: 972.562.4471

January 19, 2018
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Introduction
This feasibility study report has been prepared for Palladium USA International, Inc. for the proposed Palladium Farmersville multi-family development in Farmersville, Texas. It is our understanding that your intent is to develop this property as a multi-family complex with 80 units as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment A for the Preliminary Site Plan and Attachment B for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site.

Executive Summary
• Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
• The Preliminary Site Plan referenced in Attachment A reflects an 80-unit multi-family development with 170 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
• The existing subject property has approximately 30 feet of elevation change from the northeast corner to the southeast corner. Per preliminary grading of the site, it is anticipated that retaining walls along with approximately 15,000 cubic yards of fill will be required to develop the site as shown in the Preliminary Site Plan.
• The subject property is currently zoned C: Commercial District. Under the soon-to-be adopted ordinance, multi-family is not an allowed use within the Commercial District. At the time of this report, the subject property is in the process of being rezoned to MF2: Multi-Family Dwelling District 2.
• The subject property is currently platted. In order to develop the proposed site, the subject property will be required to be re-platted. Per the Pre-Development Meeting, City Staff are currently unsure if an administrative replat will be required to dedicate easements or if the project will be required to go through the preliminary/final plat process.
• Per Paula Jackson, the final plat is typically filed after all public infrastructure improvements are complete. Building permit review may happen before the plat is filed; however, a building permit may not be issued until the plat is filed.
• Per the record drawings, there currently exists an eight-inch water line stubbed out to the south side of the existing concrete drive along the north property line. There also currently exists an 8-inch water line along the west side of County Road 607 along the subject property. No offsite water line extensions are anticipated.
• Per the record drawings and the Pre-Development Meeting, the flow line of the existing eight-inch sewer line along the eastern property line is too high relative to the existing topography of the subject property. The proposed development will not be able to connect to the existing system using traditional gravity flow unless a significant amount of imported fill is utilized. Therefore, a lift station is proposed to connect to the existing system. Per City request, this lift station will replace the existing lift station near County Road 607. The City of Farmersville has stated they will pay for the additional costs incurred by constructing a public lift station over a private one.
• Per the record drawings, there currently exists a 1.77-acre detention pond in the southwest corner of the subject property. This pond was designed to receive fully-developed stormwater from the subject property, Lots 1, 2, and 3, and a small portion of the Brookshire's development. This pond will be required to remain and be reconfigured with the proposed development. No offsite storm water extensions are anticipated.
• No other unique development requirements are known at this time.
• Per the Flood Insurance Rate Map No. 48085C0320J, no portion of the site lies within the 100-year floodplain.
• The City of Farmersville has adopted the following Building Construction Codes:
  o 2015 International Building Code, as amended
  o 2015 International Residential Code, as amended
  o 2015 International Fire Code, as amended
  o 2015 International Plumbing Code, as amended
  o 2015 International Mechanical Code, as amended
  o 2015 International Energy Conservation Code, as amended
  o 2015 International Fuel and Gas Code, as amended
  o 2017 National Electrical Code, as amended
  o 2012 International Swimming Pool and Spa Code, as amended
  o 2015 International Property Maintenance Code, as amended
  o Ordinance 92-34, Prohibiting the Use of Wood Shingles
  o Ordinance 2005-40 Sprinkler System for Buildings 6,000 Square Feet and Over
II. Vicinity Map
III. Project Description

   A. Site Description

The 6.742-acre subject property is located near the southwest corner of W. Audie Murphy Parkway (U.S. 380) and County Road 607 within the city limits of Farmersville, Texas. The subject property is directly south of an existing O'Reilly Auto Parts store and directly west of a Brookshire’s Food store. The properties to the south and west of the subject property are currently undeveloped.

Per the Land Title Survey of the subject property produced by Windrose Land Surveying on December 29, 2017, there is an existing concrete drive along the northern property line within the subject property. This existing drive lies within a 30-foot Fire Lane, Access, Drainage, and Utility Easement. There is also an existing detention pond within a Detention Easement that occupies over one-fourth of the subject property. Within this pond are two drainage structures in the southwest corner of the subject property. Finally, there exist a multitude of easements encumbering the site that will be required to be abandoned and reworked per the Preliminary Site Plan.

The site is currently undeveloped. The existing subject property has approximately 30 feet of elevation change from the northeast corner to the southeast corner. Per preliminary grading of the site, it is anticipated that retaining walls along with approximately 15,000 cubic yards of fill will be required to develop the site as shown in the Preliminary Site Plan.

Per the Collin County Central Appraisal District, the subject property is labeled as Property ID 2672549. The Geographic ID for this property is R-10129-000-0040-1. The taxing jurisdiction and 2017 millage rates for the subject property are as follows:

   Farmersville City – 0.780000
   Collin County – 0.192246
   Collin College – 0.079810
   Farmersville ISD – 1.320000

The Land Title Survey may be referenced in Attachment C.

The Collin County Central Appraisal District Property Information may be referenced at: https://www.collincad.org/propertysearch?prop=2672549.

   B. Zoning

Per the City of Farmersville Zoning Map, the subject property is currently zoned HC: Highway Commercial. However, per Paula Jackson, Assistant to the City Manager, HC zoning only extends 200’ off of Audie Murphy, so the subject property is currently zoned C: Commercial. Per the City of Farmersville Zoning Ordinance, multi-family dwellings are a permitted use within the Commercial zone.

Per the Pre-Development Meeting that occurred on January 16, 2018, a new City Subdivision Ordinance will be adopted on March 27, 2018. Per the new Ordinance, multi-family is not a permitted use within the Commercial district. At the time of this
report, the subject property is being rezoned to MF2: Multi-Family Dwelling District 2. The zoning case is scheduled to appear on the February 26th Planning and Zoning Commission agenda and before the City Council on March 13th.

Per the Zoning Ordinance, the following standards apply to all proposed multi-family development within the MF2 district:

<table>
<thead>
<tr>
<th>Minimum Lot Area per Family Unit</th>
<th>1,500 sf</th>
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<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>60 ft</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>120 ft</td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
<td>750 sf exclusive of garages, breezeways, and porches</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>15 ft</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>15 ft</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>10 ft</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>40%</td>
</tr>
</tbody>
</table>

The City of Farmersville Zoning Map may be referenced in Attachment D.


C. Platting/General Development Process

The subject property is currently platted as Lot 4 of Farmersville Market Center II Addition. In order to develop the proposed site, the subject property will be required to be re-platted. Per the Pre-Development Meeting, City Staff are currently unsure if an administrative replat will be required to dedicate easements or if the project will be required to go through the preliminary/final plat process. Both processes are described below.

Site Plan

Per the Pre-Development Meeting and the Subdivision Regulations, once the property is correctly zoned, submission and approval of a site plan is the first step in the approval process for all residential or nonresidential development projects. A site plan, once deemed complete and technically accurate by City staff, shall be reviewed by the Planning and Zoning Commission at the earliest available meeting. The Commission may approve, approve with conditions or stipulations, or deny for specific technical reasons any site plan. The site plan does not require review and approval of the Council. A site plan may, with the approval of the City Manager, be submitted and reviewed concurrently with the plat.
Administrative Replat

Per the Subdivision Regulations, an amended plat shall meet all of the informational and procedural requirements set forth for a final plat, and shall be accompanied by the required number of copies of the plat, a completed application form, the required submission fee, and a certificate showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

The City Manager may approve an amending plat, which may be recorded and is controlling over the preceding or final plat without vacation of that plat, if the amending plat is signed by the applicants only. The City Manager may, at his or her discretion and for any reason, elect to present the amending plat to the Planning and Zoning Commission and City Council for consideration and approval. The City Manager is not authorized to disapprove an amending plat and shall refer any amending plat which the City Manager refuses to approve to the Commission and the City Council for consideration within the time period required by State law.

Replat

Per the Subdivision Ordinance, a property owner who proposes to replat all or any portion of an already approved final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by the Subdivision Regulations. All improvements shall be constructed in accordance with the same requirements as for a preliminary or final plat. The City Manager may waive or modify minor requirements for a preliminary replat under certain circumstances where the proposed replat does not involve a large parcel of land or an existing structure or business on the subject property, and where the proposed plat revisions are relatively simple in nature.

Following approval of the site plan, the applicant shall have prepared a preliminary plat together with engineering plans for the construction of the subdivision and all associated public improvements and other supplementary materials.

The applicant may choose to submit a final plat for review concurrently with the preliminary plat. In such case, the City may schedule concurrent review of both plats, provided that all required information and other items are submitted for both plats, including full engineering plans and the appropriate assurances for the completion of all improvements.

Once the engineering plans are approved by the City Engineer, the property owner shall provide additional sets of the approved plans to the City, as specified by the City Engineer, for use during construction. A full set of the City-approved engineering plans must be available for inspection on the job site at all times.

Per Paula Jackson, the final plat is typically filed after all public infrastructure improvements are complete. Building permit review may happen before the plat is filed; however, a building permit may not be issued until the plat is filed.

Per the Pre-Development meeting, the typical turnaround time on plan review by the City is two weeks per cycle.
The Existing Plat for the subject property may be referenced in Attachment E.

The City of Farmersville Subdivision Regulations may be referenced at:

D. Water Service

Per record drawings provided by the City of Farmersville, there currently exists an eight-inch water line stubbed out to the south side of the existing concrete drive along the north property line. There is also an existing fire hydrant near the stub. There also currently exists an 8-inch water line along the west side of County Road 607 along the subject property.

Per the Pre-Development Meeting, the City does not believe the existing 8-inch water line along County Road 607 extends past the existing Brookshire’s southern driveway. However, the Utility Plan record drawing for Farmersville Market Center II shows the existing line extending far enough south to connect to the line without an off-site extension. There is also an existing fire hydrant in the area that appears to reinforce the location of the water line as shown on the record drawing. The exact location of this line will need to be field verified to determine if an off-site water line extension will be required.

A Preliminary Utility and Drainage Plan was produced for the proposed development. Per the Preliminary Utility and Drainage Plan, an eight-inch public water line is proposed to loop throughout the site and connect the existing eight-inch stub to the existing eight-inch line along County Road 607. This line is proposed to stay within the proposed on-site Fire Lane, Access, Utility, and Drainage Easement. Each building is proposed to be serviced with a two-inch domestic water meter and a six-inch fire service line. Additionally, four fire hydrants are proposed throughout the site, generally near the location of the proposed fire department connections on the buildings. The existing fire hydrant located near the existing concrete drive and water line stub is proposed to be relocated due to the location of the proposed driveway connection. All domestic water lines up to and including the meter and all fire hydrants are proposed to be public and within an easement.

No offsite water line extensions are anticipated.

The Utility Record Drawing for Farmersville Market Center II is referenced in Attachment F. The Preliminary Utility and Drainage Plan may be referenced in Attachment G.

All proposed water must comply with the Farmersville Water and Sanitary Sewer Design Manual. This may be referenced at http://www.farmersvilletx.com/other_links/docs/ORD_2007_08_Exhibit_B_Water_and_Sanitary_Sewer_Lines_Manual.pdf.

E. Sanitary Sewer Service

Per the Farmersville Market Center II Record Drawings, there currently exists an eight-inch sanitary sewer line extending along the existing concrete drive to the northeast corner of the subject property. This line extends south along the east property line and
then east along the property line that extends east to County Road 607. This existing eight-inch line connects to an existing lift station that discharges to the north along County Road 607.

Per the Record Drawing and the Pre-Development Meeting, the flow line of the existing eight-inch sewer line is too high relative to the existing topography of the subject property. The proposed development will not be able to connect to the existing system using traditional gravity flow unless a significant amount of imported fill is utilized. Therefore, a lift system is proposed to connect to the existing system.

However, the City does not want two lift stations that close together. Their preference is to build a lift station within the subject property and construct a force main from the proposed on-site lift station to the existing lift station. A gravity sewer line would then be constructed from the current lift station to tie back into the new on-site lift station. A force main will then be required to connect the new lift station to the old force mains. The City would pay for the gravity line and the increase in lift station cost due to capacity above what is required for just the subject property.

Because the proposed lift station will receive lines servicing more than just the subject property, the lift station, gravity line from the old lift station, and new force main will be public and require an on-site easement.

Per the Preliminary Utility and Drainage Plan, each building is proposed to be serviced by a four-inch sanitary sewer line. All service lines are proposed to connect to the proposed lift station configuration previously discussed.

No offsite sanitary sewer extensions are anticipated. The extra gravity line connecting the old and new lift stations will be paid for by the City of Farmersville.

All proposed wastewater must comply with the Farmersville Water and Sanitary Sewer Design Manual.

F. Stormwater Drainage

Per the Farmersville Market Center II Record Drawings, there currently exists a 1.77-acre detention pond in the southwest corner of the subject property. This pond was designed to receive fully-developed stormwater from the subject property, Lots 1, 2, and 3, and a small portion of the Brookshire’s development. The existing topography for these areas all drain to the southwest corner of the subject property.

Per the Pre-Development Meeting, the existing pond may be reconfigured to better fit the proposed site layout. However, the new pond must maintain the required storage. Additionally, the City has indicated that the required pond storage may be reduced because the runoff coefficient for multi-family is less than the runoff coefficient for commercial. Reinforced concrete pipe is required for all storm drainage pipes.

Per the Preliminary Utility and Drainage Plan, the existing detention pond is proposed to be relocated along the western property line. All on-site stormwater is proposed to be collected in curb inlets and discharged into the relocated detention pond. The relocated detention pond is proposed to discharge to the southwest corner of the subject property.
All proposed drainage must comply with the City of Farmersville Storm Drainage Design Manual.

The Farmersville Market Center II Record Drawings may be referenced in Attachment H.


G. Fire

The City of Farmersville has adopted, as amended, the 2015 International Fire Code. Per Chapter 5 of the International Fire Code, approved fire lanes shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire lanes are required to be within 50 feet of any fire department hose connection. Dead end fire lanes in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Fire lanes may have gates across them. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire apparatus access roads. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.

Fire lanes shall have an unobstructed width of not less than 24 feet and a turn radius of not less than 25 feet.

The 2015 International Fire Code may be referenced at: https://codes.iccsafe.org/public/document/toc/546/

H. Floodplain

Per the Flood Insurance Rate Map No. 48085C0320J, no portion of the site lies within the 100-year floodplain. The Flood Insurance Rate Map No. 48085C0320J is referenced in Attachment I.

I. Site Access

Access to the site is provided by the existing concrete drive along the northern property line and County Road 607. County Road 607 is currently maintained by Collin County. The proposed driveway connection to County Road 607 will require approval from Collin County.

Per the Pre-Development Meeting, the City prefers the subject property provide secondary access through the proposed connection to County Road 607. However, there currently exists a driveway to the neighboring Brookshire’s property that is located approximately 90 feet away from the proposed driveway connection. At the time of this report, Collin County has not indicated whether this proposed driveway connection would be allowed at the existing spacing.

The City has indicated that if the driveway connection were not allowed by Collin County, they would work with Brookshire’s on acquiring shared access to their existing driveway.
If shared access were unable to be obtained, a secondary access to the subject property would not be required. Additionally, all on-site paving must be concrete and a Traffic Impact Analysis will be required if one-way trips are over 5,000 trips per day.

Per the Preliminary Site Plan, one driveway is proposed to be constructed to connect the subject property to the existing concrete drive and one driveway connection is proposed to be constructed on County Road 607. All driveway standards must comply with the City of Farmersville Thoroughfare Standards.

The City of Farmersville Thoroughfare Standards may be referenced at:

J. Required Fees

The following are the anticipated fees required for development by the City of Farmersville:

<table>
<thead>
<tr>
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<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Preliminary Plat Fee</td>
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<tr>
<td>Final Plat Fee</td>
<td>$447.19</td>
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<tr>
<td>Retainer Fee</td>
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<tr>
<td>Building Permit Fee</td>
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<tr>
<td>Water Impact Fee</td>
<td>$17,473</td>
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<tr>
<td>Wastewater Impact Fee</td>
<td>$13,068</td>
</tr>
<tr>
<td>Water Tap Fee</td>
<td>125% of materials plus $500</td>
</tr>
</tbody>
</table>

The Preliminary Plat fee is calculated as $400 plus $2 lot.

The Final Plat fee is calculated as $400 plus $7 per acre.

All plats will require the applicant to pay a $1,000 Retainer Fee to pay for engineering, attorney fees and other subcontracted costs, if necessary, as pass through fees. In the event costs exceed the initial $1,000 Retainer Fee, the applicant will be required to pay another $1,000 Retainer Fee until all costs have been paid. Any fees remaining from the Retainer Fee will be refunded to the applicant after completion of the Building Permit process.

Per the Pre-Development Meeting, there is no parkland dedication requirement or fee because the proposed development is less than five lots.

The Building Permit fee is $350 per building.

Per the Pre-Development Meeting, the required impact fees are based on the when the plat was originally filed. Therefore, the impact fees will be based on the existing plat filing date of July 28, 2011. The water and sewer impact fees assume three 2-inch domestic water meters and one 1-inch domestic water meter. There is also an additional water impact fee due to the proposed 2-inch irrigation meter.

Per the Pre-Development Meeting, the City does not have any pro-rata.

The City of Farmersville Master Fee Schedule may be referenced at:
K. Franchise Utilities

The franchise utility companies listed below have been contacted in reference to service.

**Atmos Energy:**

David Coker  
(214) 733-5122  
David.Coker@atmosenergy.com

Mr. Coker has provided a Will-Serve Letter for the subject property. Per Mr. Coker, Atmos has a four-inch gas main along the south side of W. Audie Murphy Parkway (U.S. 380).

The Atmos Energy Will-Serve Letter may be referenced in Attachment J.

**Charter Communications:**

Jeremy Eckenroth  
(866) 519-1263  
west-engineering-relo@charter.com

Mr. Eckenroth has provided a Will-Serve Letter and a Locator Map for the subject property. Per Mr. Eckenroth, Charter has existing fiber/coax facilities near the subject property along U.S. 380.

The Charter Will-Serve Letter may be referenced in Attachment K. The Charter Locator Map may be referenced in Attachment L.

**Texas New Mexico Power**

Texas New Mexico Power will provide electric power to the subject property. There currently exists overhead power along the west side of County Road 607 and the south side of W. Audie Murphy Parkway.

L. Building Codes

The City of Farmersville has adopted the following Building Construction Codes:

- 2015 International Building Code, as amended
- 2015 International Residential Code, as amended
- 2015 International Fire Code, as amended
- 2015 International Plumbing Code, as amended
- 2015 International Mechanical Code, as amended
- 2015 International Energy Conservation Code, as amended
- 2015 International Fuel and Gas Code, as amended
- 2017 National Electrical Code, as amended
• 2012 International Swimming Pool and Spa Code, as amended
• 2015 International Property Maintenance Code, as amended
• Ordinance 92-34, Prohibiting the Use of Wood Shingles
• Ordinance 2005-40 Sprinkler System for Buildings 6,000 Square Feet and Over
Attachment A

Preliminary Site Plan
Attachment B

Architectural Site Plan
Attachment C

Land Title Survey
Attachment D

City of Farmersville Zoning Map
Attachment E

Existing Plat
CERTIFICATE OF CORRECTION

FINAL PLAT OF
LOTS 1-4 OF FARMERSVILLE MARKET CENTER II
AND
REPLAT OF
LOT 1R & 3R OF FARMERSVILLE MARKET CENTER
IN THE
MORGAN C. HAMILTON SURVEY, ABSTRACT NO. 422
DAVID J. JAYNES SURVEY, ABSTRACT NO. 471
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

RECORDED IN CLERK'S FILE NO. 20110728010001340
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

This is to certify that the above-mentioned addition should be corrected as follows:

Sheet 1 of 2:
- WATER NOTE (Below Vicinity Map): Change the word “UTILIES” to “UTILITIES”

Sheet 2 of 2:
- WATER NOTE (Below North Arrow): Change the word “UTILIES” to “UTILITIES”
- PROPERTY OWNER’S CERTIFICATE:
  - 13th Paragraph: Change the word “CONVEYD” to “CONVEYED”
  - 18th Paragraph: Change the word “EASERLY” to “EASTERLY”
  - 18th Paragraph: Change the word “COLLIC” to “COLLIN”
  - 32nd Paragraph: Change the word “ROAR” to “ROAD”

THIS CERTIFICATE IS FILED FOR THE PURPOSE OF CORRECTING SAID CLERICAL ERRORS.

DAVID PETREE, Registered Professional Land Surveyor, #1890
11015 Midway Road ~ Dallas, Texas 75229 ~ (214) 358-4500

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared DAVID PETREE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 23rd day of September, 2011.

Notary Public in and for the State of Texas

David Ralph Ross
My Commission Expires 01/22/2012
CERTIFICATE OF CORRECTION

After recording, return original to:

Emerging Market Partners
5580 Peterson Lane, Suite 100
Dallas, TX 75240

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/30/2011 11 21 06 AM
$20.00 CJM100001046210

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Attachment F

Utility Record Drawing for Farmersville Market Center II
Attachment G

Preliminary Utility and Drainage Plan
Attachment H

Farmersville Market Center II Record Drawings
STANDARDS FOR SILT FENCE

DEFINITION
Temporary barbed wire net of burlap or polyethylene material that is water permeable by m, mil or mesh, having a height difference in tension of not less than 10 percent from the bottom of the fence to the top of the fence. The fence may be of a type designed for erosion control purposes. The fence shall be installed so as to prevent silt from entering the street during construction operations.

DESIGN CRITERIA
The fence shall be of the type designed for erosion control purposes. The fence shall be installed so as to prevent silt from entering the street during construction operations. The fence shall be of the type designed for erosion control purposes. The fence shall be installed so as to prevent silt from entering the street during construction operations.

WEIGHT
- The minimum weight of the fence shall be determined by the engineer or owner.

MATERIAL
- The material of the fence shall be selected by the engineer or owner.

SUPPORT
- The fence shall be supported by means of stakes or other suitable means.

INSTALLATION
- The fence shall be installed so as to prevent silt from entering the street during construction operations.

PERMANENT SILT FENCE
- The permanent silt fence shall be installed so as to prevent silt from entering the street during construction operations.

TEMPORARY SILT FENCE
- The temporary silt fence shall be installed so as to prevent silt from entering the street during construction operations.

DESIGNATION
- The designation of the fence shall be determined by the engineer or owner.

PHOTOGRAPHIC VIEW
- The photographic view shall be taken at the designated location.

PROFILE VIEW
- The profile view shall be taken at the designated location.

SECTION
- The section shall be designated by the engineer or owner.

PLAN VIEW
- The plan view shall be designated by the engineer or owner.

STABILIZED CONSTRUCTION ENTRANCE
- The stabilized construction entrance shall be designated by the engineer or owner.

LEGEND
- The legend shall be designated by the engineer or owner.
Attachment I

Flood Insurance Rate Map No. 48085C0320J
Attachment J

Atmos Energy Will-Serve Letter
January 15, 2018

Bill Robinson

RE: Multifamily Retirement
Farmersville Tx.

Mr. Robinson,

Atmos Energy is providing this letter as confirmation that we will be able to serve the above Multi Family Retirement facility in Farmersville Tx. We have a 4” gas main on the South side of Us380. We will need to know your anticipated gas load to confirm capacity to serve this location.

Should you have any further questions, please do not hesitate contacting me.

Sincerely,

David Coker
Project Manager
Atmos Energy Corporation
Attachment K

Charter Will-Serve Letter
1/9/2018

Bill Robinson

SUBJECT: Will Serve – SWC 380 and 670

In concern of Charter facilities at the property located near the southwest corner of U.S. 380 and Co. Rd 670 in Farmersville, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@charter.com. Please share this information with whoever needs these services.

Sincerely,

Jeremy Eckenroth

Jeremy Eckenroth
Business Dev. Spec, Field Ops
Charter Communications
1565 Chenault St.
Dallas, TX 75228
Attachment L

Charter Locator Map