SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

Guadalupe Villas Apartments

9.520 Acres out of
all of Blocks 5 and 8, Acuff Heights Addition #2
out of Blocks 1, 2, 5, 6, 7 and 8, Acuff Heights Addition
all of tract “A” Replat of Lots 1-3, block 2 Acuff Heights Addition
all of Lots 8 thru 14, block 12, William Tubbs Addition
and all the closed roads and alleys
within said Subdivisions
City of Lubbock
Lubbock County, Texas

Submitted and Prepared for
KRS Housing, LLC
400 W. 15st., Ste 950
Austin, Texas 78701
And
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Prepared by: Melden and Hunt, Inc.

Consultants • Engineers • Surveyors
Established In 1947
Civil Engineering - Water & Wastewater - Land Development - Irrigation
Environmental - Transportation - Surveying - Construction Management

Edinburg
P: 956-381-0981
F: 956-381-1839
MHI Project No. 18021.02

Rio Grande City
P: 956-487-8256
F: 956-488-8591
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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

Guadalupe Villas Apartments

Subject tract is 9.520 acres situated within the City Limits of Lubbock, Texas and is currently zoned A2. The development will have two points of access, with one off 3rd Street, which is a standard city street, and the other access will be off of Buddy Holly Avenue, which is a principle arterial. According to the Soil Conservation Service, the soils are Potter-Kimbrough -Urban land complex and Acuff Urban land complex, both are well drained and moderately slow permeability. Both soils have low plasticity index and low shrink-swell potential. The property is in FEMA Flood Zone “Zone “X” (unshaded). Zone “X” (unshaded) is defined as areas determined to be outside the 0.2% annual chance flood plain. There is water service available adjacent to the site, off 3rd street, and adjacent to the site within a utility easement between the proposed development and the adjoining tract of land. Sewer services are immediately adjacent to the site within a utility easement between the proposed development and the adjoining tract of land. As part of this feasibility report, we have met with the City of Lubbock, City of Lubbock Water Department, Republic Services, and Suddenlinks to ensure which are the approval agencies to verify compliance with all requirements.

Improvements to the site will include the following:

1. A series of storm inlets will be placed along the drives and green areas to capture and transfer storm water to the detention area. A discharge line will then extend from the detention area to an inlet within the East right-of-way of Buddy Holly Ave.
2. Site access from both 3rd Street and Buddy Holly Avenue.
3. Connection to the City of Lubbock’s existing 4-inch water line that is located adjacent to the development within a utility easement and provide a looped connection by running a 8-inch water line through the development and connecting into an existing 6-inch water line located within 3rd Street right-of-way.
4. Connection to the City of Lubbock’s existing 10-inch sanitary sewer collection line that is located adjacent to the development within a utility easement.
5. Connection to power, gas and communications and extension into the site.
6. Adequate parking for the 128-unit facility with sidewalks and appropriate ADA spaces and ramps.
7. Landscaping and irrigation as required by Lubbock’s ordinances.

The approval process for the subdivision plat and zoning will take approximately 60 days. Once the plat is approved, the developer can either construct the public improvements, submit a letter of credit or a building permit may be requested.
FEASIBILITY STUDY
FEASIBILITY STUDY

Guadalupe Villas Apartments

EXISTING SITE CONDITIONS:

The proposed development is located South of 3rd Street approximately 100 feet west of the 3rd street and Buddy Holly Ave intersection. Marsha Sharp Freeway is on the south boundary of the property, and there are commercial buildings to the East. The southwest property line is joined by train tracks. Existing water, sewer, cable, storm sewer and overhead power are all located adjacent to the property.

SURVEY and/or PROPERTY INFORMATION:

A 1A survey of the 9.520-acre tract has been completed and is included as part of this report.

GEOTECHNICAL REPORT:

A geotechnical report has not been performed for the site. According to the Soil Survey, the soils are Potter-Kimbrough -Urban land complex and Acuff - Urban land complex. Both soils have a low plasticity index and low shrink-swell potential.

STORM WATER MANAGEMENT:

According to the Boundary and Topographical Survey conducted on the site, the site drains to the south west corner of the property. A City of Lubbock storm system is located within the right-of-way of Buddy Holly Ave. A detention pond will be installed at the south west corner of the property and will discharge into an existing storm system along Buddy Holly Ave.

FLOODPLAIN INFORMATION:

The property is in FEMA Flood Zone “X” (unshaded). Zone “X” (unshaded) is defined as areas determined to be outside the 0.2% annual chance flood plain, which is an area of moderate flood hazard. On site detention will be provided. The existing topography shows a drop of approximately 10 feet from the north side of the property to the south. Our development will have a series of storm inlets along the drives and within the green areas to ensure that proper drainage. Storm water runoff will be diverted to a detention area location at the south west corner of the property, that will bleed to an existing City of Lubbock storm sewer system.
TOPOGRAPHIC REVIEW:

A review of the topographical survey shows that the site drains to the southwest corner of the property. No other key features were observed on the map for this site. Attached please find a copy of the USGS Topographic Map. A Boundary and Topographical Survey was conducted on the site as well, which shows approximately a 10 foot of fall across the site on the north side to southwest side. Elevations along the southwest property line average about 3199 and elevations along the south north property line average about 3209.

SITE INGRESS/EGRESS AND RIGHT OF WAYS REQUIREMENTS:

The site is subject to ingress/egress requirements set forth by the City of Lubbock Traffic Department as governed by the City of Lubbock Unified Development Code. The site will have two points of ingress egress, one off of Buddy Hollow Ave and the other off 3rd street.

The City of Lubbock will review the site development plans as part of the Site Plan Approval and Building Department permit process and provide further comments to issues related to deceleration lanes, median cuts, etc.

OFF-SITE UTILITIE REQUIREMENTS:

No off-site costs are anticipated.

ON-SITE UTILITIE REQUIREMENTS:

On-site costs related to the development that can be accounted for now are the water distribution system, sanitary sewer system, storm sewer system, grading dry utilities, striping and signage, and parking lot pavement. Based on the preliminary site plans, those costs are estimated to be $1,738,853.

WATER/ SANITARY SEWER SERVICE SUMMARY:

Water and sewer services in the area are provided by the City of Lubbock under their CCN.

ELECTRICITY, SOLID WASTE, TELEPHONE, AND CABLE TV:

LP&L provides electricity to this area. Solid waste services are offered in the area by Republic Trash Services. Other utilities to service the site are cable TV by Sudden Link Business. At this time, we understand that these utility companies have service lines available in the area.

ZONING REQUIREMENTS:

The 9.520-acre development is within the City of Lubbock and the zoning is currently A-2. This is the correct zoning for the intended use. For further information on the City’s land development and zoning
requirements, please see The City of Lubbock Code of Ordinances. It is available online and may be found at the following link: (See zoning report, last page)

https://mylubbock.us/departmental-websites/departments/street-department/design-standards-and-specifications

BUILDING CODE/ORDINANCES/ DESIGN REQUIREMENTS:

The City of Lubbock Building Department will review and provide permits for any construction on this site. The City requires compliance with the latest International Codes, along with the National Electrical Code. Further information is available at the following website:


IMPACT OR DEVELOPMENT FEE SUMMARY:

- The City of Lubbock does not have any Water and Sewer Impact fees
- Water Meter $20,000.00
- Subdivision Application Fee (Preliminary & Final) $450.00

BUILDING PERMIT FEE SUMMARY:

The City of Lubbock has a building permit fee. At this time, it is estimated that the building fee for this project will be $30,000.00. Building permit review and approval typically takes 10-15 business days.

SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN

The Civil Site Plan and Preliminary Site Plan adhere to all known applicable zoning, subdivision, site development, and building code ordinances. The site plan identifies all structures, site amenities, parking spaces (include handicap spaces and ramps) and driveways, topography, site drainage and detention, water and wastewater utility tie-ins, general placement of, retaining walls, setback requirements and any other typical or locally required items.

The City of Lubbock Fire Department will review the site plan during the Site Plan Approval process for conformance to the latest International Fire Code. Post-development runoff detention will be required on the site. The Site Plan Approval can be reviewed and approved simultaneously with the subdivision platting process. It is anticipated that this process will take approximately 3 months. This process will need to be completed prior to obtaining the building permit.
SETBACKS AND PARKING REQUIREMENTS

Setbacks are as follows:

Front: 25 Feet  
Side: 10 Feet  
Rear: 50 Feet  

Parking requirements are as follows:

1 Bedroom – 1.5 Parking Spaces  
2 Bedroom – 2 Parking Spaces  
3 Bedroom – 3 Parking Spaces  

ENTITLEMENT/SITE DEVELOPMENT/PERMITTING PROCESS AND TIMING:

- Submit Preliminary plat to planning and zoning ($100.00 Application & Processing Fee)  
- Planning & Zoning Preliminary plat approval or comments to be addressed (Within 30 days)  
- A P&Z meeting is held approximately 45 days after the submission deadline for plat approval  
- Final Plat submittal (after preliminary approval) ($350.00 Application & Processing Fee)  
- Submit signed recording package for recording  
- Submit for building permit when ready  

MILLAGE RATE:

The combined tax rate for this property location is $2.247856. Based on the Site’s location, property taxes would be paid to the City of Lubbock (0.53802), Lubbock County (.358158), Lubbock County Hospital (.109778), Lubbock ISD (1.235) and Hi Plains Water (.0069).

Property ID: R83857 Account # R007400-00001-00070-000  
Property ID: R98114 Account # R854300-00012-00010-000  
Property ID: R83882 Account # R007400-00002-00010-000
LOCATION MAP
SURVEY & METES AND BOUNDS
A tract of land containing 9.520 acres situated in the City of Lubbock, Lubbock County, Texas, said 9.520 acres being all of Blocks 5 and 8, Acuff Heights Addition #2, according to the plat thereof recorded in Volume 300, Page 217, Lubbock County Deed Records, out of Blocks 1, 2, 5, 6, 7 and 8, Acuff Heights Addition, according to the plat thereof recorded in Volume 86, Page 488, Lubbock County Deed Records, all of Tract "A" Replat of Lots 1-3, Block 2, Acuff Heights Addition, according to the plat thereof recorded in Volume 2834, Page 255, Lubbock County Official Records, all of Lots 8 thru 14, Block 12, William Tubbs Addition, according to the plat thereof recorded in Volume 26, Page 50, Lubbock County Deed Records, and all the closed roads and alleys within said subdivisions, which said 9.520 acres being out of a certain tract conveyed to E.A. Patterson Co., a Corporation its successors and assigns, by virtue of Warranty Deed recorded in Volume 994, Page 602, Lubbock County Deed Records, and to A.A. Today, Inc., by virtue of a Warranty Deed recorded in Volume 2794, Page 271, Lubbock County Deed Records, and by virtue of Warranty Deed recorded in Volume 2797, Page 80, Lubbock County Deed Records, and part obtained by Ordinance No. 9202, recorded in Volume 2834, Page 245, Lubbock County Official Records, said 9.520 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found [Northing: 7279213.292, Easting: 949210.846] at the Northwest corner of said Lot 8, Block 12, for the Northwest corner of this herein described tract;

1. THENCE, S 88° 10' 44" E along the North lines of said Block 12 and Block 8, and along the existing South right-of-way line of 3rd Street, a distance of 300.00 feet to a No. 4 rebar set at the Northeast corner of said Block 8, for an outside corner of this tract;

2. THENCE, S 01° 49' 16" W along the East line of said Block 8, a distance of 10.00 feet to a No. 4 rebar set for an inside corner of this tract;

3. THENCE, S 88° 10' 44" E along the North line of said Block 5, the North line of said Tract "A", and along the existing South right-of-way line of 3rd Street, a distance of 586.00 feet to a No. 4 rebar set [Northing: 7279175.140, Easting: 950096.080] at the Northeast corner of said Tract "A" for the Northeast corner of this tract;

4. THENCE, S 01° 49' 16" W along the East line of said Tract "A", a distance of 136.00 feet to a No. 4 rebar set for an inside corner of this tract;

5. THENCE, S 88° 10' 44" E a distance of 10.00 feet to a No. 4 rebar set for an outside corner of this tract;

6. THENCE, S 01° 49' 16" W a distance of 389.65 feet to a No. 4 rebar set on the existing North right-of-way line of Marsha Sharp Freeway, for the Southeast corner of this tract;
7. THENCE, N 80° 41' 25" W along the existing North right-of-way line of Marsha Sharp Freeway, a distance of 791.25 feet (791.11 feet deed call) to a No. 4 rebar set for the Southernmost Southwest corner of this tract;

8. THENCE, in a Northwesterly direction along the existing North right-of-way line of an A.T. & S.F. Railroad and a curve to the left with a central angle of 01° 25' 21", a radius of 5,779.58 feet, an arc length of 143.48 feet, a tangent of 71.75 feet, and a chord that bears N 49° 10' 28" W a distance of 143.48 feet to a No. 4 rebar set on the existing East right-of-way line of Avenue K, for the Northernmost Southwest corner of this tract;

9. THENCE, N 01° 49' 16" E along the West line of said Lots 8 thru 14, and the existing East right-of-way line of Avenue K, a distance of 341.22 feet to the POINT OF BEGINNING and containing 9.520 acres of land more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 2/1/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE:

PAGE 3 OF 3
PLAT SHOWING
6.776 OF ONE ACRE BEING
ALL OF TRACT "A" REPLAT OF LOTS 1-3, BLOCK 2
ACUFF HEIGHTS ADDITION
VOLUME 2834, PAGE 255, L.C.O.R.
CITY OF LUBBOCK
LUBBOCK COUNTY, TEXAS

L. ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE
FOREGOING PLAT TO BE TRUE AND CORRECT
REPRESENTATION OF A SURVEY MADE ON THE
GROUND ON 2/1/2018 UNDER MY DIRECTION
AND SUPERVISION AND WAS NOT INTENDED TO
SHOW ALL IMPROVEMENTS.

ROBERTO N. TAMEZ, RPLS No. 8238 DATE:
METES AND BOUNDS DESCRIPTION
0.776 OF ONE ACRE BEING ALL OF
TRACT "A" REPLAT OF LOTS 1-3, BLOCK 2,
ACUFF HEIGHTS ADDITION,
CITY OF LUBBOCK
LUBBOCK COUNTY, TEXAS

TRACT "A"
A tract of land containing 0.776 of one acre situated in the City of Lubbock, Lubbock County, Texas, said 0.776 of one acre being all of Tract "A" Replat of Lots 1-3, Block 2, Acuff Heights Addition, according to the plat thereof recorded in Volume 2834, Page 255, Lubbock County Official Records, which said 0.776 of one acre was conveyed to A.A. Today, Inc., by virtue of a Warranty Deed recorded in Volume 2794, Page 271, Lubbock County Deed Records, and by virtue of Warranty Deed recorded in Volume 2797, Page 60, Lubbock County Deed Records, and part obtained by Ordinance No. 9202, recorded in Volume 2834, Page 245, Lubbock County Official Records, said 0.776 of one acre also being more particularly described as follows:

COMMENCING at a No. 4 rebar found [Northing: 7279213.292, Easting: 949210.846] at the Northwest corner of said Lot 8, Block 12;

THENCE, S 88° 10' 44" E along the North lines of said Block 12 and Block 8, and along the existing South right-of-way line of 3rd Street, a distance of 300.00 feet;

THENCE, S 01° 49' 16" W along the East line of said Block 8, a distance of 10.00 feet;

THENCE, S 88° 10' 44" E along the North line of said Block 5 and along the existing South right-of-way line of 3rd Street, a distance of 368.00 feet to a No. 4 rebar set [Northing: 7279182.068, Easting: 949878.190] on the Northwest corner of said Tract "A" for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 88° 10' 44" E along the North line of said Tract "A" and along the existing South right-of-way line of 3rd Street, a distance of 218.00 feet to a No. 4 rebar set [Northing: 7279175.140, Easting: 950096.080] on the Northeast corner of said Tract "A" for the Northeast corner of this tract;

2. THENCE, S 01° 49' 16" W along the East line of said Tract "A", a distance of 155.00 feet to a No. 4 rebar set for the Southeast corner of said Tract "A" for the Southeast corner of this tract;

3. THENCE, N 88° 10' 44" W along the South line of said Tract "A", a distance of 218.00 feet to a No. 4 rebar set for the Southwest corner of said Tract "A", for the Southwest corner of this tract;

4. THENCE, N 01° 49' 16" E along the West line of said Tract "A", a distance of 155.00 feet to the POINT OF BEGINNING and containing 0.776 of one acre of land more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 2/1/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

PAGE 2 OF 2
PLAT SHOWING
6.76 ACRES BEING
ALL OF BLOCKS 2 AND 3,
ACCEI' MBEDS ADDITION 62
OUT OF BLOCKS 1, 2, 3, 5, 6, 7, AND 8,
ACCEI' MBEDS ADDITION
VOLUME 26, PAGE 481, L.C.D.R.
ALL OF LOTS 8 THROUGH BLOCK 12,
WILLIAM TUBBS ADDITION
VOLUME 30, PAGE 30, L.C.D.R.
AND ALLEYS WITHIN SAID SUBDIVISIONS
WEST OF LUBBOCK
LUBBOCK COUNTY, TEXAS
A tract of land containing 8.744 acres situated in the City of Lubbock, Lubbock County, Texas, said 8.744 acres being all of Block 5 and 8, Acuff Heights Addition #2, according to the plat thereof recorded in Volume 300, Page 217, Lubbock County Deed Records, out of Blocks 1, 2, 5, 6, 7 and 8, Acuff Heights Addition, according to the plat thereof recorded in Volume 86, Page 488, Lubbock County Deed Records, all of Lots 8 thru 14, Block 12, William Tubbs Addition, according to the plat thereof recorded in Volume 28, Page 50, Lubbock County Deed Records, and all the closed roads and alleys within said subdivisions, which said 8.744 acres being out of a certain tract conveyed to E.A. Patterson Co., a Corporation its successors and assigns, by virtue of Warranty Deed recorded in Volume 994, Page 602, Lubbock County Deed Records, said 8.744 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found [Northing: 7279213.292, Easting: 949210.846] at the Northwest corner of said Lot 8, Block 12, for the Northwest corner of this herein described tract;

1. THENCE, S 88° 10' 44" E along the North lines of said Block 12 and Block 8, and along the existing South right-of-way line of 3rd Street, a distance of 300.00 feet to a No. 4 rebar set for an outside corner of this tract;

2. THENCE, S 01° 49' 16" W along the East line of said Block 8, a distance of 10.00 feet to a No. 4 rebar set for an inside corner of this tract;

3. THENCE, S 88° 10' 44" E along the North line of said Block 5 and along the existing South right-of-way line of 3rd Street, a distance of 368.00 feet to a No. 4 rebar set at the Northwest corner of said Tract "A" for the Northernmost Northeast corner of this tract;

4. THENCE, S 01° 49' 16" W along the West line of said Tract "A", a distance of 155.00 feet to a No. 4 rebar set at the Southwest corner of said Tract "A" for an inside corner of this tract;

5. THENCE, S 88° 10' 44" E a distance of 218.00 feet to a No. 4 rebar set at the Southeast corner of said Tract "A", for an inside corner of this tract;

6. THENCE, N 01° 49' 16" E along the East line of said Tract "A", a distance of 20.00 feet to a No. 4 rebar set for an outside corner of this tract;

7. THENCE, S 88° 10' 44" E a distance of 10.00 feet to a No. 4 rebar set for the Southernmost Northeast corner of this tract;

8. THENCE, S 01° 49' 16" W a distance of 389.65 feet to a No. 4 rebar set on the existing North right-of-way line of Marsha Sharp Freeway, for the Southeast corner of this tract;
9. THENCE, N 80° 41' 25" W along the existing North right-of-way line of Marsha Sharp Freeway, a distance of 791.25 feet (791.11 feet deed call) to a No. 4 rebar set for the Southernmost Southwest corner of this tract;

10. THENCE, in a Northwesterly direction along the existing North right-of-way line of an A.T. & S.F. Railroad and a curve to the left with a central angle of 01° 25' 21", a radius of 5,779.58 feet, an arc length of 143.48 feet, a tangent of 71.75 feet, and a chord that bears N 49° 10' 28" W a distance of 143.48 feet to a No. 4 rebar set on the existing East right-of-way line of Avenue K, for the Northernmost Southwest corner of this tract;

11. THENCE, N 01° 49' 16" E along the West line of said Lots 8 thru 14, and the existing East right-of-way line of Avenue K, a distance of 341.22 feet to the POINT OF BEGINNING and containing 8.744 acres of land more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 2/1/2018 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE: 02/14/18

PAGE 3 OF 3
PROPOSED SITE PLAN
NOTE:
1. THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
UTILITY SUPPLIER LETTER
February 9, 2018

KRS Housing, L.L.C
C/O Kent Hance
400 W. 15th Street, Ste. 950
Austin, TX 78701


Dear Mr. Hance:

This letter is to confirm the availability of water and sewer service for Acuff Heights Blocks 1, 5, 8 & PT Blocks 2, 6, 7 & Closed Streets & Alleys.

Water and sanitary sewer utilities are available in the area of the proposed development, which I understand to be located near the intersection of Texas Ave and 3rd Street South and West of the intersecting streets.

This tract can be served with water by the City of Lubbock from a 4 inch water main that is located in a 20 foot U.U.E. on the East side of the property and by a 6 water main located on the North side of the property in 3rd Street. This tract can also be served with sanitary sewer from a 10 inch sewer main that is located in a 20 foot U.U.E. on the East side of the property and by a 6 sewer main located at the Northwest Corner of the property in 3rd Street.

The water and sanitary sewer lines that exist in this area may meet your requirements. Additional Water and/or Sewer main extensions will be required for specific development needs at the owner’s expense in order to meet current fire codes and City of Lubbock Public Works Engineering Minimum Design Standards and Specifications. Please contact us regarding the details of your requirements for capacity and direction for sewer design.

If you should have any additional questions please feel free to contact me.

Please contact Storm Water Management at 806-775-3118 regarding the existing storm water line that runs through the south side of the property.

Sincerely,

Aaron Thompson
Pro Rata Administrator
Public Works Engineering
1625 13th Street
Lubbock, TX 79401
Office 806-775-2333
Fax 806-775-3344
athompson@gmail.com lubbock.tx.us
February 12, 2018

Kent Hance
KRS Housing, LLC
400 W. 15th Street, Ste. 950
Austin, TX 78701

Dear Mr. Hance

RE: WILL-SERVE, GUADALUPE VILLAS

This letter is to advise you that Republic Services is willing and able to provide service to the proposed Guadalupe Village Housing Community. As we understand your service requirements, The Guadalupe Village Housing Community, may require solid waste front-load collection services.

These estimated service requirements can be satisfied from Republic Services currently available resources.

The provisions of these services are contingent upon the completion of the necessary arrangements in accordance with Republic Services rules and regulations and the payment of fees, rates, and charges.

We anticipate that the terms and conditions of the provision of service to the Guadalupe Villas project will be further clarified in detailed, definitive service agreements.

Republic Services looks forward to working with and providing service for the Guadalupe Villas project in connection with its service requirements.

If you have any questions, please feel free to call me at (806) 206-2826.

Sincerely,

[Signature]

Taylor Brown
Sales Representative
Commercial/Industrial
February 8th, 2018

RE: Guadalupe Villas

To: KRS Housing, LLC
c/o Kent Hance
400 W. 15th Street, Ste. 950
Austin, TX 78701

This letter will serve as confirmation of Lubbock Power and Light’s ability to provide electric service to the proposed project in Lubbock, TX located at 1010 4th St. LP&L has overhead facilities that run along the west, north & east sides of this property that have sufficient capacity to serve the proposed development.

If you have additional questions, please contact me at 806.775.2515

Sincerely,

Jarrod Huse
Electrical Engineering Project Coordinator
2.9.2018

Name: {Lydia Flores}
Company: {KRS Housing LLC}
Address: {400 W 15th st, Ste 950}

Re:  Property Name: {Guadalupe Villas}
Address: {1010 4th st, Lubbock, Tx 79401.

Dear Customer:

You have requested that Suddenlink indicate its intent to provide video, data and phone services to {Guadalupe Villas}. This letter states the intentions of Suddenlink with respect to the subject matter above until an agreement is executed.

{Guadalupe Villas}, located near {1010 4th st, Lubbock, Tx } is within Suddenlink’s franchise area and cable services are available. Therefore, Suddenlink plans to provide services to this property subject to the following conditions: a) the negotiation of an agreement between the parties for access to the property with mutually agreeable terms and conditions; b) an internal financial review and approval of the project and availability of funds; and c) a site visit to inspect the area.

If you have any questions, please contact myself by phone at 806-771-6083 e-mail Cody.Meiers@suddenlink.com

Sincerely,

Cody Meiers
MDU Account Executive - West Texas
SuddenLink Business Services
Office: 806-771-6083
Cell: 806-939-9749
Cody.Meiers@suddenlink.com
February 9, 2018

KRS Housing, L.L.C.
C/O Kent Hance
400 W. 15th Street, Ste. 950
Austin, TX 78701


Dear Mr. Hance:

This letter is to confirm the availability of water and sewer service for Acuff Heights Blocks 1, 5, 8 & PT Blocks 2, 6, 7 & Closed Streets & Alleys.

Water and sanitary sewer utilities are available in the area of the proposed development, which I understand to be located near the intersection of Texas Ave and 3rd Street South and West of the intersecting streets.

This tract can be served with water by the City of Lubbock from a 4 inch water main that is located in a 20 foot U.U.E. on the East side of the property and by a 6 water main located on the North side of the property in 3rd Street. This tract can also be served with sanitary sewer from a 10 inch sewer main that is located in a 20 foot U.U.E. on the East side of the property and by a 6 sewer main located at the Northwest Corner of the property in 3rd Street.

The water and sanitary sewer lines that exist in this area may meet your requirements. Additional Water and/or Sewer main extensions will be required for specific development needs at the owner’s expense in order to meet current fire codes and City of Lubbock Public Works Engineering Minimum Design Standards and Specifications. Please contact us regarding the details of your requirements for capacity and direction for sewer design.

If you should have any additional questions please feel free to contact me.

Please contact Storm Water Management at 806-775-3118 regarding the existing storm water line that runs through the south side of the property.

Sincerely,

Aaron Thompson
Pro Rata Administrator
Public Works Engineering
1625 13th Street
Lubbock, TX 79401
Office 806-775-2333
Fax 806-775-3344
athompson@gmail.com lubbock tx.us
SITE WORK COST ESTIMATE
Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

**For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
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<tr>
<td>Detention</td>
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<tr>
<td>Rough grading</td>
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<tr>
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<tr>
<td>Decorative masonry</td>
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<td></td>
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<td></td>
<td>$</td>
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<tr>
<td>Bumper stops, striping &amp; signs</td>
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<td></td>
<td></td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
<td><strong>Total</strong></td>
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<td>1,738,856</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

Printed Name

Seal

Date

If a revised form is submitted, date of submission:
USGS TOPO MAP
SOILS MAP
ZONING REPORT
ORDINANCE NO. 2018-00015

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 7084 AND THE OFFICIAL MAP OF THE CITY OF LUBBOCK MAKING THE FOLLOWING CHANGES: ZONE CASE NO. 3337; A ZONING CHANGE FROM IHC TO A-2 ZONING DISTRICT ON LOTS 8-11, BLOCK 1 AND THE CLOSED ALLEY, LOTS 8-14, BLOCK 12, AND THE CLOSED STREET, WILLIAM TUBBS ADDITION, BLOCKS 1, 5, 8, AND PART OF BLOCKS 2, 6, AND 7 AND THE CLOSED STREETS AND ALLEYS, AND TRACT A, BLOCK 2, ACUFF HEIGHTS ADDITION, LUBBOCK, TEXAS; PROVIDING REQUIREMENTS; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; AND, PROVIDING FOR PUBLICATION.

WHEREAS, the proposed changes in zoning as hereinafter made have been duly presented to the Planning and Zoning Commission for its recommendation which was received by the City Council and, after due consideration, the City Council found that due to changed conditions, it would be expedient and in the interest of the public health, safety and general welfare to make those proposed changes in zoning; and

WHEREAS, the 1986 Comprehensive Land Use Plan as amended is a guide to help the Lubbock Planning and Zoning Commission and City Council determine the physical development of the community; however, planning is a continuous process and change is inevitable; and

WHEREAS, the Lubbock Planning and Zoning Commission and City Council recognize that the zone change is a minor deviation from the 1986 Comprehensive Land Use Plan as amended, which protects public and private commitments that have been previously based on the Plan; and

WHEREAS, all conditions precedent required by law for a valid amendment to the Zoning Ordinance and Map have been fully complied with, including giving notices in compliance with Section 40.01.005 of the Code of Ordinances, City of Lubbock, Texas, and the notices provided by the Texas Local Government Code §211.007 (Vernon, 1990), and notice was duly published in the Lubbock Avalanche-Journal more than fifteen (15) days prior to the date of the public hearing before the City Council on such proposed amendment, and the public hearing according to said notice, was held in the City Council Chamber of the Municipal Building, Lubbock, Texas, at which time persons appeared in support of the proposal; and after said hearing, it was by the City Council determined that it would be in the public interest, due to changed conditions, that the Zoning Ordinance and the Zoning Map be amended in the manner hereinafter set forth in the body of this Ordinance and this Ordinance having been introduced prior to first reading hereof;

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:
ZONE CASE NO. 3337

SECTION 1. THAT Ordinance No. 7084 and the Official Zoning Map are amended as follows:

A change of zoning under the provisions of Section 40.01.005 of the Code of Ordinances of the City of Lubbock from IHC to A-2 zoning district on Lots 8-11, Block 1 and the closed alley, Lots 8-14, Block 12, and the closed street, William Tubbs Addition, Blocks 1, 5, 8, and part of Blocks 2, 6, and 7 and the closed streets and alleys, and Tract A, Block 2, Acuff Heights Addition, City of Lubbock, Lubbock County, Texas, located at 310 Ave K, 1121 3rd Street, 1010 Marsha Sharp Freeway, and 905 3rd Street, subject to requirements.

SUBJECT TO THE FOLLOWING REQUIREMENTS:

THAT a detailed site plan be approved by the City Council during the City’s development review process for any development that occurs on the subject property. The site plan shall be approved by the City Council if it provides the maximum compatibility with adjacent land uses by providing:

1) The elevations of all of the structures for the proposed development;

2) A detailed landscape plan for the proposed development;

3) Security measures that will be provided by the proposed development;

4) Proper screening and off-street parking plans for the proposed development; and

5) Any other requirement of the City Council that reasonably supports the purposes of the A-2 zoning district to protect lower-density uses.

SECTION 2. THAT violation of any provision of this Ordinance shall be deemed a misdemeanor punishable by fine not to exceed Two Thousand and No/100 Dollars ($2,000.00) as provided in Section 40.01.006 of the Zoning Ordinance of the City of Lubbock.

SECTION 3. THAT should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.
SECTION 4. THAT the City Secretary is hereby authorized to cause publication of the descriptive caption of this Ordinance as an alternative method provided by law.

AND IT IS SO ORDERED.

Passed by the City Council on first reading on January 25, 2018.

Passed by the City Council on second reading on February 8, 2018.

DANIEL M. POPE, MAYOR

ATTEST:

Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:

Lata Krishnarao, Interim Director of Planning

APPROVED AS TO FORM:

Justin Pruitt, Assistant City Attorney

vw/cityatt/Justin/ZoneCase/ZC3337
January 9, 2018