Site Design and Development Feasibility Report

Avenue Commons Apartments
701 SE Ave E
Andrews, TX

TDHCA Project #: 18347
Cole Project #: 52321
February 15, 2018
February 15, 2018

Mr. Craig Alter
VP of Development
The Commonwealth Development Corp.
11612 Bee Cave Road
Bldg. 2, Suite 152
Austin, TX 78738

RE: Avenue Commons Apartments
Site Design and Development Feasibility Report
Andrews, TX
TDHCA Application No. 18347

Dear Craig,

This Site Design and Feasibility Report was prepared in accordance with TDHCA criteria. Please call if you have any questions or need additional information.

Sincerely,

[Signature]

J. Chad Tompkins, PE
Project Manager
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EXECUTIVE SUMMARY

I. Project Overview
The purpose of this report is to present the findings of our research and review of the site conditions and development requirements for the proposed Avenue Commons Apartments project. This report has been prepared in accordance with §10.204(15) of the 2018 Uniform Multifamily Rules issued by the Texas Department of Housing & Community Affairs (TDHCA). See References in Appendix for a list of officials and websites that were conferred in the preparation of this report.

Avenue Commons Apartments will consist of 60 units in 3 buildings, Clubhouse, common amenities, parking areas and appurtenances. The project will be located on an 8.567-acre parcel in Andrews, Texas. The parcel is located on the west side of Mustang Drive and north of SE Ave E within the city limits of the City of Andrews in Andrews County, Texas.

The Avenue Commons parcel is currently zoned Single Family (SF). 2013 City of Andrews Comprehensive Plan, Andrews’ comprehensive plan, indicates that the parcel is in an area designated as Low Density Residential. However, multifamily is not a permitted use in the SF zoning district, and rezoning will be required. A zoning application for a specific use permit to allow multifamily was submitted to the City on 2/09/2018.

The Avenue Commons Apartments is currently vacant land located outside any designated Flood Hazard Zone. The City of Andrews has not adopted flood hazard zones, but references the Flood Insurance Rate Map (FIRM) no. 480006, effective date October 1, 2007 to identify if a property is in a flood hazard area. The subject property is not located within an identified flood hazard area according to FIRM no. 480006. Additionally, a more detailed, but unofficial flood hazard area map is located in the Andrews, Texas office of West Texas Consultants, Inc. and this parcel lies outside of any identified flood hazard area on this unofficial map. The site slopes generally from north to south. Storm water detention will not be required. Runoff can be directed on-site and discharged directly to adjacent storm water drainage channels located on the east and south sides of the subject property.

Development of the project will require the following off-site improvements: Extension of SE 6th St, 6-inch water line from SE Ave. E to SE 4th street, 10-inch water line along SE Ave E, 12-inch sanitary sewer along SE Mustang Drive, and 10-inch sanitary sewer along SE Ave E, concrete curb and gutter and hot-mix asphalt pavement at entrances on Mustang Drive and SE Ave E.

II. Due Diligence Statement
This report was compiled based on information ascertained from face to face meetings with representatives from the City of Andrews, phone and email conversations with pertinent municipal and agency staff members, and internet research.
III. Property Identification Numbers
Andrews County Property ID: 193 & 221

IV. Millage Rates for All Taxing Jurisdictions
The millage rates for the following Property Taxing Jurisdictions are:
Andrews County 0.51570
Andrews Independent School District 1.20000
Andrews County Hospital District 0.49911
City of Andrews 0.18900
TOTAL (Inside City Limits) 2.40381

V. Zoning Requirements
The property is presently zoned Single Family (SF). Multi-family Residence/Dwelling is not a permitted use in the SF District. Rezoning is required. The site is proposed to be rezoned to a Specific Use (SU) with Multi-Family as the Specific use. A zoning change request has been filed with the City of Andrews and must be approved by the City Planning and Zoning Commission and City Council. The rezoning process is expected to take 3 months from submittal to approval. The City of Andrews’s zoning ordinance is Chapter 2 of the Andrews Development Code available on-line at:
https://library.municode.com/tx/andrews/codes/code_of_ordinances?nodeId=SPBLADECO

The following dimensional standards apply to the SU zoning district:

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Proposed SU Zoning Requirements</th>
<th>Avenue Commons Apartments</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (ac)</td>
<td>None</td>
<td>8.567</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Front Yard Setback (ft)</td>
<td>25</td>
<td>25</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>5</td>
<td>5</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Back Yard</td>
<td>5</td>
<td>5</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Open Space</td>
<td>None</td>
<td>+/- 60%</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum No. of Parking Spaces</td>
<td>2 per Unit</td>
<td>120</td>
<td>Compliant</td>
</tr>
<tr>
<td>Covered Parking</td>
<td>None</td>
<td>None</td>
<td>Compliant</td>
</tr>
<tr>
<td>Density (Units/Acre)</td>
<td>None</td>
<td>7.0</td>
<td>Compliant</td>
</tr>
</tbody>
</table>
Additional zoning requirements for multifamily developments and / or developments in the SU zone are as follows:

1. **Section 66-121 – Specific Use Permit.** The city council may impose such development standards and safeguards as the conditions and location indicate are important to the welfare and protection of the adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosions, glare, offensive view, or other undesirable or hazardous conditions.

The Specific Use agreement generally addresses landscaping or other site beautification, fencing, and signage. These items are negotiated directly with the Planning and Zoning Committee and the City Council on a case by case basis. Refer to Appendix B for the Preliminary Site Plan.

**VI. Subdivision Requirements**

As a part of the development process, this parcel will need to the re-platted as one lot subdivision for the abandonment of existing street and alley rights of way, utility easements, single family lots, and the dedication of new on-site utility easements to accommodate the site plan. The City of Andrews supports the proposed replat and has agreed to vacate the existing plat within the Avenue Commons plat. The subdivision process will require a preliminary and final plat. However, along with the initiation of the platting process, the request for a change in zoning must be submitted and approved concurrently.

The platting process will begin with the submittal of a preliminary plat. The preliminary plat will be routed through internal city departments for approval by the Planning and Zoning Commission. Once the preliminary plat is approved, a final plat application can be submitted to the city, which will be approved, by the City Council, once all the proposed utility improvements and street improvements are installed. The preliminary plat approval is expected to take 30 days from the date of the application. The final plat application is expected to take 30 days from submittal and completion of the utility and street improvements to City Council approval. This 30-day timeframe is subject to the site meeting all development requirements of the property’s Specific Use Agreement.

The applicant may request approval from the Planning Director to submit a plat application simultaneously with a zoning change request. In which case, the zoning change request shall be acted upon first. In the event that a zoning change request is denied, the plat application shall also be denied, unless the site fully conforms to the existing zoning on the property.

The City of Andrews’s subdivision ordinance is Chapter 3 of the Andrews Development Code available on-line at:  
https://library.municode.com/tx/andrews/codes/code_of_ordinances?nodeId=SPBLADECO
VII. Development Ordinances
The City of Andrews Development Code provides guidance on the design criteria for residential developments within the City. The City of Andrews' land development ordinance is Subpart B of the Code of Ordinances City of Andrews, TX available on-line at: https://library.municode.com/tx/andrews/codes/code_of_ordinances?nodeId=SPBLADECO

This section presents a summary of the applicable development ordinances governing the proposed project.

Water Service
Avenue Commons Apartments is within the City of Andrews’s water service area. An existing 12-inch water main traverses the east side of the property within an existing easement per city maps and record drawings. According to a discussion with city officials, water service may be taken from this water main. An additional 10-inch water line and a 6-inch water line will also be installed along the south side of the subject property to complete the necessary water improvements. Refer to Appendix B for the Preliminary Site Plan.

The City’s Public Works department indicated that there is most likely adequate flow and pressure in the City’s water distribution system to serve the Avenue Commons project.

Sanitary Sewer Service
Avenue Commons Apartments is within the City of Andrews’s sanitary sewer service area. An existing 15-inch sewer main traverses the north side of the property within an existing easement per city maps and record drawings. According to a discussion with city officials, sewer service may be taken from this sewer main. A new utility easement for the proposed sewer connection line alignment will be included on the final plat. The minimum sewer service line must be 8-inches.

The City’s Public Works department indicated that there is most likely adequate capacity in the City’s wastewater collection system to serve the Avenue Commons project. However, a sewer capacity analysis will need to be submitted with engineering plans for review and approval.

The City of Andrews does not require payment of water or wastewater impact fees. Refer to Appendix B for the Preliminary Site Plan, which includes water and sewer layouts.

Drainage
The site generally has a 1% slope from south to north. Runoff from the site drains to storm water drainage channels, which are located on the east and south side of the property and direct the storm water to a large detention basin outside Andrews city limits. All runoff from this property will be directed to these storm water drainage channels.

Preliminary conversations with the City Engineer indicate that detention will not be required for this site. Runoff can be collected through a combination of streets, curb & gutter, and site grading
throughout the development and discharged to the storm water drainage channels. This location and design of discharge points are subject to city approval and permitting.

**Dry Utilities**
Primary electric service provider for this site is Oncor. Three phase overhead power currently exists on southeast corner of the site adjacent to Mustang Drive and SE Ave E and has adequate capacity to serve Avenue Commons. Oncor provides developers credits based on number of units which can be applied to the cost of electric service to the site. It is estimated that the credits provided will be sufficient to cover the cost of construction for electric service. The final cost breakdown may vary and will be coordinated during final design.

The primary gas provider is Texas Gas Service. The development will not require gas service.

If a utility provider requires a utility service easement, such utilities shall be included in and depicted in the Final Plat. Approval of the Final Plat is subject to the correct placement and depiction of both on-site and off-site easements required by the utility providers.

Per the Public Utility Commission of Texas website, the following telephone providers provide service in the City of Andrews:  
(http://www.puc.texas.gov/consumer/phone/providers/Search_Phone.aspx)

- Windstream Communications Southwest
- Suddenlink Communications

**Additional Development Ordinances**
In addition to those ordinances described, development shall also conform to additional ordinances described in The City of Andrews Code of Ordinances. Those include *Buildings and Building Regulations, Fire Protection and Prevention, Subdivisions, Zoning (Specific Use Permit)*. These standards are available on-line at: 
https://library.municode.com/tx/andrews/codes/code_of_ordinances?nodeId=COORANTE

**VIII. Fire Department Requirements**
The City of Andrews has review and approval jurisdiction for this project. This project was discussed with a City of Andrews Building Inspector as a part of this report’s research.

Avenue Commons will comply with the applicable adopted fire codes and amendments. Fire hydrants have been shown in compliance with design guidelines. Refer to Appendix B for the Preliminary Site Plan.

**IX. Site Ingress and Egress Requirements**
This section presents a summary of the applicable access criteria governing the proposed project. The City of Andrews requires a minimum of two points of access for emergency service vehicles
for multifamily developments. Two access points are provided for Avenue Commons, one from Mustang Drive and one from SE 6th Street.

The approval of the exact location of the access points will be part of the Specific Use Agreement, as negotiated with the Planning and Zoning Commission and the City Council. No other permitting is required for site ingress and egress.

X. Building Codes and Local Design Ordinances
The City of Andrews has adopted the following building codes and local design ordinances:

2015 International Building Code (with local amendments)
2015 International Fire Code (with local amendments)
2015 International Plumbing Code (with local amendments)
2015 International Fuel Gas Code (with local amendments)
2015 International Mechanical Code (with local amendments)
2015 International Energy Conservation Code (with local amendments)
2015 International Property Maintenance Code (with local amendments)
2015 International Residential Code (with local amendments)
2014 National Electric Code (with local amendments)

The City of Andrews’s Code of Ordinance is available on-line at:  
https://library.municode.com/tx/andrews/codes/code_of_ordinances?nodeId=COORANTE

Avenue Commons project will comply with the applicable adopted design codes.

XI. Atypical Items
There are no other items that could materially impact cost.

ENTITLEMENT STATEMENT

XII. Entitlement, Site Development Permitting Process and Timing
This section presents a summary of the applicable entitlement and site development permitting processes that will affect the proposed project.

Rezoning
The property is presently zoned as Single Family (SF) zone. Multi-family Residence/Dwelling is not a permitted use in the SF zone. Rezoning is required. A zoning change application has been submitted to the City of Andrews Planning Department on 2/09/2018.
Subdivision
Based on the existing legal description, the subject site is currently platted. However, the 8.567-acre parcel will need to be replatted for the abandonment of existing easements, right of ways, lots, and for the dedication of new on-site easements. The subdivision process would include a preliminary plat, which will require approval by the City’s Planning and Zoning Commission, as well as, City Council. The platting process can run concurrently with the zoning change request with permission from the City of Andrews. However, the zoning change request must be finalized before a plat application can be approved. The platting process will include the submittal of a preliminary plat prior to the submittal of a formal plat application. The preliminary plat must be approved, and all the utility and street improvements must be completed prior to the approval of a final plat by the City Council. It is expected to take about 30 days from the time of submitting a plat application to approval of a preliminary plat. The final plat approval is expected to take 30 days from the time the utility and street improvements are installed and accepted by the City of Andrews.

Development Plans
Site Development Plans are submitted and permitted with the zone change application. Separate submittal is not required.

XIII. Building Permitting Process and Timing
The City of Andrews has building permit authority. Building permit submittal shall include civil plans, architectural plans, and MEP plans. A 14-day review period for first round review is expected. The final plat must be approved and recorded before permit issuance. It is estimated that final plat and building permit approval will take a combined 60-90 days. Site work can begin before building permits are issued.

XIV. Impact, Site Development Permit, Building Permit and Other Fees
This section presents a summary of the applicable fees that will affect the proposed project:

<table>
<thead>
<tr>
<th>FEE TYPE</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Platting</td>
<td>$120</td>
<td>$120</td>
</tr>
<tr>
<td>Preliminary, Final, or Replats</td>
<td>$120</td>
<td>$120</td>
</tr>
<tr>
<td>Building Permit</td>
<td>$0.05/SF</td>
<td>$3,171</td>
</tr>
<tr>
<td>Fire Alarm Permit</td>
<td>No Charge</td>
<td>No Charge</td>
</tr>
<tr>
<td>Sprinkler Permit</td>
<td>No Charge</td>
<td>No Charge</td>
</tr>
<tr>
<td>Roadway Impact Fee</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Water Tap</td>
<td>$2000</td>
<td>$2000</td>
</tr>
<tr>
<td>Sewer Tap</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Zoning Change Fee</td>
<td>$250</td>
<td>$250</td>
</tr>
<tr>
<td>Water/Wastewater Deposit</td>
<td>$600</td>
<td>$600</td>
</tr>
</tbody>
</table>

Permit fees shown above are accurate and there are no additional fees per the City of Andrews Master Fee Schedule.
REFERENCES


ZONING
Steven Gallier
Building Inspector
City of Andrews
111 Logsdon
Andrews, TX 79714
Office: 432-523-4820 sgallier@cityofandrews.org

TRANSPORTATION
Scott Wallace
Director of Community Services
City of Andrews
111 Logsdon
Andrews, TX 79714
Office: 432-523-4820 swallace@cityofandrews.org

BUILDINGS
Steven Gallier
Building Inspector
City of Andrews
111 Logsdon
Andrews, TX 79714
Office: 432-523-4820 sgallier@cityofandrews.org

FIRE
Dreaux Garrett
Fire Inspector
City of Andrews
111 Logsdon
Andrews, TX 79714
Office: 432-523-4820 sgallier@cityofandrews.org
**INFRASTRUCTURE**

**Access**
Scott Wallace  
Director of Community Services  
City of Andrews  
111 Logsdon  
Andrews, TX 79714  
Office: 432-523-4820  
swallace@cityofandrews.org

**Water & Wastewater**
Bo Griffin  
Engineering Department City of Andrews  
800 Main Street  
Andrews, TX 75040  
Office: 972-205-2176  
rkfray@AndrewsTx.gov

**Gas**
Cyndi Ortega  
Area Manager  
Texas Gas Service  
315 E. 4th  
Monahans, TX  79756  
Office: 432.943.3530  
cynthia.ortega@onegas.com

**Electric**
Chad Conner  
New Construction Manager Sr.  
Midland Service Center  
Office:  432-620-6001  
chad.conner@oncor.com
Appendix A

Boundary Survey
AN 8.567 ACRE TRACT

AN 8.567 ACRE TRACT OF LAND, BEING ALL OF LOTS 1 THROUGH 28, BLOCK 4 AND LOTS 1 THROUGH 15, BLOCK 5, "AVALON ADDITION, A REPLAT OF THE MILLER HEIGHTS SUBDIVISION OUT OF THE N\O OF SECTION 4, BLK. A-44, P.S.L., ANDREWS CO., TEXAS" AS SHOWN ON A PLAT RECORDED ON SLIDE 91 OF THE ANDREWS COUNTY PLAT RECORDS OR RECORDED IN VOLUME 1 ON PAGE 91 OF THE DEED RECORDS OF ANDREWS COUNTY, TEXAS.

DESCRIPTION OF AN 8.567 ACRE TRACT OF LAND, BEING ALL OF LOTS 1 THROUGH 28, BLOCK 4 AND LOTS 1 THROUGH 15, BLOCK 5, "AVALON ADDITION, A REPLAT OF THE MILLER HEIGHTS SUBDIVISION OUT OF THE N\O OF SECTION 4, BLK. A-44, P.S.L., ANDREWS CO., TEXAS" AS SHOWN ON A PLAT RECORDED ON SLIDE 91 OF THE ANDREWS COUNTY PLAT RECORDS OR RECORDED IN VOLUME 1 ON PAGE 91 OF THE DEED RECORDS OF ANDREWS COUNTY, TEXAS.

BEGINNING AT A THREE-QUARTER INCH (I.D.) IRON PIPE FOUND AND ACCEPTED AS THE NORTHWEST CORNER OF LOT 1, BLOCK 4, AVALON ADDITION, AND BEING AT THE SOUTH INTERSECTION OF SOUTHEAST SIXTH STREET AND SOUTHEAST FOURTH DRIVE AS SHOWN ON SAID PLAT AND BEING THE NORTHWEST CORNER HEREOF:

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 665.27 FEET, TO THE

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 665.27 FEET, TO THE

THENCE

THE ANDREWS COUNTY PLAT RECORDS OR RECORDED IN VOLUME 1 ON PAGE 91 OF THE DEED RECORDS OF ANDREWS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OR ELECTRONIC DATA OF AN ACTUAL SURVEY MADE UPON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

Gregory W. Shoults, RPLS, No. 5356
TEXAS REGISTERED SURVEYOR FIRM #100792-00
TEXAS REGISTERED ENGINEERING FIRM F-2746
Andrews, TX 79714
405 S.W. 1st Street
(432) 523-2181

PLAT:

COMMONWEALTH

AN 8.567 ACRE TRACT OF LAND, BEING ALL OF LOTS

1 THROUGH 28, BLOCK 4 AND LOTS 1 THROUGH 15,

BLOCK 5, "AVALON ADDITION, A REPLAT OF THE

MILLER HEIGHTS SUBDIVISION OUT OF THE N\O OF

SECTION 4, BLK. A-44, P.S.L., ANDREWS COUNTY,

TEXAS.
FIELD NOTE DESCRIPTION
OF AN 8.567 ACRE TRACT

FIELD NOTE DESCRIPTION OF AN 8.567 ACRE TRACT OF LAND, BEING ALL OF LOTS 1 THROUGH 28, BLOCK 4 AND LOTS 1 THROUGH 15, BLOCK 5, "AVALON ADDITION, A REPLAT OF THE MILLER HEIGHTS SUBDIVISION OUT OF THE N¼ OF SECTION 4, BLK. A-44, P.S.L., ANDREWS CO., TEXAS" AS SHOWN ON A PLAT RECORDED ON SLIDE 91 OF THE ANDREWS COUNTY PLAT RECORDS OR RECORDED IN VOLUME 1 ON PAGE 91 OF THE DEED RECORDS OF ANDREWS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THREE-QUARTER INCH (I.D.) IRON PIPE FOUND AND ACCEPTED AS THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, AVALON ADDITION, AND BEING AT THE SOUTH INTERSECTION OF SOUTHEAST SIXTH STREET AND SOUTHEAST FOURTH DRIVE AS SHOWN ON SAID PLAT AND BEING THE NORTHWEST CORNER HEREOF;

THENCE S.67°47'30"E., ALONG THE NORTH LINE OF SAID BLOCK 4, BEING THE SOUTH LINE OF SAID SOUTHEAST FOURTH DRIVE 531.35 FEET TO A ONE-HALF INCH IRON ROD WITH RED PLASTIC CAP MARKED "GWS 5356" (RPC), SET IN THE WEST RIGHT OF WAY OF SOUTHEAST MUSTANG DRIVE FOR THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, AND BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 4, OF SAID AVALON ADDITION FOR THE NORTHWEST CORNER HEREOF;

THENCE S.12°40'01"E., ALONG SAID WEST RIGHT OF WAY LINE 441.88 FEET TO A RPC, SET IN THE NORTH RIGHT OF WAY LINE OF SOUTHEAST AVENUE E AND BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK 4 FOR THE SOUTHEAST CORNER HEREOF;

THENCE S.76° 54'05"W., ALONG THE SOUTH LINE OF SAID BLOCK 4, BEING THE NORTH RIGHT OF WAY LINE OF SAID SOUTHEAST AVENUE E 640.00 FEET TO A RPC, SET IN THE NORTH RIGHT OF WAY LINE OF SAID SOUTHEAST AVENUE E AND BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 5, OF SAID AVALON ADDITION FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.13°07'38"W., ALONG THE WEST LINE OF SAID BLOCK 5, BEING THE EAST RIGHT OF WAY LINE OF SOUTHEAST 6TH STREET 130.00 FEET TO A THREE-QUARTER INCH (I.D.) IRON PIPE, FOUND AND ACCEPTED FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 1020.17 FEET AND A LONG CHORD BEARING OF N.05°37'26"E., A DISTANCE OF 653.55;

THENCE ALONG SAID EAST RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 685.27 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.567 ACRES OF LAND.

Gregory W. Shoults, RPLS, No. 5356
DATE 02/19/2018

Basis of Bearings, Coordinates and Distances are a Lambert Conical Projection of the Texas Coordinate System, State Plane Grid, NAD 83, Texas North Central Zone (4202) based in the North State Residual Datum (the three static control points shown herein with Combined Scale Factor of 0.9998067 and Convergence Angle of -02°12'08.16")
Appendix B

Preliminary Site Plan
Appendix C

Preliminary Drainage Plan