CIVIL ENGINEERING
FEASIBILITY STUDY

Pioneer Crossing
Diboll, Texas 75945

Target Builders, LLC - Developer

February, 2018

Prepared By:

ENGINEERS - SURVEYORS
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936-634-5528
TX ENGINEERING FIRM NO. F-1155
TX SURVEYING FIRM NO. 100291-00
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EXECUTIVE SUMMARY

The Pioneer Crossing home development is proposed to be located in the City of Diboll, Texas. The development will be a multi-family complex with a total of thirty-two one bedroom, forty-two bedroom, and eight three bedroom units.

The development is to be situated on two tracts (one 3.90 acres and the other 1.73 acres) on Lumberjack Drive. Lumberjack Drive is a city maintained roadway. The sites are presently heavily wooded parcels of land.

Necessary utilities (i.e. water, sanitary sewer, electrical, telephone and cable) are all currently available or are within a reasonable distance from the site. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

The City of Diboll was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City regulates property access, parking requirements and building and parking setback requirements. The proposed site plan (see Attachment F - Preliminary Civil Engineering Plans) meets those regulations.

The property is currently designated as timberlands, and as such will require a zone change to multi-family dwelling.

The property is inside the City Limits of Diboll. The property will need to be platted as required by the City for the development of this project.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is suited for the proposed Pioneer Crossing home development.
A. **EXISTING CONDITIONS**

The location of the proposed Pioneer Crossing development is in the City of Diboll, Texas and is located on the south side of Lumberjack Drive. The two parcels are divided by a creek and are heavily wooded.

B. **SURVEYS**

A boundary survey of the 3.90 acre and 1.73 acre sites have been completed and is included with this study (See Attachment B - Site Survey). All known existing easements and required setback lines are shown on Sheet 3 of Attachment F - Preliminary Civil Engineering Plans.

C. **ENVIRONMENTAL SITE ASSESSMENT**

There are no known adverse environmental issues that would preclude the development of this parcel of land as a multi-family housing complex.

D. **STORM WATER MANAGEMENT**

1. Is the site in a 100-year flood plain?
   
   Yes, each parcel is partially in the 100-year flood plain

2. What is the flood zone?
   
   Zone "AE"

3. Is the site part of a master stormwater drainage system?
   
   No

4. Is drainage approval required by any other agencies other than the City?
   
   No

5. Are any off-site drainage easements required?
   
   No

6. Are any on-site drainage easements required?
   
   No

7. Is stormwater detention required? If so, what are the guidelines?
   
   No

E. **TOPOGRAPHIC REVIEW**

This project consists of two parcels of land. These parcels of land are currently heavily wooded. The westerly parcel is bounded on the east by a creek and the easterly parcel is bounded on the west by this same creek. (See Sheet 2 - Preliminary Civil Engineering Plans)

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?
   
   The development will be accessed from Lumberjack Drive which is a city maintained street.
2. What are the existing requirements for access to this roadway?
   A site plan must be submitted to and be approved by the City.

3. Are there any roadway improvements scheduled for this area?
   No

4. How many curb cuts will be allowed to the public roadway?
   Plans are to have two driveways per parcel of land, which is allowed by the City.

5. What is maximum driveway width?
   40' maximum width

6. Is a sidewalk required?
   No

7. Is a separate permit required for driveway connections?
   No

8. Is a separate permit required for sidewalk?
   No

G. **OFF-SITE REQUIREMENTS**
   There are no off-site requirements that the developer is responsible for.

H. **WATER/SANITARY SEWER SERVICE SUMMARY**
   See Sheet 4 of Attachment F - Preliminary Civil Engineering Plans.

1. Are there concerns about infrastructure capacity (water and/or sewer) that will be required to serve this project?
   No

2. Is there a sanitary sewer main immediately adjacent to the proposed site? If no, what is the approximate distance to the nearest sewer line that has capacity available?
   Yes

3. What is the existing main's line size and location?
   The main is an 6" sewer main which lies on the south side of Lumberjack Drive.

4. Will off-site sewer easements be required?
   No

5. Will on-site sewer easements be required?
   No

6. Does a municipality or a private contractor make the sewer tap?
   The City of Diboll will make the tap.
7. Is a separate submittal required other than site plan review?
   No

8. Is there an existing water main immediately adjacent to the site?
   Yes

9. What is the existing mains line size and location?
   There is an 6" main which lies on the south side of Lumberjack Drive.

10. Will off-site waterline easements be required?
    No

11. Will on-site waterline easements be required?
    No

12. Does the municipality or a private contractor make the water tap?
    The City of Diboll will make the tap.

13. Is a separate submittal required other than site plan review?
    No

I. ELECTRIC, GAS, TELEPHONE, CABLE, INTERNET AND SOLID WASTE SERVICE SUMMARY
   (See Attachment E - Project Contact Information)

1. Is electric service available? If so, who is the provider?
   Yes, Oncor
   a. Are any offsite easements required for electricity?
      No
   b. Are any onsite easements required for electricity?
      Yes. Oncor will require that their equipment be within easements.

2. Is gas service available? If so, who is the provider?
   This area is serviced by CenterPoint Energy.

3. Is telephone service available? If so, who is the provider?
   Yes, Suddenlink
   a. Is telephone service in the area underground or aerial?
      Both
   b. Where is the location of the existing service?
      Along the north side of Lumberjack Drive
   c. Are any offsite telephone easements required?
      No
4. Is cable television service available? If so, who is the provider?
   Yes, Suddenlink

5. Is internet service available? If available, who are the possible providers and is existing capacity sufficient to service project?
   Yes, Suddenlink

6. Is solid waste service available?
   Yes
   a. What are requirements for solid waste collection (location, size, number of dumpster stations)?
      There are no requirements regarding the size of dumpsters. The City requires the dumpster must be behind the building line and in a sight bearing enclosure.
   b. Who are the solid waste contractors? (Municipal, private)
      The City contracts with Piney Woods Sanitation, Inc. for solid waste services.

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?
   The property is currently zoned timberlands.
   a. Does this classification allow multi-family complexes as a permitted use?
      No. The property will have to be re-zoned as multi-family. This process is currently underway.
   b. Are there restrictions on unit density on a per acre, SF, or other basis?
      Yes, 15 units per acre
   c. Are there any special requirements/restricions due to adjacent zoning?
      No
   d. Is re-zoning required? Process and time frame.
      No

2. Does the development of this project require a subdivision plat? If so, what are the requirements for the plat, including process and time frame?
   Yes, a plat must be submitted to the City's Planning & Zoning Commission for review and final approval. The commission meets on an as needed basis. Once submitted, the commission should complete their review within 30 days.

3. Are special exceptions or conditional use required for this project?
   No
4. Setbacks and Parking Requirements
   a. What are the building setbacks?
      Front - 25', Side - 8', Rear - 30'
   b. Are there minimum parking setback lines from the property lines?
      No
   c. What is the number of parking spaces required for the proposed use?
      2.5 per unit
   d. How many of these spaces must be handicap accessible?
      The number of accessible spaces is regulated by the Texas Accessibility Standard. In this particular case, 210 parking spaces are planned, which will require that a minimum of seven spaces be accessible. Nine accessible spaces are planned.
   e. What is the required size for a parking space?
      9' x 19'
   f. What are the fire lane requirements?
      Fire Lanes will be in accordance with City Ordinances.

5. Landscaping
   a. Is there a minimum required open space percentage?
      No
   b. What are the buffer requirements?
      No
   c. What are the landscape requirements?
      N/A
   d. Is an irrigation plan required?
      Only if being installed as a part of the project

6. Signage, Lighting and Building Restrictions
   a. Are there any zoning or master plan restrictions for site lighting?
      No
   b. What is the minimum and/or maximum building area floor ratio?
      N/A
   c. What is the maximum building height?
      24'
   d. Are there any architectural standards for this site?
      No
e. What are the acceptable sign requirements and limitations?
   The limit is one sign (maximum of 50 square feet in size).

K. ENTITLEMENT/SITE DEVELOPMENT/BUILDING PERMITTING PROCESS SUMMARY AND TIMING

1. What are the required approvals needed to begin construction, review process timing and estimated time periods for obtaining permits and other relevant information?
   a. Grading and Excavation Permit?
      No
   b. Development Permit?
      No, included in building permit
   c. Public Improvements Permit (Water, Sewer, Drainage, Street)?
      No
   d. Residential Building Permit?
      Yes
   e. Required Approvals?
      Zoning, City Council, Building Official
   f. Review Process?
      Once the plat has been approved, a building permit may be applied for and approved within 2-3 days if the documents are complete and there are no major issues discovered on the documents.
   g. General Timing?
      Upon plan submittal, the review process should not take more than 30 days.

L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

1. Are impact fees required by the City?
   No

2. What is the water tap/connection fee?
   The water tap/connection fee is being waived as a part of the City’s matching funds for the project.

3. What is the sewer tap/connection fee?
   The water tap/connection fee is being waived as a part of the City’s matching funds for the project.

4. Building Permit Fee?
   $380 per unit including Certificate of Occupancy

5. Drainage Fees?
   No
6. Landscaping Fees?
   
   No

7. Any other fees?
   
   Review fees - site $100, building $100
   Major Plat - $400, Minor plat - $250

M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Diboll</td>
<td>$0.6300</td>
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<tr>
<td>Diboll ISD</td>
<td>$1.2800</td>
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<tr>
<td>Angelina County</td>
<td>$0.4588</td>
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<tr>
<td>Angelina College</td>
<td>$0.180992</td>
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<tr>
<td>LOCATION</td>
<td>COMPANY NAME</td>
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<tr>
<td>-------------------------------</td>
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<tr>
<td>DIBOLL, TX</td>
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<tr>
<td>TELEPHONE</td>
<td>CONSOLIDATED COMMUNICATIONS</td>
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<tr>
<td>GAS</td>
<td>CENTERPOINT ENERGY</td>
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<tr>
<td>CABLE TV</td>
<td>SUDDENLINK</td>
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<tr>
<td>INTERNET</td>
<td>CONSOLIDATED COMMUNICATIONS</td>
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<tr>
<td>WATER, SEWER, &amp; SOLID WASTE</td>
<td>CITY OF DIBOLL</td>
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<tr>
<td>ELECTRICITY</td>
<td>TXU ENERGY/ONCOR</td>
</tr>
</tbody>
</table>
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>
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<tbody>
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<td>Rough Grading</td>
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<td>Bumper Stops, Striping and signs</td>
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</tr>
</tbody>
</table>

Signature of Registered Engineer

2/27/18

Printed Name

Bob Staehs

Date

If a revised form is submitted, date of submission:
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

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 offsite 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.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

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

<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>
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<tbody>
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Signature of Registered Engineer responsible for Budget Justification

Printed Name: Bob Staehs
Date: 2/27/18

If a revised form is submitted, date of submission: 2/27/18
NOT FOR CONSTRUCTION

NOTE:
TOPOGRAPHIC INFORMATION OBTAINED BY AUTOCAD
CONVERSION OF GOOGLE EARTH DATA.