CIVIL ENGINEERING
FEASIBILITY STUDY

Pioneer Crossing
Iowa Park, Texas 76367

Target Builders, LLC - Developer

January, 2018

Prepared By:

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
408 NORTH THIRD STREET, LUFKIN, TEXAS 75901
936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00
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EXECUTIVE SUMMARY

The Pioneer Crossing apartment home development lies within the city limits of Iowa Park. The development will be a multi-family complex with a total of seven one bedroom, thirty-seven two bedroom and five three bedroom units.

The proposed site will be accessed from a boulevard to be constructed by the City. The 5.00 acre site is presently an open field. The parcel is an open field with terrain which is moderately flat, with a slope of approximately 2.4 percent.

Some necessary utilities (i.e. electrical, telephone and cable) are all currently available near the site. The sewer would have to be extended to an existing lift station located approximately 1,300 ft to the west. A 6" water main would need to be extended to the site from a location approximately 3,000 ft to the west.

The City of Iowa Park was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City would regulate property access (curb cuts), parking requirements and building setback requirements. The proposed site plan (Attachment F to this feasibility study) meets those regulations.

The property is currently zoned Agriculture which does not allow for the construction of multi-family housing. This property would need to be re-zoned to R-2 which would allow for a multi-family housing development.

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

The location of the proposed Pioneer Crossing development is within the city limits of the City of Iowa Park, Texas. It is just off U.S. Hwy 287 which is north of the site. The property is an open field and has moderately flat topography, with a slope of approximately 2.4 percent.

B. **SURVEYS**

A boundary survey of the 5.00 acre site has been completed and is included with this report (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?
   
   This development is not within the 100-year flood plain. (See Attachment D).

2. What is the flood zone?
   
   Zone X

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?
   
   Possibly, depending on whether on-site detention is required.

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

7. Is stormwater detention required? If so, what are the guidelines?
   
   Possibly, the project engineer would need to supply a drainage study which would be reviewed by City personnel, at which time a determination would be made as to whether on-site detention could be utilized or whether the run-off could be allowed to leave the site.

E. **TOPOGRAPHIC REVIEW**

This parcel of land is currently an open and fairly flat parcel, which generally slopes from the northwest to the southeast. (See Sheet 2 of Attachment F - Preliminary Civil Engineering Plans)

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?
   
   The proposed site will be accessed from a boulevard to be constructed by the City.
2. What are the existing requirements for access to this roadway?
   
   A site plan must be submitted to and approved by the City of Iowa Park.

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

4. How many curb cuts will be allowed to the public roadway?
   
   One

5. What is maximum driveway width?
   
   25' maximum

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

None known at this time

H. WATER/SANITARY SEWER SERVICE SUMMARY

See Preliminary Engineering Plans - Site Utility Plan.

1. Are there concerns about infrastructure capacity (water and/or sewer) that will be required to serve this project?
   
   Yes, this property would be served by an existing lift station approximately 1,300 linear feet away from the site, just off of Bell Rd. This lift station will have to be upgraded.

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?
   
   No, the developer would have to extend a 6" sewer main from the site to the upgraded lift station.

3. What is the existing main’s line size and location?
   
   N/A

4. Will off-site sewer easements be required?
   
   Yes

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

6. Does the municipality or a private contractor make the sewer tap?
   
   Municipality
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 a 2'' water main in front of this site which is not sufficient for this development. A new main would need to be extended approximately 3,000 to an existing 6'' line on the west side of Bell Rd.

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?
    Municipality

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 C - Project Contact Information)

1. Is electric service available? If so, who is the provider?
   Yes, Oncor.
   a. Are any offsite easements required for electricity?
      Not known at this time
   b. Are any onsite easements required for electricity?
      Not known at this time

2. Is gas service available? If so, who is the provider?
   Yes, Atmos Energy

3. Is telephone service available? If so, who is the provider?
   Yes, Suddenlink
   a. Is telephone service in the area underground or aerial?
      Aerial
   b. Where is the location of the existing service?
      Service lines are located along U.S. Highway 287
c. Are any offsite telephone easements required?
   
   Not known at this time

d. Are any onsite telephone easements required?
   
   Not known at this time

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)?

      The location(s) can be determined by the developer, but must be in a location easily maneuverable to a front load garbage truck. The number of dumpsters is to be determined by the developer. Dumpsters are to be of the 6 yard size.

   b. Who are the solid waste contractors? (Municipal, private)

      Private, Waste Connections of Wichita

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

(No Zoning Map available for this location)

1. What is the current zoning classification?
   
   Zoned Agriculture

   a. Does this classification allow multi-family complexes as a permitted use?

      No

   b. Are there restrictions on unit density on a per acre, SF, or other basis?

      50%

   c. Are there any special requirements/restrictions due to adjacent zoning?

      No

   d. Is re-zoning required? Process and time frame.

      Yes to R-2 (Residential District), the rezoning process takes approximately 30-45 days.

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, The developer would need to submit the Preliminary Plat to the Building Official for submission and recommendations to the City Council. This process would take approximately 30-45 days for final approval.
3. Are special exceptions or conditional use required for this project?
   No

4. Setbacks and Parking Requirements
   a. What are the building setbacks?
      Front Yard - 25', Side Yard - 15' interior side, Rear Yard - 20% of the lot depth
   b. Are there minimum parking setback lines from the property lines?
      None specified in City Ordinance
   c. What is the number of parking spaces required for the proposed use?
      The City requires 1.5 spaces for every bedroom unit, therefore with a total of 49 units, 95 parking spaces will be required. In addition, the clubhouse will require spaces at a rate of 1 space for every 300 square feet of floor space. A total of 11 spaces will be required for the one bedroom units and a total of 84 spaces will be required for the two bedroom units. 95 parking spaces will be provided.
   d. How many of these spaces must be handicap accessible?
      The number of accessible spaces is regulated by the Texas Accessibility Standards. In this particular case, 105 parking spaces are planned, which will require that a minimum of 5 spaces be accessible. Plans are to provide a total of 5 handicap accessible spaces.
   e. What is the required size for a parking space?
      10' x 20'
   f. What are the fire lane requirements?
      Fires lanes must meet the 2012 International Fire Code.

5. Landscaping
   a. Is there a minimum required open space percentage?
      No
   b. What are the buffer requirements?
      If adjacent to single family properties, must have a visual screen of a wood fencing not less than 5' in height nor more than 8'.
   c. What are the landscape requirements?
      Developer should try to maintain existing native vegetation where possible. Screening should be maintained between Single Family units which may consist of hedge-like screening with a minimum height of eight feet.
   d. Is an irrigation plan required?
      No

6. Signage, Lighting and Building Restrictions
   a. Are there any zoning or master plan restrictions for site lighting?
      Lighting shall be arranged so that all light is deflected from adjacent residential uses.
b. What is the minimum and/or maximum building area floor ratio?
   
   Not noted in Code of Ordinances

c. What is the maximum building height?
   
   No more than two-story

d. Are there any architectural standards for this site?
   
   No

e. What are the acceptable sign requirements and limitations?
   
   There are no City ordinances governing signage.

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

   c. Public Improvements Permit (Water, Sewer, Drainage, Street)?
      
      Yes, would take two weeks or less for approval

   d. Residential Building Permit?
      
      Yes, would take two weeks or less for approval

   e. Review Process?
      
      Building Department would review and approval development

   f. General Timing?
      
      Two weeks or less

L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

1. Are impact fees required by the City?
   
   No

2. What is the water tap / connection fee?
   
   2" meter - $1,200 plus $150 deposit. If a meter larger than 4" is required, the City will charge according to the actual cost of the meter and labor to install.

3. What is the sewer tap / connection fee?
   
   Although the developer will install the new sewer main during construction of the development, the City does have a connection fee which will be determined when the completed plans for new sewer main have been reviewed by the City.
4. Building Permit Fee?
   Building - $100 minimum ($0.30/ft), Plumbing, Electrical, & Mechanical - $30 each

5. Drainage Fees?
   None

6. Landscaping Fees?
   None

7. Any other fees?
   General - $30

M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

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<tr>
<th>Entity</th>
<th>Millage Rate</th>
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<tr>
<td>City of Iowa Park</td>
<td>$0.76000</td>
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<td>Iowa Park ISD</td>
<td>$1.33000</td>
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<tr>
<td>Wichita County</td>
<td>$0.657303</td>
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</table>
TARRANT COUNTY SCHOOL LAND
BLOCK 17

U.S. HIGHWAY NO. 287

CRAG TOBY
VOL. 1561, PG. 826
W. C. D. R.

PLACE OF BEGINNING

S 89° 28' 49" E 362.83'

SUBJECT TRACT,
5.00 ACRES

CLYDE RICHARD TOBY, LIFE ESTATE
VOL. 4030, PG. 267
O. P. R. W. C.

FIELD NOTES

FIELD NOTES OF 5.00 ACRES OUT OF BLOCK 17, TARRANT COUNTY SCHOOL LAND, IOWA PARK,
WICHITA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set 11 feet East of a fence line, said iron rod being in the West line of Lot 1,
then by Metes and Bounds as recorded in Volume 24, Pages 43-50, Wichita County Plat Records, said iron rod bears 3° 00' 44" 33" W 281.01 feet from an iron rod found in the South Right-of-Way line of U.S. Highway No. 287, this
iron rod bears S 78° 40' 43" E 1086.63 feet, S 89° 28' 49" E 362.83 feet, and S 78° 40' 43" E 352.0 feet
from the intersection of the South Right-of-Way line of U.S. Highway No. 287 with the center of Bell Road
and the West line of said Block 17, Tarrant County School Land, said beginning iron rod being the Northeast
corner of this tract,

THENCE S 00° 44' 33" W along the West line of said Lot 1, and generally with a fence, a distance of 597.56
feet to an iron rod found in the North line of a tract of land conveyed to the Clyde Richard Toby Life Estate
by deed recorded in Volume 4030, Page 267, Official Public Records of Wichita County, said iron rod bears
4.3 feet North and 0.3 feet West at a right line fence corner, for the Southeast corner of this tract.

THENCE N 89° 28' 49" W along the North line of said Toby tract and along a line North of a fence line, a
distance of 366.48 feet to an iron rod set 2.0 feet North of said fence line, said road being in the East line
of a proposed 90 foot-wide road, for the Southeast corner of this tract.

THENCE N 01° 05' 33" E along the East line of said proposed road, a distance of 597.03 feet to an iron rod
set for the Northwest corner of this tract.

THENCE S 89° 28' 49" E a distance of 362.84 feet to the PLACE OF BEGINNING containing 5.00 acres of
land.

BASIS OF BEARING: GPS DERIVED TRUE BEARINGS

Scale: 1 in. = 100 ft.

I do hereby certify that the plat herewith accurately represents the result of an as-the-ground survey made under my
direction and supervision of 5.00 acres out of Block 17, Tarrant County School Land, Iowa Park, Wichita County, Texas located
on the South side of U.S. Highway No. 287, approximately 0.4 mile Southwest of its intersection with Bell Road, and
as follows: See Field Notes.

I further certify that the dimensions, size and location of buildings and improvements are as shown, that there are no
encroachments, conflicts or exceptions except as shown. All corners are as shown.

This the 20th day of January, 2018.

Dennis Baebel 1-22-18
CORBETT, PROBST & BOYD, P.L.L.C.
Engineers and Surveyors
4025 Oak Valley Drive
Wichita Falls, Texas 76302
(940) 723-1655

DENNIS BAEBEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3352

RPFLS-100781-09
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<th>SERVICE</th>
<th>COMPANY NAME</th>
<th>CONTACT NO.</th>
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<tr>
<td>TELEPHONE</td>
<td>AT&amp;T</td>
<td>1-800-464-7928</td>
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<tr>
<td>GAS</td>
<td>Atmos Energy</td>
<td>1-888-286-6700</td>
</tr>
<tr>
<td>CABLE TV</td>
<td>Suddenlink</td>
<td>1-877-794-2724</td>
</tr>
<tr>
<td>INTERNET</td>
<td>Suddenlink</td>
<td>1-877-794-2724</td>
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<tr>
<td>WATER &amp; SEWER</td>
<td>City of Iowa Park</td>
<td>(940) 592-2131</td>
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<tr>
<td>SOLID WASTE</td>
<td>Waste Connections of Wichita</td>
<td>316-838-4920</td>
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<tr>
<td>ELECTRICITY</td>
<td>Oncor</td>
<td>1-888-313-4747</td>
</tr>
</tbody>
</table>
Attachment D

FLOOD PLAIN MAP
NOTE: THIS DRAWING SHOWS RELEVANT PORTIONS OF THE FEMA FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS AND INCORPORATED AREAS (MAP No. 48485C0285G, EFFECTIVE DATE FEBRUARY 3, 2010)

WICHITA COUNTY UNINCORPORATED AREAS 481189

CITY OF IOWA PAD

480660

PROPOSED ROAD

PROJECT SITE

ZONE X

ZONE AE

ZONE X

PIONEER CROSSING
IOWA PARK, TEXAS
FLOODPLAIN MAP

EVERETT GRIFFITH JR. & ASSOCIATES, INC.
408 North Third Street
Lufkin, Texas
936/634-5528

TEXAS ENGINEERING FIRM No. F-1156

DESIGNED BY: --- CHECKED BY: RFF SCALE: 1"=1000'
DRAWN BY: TCL APPROVED BY: BS DATE: 01/22/2018

OF 1 1
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>
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<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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<td>On-site electrical</td>
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<td>On-site paving</td>
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<td>On-site utilities</td>
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<td>Decorative masonry</td>
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<td>Bumper stops, striping &amp; signs</td>
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</table>

Total                                           |                     |                         |                          |                   |                                   | $ 402,000            |

Signature of Registered Engineer
January 25, 2018

Robert J. Staehs, P.E.
Printed Name

Date
If a revised form is submitted, date of submission:

STATE OF TEXAS
01/25/18
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has off-site 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 proposal.

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>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
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Lines 35-37 Hidden

Total $ 130,000

Robert J. Staehs, P.E.
Printed Name
January 25, 2018

Date

If a revised form is submitted, date of submission:

Signature of Registered Engineer responsible for Budget Justification

STATE OF TEXAS

Seal

01/25/18
PIONEER CROSSING
IOWA PARK, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
TARGET BUILDERS, LLC

THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE
ZONING, SITE DEVELOPMENT AND BUILDING CODE
ORDINANCES.

ROBERT STAHS, P.E.

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1. COVER SHEET
2. PRELIMINARY TOPOGRAPHIC SURVEY
3. PRELIMINARY SITE PLAN
4. PRELIMINARY UTILITY PLAN
5. PRELIMINARY DRAINAGE PLAN

WICHITA COUNTY
NOT FOR CONSTRUCTION
BUILDING TABULATION

<table>
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<tr>
<th>TYPE</th>
<th>#BLDG</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
<th>BLDG S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>16</td>
<td>A1-2, B1-14</td>
<td>14,700</td>
</tr>
<tr>
<td>B</td>
<td>1</td>
<td>17</td>
<td>A1-2, B1-10, C1-5</td>
<td>16,175</td>
</tr>
<tr>
<td>C</td>
<td>1</td>
<td>16</td>
<td>A1-3, B1-13</td>
<td>14,650</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3</td>
<td>49</td>
<td></td>
<td>49,925</td>
</tr>
</tbody>
</table>

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>#UNITS</th>
<th>UNIT S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - ONE BEDROOM, ONE BATH</td>
<td>7</td>
<td>700</td>
<td>4,900</td>
</tr>
<tr>
<td>B1 - TWO BEDROOM, TWO BATH</td>
<td>37</td>
<td>950</td>
<td>35,150</td>
</tr>
<tr>
<td>C1 - THREE BEDROOM, TWO BATH</td>
<td>5</td>
<td>1,175</td>
<td>5,875</td>
</tr>
<tr>
<td>TOTAL</td>
<td>49</td>
<td></td>
<td>49,925</td>
</tr>
</tbody>
</table>

ACCESSIBLE UNITS

| TOTAL UNITS | 49 |
| ADA (8%) | 3 |
| A1 (1) | |
| B1 (1) | |
| C1 (1) | |
| HV (2%) | 1 |
| A1 (A1) | |

SITE DATA

- ACRES: 0.029
- UNITS/ACRE: 9.74
- KNOWN EASEMENTS SHOWN
- NO KNOWN FLOOD PLAN
- NO ON SITE DETENTION

SITE AMENITIES

- 1,200 S.F. CLUBHOUSE
- FULL PERIMETER FENCING
- CONTROLLED ACCESS GATE
- PAVILION W/ BBQ GRILLS
- CHILDREN PLAYSCAPE

BUILDING KEY

BUILDING NUMBER

BUILDING TYPE

167'-2"

193'-8"

205'-1"

50'-10"

PROPOSED ROAD TO BE CONSTRUCTED BY CITY OF IOWA PARK

U.S. HIGHWAY NO. 287

PIONEER CROSSING IOWA PARK, TEXAS

PRELIMINARY SITE PLAN

8:00 AM

11/26/18

NOT FOR CONSTRUCTION

CERTIFIED DRAFTSPE\N

Eckert, Sargent & Associates, Inc.

7500 North Frazier Avenue, Suite 150

Frisco, Texas 75034

(214) 303-7800

EckertSargent.com