FEASIBILITY STUDY REPORT

for

Palladium Venus

Venus, Texas

Prepared for:

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

And

Texas Department of Housing and Community Affairs

Prepared by:

CROSS ENGINEERING CONSULTANTS

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

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

February 25, 2019
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II. Introduction

This feasibility study report has been prepared for Palladium USA International, Inc. for the proposed Palladium Venus multi-family development in Venus, Texas. It is our understanding that your intent is to develop this property as a multi-family development as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment B for the Preliminary Site Plan and Attachment C for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site. All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

III. Executive Summary

- All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment B reflects a 120-unit development and 204 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- At the time of this report, it is not anticipated that there will be any major import or export of soil required.
- Per the Pre-Development Meeting with City staff on December 13, 2018, the subject property will be required to be annexed into the City of Venus prior to development.
- Per the Johnson County Central Appraisal District, the subject property is a piece of a larger tract consisting of 67.65 acres. The Geographic ID for this property is 126.0026.00225 while the Map ID is R000001861. The 2018 millage rates for the entire parent tract are as follows:
  - Johnson County: 0.441700
  - Venus ISD: 1.589500
  - Hill College VES: 0.048763
  - Lateral Road: 0.030300
  - Johnson Co ESD#1: 0.060000
  - City of Venus: 0.879918

  After annexation, the property will also be subject to the City of Venus rate of 0.879918.
- A planned development site plan and zoning document will be required for the proposed development. The annexation and planned development processes may run concurrently.
- The subject property is not currently platted. Per the Pre-Development Meeting, both a preliminary plat of the parent tract and a final plat of the subject property will be required.
- Per City staff, there currently exists water along the east side of F.M. Road 157 and along the north side of U.S. Highway 67. In order to access the existing line along U.S. Highway 67, a water line extension through the remainder of the parent tract will be
required to be constructed. This will require an off-site easement.

- Per the Land Title Survey, there currently exists a sanitary sewer line and manhole near the northwest corner of the subject property along the creek. This line and manhole currently lie within a City of Venus Sewer Easement and is accessible to serve the proposed development. No offsite sanitary sewer line extensions are anticipated.
- The subject property currently sheet flows to the northwest corner of the site into the existing creek. Per City staff, a flood study of the existing creek will be required to be performed to determine if on-site storm water detention is required.
- Per Chapter 5 of the International Fire Code, approved fire lanes shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire lanes are required to be within 50 feet of any fire department hose connection.
- No other unique development requirements are known at this time.
- Per the Flood Insurance Rate Map No. 48251C0250J, the northwest corner of the subject tract along the creek lies within “Zone A” of the 100-Year Flood Plain.
- Access to the site is provided by F.M. Road 157, a TxDOT controlled road. To connect to F.M. Road 157, a driveway permit from TxDOT will be required.
IV. Vicinity Map
V. Project Description

A. Site Description

The proposed 8.00-acre multi-family development is located near the northwest corner of U.S. Highway 67 and F.M. Road 157 within Johnson County, just outside of the city limits of Venus, Texas. Per the Pre-Development Meeting with City staff on December 13, 2018, the subject property will be required to be annexed into the City of Venus prior to development.

Per the Land Title Survey of the subject property produced by Ringley and Associates, Inc. on December 8, 2018, the majority of the site is currently a plowed corn field. The northwest corner of subject property lies within “Zone A” of the 100-year floodplain. This area bounds a tree-lined creek. There are existing overhead electric poles and lines on the eastern property line along the frontage of F.M. Road 157. The subject property is currently adjacent to a fenced Atmos Energy gas testing station at the northeast corner of the property. There is also evidence of a buried fiber-optic cable at the northeast corner of the subject property.

The only existing easement within the subject property is a City of Venus Sewer Easement within the existing creek.

The subject property is adjacent to undeveloped tracts of land to the north and south, a creek to the west, and F.M. Road 157 to the east.

The site is currently undeveloped and generally slopes from the southeast to the northwest down to the existing creek with approximately 10 feet of elevation change.

Per the Johnson County Central Appraisal District, the subject property is a piece of a larger tract consisting of 67.65 acres. The Geographic ID for this property is 126.0026.00225 while the Map ID is R000001861. The 2018 millage rates for the entire parent tract are as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Johnson County</td>
<td>0.441700</td>
</tr>
<tr>
<td>Venus ISD</td>
<td>1.589500</td>
</tr>
<tr>
<td>Hill College VES</td>
<td>0.048763</td>
</tr>
<tr>
<td>Lateral Road</td>
<td>0.030300</td>
</tr>
<tr>
<td>Johnson Co ESD#1</td>
<td>0.060000</td>
</tr>
</tbody>
</table>

After annexation, the property will also be subject to the City of Venus rate of 0.879918.

The Land Title Survey may be referenced in Attachment D. The Johnson County Appraisal District Tax Information may be referenced in Attachment E.


B. Zoning/Annexation

Per the Pre-Development Meeting with City staff on December 13, 2018, the subject property will be required to be annexed into the City of Venus prior to development.
Additionally, a planned development site plan and zoning document will be required for the proposed development. Annexation will require four City Council hearings – one to accept the annexation application, two public hearings, and one to sign the approved ordinance. The zoning process will only require one City Council hearing. The annexation and planned development processes may run concurrently.

Per the City of Venus Zoning Ordinance, an application for a PD District shall include a list of development requirements, which may be incorporated into the PD ordinance. Development requirements may include, but not be limited to, density, lot size, unit sizes, setbacks, building heights, lot coverage, parking ratios, screening and other requirements the Council may deem appropriate. Additionally, an application for a PD District shall include a concept plan showing the relationship to existing natural features and adjacent properties and uses. The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific development details.

Approval of a development site plan shall be a prerequisite to the issuance of building permits for any property in a PD District. The approval of a development site plan may also serve as preliminary plat approval, provided that all requirements of the subdivision ordinance and its subsequent amendments are satisfied. The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. The development site plan review process shall include review by the Planning and Zoning Commission, referral by the Planning and Zoning Commission to the City Council with a recommendation, and review and final approval of the development plan by the City Council.

An annexation petition was submitted to the City of Venus on December 12, 2018. The current proposed PD Ordinance document may be referenced in Attachment F.

The City of Venus Zoning Ordinance may be referenced at http://nebula.wsimg.com/843759f529c9fde464df2bf79d9e70eb?AccessKeyId=0FEE44C5941ABFF68aA9&disposition=0&alloworigin=1.

C. Platting/General Development Process

The subject property is not currently platted. Per the Pre-Development Meeting, both a preliminary plat of the parent tract and a final plat of the subject property will be required.

The preliminary plat must be submitted along with engineering plans for City review. Upon approval of the preliminary plat and accompanying materials, the plat will go to the next City Council meeting for approval. Following City Council approval, a Development Permit may be issued to begin construction on the proposed public improvements.

A Development Permit shall be required prior to the clearing, grading, filling, dredging, construction of public streets, utilities or drainage or other improvements which may affect adjacent or surrounding properties. Such permit shall describe the property and the nature of the development, and shall be accompanied by construction plans and specifications adequate to describe the improvements.
After construction and approval of the public improvements, the final plat may be submitted to be stamped by the City. The plat copies may then be filed with Johnson County by the developer.

The City of Venus Subdivision Ordinance may be referenced at [http://nebula.wsimg.com/7d006da7f9e2eedab63b52b06c7caee?AccessKeyId=0FEE44C5941ABFF689A9&disposition=0&alloworigin=1](http://nebula.wsimg.com/7d006da7f9e2eedab63b52b06c7caee?AccessKeyId=0FEE44C5941ABFF689A9&disposition=0&alloworigin=1).

**D. Water Service**

Per City staff, there currently exists water along the east side of F.M. Road 157 and along the north side of U.S. Highway 67. An eight-inch public water loop through the site will be required to connect these two lines.

Individual domestic and fire service lines will be pulled from the onsite public water loop. Each building will be individually metered and backflow devices are permitted to be located within the building.

A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan, an eight-inch public water line loop is proposed to tie the two existing water lines together through the site. Individual two-inch domestic water lines and six-inch fire service water lines are proposed to tee off of this public loop to service each building.

**E. Sanitary Sewer Service**

Per the Land Title Survey and City staff, there currently exists a sanitary sewer line and manhole near the northwest corner of the subject property along the creek. This line and manhole currently lie within a City of Venus Sewer Easement and is accessible to serve the proposed development. This manhole may be tapped into prior to the existing lift station to the north.

No offsite sanitary sewer extensions are anticipated.

A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan, all onsite sanitary sewer building services are proposed to connect to the existing manhole in the northwest corner of the subject property.

**F. Stormwater Drainage**

The subject property currently sheet flows to the northwest corner of the site into the existing creek. Per City staff, a flood study of the existing creek will be required to be performed to determine if on-site storm water detention is required.

At the time of this report, a single-family residential developer is performing a flood study of the creek to the north of the subject property. If it can be proved that the proposed development will not adversely impact the existing creek, no on-site detention will be required.
Per the City Engineer, HDPE pipe may be used for private drainage; RCP will be required for pipes located within the fire lanes.

A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan, all stormwater is proposed to be collected in curb inlets and discharged into a proposed detention pond near the existing floodplain. This pond is proposed to discharge at-grade into the existing creek.

G. Fire

The City of Venus has adopted the 2015 Edition of the International Fire Code. Per Chapter 5 of the International Fire Code, approved fire lanes shall be provided for every portion of a building. They shall extend to within 150 feet of all portions of the exterior walls as measured by an approved route around the exterior of the building. Fire lanes are required to be within 50 feet of any fire department hose connection. Every portion of every building must be located within 400 feet of a fire hydrant on a fire lane, as measured by an approved route around the exterior of the building. However, for buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement is 600 feet. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire lanes. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.

Per City Staff, all fire lanes must be 26 feet wide for all buildings over 26 feet in height and must be constructed of concrete. Fire Department Connections may be remote or located on the buildings. All fire hydrants must be located within 100 feet of the fire department connection.

The 2015 International Fire Code may be referenced at: https://codes.iccsafe.org/content/IFC2015.

H. Floodplain

Per the Flood Insurance Rate Map No. 48251C0250J, the northwest corner of the subject tract along the creek lies within "Zone A" of the 100-Year Flood Plain. No development is permitted within the 100-year floodplain. If development is proposed within the floodplain boundaries, a map revision through the Army Corps of Engineers and FEMA will be required.

The Flood Insurance Rate Map No. 48251C0250J may be referenced in Attachment G.

I. Site Access

Access to the site is provided by F.M. Road 157, a TxDOT controlled road. To connect to F.M. Road 157, a driveway permit from TxDOT will be required. Per the TxDOT Access Management Manual, a minimum driveway spacing of 360 feet is required for connections to F.M. Road 157. At the time of this report, the City is discussing whether two individual points of access or a single, divided entry will be required.

Per Paul Spragins, the TxDOT engineer for the area, there is currently a feasibility study being performed regarding the viability of the current design of F.M. Road 157 adjacent to the subject property.

J. Required Fees

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

<table>
<thead>
<tr>
<th>Fee</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plat Fee</td>
<td>$800</td>
</tr>
<tr>
<td>Final Plat Fee</td>
<td>$800</td>
</tr>
<tr>
<td>Construction Inspection Fee</td>
<td>4% of all public improvements</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>Varies</td>
</tr>
<tr>
<td>Commercial/Multi-Family Plan Review Fee</td>
<td>65% of Building Permit Fee</td>
</tr>
<tr>
<td>Engineering Plan Review Fee</td>
<td>$2,500</td>
</tr>
<tr>
<td>Water Connection Fee</td>
<td>Cost plus 10%</td>
</tr>
</tbody>
</table>

Per Zach Goodlander with the City of Venus, the $1,000 Zoning Change Fee will not apply because the property will be properly zoned once annexed. He also does not believe the Development Plan Review Fee ($1,000 plus $50 per acre) will apply. The only review fee he believes will apply for this development is the $2,500 Engineering Plan Review Fee.

The Preliminary Plat Fee is $400 plus $50 per acre. This includes the initial review and one re-submittal review. All additional reviews will incur an additional $500 fee.

The Final Plat Fee is $400 plus $50 per acre. This includes the initial review and one re-submittal review. All additional reviews will incur an additional $500 fee.

The Construction Inspection Fee is 4% of all public improvements including the fire lane.

Per City Staff, there are no impact or park fees.

The Building Permit Fee is $6,205.25 for the first $1,000,000 in construction valuation, plus $3.65 for each additional $1,000 of valuation.

The Commercial and Multi-Family Plan Review Fee is 65% of the building permit fee. This includes initial review and one re-submittal review. Each additional review is $1,000.

The Engineering Plan Review Fee is $2,500 to cover anticipated engineer review costs. This includes initial review and one re-submittal review.

The water connection fee for any tap over two inches will require a 10% surcharge on the cost of tapping the public water line. This will apply for both water main connections.


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

**Atmos Energy:**
Joe Morris  
Joe.Morris@atmosenergy.com

Mr. Morris has been contacted about gas service to the subject property and has provided a will-serve letter. Per Mr. Morris, there is a four-inch steel intermediate pressure gas main within the area and per the Land Title Survey, there is an existing Atmos gas testing station adjacent to the north of the subject property.

**Oncor Electric:**
Kenneth Govan  
972-230-5135

Mr. Govan has been contacted about electric service to the subject property but has yet to provide a will-serve letter. There currently exist overhead electric lines along the west side of F.M. Road 157 adjacent to the subject property.

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

Engineer Prepared Statement
February 1, 2019

Re: Palladium Venus Engineer Prepared Statement

The following statement accompanies the Feasibility Study Report prepared on February 1, 2019. Findings of the Feasibility Study Report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.

Per the Pre-Development Meeting with City staff on December 13, 2018, the subject property will be required to be annexed into the City of Venus prior to development. Additionally, a planned development site plan and zoning document will be required for the proposed development. Annexation will require four City Council hearings – one to accept the annexation application, two public hearings, and one to sign the approved ordinance. The zoning process will only require one City Council hearing. The annexation and planned development processes may run concurrently.

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After construction and approval of the public improvements, the final plat may be submitted to be stamped by the City. The plat copies may then be filed with Johnson County by the developer.

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

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<th>Fee</th>
</tr>
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<tbody>
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<td>$800</td>
</tr>
<tr>
<td>Final Plat Fee</td>
<td>$800</td>
</tr>
<tr>
<td>Construction Inspection Fee</td>
<td>4% of all public improvements</td>
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<tr>
<td>Building Permit Fee</td>
<td>Varies</td>
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<tr>
<td>Commercial/Multi-Family Plan Review Fee</td>
<td>65% of Building Permit Fee</td>
</tr>
<tr>
<td>Engineering Plan Review Fee</td>
<td>$2,500</td>
</tr>
<tr>
<td>Water Connection Fee</td>
<td>Cost plus 10%</td>
</tr>
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CROSS ENGINEERING CONSULTANTS, INC.

Jonathan Hake, P.E. No. 94738
Attachment B

Preliminary Site Plan
Attachment C

Architectural Site Plan
Attachment D

Land Title Survey
Attachment E

Johnson County Appraisal District Tax Information
## Account Details for 126.0026.00225

### Ownership

<table>
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<tr>
<th>Owner Name</th>
<th>Saldena Properties Lp</th>
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<tbody>
<tr>
<td>Owner Address</td>
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<tr>
<td>Property Location</td>
<td>W Hwy 67</td>
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<tr>
<td>Ownership Interest</td>
<td>1.000000</td>
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<tr>
<td>Description</td>
<td>LOT 26 TR 7A R BERRY</td>
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<tr>
<td>Deed Date</td>
<td>2005-07-05</td>
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<tr>
<td>Deed Type</td>
<td>Agent</td>
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<td>Page #</td>
<td>0136</td>
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<tr>
<td>Volume #</td>
<td>3570</td>
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### Exemptions

- Johnson County
- Venus ISD
- Hill College VES
- Lateral Road
- Johnson Co ESD#1
- Venus Fire Dept
- Precinct3

### Improvement State Code:

- E4 - Non-Prod Undeveloped

### Productivity State Code:

- D3 - Farmland
GEO Num: 126.0026.00225

Last Update: Jul 30 2018 6:22PM

A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

<table>
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<th>Value</th>
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<tbody>
<tr>
<td>Improvement Value</td>
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</tr>
<tr>
<td>Land Market Value:</td>
<td>$405,316</td>
</tr>
<tr>
<td>AG Market Value:</td>
<td>$0</td>
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<tr>
<td>AG Value:</td>
<td>$14,180</td>
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<tr>
<td>Prod Loss:</td>
<td>$282,236</td>
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<tr>
<td>Total Market Value:</td>
<td>$405,316</td>
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<td>† Appraised Value:</td>
<td>$123,080</td>
</tr>
<tr>
<td>Land Acres</td>
<td>67.6480</td>
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<tr>
<td>Impr Area Size</td>
<td>0</td>
</tr>
<tr>
<td>Year Built</td>
<td>0</td>
</tr>
</tbody>
</table>

Appraisal History

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.
Attachment F

Proposed PD Document
January 28, 2019

Mr. Darrell Cook
Economic Development Director
City of Venus
105 E. Hwy 67
Venus, TX 76084

RE: Palladium Venus

Darrell,

As you are aware, we have submitted our Pre-Application with the TDHCA and our scoring looks positive for future award. With that information, we would like to fulfill the commitment Palladium made to Venus to apply for a zoning change to a Planned Development that will amend the current zoning and permit the development Palladium promised to be built. Below is a list that we are requesting the current PD for the multifamily (survey attached) be amended to reflect. With this amendment, we are willing to increase the minimum dwelling requirements to be 700 square feet instead of 650 square feet as well as adding requirements for common and unit amenities and for masonry on exterior construction. In addition, we are asking to amend the parking requirements to avoid building unnecessary spaces.

Regarding the parking spaces, our management company is telling us that 1.7 spaces per unit is the appropriate count. Current parking requirements for MF use in Venus is 2.5 spaces per unit. The reason we ask for this is to ensure that we can adequately park the development while being cognizant to not over-park the development in a way that encourages vehicle storage or empty parking that could otherwise be a part of our open/green space. It is more advantageous for us to place our cost in developing the units and amenities the best Class A construction as possible instead of putting money into empty or cluttered parking spaces. We hope that this effort continues to display our efforts to be fully transparent and consistent with the City of Venus and we look forward to working together to construct this high quality housing.

Proposed Amendments to the PD concerning the R-4 district

<table>
<thead>
<tr>
<th></th>
<th>CURRENT REGULATIONS</th>
<th>PROPOSED REGULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit density</td>
<td>16 dwelling units per acre</td>
<td>15 dwelling units per acre</td>
</tr>
<tr>
<td></td>
<td>650 Square Feet</td>
<td>700 Square Feet or larger</td>
</tr>
<tr>
<td>Minimum Dwelling Area</td>
<td>2.5 parking spaces per dwelling unit.</td>
<td>1.7 parking spaces per dwelling unit.</td>
</tr>
<tr>
<td>Parking Requirements</td>
<td>None Required</td>
<td>1. Resort Style Pool</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Fully appointed clubhouse</td>
</tr>
<tr>
<td></td>
<td></td>
<td>with fitness center, business center,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>club room and common area</td>
</tr>
<tr>
<td>Required Common Amenities</td>
<td></td>
<td>3. Playground</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Pet Park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5. Gated Access Fencing</td>
</tr>
<tr>
<td>Perimeter screening</td>
<td>Material not defined</td>
<td>Painted 6’ metal picket fence</td>
</tr>
<tr>
<td>Masonry on exterior of buildings</td>
<td>80% brick, stone or similar material attached to outside wall</td>
<td>100% (Including brick, stucco and fiber cement board)</td>
</tr>
</tbody>
</table>
In addition to the changes above, we would like to attach the current conceptual site plan to this PD amendment concerning the 8 acres. While this site plan is not a final construction ready site plan and may shift slightly due to engineering and final planning, it is conceptually complete and will not change dramatically. This pre-approval of our site plan will save valuable time as we move forward with our permitting process.

Thank you.

Thomas E. Huth
Palladium USA
13455 Noel Road
Suite 400
Dallas, Texas 75240

Ph: 972-774-4400
Email: thuth@palladiumusa.com

Cc: Rana Gamel
Attachment G

Firm Map 48251C0250J
Attachment H

Atmos Energy Will-Serve Letter
Mr. Bill Robinson

Re: Gas Availability

Location: FM 157 NW of Hwy 67

Venus Texas, 76804

Upon your request, I have reviewed the location of gas facilities near your project site. It has been determined that gas is available at your project location. It appears there is a gas 4” steel IP gas main within your project site. However, Atmos Energy Corporation does not warrant the accuracy of these locations. Verification of gas main locations can be obtained through 1-800-DIG-TESS.

A main extension, which complies with the Company’s current Line Extension Policy, may be required to serve the project.

If you have questions, please contact me at (469) 548-3405.

Sincerely,

Joe Morris
Project Manager