CIVIL ENGINEERING
FEASIBILITY STUDY

SILVERLEAF AT TOOL
Tool, Texas 75143

Stoneleaf Companies, Inc - Developer

February, 2019

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

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.
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EXECUTIVE SUMMARY

The Silverleaf at Tool home development will be a multi-family complex with a total of 44 one-bedroom/one-bath and 28 two-bedroom/one-bath units. The facility will consist of 16 apartment buildings and a clubhouse.

The development is to be situated on a 15.963 acre tract of land located in Henderson County, Texas. The project site is physically located on the western side of North Tool Drive (State Highway 247) immediately north of the incorporated limits of the City of Tool. North Tool Drive is a state maintained roadway. The site is currently undeveloped.

The City of Tool will annex this area when this project goes forward. The site will need to be zoned to Multiple-Family Residential District (MF-1).

The property will need to be platted as required by the city for the development of this project.

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

Necessary utilities such as water, sanitary sewer, electrical, telephone, cable, and internet are all currently available or are within a reasonable distance from the site. However, natural gas is not currently available in this area. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

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

The Silverleaf at Tool development will be sited on a 15.963 acre tract which is predominantly an open field with some scattered trees and an existing pond. Based on available topographic information, the land has varying slopes of approximately 0.6 to 1.6 percent.

B. **SURVEYS**

A boundary survey has been completed and is submitted with this report (See Attachment B - Site Survey). All known existing easements and required setback lines are shown on the Preliminary Site Plan.

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?
   - No

2. What is the flood zone?
   - Not applicable

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?
   - Compliance with TxDOT hydraulic requirements and possible detention if any runoff comes to the TxDOT right of way.

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?
   - The City of Tool does not have any stormwater detention requirements in its ordinances. However, if any runoff is directed to the TxDOT right-of-way along North Tool Drive (State Highway 274) then detention might be required if post-development flows exceed pre-development runoff rates for that portion of the site.

E. **TOPOGRAPHIC REVIEW**

The site is currently undeveloped with ground cover consisting mainly of grass with scattered trees. The property generally slopes to the southwest with the headwaters of a small creek being located near the southern boundary. A pond is currently located along the tributary near the south boundary line. Based on available topographic information, the land has varying slopes of approximately 0.6 to 1.6 percent.
F. SITE INGRESS/EGRESS REQUIREMENTS

1. What road(s) provides access to the site?
   Access to the site is via North Tool Drive (State Highway 274), which is a well maintained state highway, and will require no additional upgrades due to this development.

2. What are the existing requirements for access to this roadway?
   A driveway permit will be required to be obtained from TxDOT.

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

4. How many curb cuts will be allowed to the public roadway?
   One wide driveway is allowed for the apartment complex

5. What is maximum driveway width?
   Maximum 30 ft width

6. Is a sidewalk required?
   Yes.

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 known off-site requirements that the developer is responsible for.

H. WATER/SANITARY SEWER SERVICE SUMMARY

See the Preliminary Site Plan for more details.

1. Are there concerns about infrastructure capacity (water and/or sewer) that will be required to serve this project?
   Yes. Mr. Anthony Ciardo (General Manager of the West Cedar Creek Municipal Utility District) stated that the District has had problems before with blockages on their gravity line in locations of high housing density. Because of this they will require a lift station at the apartment site to pump wastewater into their collection system in order to avoid potential complications at the apartments in the event that a blockage should occur on their gravity main.

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. The West Cedar Creek Municipal Utility District has existing sanitary sewer lines running along the southwest side of North Tool Drive (State Highway 274). Information obtained from the District indicates that an existing 8" force main ties into an existing 12" or 14" diameter gravity sewer line near the middle of the property's frontage. The District will require Silverleaf at Tool to provide a lift station with force main tying-in to the existing gravity line.
3. Will off-site sewer easements be required?
   No.

4. Will on-site sewer easements be required?
   No. But if the lift station is dedicated to the West Cedar Creek Municipal Utility District, then the District will maintain it in perpetuity

5. Does a municipality or a private contractor make the sewer tap?
   The West Cedar Creek Municipal Utility District requires the contractors to run the internal lines to proposed lift station, then the District will tie the lift station’s force main into the system.

6. Is a separate submittal required other than site plan review?
   The West Cedar Creek Municipal Utility District requires the submittal of the utility plans for the facility

7. Is there an existing water main immediately adjacent to the site?
   Yes. The West Cedar Creek Municipal Utility District has an existing 6" water line running along the northeast side of North Tool Drive (State Highway 274).

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

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

10. Does the municipality or a private contractor make the water tap?
    The West Cedar Creek Municipal Utility District makes the water tap and sets the meters. The contractor runs the lines

11. Is a separate submittal required other than site plan review?
    The West Cedar Creek Municipal Utility District requires the submittal of the utility plans for the facility

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. Trinity Valley Electric Cooperative
   a. Are any offsite easements required for electricity?
      No. They have overhead lines along the highway at front of property
   b. Are any onsite easements required for electricity?
      Yes. They require a 10’ easement for underground and 30’ easement for overhead

2. Is gas service available? If so, who is the provider?
   No.
3. Is telephone service available? If so, who is the provider?

   Yes. Century Link
   a. Is telephone service in the area underground or aerial?
      Underground
   b. Where is the location of the existing service?
      Along North Tool Drive (State Highway 274)
   c. Are any offsite telephone easements required?
      No.
   d. Are any onsite 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)?

      The City’s contract with Republic Services requires the following:
      • For apartments with more than 4 units they ask that a dumpster be used;
      • The dumpster enclosure should provide a concrete pad designed to withstand a 10,000 lbs/single wheel load;
      • The enclosure should provide a minimum pad dimensions of 20.5 feet by 12.5 feet with inside enclosure dimensions of 10 feet by 11 feet;
      • The enclosure should be a minimum of 8 feet tall and fitted with a gate;
      • Six inch diameter bollards (concrete filled, set in concrete 3 feet below grade and 4 feet above grade and painted OSHA yellow) should be provided within the enclosure as stops for the dumpster and as stops for the gate; and
      • A 50 foot long by 13 feet wide and 24 feet high area should be free of overhead obstructions (such as power lines, tree limbs, etc) in order to allow for the safe operation of front end loading collection vehicles.

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

      The City has a contract with Republic Waste
J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?

- The project site is currently located outside of the incorporated limits of the City of Tool and has no zoning designation at the present time. However, the City will annex this area when this project goes forward.

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

- The City of Tool's zoning ordinance only allows multi-family housing in areas zoned Multiple-Family Residential District (MF-1). The site will need to be zoned to MF-1.

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

- City Ordinances for MF-1 require a minimum lot size of 10,000 square feet plus 1,500 square feet for each one bedroom unit, 1,800 square feet for each two bedroom unit, and 2,100 square feet for each two bedroom unit.

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

- No.

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

- Yes. A zoning application request must be filed, once the filing fee is paid and the application is accepted a public hearing will be scheduled, property owners notifications sent and a decision made. The time frame depends on the availability of the Council. Commonly, it's around 30 days.

2. Does the development of this project require a subdivision plat?

- Yes.

3. Are special exceptions or conditional use required for this project?

- No.

4. Setbacks and Parking Requirements

  a. What are the building setbacks?

- The following are required for MF-1: Front yard setback is 25 ft; Rear yard setback is 20 ft (minimum floor space per bedroom unit); Side yard setback is 15 ft minimum setback from a public street or 10 ft minimum setback for interior lots.

  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?

- Tool City ordinances for MF-1 requires 2 parking spaces per dwelling unit. This project calls for 72 dwelling units, so 144 parking places will be required.

  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, 144 parking spaces are required for MF-1, so this requires 5 handicapped spaces. In addition, it is proposed that the clubhouse have 10 parking spaces of its own, for which 1 van accessible space will be provided. A total of 7 handicapped accessible spaces will be provided.
e. What is the required size for a parking space?

9 feet wide and 19 feet long.'

f. What are the fire lane requirements?

The development will have to meet the requirements of the 2015 International Fire Code which states that fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches

5. Landscaping

a. Is there a minimum required open space percentage?

The City's ordinances pertaining Area, Setback, Height and Coverage Regulations lists the maximum ground coverage allowed for multi-family dwellings is 30% of lot area.

b. What are the landscape requirements?

There are no formal requirements written in the City ordinances other than landscaping must be provided for on the site plan and will be considered as part of the approval.

c. Is an irrigation plan required?

No.

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?

City ordinance says 600 square feet is the minimum area of "Main Building"

c. What is the maximum building height?

60 feet for MF-1 zoned buildings; and accessory structures shall not exceed two stories or 25 feet in height.

d. Are there any architectural standards for this site?

Yes. All construction must be in compliance with the following codes:

• 2015 International Building Code
• 2015 International Residential Code
• 2015 International Fire Code
• 2015 International Green Construction Code
• 2015 International Mechanical Code
• 2015 International Plumbing Code
• 2015 International Swimming Pool and Spa Code
• 2017 National Electric Code

e. What are the acceptable sign requirements and limitations?

City Ordinance 153.09 (Schedule of Sign Standards) requires apartment signs to have a maximum area of 75 square feet, a maximum height of 6 feet (applies only to pole and ground/monument signs), with a setback of 20 feet from the property line with a spacing of one per street frontage or 300 feet. The signs may have interior or indirect lighting.
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?

Site plans involving MF-1 in excess of 10 units are required to have site plan approval from the City Council. Final City Council approval of site plans, must be achieved prior to issuance of any building permit. The normal process for this is as follows:

- **Pre-site plan review conference** - The applicant for site plan review meets with the Building Inspector to discuss the basic site plan procedures and requirements for the proposed development.

- **Building Inspector review** - Following the pre-site plan review conference, a site plan may be filed with the Building Inspector. The applicant submits five copies of the material which will be distributed to various departments for review and comment relative to their specialty. The comments and recommendations from the various departments will be collected and compiled by the Building Inspector and the site plan with all comments and recommendations will be presented to the City Council for its consideration.

- **City Council review** - The City Council will consider the site plan and has 45 days in which to review and either approve or disapprove the site plan as submitted to them.

- **Building permit procedures** - Site plan approval is effective for a period of six months unless otherwise specified. A building permit must be applied for within this period.

L. ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY

1. Are impact fees required by the City?
   - **No.**

2. What is the water tap/connection fee?
   - There will be a residential meter fee of $2,750 per unit charged by the West Cedar Creek Municipal Utility District.

3. What is the sewer tap/connection fee?
   - The fee for connecting to the sewer system will be based on the design capacity of the lift station as charged by the West Cedar Creek Municipal Utility District. In addition, permit fees for sewer will be $1,250 per apartment unit.

4. Building Permit Fee?
   - **Yes. Price is dependent of the valuation of the construction**

5. Drainage Fees?
   - **No.**

6. Landscaping Fees?
   - **No.**
7. Any other fees?

Yes. Miscellaneous fees charged by the City of Tool that are applicable to site development are as follows:

- New Construction Permit .......... Based on Valuation Chart + Administrative Fee
- Plumbing Permit .......................... $50 + Administrative Fee
- Electrical Permit .......................... $50 + Administrative Fee
- Concrete Permit .......................... $50 + Administrative Fee
- Fence Permit ............................. Based on Valuation Chart + Administrative Fee

M. TAXING ENTITIES

Applicable taxing entities and millage rates are as follows:

<table>
<thead>
<tr>
<th>Entity</th>
<th>Millage Rate</th>
</tr>
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<tbody>
<tr>
<td>Emergency Services District #4</td>
<td>0.030000</td>
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<tr>
<td>Henderson County Road and Bridge</td>
<td>0.025715</td>
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<td>Henderson County</td>
<td>0.392940</td>
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<tr>
<td>Henderson Co FM-FC</td>
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<tr>
<td>Mabank ISD</td>
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<tr>
<td>Trinity Valley Community College</td>
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</tbody>
</table>
FIELD NOTES

BEN DEMPSEY
15.963 ACRES

T. O. MEUX SURVEY
ABSTRACT NO. 553

HENDERSON COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, on the T. O. Meux Survey, A-553, and being a part of the called 22.4975 acre tract conveyed to Larry Fate, by Doby Mason, s/p/a Dorman Mason and Kathleen Faye Mason, by Warranty Deed with Vendor's Lien, dated April 24, 2007, and recorded in Volume 2755, Page 462, of the Henderson County Real Property Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1” galvanized iron pipe found for corner at the Southwest corner of the called 22.4975 acre tract, and at an ELL corner of the Ronnie Brown 53.52 acre tract recorded under Instrument No. 2017-00002612, of the Henderson County Official Records;

THENCE NORTH 00 degrees 15 minutes 26 seconds East 540.09 feet to a 3/8” iron rod found for corner at the Northwest corner of the called 22.4975 acre tract, at the Southwest corner of the Daniel Guiter 22.4975 acre tract recorded under Instrument No. 2012-00005108, of the Henderson County Real Property Records, from WHENCE a 1/8” iron rod found at the Southeast corner of the Dan Guiter 10.00 acre tract recorded in Volume 2152, Page 420, of the Henderson County Real Property Records and at the Easterly Northeast corner of the Daniel Guiter 19.673 acre tract recorded in Volume 2094, Page 29, of the Henderson County Real Property Records bears South 02 degrees 04 minutes 51 seconds West 19.33 feet;

THENCE NORTH 74 degrees 09 minutes 08 seconds East 1265.00 feet to a 3/8” iron rod found for corner at the Northeast corner of the called 22.4975 acre tract, at the Southeast corner of the said Daniel Guiter 22.4975 acre tract and in the Southwest right of way line of State Highway No. 274;

THENCE SOUTH 34 degrees 42 minutes 09 seconds East along the Northeasterly line of the called 22.4975 acre tract and the Southwest right of way line of the said highway, 258.43 feet to a 5/8” iron rod set for corner;

THENCE SOUTH 55 degrees 17 minutes 51 seconds West 30.00 feet to a 5/8” iron rod set for corner with a plastic cap stamped Carter 1935 at an angle corner of this tract;

THENCE SOUTH 50 degrees 30 minutes 45 seconds West 984.05 feet to a 5/8” iron rod set for corner in the South line of the called 22.4975 acre tract and in the North line of the Ronnie Brown 53.52 acre tract recorded under Instrument No. 2017-00002612, of the Henderson County Official Records;

THENCE SOUTH 88 degrees 55 minutes 26 seconds West 166.62 feet to a 1/8” iron rod found for corner in a fence at an angle corner of the called 22.4975 acre tract and at an angle corner of the said Ronnie Brown 53.52 acre tract;

THENCE SOUTH 86 degrees 15 minutes 51 seconds West along the South line of the called 22.4975 acre tract and the said Ronnie Brown 53.52 acre tract, 416.64 feet to the place of beginning and containing 15.963 acres of land.
SURVEYOR’S STATEMENT

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby state that I directed the survey of the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS my hand and seal at Athens, Texas, this 8th Day of February, A.D. 2019.

[Signature]

Gearld A. Carter
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935
## Utility Contact List

<table>
<thead>
<tr>
<th>Utility Name</th>
<th>Provider's Name</th>
<th>Contact Person</th>
<th>Contact Number</th>
<th>Date of Contact</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cable TV</td>
<td>Suddenlink</td>
<td>Carla Hohenberger</td>
<td>512-470-9398</td>
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<td>Internet</td>
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<td>Larry Reeves</td>
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<td>Sewer</td>
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<td>Anthony Ciardo</td>
<td>903-432-3704</td>
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<td>Solid Waste</td>
<td>Republic Services</td>
<td>Melvin Peterson</td>
<td>1-800-678-7274</td>
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<td>Water</td>
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<td>Telephone</td>
<td>Century Link</td>
<td>Larry Reeves</td>
<td>903-368-1385 (cell)</td>
<td>02/08/2019</td>
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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.

**Note:** 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>A.</th>
<th>B.</th>
<th>C.</th>
<th>D.</th>
<th>E.</th>
<th>F.</th>
<th>G.</th>
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<td>Activity</td>
<td>Labor or Unit Price</td>
<td>Materials or # of Units</td>
<td>Total Construction Costs</td>
<td>Acquisition Costs</td>
<td>Engineering / Architectural Costs</td>
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<td>Bumper stops, striping &amp; signs</td>
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<td>$75,000</td>
<td>$125,000</td>
<td>$345,000</td>
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<td>$10,000</td>
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Total | $1,080,000 |

Signature of Registered Engineer: [Signature]

Date: February 25, 2019

Bob Staehs, P.E.

Printed Name

If a revised form is submitted, date of submission: 2/25/19
NOTE: TOPOGRAPHIC DATA WAS EXTRAPOLATED FROM THE 7.5 MINUTE USGS MAP OF THE AREA.

THE CITY OF TOOL DOES NOT REQUIRE STORM WATER DETENTION.

EXISTING POND

PROPOSED LIFT STATION

PROPOSED 6" FORCE MAIN

EXISTING 8" FORCE MAIN

EXISTING 6" WATER LINE

EXISTING MANHOLE

PROPOSED 6" C-PVC
PVoi WATERLINE

PROPOSED MANHOLE (TYP.)

STORM SEWER GRATE INLET (TYP.)

PROPOSED STORM SEWER OUTFALL

EXISTING 12" DIA.
SANITARY SEWER LINE

PARKING TABULATION

PARKING REQUIRED
2 SPACES PER UNIT

TOTAL

PARKING PROVIDED
UNIT SPACES

CLUBHOUSE

TOTAL

UNIT TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th># UNITS</th>
<th>S.F.</th>
<th>TOTAL S.F.</th>
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<tr>
<td>TOTAL</td>
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<td>86,000</td>
</tr>
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</table>

BUILDING TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th># BUILD</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
<th>BLDG S.F.</th>
<th>TOTAL SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2</td>
<td>4</td>
<td>A1-A2, B1-2</td>
<td>3,500 S.F.</td>
<td>6,000 S.F.</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>8</td>
<td>A1-5</td>
<td>56,000 S.F.</td>
<td>68,000 S.F.</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4</td>
<td>12</td>
<td></td>
<td>66,000 S.F.</td>
<td></td>
</tr>
</tbody>
</table>

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

SILVERLEAF AT TOOL TOOL, TEXAS
PRELIMINARY SITE PLAN

[Stamps and signatures]

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PRELIMINARY SITE PLAN

[Stamps and signatures]