CIVIL ENGINEERING
FEASIBILITY STUDY

Prepared for:

THE RESERVES AT SADDLEBACK RANCH
(5 ACRE TRACT)
CITY OF WOLFFORTH
LUBBOCK COUNTY, TEXAS

February 6, 2019

Prepared by:

OJD Engineering, LP
F-4393

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1. Executive Summary

The Reserves at Saddleback Ranch is located on Flint Avenue in Wolfforth Texas. It is a 40 unit multi-family apartment complex. The development is located on a 5 acre tract. The exact location is shown on the attached Figure 1 of this report. All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA website, release the report in response to a request for public information and make other use of the report as authorized by law.

The site is made up of three 2-story apartment units along with a clubhouse and a splash pad facility. The facility consist of 12 three bedroom units, 20 two bedroom units and 8 one bedroom units.

2. Due Diligence

OJD Engineering met with representatives from the City of Wolfforth and Lubbock County concerning the development. OJD Engineering contacted the franchise utility companies to obtain “Will Serve” letters. See appendix for these letters. Onsite inspection of the property was completed. Research on the topographic conditions of the site along with FEMA research to determine if the property is affected by a flood plain.

2.1. Property Identification Number

Lubbock County Appraisal District #: R106516

2.2. Millage Rates for all Taxing Jurisdictions

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>Millage Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frenship ISD</td>
<td>1.490000</td>
</tr>
<tr>
<td>City of Wolfforth</td>
<td>0.761827</td>
</tr>
<tr>
<td>High Plains Water District</td>
<td>0.006900</td>
</tr>
<tr>
<td>Lubbock County</td>
<td>0.358158</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2.616885</strong></td>
</tr>
</tbody>
</table>

2.3. Zoning Requirements

Site is located in the City of Wolfforth ETJ, which does not have zoning. If the site were to be annexed into the City limits of Wolfforth in the future, the site would need to be zoned as Multifamily.

2.4. Subdivision Requirements

The property will need to be platted.
2.5. Development Ordinances

The proposed site will be designed to comply with all of the City of Wolfforth's standards and specifications.

2.6. Fire Department Requirements

The proposed site will be designed to meet the City of Wolfforth's fire code. The current Fire Code is 2012.

2.7. Site Ingress and Egress Requirements

Flint Avenue is being extended as a ROW along the eastern side of the development site. The proposed drives off of Flint Avenue is sufficient ingress egress for the site.

2.8. Building Codes and Local Design Requirements

The City of Wolfforth currently uses the 2000 Building Code. They are currently in the process of changing to the 2012 Building Code. This is expected 2/25/2019.

3. Survey

The survey included shows the boundary information and size of tract. The legal description for the property is 5.00 acres out of the Northeast corner of the South Eighty (80) acres of the West One-Half (W/2) of Section Thirty-One (31) Block D-6, W. & T. R.R. Co. Survey, Lubbock County, Texas. See Figure 1.

4. Site Plan

The site plan is included. It shows the parking layout along with the structures. The site generally meets all of the zoning and building codes. See Figure 2.

5. Drainage and Flood Zone Determination

The site does not fall within any flood hazard area as shown on FEMA FIRM 48303C0400E, Effective September 28, 2007. See Figure 3.

6. Utilities

OJD Engineering received “will serve” letters to verify the availability of service for water, sanitary sewer, gas, electricity, solid waste, telephone and data/tv. See Appendix A for a copy of these letters.

Water & Sanitary Sewer: City of Wolfforth, Doug Hutcheson (806) 855-4120
Electricity: South Plains Electric Coop, Brandon Loth (806) 775-7791
Gas: Atmos energy, John Huffines (806) 798-4480
7. Water

A 12” water main will need to be extended down Flint Avenue approximately 1,200 feet to serve the site. See Figure 4.

8. Sanitary Sewer

A 12” sanitary sewer will need to be extend down Elm Avenue south to C.R. 7250, then west down C.R. 7250 to Flint Avenue, then south down Flint Avenue to the site. Approximately 2,500 feet. See Figure 4.

9. Solid Waste

Solid Waste service is provided by Republic Services through the City of Wolfforth.

10. Electricity

South Plain Electrical Coop has service just north of the proposed site.

11. Gas

Atmos Energy has service in the area and would require extending approximately 1,300 feet to the site.

12. Telephone, Data and TV

Suddenlink services this area.

13. Off-Site Improvements

A 12” water main will need to be extended down Flint Avenue approximately 1,200 feet to serve the site. Estimated cost is: $100,000

A 12” sanitary sewer will need to be extend down Elm Avenue south to C.R. 7250, then west down C.R. 7250 to Flint Avenue, then south down Flint Avenue to the site. Approximately 2,500 feet. The estimated cost is: $175,000

Flint Avenue will need to be extended approximately 1,500 feet to service the site.
## 14. Projected Development Cost

<table>
<thead>
<tr>
<th>Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Platting Fee</td>
<td>$1,200</td>
</tr>
<tr>
<td>Re-Zoning Fee</td>
<td>$200</td>
</tr>
<tr>
<td>Water Tap &amp; Meter Fee</td>
<td>$2,500</td>
</tr>
<tr>
<td>Sanitary Sewer Tap Fee</td>
<td>$100</td>
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</tbody>
</table>

Calculation Table for Commercial & Multi-Family Construction **PLAN REVIEW**

<table>
<thead>
<tr>
<th>Project Value</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>$1,000,001 and up</td>
<td>$1,906.98 for the first $1,000,000 + $1.07 for each additional $1,000 or fraction thereof</td>
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Calculation Table for Single Family, Commercial & Multi-Family **CONSTRUCTION PERMITS**

<table>
<thead>
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<th>Project Value</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
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<td>$3,084.81 for the first $1,000,000 + $1.73 for each additional $1,000 or fraction thereof</td>
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</tbody>
</table>

### PERMIT FEE

- **Multi-Family Building Permit**: Plan Review Fee+40% of Construction Permit+$200 Admin Fee
- **Electrical Permit**: 20% of Construction Permit+$100 Admin Fee, $70 minimum
- **Plumbing Permit**: 20% of Construction Permit+$100 Admin Fee, $70 minimum
- **Mechanical Permit**: 20% of Construction Permit+$100 Admin Fee, $70 minimum
- **On-Site Construction Estimate**: $555,402
- **Off-Site Utility Estimate**: $275,000
- **Flint Avenue Extension Estimate**: $125,000
15. Projected Development Timeline

Annexation process takes approximately 60 days.
Rezoning process takes approximately 30 days.
Platting process takes approximately 30 days.
Building review fee and permit issued takes approximately 30 days.
IN WITNESS WHEREOF, my hand and seal.

COUNTY OF LUBBOCK
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

WITNESS MY HAND AND SEAL


NOTE:

Schedule B item 10

County Records: County Clerk's Office of Lubbock County

Taxes: Official Property Records of Lubbock County

All acreage is subject to change.
17. Figure 2 – Site Plan
18. Figure 3 – FEMA Flood Map
19. Figure 4 – City of Wolfforth Water & Sewer Map
Data displayed were gathered by the City of Wolfforth for municipal and EDC purposes. No guarantee is made regarding suitability for any other use or purpose.
The City provides water, sewer and trash; the customer does not contract with trash service directly.
February 13, 2019

Michael Adams
OJD Engineering
328 Highway 62/82
Wolfforth, TX 79382

Re: The Reserve at Saddleback, Will Serve
Located: NE Corner of Sec. 29 Blk CB, Lubbock Co.

Mr. Adams,

This letter is to confirm that the City of Wolfforth has adequate facilities near the northeast corner of Section 29, Block CB in Lubbock County, Texas to provide water and sanitary sewer service to a proposed apartment complex development at the above location once all extension and improvements are made and the property is annexed into the Wolfforth City Limits.

Sincerely,

[Signature]

Darrell Newsom
City Manager, City of Wolfforth

Cc: Doug Hutcheson, Debbie Perkey, Tanner Lansford
Subject: FW: Proposed Apartments (Wolfforth Area)

From: Neal, Jon <jon.neal@AlticeTechServicesUSA.com>
Sent: Monday, February 11, 2019 9:18 AM
To: Tanner Lansford <Tanner.Lansford@ojdengineering.com>; wrichardson@spec.coop; Plank, Randell E <randell.e.plank@xcelenergy.com>; John.Huffhines@atmosenergy.com; John.Epp@windstream.com; runningr7167@att.net; jonathan.elder@atmosenergy.com; Thetford, Kade <Kade.Thetford@AlticeTechServicesUSA.com>; raymond.pickett@windstream.com; Brandon Loth <bloth@spec.coop>
Cc: Michael Adams <Michael.Adams@ojdengineering.com>
Subject: RE: Proposed Apartments (Wolfforth Area)

Tanner-

Suddenlink does not have services in the marked area currently, we will service this area upon request.
February 13, 2019

RE: Apartments, In Wolfforth, Texas on Flint Ave

This letter is in response to your request for a Letter of Service Availability (Utility Will-Serve Letter). South Plains Electric Cooperative will be your electric service provider at your proposed Site in Wolfforth, Texas south of US 62/82 on Flint Avenue. SPEC has existing primary single phase service, 1000’ to the west of the proposed site. That line can be upgraded to three phase and extended in proposed utility easement. Spec can offer single or three phase service at the secondary voltage preferred.

If you have any further question please feel free to contact me. We are looking forward to working with you on this project.

Sincerely,

Wendell Richardson 806-775-7892
Wendell Richardson
System Planning Superintendent

CC: Randal Bailey
February 7, 2019

Re: Apartment Project, Wolfforth, TX

Mr. Langford, P.E.

Per your request, Atmos Energy has natural gas service available to serve the apartment project indicated by the Google Earth image provided. A gas main extension of approximately 1,300’ would be required.

Our standard business practice is to provide 4 oz. or 2 psig delivery.

If you require additional information, please give me a call at (806) 798-4480. I look forward to working with you on this project.

Best regards,

John Huffhines
Market Development Specialist
Atmos Energy West Texas Division