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.
February 23, 2019

Mr. Rick Deyoe
Villas Cedar Grove, Ltd
1101 S Capital of Texas Hwy, Suite F200
Austin, Texas 78746

RE: Site Design and Development Feasibility Report
Proposed Villas at Cedar Grove Loop
287 (S. John Redditt Drive)
Lufkin, Texas
CARNEY PROJECT NO. 1007-12

Dear Rick:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Lufkin, Texas. The site is approximately 6.247-acres located at the southeast quadrant of Loop 287 (S. John Redditt Drive) and State Highway 324 (Southwood Drive). There will be 2 separate three-story buildings creating at total of 68 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after conversations and with the City of Lufkin staff and the client (Developer).

EXECUTIVE SUMMARY

The site which is 6.247-acres is an assembly of 3 platted lots and is zoned “C” (Commercial). Multi-family is a permitted use. No additional zoning is required but the land will need to be re-platted. The site has some floodplain and floodway areas which will be incorporated in the site design.

An existing 12-inch water line is located along the frontage of the site. An 8-inch sanitary sewer line is also located along the frontage. The City of Lufkin provides both services.

Detention for storm water is required by the City if downstream runoff from the subject development adversely impacts the downstream property owners. Above ground detention is planned if the drainage analyses dictate it’s needed.
Following is information from the local Tax Appraisal District concerning the property:

- **Account Number: 134901; 98540**

  **Tax Rates:**
  - City of Lufkin $ 0.531135
  - Lufkin ISD $ 1.450000
  - Angelina County $ 0.437121
  - Angelina College $ 0.180922
  - Angelina Co. FWD $ 0.490000

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

**EXISTING SITE CONDITIONS & SURVEY**

The 6.247-acre site is located at the southeast quadrant of Loop 287 (S. John Redditt Drive) and State Highway 324 (Southwood Drive) in Lufkin, Texas. A legal description, boundary and topographic survey are attached.

The site has native trees covering most all the property. A creek (floodway) is on the property starting at the southwest corner and traverses the midpoint of the property. The ground surface slopes downward from north to southwest from approximately elevation 284-ft to 262-ft.

**ENTITLEMENT PERMITTING**

**ZONING**

The property is currently zoned Commercial (C) which multi-family is a permitted use so no rezoning will be required.

**PLATTING**

The property is an assembly of 3 platted lots so re-platting will be required to combine the land into one single lot. The re-platting can be considered a Minor Plat which can be approved administratively in 2 to 3 days after submittal.
A. A minor plat shall meet all of the informational and procedural requirements set forth for a final plat, and shall be accompanied by the required number of copies of the plat, a completed application form, the required filing fee (per the City’s plat submission guidelines, as may be amended from time to time), and a certificate showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property in accordance with Section 1.14.

B. The City Engineer (or designee) and Director of Planning (or designee) may approve a minor plat, or may, for any reason, elect to present the minor plat to the Planning and Zoning Commission and/or City Council for consideration and approval. Any decision made on the minor plat by the City Engineer (or designee) and Director of Planning (or designee) shall be approval of the plat. Should the City Engineer (or designee) and Director of Planning (or designee) refuse to approve the minor plat, then the plat shall be referred to the Planning and Zoning Commission for consideration within the time period required by State law.

C. Notice, a public hearing, and the approval of other lot owners are not required for the approval a minor plat.

**SITE DEVELOPMENT PERMITTING**

A Pre-Development meeting will be required prior to starting the design process. The purpose of the Pre-Development meeting is for the City to explain the site development requirements and any site-specific issues. A preliminary Site Plan will be submitted prior to the meeting so staff will have an opportunity to make comments and suggestions. A Pre-Development meeting can normally be scheduled one week in advance.

Site Plan submittal shall be done in accordance with Chapter 10, Article 10.02, Section 2

http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=lufkinset
ENGINEERING PLAN SUBMITTAL PROCESS & REVIEW

After receiving a permit from the Inspections Department, the Engineering Department will determine if the necessary information is provided. After this, the site plan attached to the permit is reviewed and a determination will be made if the property is properly platted. Once this is determined, drainage requirements are looked at to determine if a drainage study is required, and if one has been done does it comply with the mitigation ordinance. Next, it will be determined if the site lies within the 100-year floodplain or in the floodway. This is done to determine if a floodplain permit is also required. Driveway locations will be reviewed to determine if a culvert is required, and if so, does it also require TxDOT approval. The City of Lufkin has an interlocal agreement with TxDot and will issue the driveway permit. Any necessary water and sewer taps will also be noted on the permit. You may also submit an online application by going to the Inspection Services Website.

A Pre-Development meeting between the development team and the City staff will be scheduled and allows the development team to ask specific engineering-related questions and allows Public Works and Fire Department staff to share its institutional knowledge before significant design effort is extended. The Predevelopment Meeting should be completed prior to beginning the Engineering Process. The meeting will be scheduled through the Planning Department.

Development standards can be found in the City’s Zoning Ordinance, Chapter 14, Article III, “Commercial District Regulations”: http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=lufkinset

1. Front Yard. There shall be a minimum front yard of twenty (20) feet.

2. Side Yards

A. Where a side lot line in a “C” zoning district adjoins a nonresidential zoning district or is separated from a residential zoning district by an alley with a minimum width of twenty (20) feet, no side yard is required.

B. Where a side lot line in a “C” zoning district adjoins any residential zoning district, the side yard shall not be less than five (5) feet. The side yard of the corner lots shall not be less than ten (10) feet.

3. Rear Yard. Where a rear yard line in a “C” zoning district adjoins a nonresidential zoning district or is separated from a residential zoning district by an alley with a minimum width of twenty (20) feet - no rear yard is required. Where a rear yard line adjoins any residential zoning district, there shall be a rear yard with a minimum depth of twenty (20) feet.
4. Area of the Lot. The minimum area of the lot shall be five thousand (5,000) square feet.

5. Width of the Lot. The minimum width of the lot (when measured twenty feet behind the right-of-way line or the building line established by recorded plat) shall not be less than fifty (50) feet nor less than thirty (30) feet at the street right-of-way line.

6. Depth of the Lot. The minimum depth of the lot shall be one hundred (100) feet.

7. The City per the direction of Dorthey Wilson (Planning Director) will grant a parking reduction for senior occupants using the “Institute of Traffic Engineers” trip generation figures from the required 2 spaces per unit.

Engineering Plan Submittals can be done electronically. Review of subsequent submittals normally takes 10 business days per submittal.

DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48005C0265E effective date September 29, 2010 and some of the property is within the 100-year flood zone. Detention for storm water is required by the City only if the downstream property is adversely impacted.

Engineering submittals are required for all activities which may affect the rate, direction, volume of storm runoff or the depth and velocity of flow in primary and secondary drainage systems within the City’s incorporated boundaries or ETJ. The purpose of the submittals is to show how any impacts to storm water runoff will be mitigated. Some of the objectives are to preserve public safety, prevent property damage, encourage future development, and preserve the natural environment. The City of Lufkin Drainage Criteria Manual is available for download at the following link http://cityoflufkin.com/pw/pdfs/crit.pdf

A. An adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets shall be constructed where runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. Areas subject to flood conditions and/or inadvertent storm water retention (i.e., standing or pooling water), as established by the City, will not be considered for development until adequate drainage has been provided.

B. The criteria for use in designing storm sewers, culverts, bridges, drainage channels, and drainage facilities shall conform to the City of Lufkin's criteria in the
TCSS Manual. In no case shall drainage areas be diverted artificially to adjacent properties or across roadways.

C. The developer shall ensure that all drainage improvements within public easements or rights-of-way are functioning properly prior to the expiration of the maintenance bond. The developer shall be responsible for removing any significant build-up of sediment and/or trash from drainage improvements, with the exception of backlot and side lot drainage swales, at the eleventh month of the year for the required one-year maintenance bond for the applicable facilities. The City shall inspect the improvements to determine any maintenance or correction of deficiencies at the conclusion of this period.

The property does contain floodplain and floodway land. In discussions with the City Engineer, who also serves as the Floodplain Administrator these features can be included and accounted for in the design analyses. NOTE: Per state requirements all finished floor elevations will be designed to and shall be at a minimum of at least 12” above the base floodplain elevation

The City has a “Drainage Design Criteria Manual” and will be used in considering the impacts of filling in the floodplain and crossing the floodway. Only a small area in the southwest corner of the eastern most building will be filled in the floodplain.

A drive-aisle will be constructed to cross-over the floodway. A Nationwide Permit will be obtained to be in compliance with the Clean Water Act.

Detention for storm water is required by the City if downstream runoff from the subject development adversely impacts the downstream property owners. Above ground detention is planned, if the drainage analyses dictate it’s needed.

UTILITIES

An existing 12-inch water line is located along the Loop 287 frontage of the site. An 8-inch sanitary sewer line is also located along the frontage. The City of Lufkin provides both services. Adequate water and sanitary sewer capacity is available according to the City Engineer.

Overhead electrical (both single and 3-phase) is available at the property. Natural gas is available just off site.
FIRE DEPARTMENT REQUIREMENTS

Fire protection must comply with Fire Marshal’s Office regulations, and in no case be less than currently adopted International Fire Code requirements.

- Each building in the city limits shall be within 500 feet of a fire hydrant, as measured by lay-of-hose length.
- Fire hydrant leads shall be minimum 6-inch diameter, sole purpose and shall not exceed 150 feet in length. The entire length of the lead shall be mechanically restrained.
- Private fire protection lines and hydrant leads shall connect at the main with a gate valve or tapping valve of at least equal size to the fire protection line.
- A fire hydrant is required within 100 feet of a Fire Department Connection.
- Fire lines from public mains to buildings shall be installed by a state certified fire sprinkler firm and tested to Fire Marshal’s Office requirements.
- Fire hydrants shall be installed and maintained so that the center of the lowest water outlet is 18 inches above the ground.
- Fire hydrants shall be placed so that they are readily visible from the street and shall be no closer than 2 feet nor further than 5 feet from back of curb.
- No bushes, ground cover over 6 inches in height, or other obstructions shall be placed within a 5-foot radius in all directions of a hydrant or fire department connection.
  1. Where fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be provided.
     a. No obstructions shall exist within a 3-foot working area of each fire hydrant.
     b. Crash posts shall be 4-inch, cement-filled pipe with a minimum of 3 feet above finished grade and 2 feet of pipe anchored in concrete below grade.
- Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.
- Streets and fire access roadways shall be able to support fire apparatus in wet weather before framing is started or combustibles are stored on any construction site.
PROPOSED OFFSITE IMPROVEMENTS

A 12-ft wide deceleration lane will be required from the northwest corner of the subject property to the entrance driveway. The pavement section will be 8-inch of lime stabilized subgrade, 10 to 12-inches of base and 2-inch of hot mix asphaltic concrete.

Sandy Land Lane will need to be widened across the southern side of the subject property. An additional 20-ft of ROW dedication will be required, and the paving width will be 27-ft with open ditch for drainage.

Sanitary sewer (8-inch) will be extended approximately 1200 feet from College Dr. to the subject site.

INGRESS & EGRESS

The site will be accessed primarily from Loop 287 (S. John Redditt Dr.). The loop is a 4-lane divided highway with a 200-ft ROW. This is a TxDot road but the City has an interlocal agreement with TxDot and will review Construction Plans and issue a Drive-way permit. The City will require a deceleration lane from the northwest corner of the site to the entrance drive of the project. The City will require a Traffic Impact Analysis.

A secondary access will be onto Sandy Land Lane. This currently is a 2-lane asphalt road with a 30-ft ROW. The City has asked that this road be widened to a 27-foot wide section and extend the length of the rear property. An additional 20-ft ROW dedication will also be required.

LANDSCAPING

Landscaping shall conform to Article XXI of the Supplemental Developmental Regulations

http://cityoflufkin.com/planning/pdfs/Landscape%20Req..pdf

The purpose of the Ordinance is to protect the City’s identity and natural environment, appearance and character of the surrounding neighborhoods, and promote the general public safety and welfare by providing for tree preservation, landscaping and professional tree harvest management. It is intended to assure that reasonable provisions and incentives to encourage sound and sight buffers, preservation of scenic views and the elements of tree management will be available to landowners. Additionally, it will also specifically recognize the Texas
State created Timber Tax Incentives system for property, as utilized by the Angelina County Appraisal District, and commonly known as a 1d1 designation. The Ordinance establishes the standards whereby landscape plans, tree reduction and usage plans will be reviewed by the City for compliance and specifies the requirements for such plans. It is also the purpose of this Ordinance to facilitate site design and construction and protect and increase the value of properties within the City.

Additionally, it is the purpose of this Ordinance to preserve and enhance the forest character of Lufkin. In preserving and enhancing the urban forest, the City will maintain its unique identity and beauty and its natural landscape that provides clean air, clean water, and flood control, which are essential to the economic future of the City and its neighborhoods. The requirements hold participants to a minimum standard.

Streams recognized by the approved Federal Emergency Management Agency (FEMA) adopted flood plain map shall be buffered from construction by an Undisturbed Area, except for those changes adopted by a Letter of Map Revision or a Letter of Map Amendment. This buffer area shall be calculated by measurement of a minimum of twenty-five feet (25’) from the top of bank on either side of the stream. A regulated stream must comply with the City of Lufkin Floodplain Prevention and Mitigation Ordinance, Number 3897.

The City does have a Tree Ordinance and Tree Preservation requirements that can be found in Article XXI of the Supplemental Developmental Regulations.

A Clearing Permit application for site development is required and shall contain, where applicable, the following information which may be provided, where known, on an aerial map or topographic map:

1. Areas of existing trees and areas to be cleared;
2. Proposed road right of way;
3. Utility easements and stubs;
4. Building pads;
5. Retention and detention ponds, drainage patterns;
6. Proposed grading and fill areas.

Twenty percent (20%) of the required landscape area (including within that area twenty percent (20%) of the required trees) shall be planted within the Street Yard. Modification to the placement standard is permitted where placement of
landscaping would interfere with the use or maintenance of a dedicated utility easement.

Within the required landscape area, a minimum of one (1) tree per five hundred (500’) square feet, or fraction thereof, shall be required.

Within the required landscape area, a minimum of one (1) shrub per two hundred (200’) square feet

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit.

A fully completed Sign permit application is required. Signage will be provided in accordance with Article 9 “Sign Regulations” in the Zoning Ordinance.

BUILDING PERMIT & PLAN REVIEW

A. No building permit shall be issued for a lot or building site unless the lot or site has been officially recorded by a final plat approved by the City of Lufkin, and unless all public improvements, as required by this Ordinance for final plat approval, have been completed, except as permitted below:

1. Building permits may be issued for a non-residential or multi-family (i.e., apartments) development provided that a preliminary plat has been approved by the City, and construction plans have been released by the City Engineer. However, building construction will not be allowed to surpass the construction of fire protection improvements (i.e., the building shall not proceed above the slab level until all required fire lanes have been completed, and until all water lines serving fire hydrants have been completed, and inspected/tested).

2. The Building Official may release some residential building permits for a portion of a subdivision (i.e., for not more than 10% of the new residential lots), provided that:

   a. A preliminary plat has been approved by the City,

   b. All public improvements have been completed for that portion of the development and have been approved by the City Engineer, including, but not limited to, those required for fire and emergency protection (i.e., streets including at least two points of access, alleys, water lines serving fire hydrants, emergency access points, etc.).
3. No certificate of occupancy shall be issued for a building or the use of property unless all subdivision improvements have been completed and a final plat has been approved by the City and recorded at the County. Notwithstanding the above, the Building Official and the City Engineer may jointly authorize the conditional occupancy of a structure provided that an agreement providing cash escrow, a letter of credit, or other sufficient surety is approved by the City for the completion of all remaining public improvements, and provided that the structure is safely habitable in accordance with the City's Building Codes.

Review time will be approximately 10 to 15 business days assuming the submittal is complete. The City will notify when the plan has been approved or disapproved.

The following codes are effective for City of Lufkin:

- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Mechanical Code
- 2006 International Residential Code
- 2006 International Existing Building Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2006 International Fire Code

CITY FEES

Following is a summary of the City of Lufkin fees:

- Building Permit (> $500K) $2 per thousand $ 16,841
  - $1,766.30 for the first $500,000.00, plus $2.25 for each additional thousand or fraction thereof
- Water & Sewer Tap Fee (est per Sec. 9.052) $ 4,500
- Application Fees (est.) $ 1,000
- Plan Review Fee (1/2 of Building Permit Fee) $ 8,420
PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC). A copy of that report will be presented in the Developer’s Application.

ONSITE & OFFSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $1,072,400

Offsite improvements are anticipated to include the widening of Sandy Land Dr., construct a 12-ft deceleration lane, and extend sanitary sewer which is approximated to be $250,000.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site

This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client’s decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.
We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC
TBPE FIRM NO: F-5033

T. Craig Carney, P.E.

[Signature]

[Stamp]

T. CRAIG CARNEY
55714
LICENSED

2/24/19
ATTACHMENTS

Aerial
Flood Plain Aerial
Survey
Tax Certificate
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Utility Availability Letter
Utility Map
TDHCA Onsite Cost Estimate
TDHCA Offsite Cost Estimate
NOTE: THE FOLLOWING PROPERTY IS SUBJECT TO THE CITY OF LUFKIN SUBDIVISION ORDINANCE REGARDING COMBINING TRACTS AND OR LOTS. THE DESCRIPTION AND SURVEY PLAT OF SAME DATE WAS CREATED WITH THE EXPLICIT UNDERSTANDING OF ITS CREATOR, THAT THESE DOCUMENTS ARE NOT TO BE RECORDED IN ANY FORM, UNTIL THE CITY OF LUFKIN HAS APPROVED AND ACCEPTED A SUBDIVISION PLAT OF THE PROPERTY.

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. A. LONGARIO SURVEY, ABSTRACT NO. 24, and being all of Lot No. 2 (0.440 acre) of LUCKY PUPPY SUBDIVISION, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet C on Slide 166-B, all of Lot No. 1-A (4.852 acres) of GANN AND ESTES ADDITION NO. 2 REVISED, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet F on Slide 94-A, both of the Map and Plat Records, and all of that certain 0.955 acre tract TRACT ONE EXHIBIT "A" described in a deed conveyed from Harold L. Estes to Belmont Real Estate, L.L.P. dtd December 20, 2006 and recorded in Instrument No. 2006-00223337 of the Official Public Records, all of Angelina County, Texas, to which references are hereby made for any and all purposes, and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron pipe found for the South corner of the aforesaid referred to Lot No. 1-A and the West corner of the Northwest Right-of-Way line of Sandyland Drive (0.562 acre tract dedicated to City of Lufkin per plat of GANN AND ESTES ADDITION NO. 2, a subdivision in the City of Lufkin as reflected in a plat recorded in Cabinet C on Slide 150-A of the said Map and Plat Records);

THENCE, along the most Southerly Southwest boundary line of the said Lot 1-A, N 19° 47' 50" W at 42.54 feet a 1/2" iron pipe found for angle corner of the said Lot 1-A and the South corner of the Right-of-Way of Lane Drive (0.396 acre tract dedicated to City of Lufkin per said plat of GANN AND ESTES ADDITION NO. 2);

THENCE, along the Southwest boundary lines of the said Lot 1-A and along the Northeast ROW lines of the said Lane Drive the following two courses:

1) N 02° 30' 03" E at 81.45 feet a 1/2" iron pipe found for angle corner;

2) N 19° 16' 11" E at 488.30 feet a 1/2" iron pipe found for the West corner of the said Lot 1-A and the Southwest corner of Lot No. 1 (0.285 acre) of the aforesaid referred to LUCKY PUPPY SUBDIVISION;

THENCE, along the common boundary line of the said Lot No. 1-A and the said Lot No. 1 the following two courses:

1) N 61° 28' 13" E at 98.51 feet a 1/2" iron pipe found for an interior corner of the said Lot No. 1-A and the Southeast corner of the said Lot No. 1;

2) N 26° 47' 26" E at 15.47 feet a 1/2" iron pipe found for the Northwest corner of the said Lot 1-A and the most Southerly Northeast corner of the said Lot No. 1, on the South boundary line of Lot No. 2 (0.440 acre tract) of the said LUCKY PUPPY SUBDIVISION;

THENCE, along the common boundary lines of the said Lot No. 1 and Lot No. 2, the following three courses:

1) N 77° 17' 18" W at 9.41 feet a 1/2" iron pipe found for angle corner;

2) S 61° 28' 13" W at 67.29 feet a 1/2" iron pipe found for an interior angle corner of the said Lot No. 1 and the Southwest corner of the said Lot No. 2;

3) N 12° 42' 42" E at 165.81 feet a 1/2" iron pipe found for the most Northerly Northeast corner of the said Lot No. 1 and the most Westerly Northwest corner of the said Lot No. 2, on the South boundary line of that certain 0.379 acre tract described in a deed conveyed from Albert Nolan Weathers, Jr. to Deddera Lynn Weathers dated June 18, 2015 and recorded in Instrument No. 2015-00329618 of the said Official Public Records;
THENCE, along the Northwest boundary line of the said Lot No. 2 and along the Southeast boundary line of the said 0.379 acre tract, N 69° 59' 26" E at 71.32 feet a 1/2" iron pipe found for the North corner of the said Lot No. 2 and the East corner of the said 0.379 acre tract, on the South ROW line of State Highway Loop No. 287 (200 feet wide ROW);

THENCE, along the North boundary line of the said Lot No. 2 and the aforesaid referred to 0.955 acre tract and along the South ROW line of the said SH Loop No. 287, S 77° 17' 18" E, at 60.01 feet pass on line a 1/2" iron pipe found for the Northeast corner of the said Lot No. 2 and the Northwest corner of the said 0.955 acre tract, at a total distance of 320.01 feet an “X” in concrete found for the Northeast corner of the said 0.955 acre tract and the Northwest corner of that certain 0.1690 acre tract described in a deed conveyed from Harold L. Estes to E & G Properties, Inc. dated May 11, 1993 and recorded in Volume 917 on Page 578 of the said Real Property Records;

THENCE, along the East boundary line of the said 0.955 acre tract and along the most Northerly West boundary line of the said 0.1690 acre tract and along the West boundary line of that certain residue tract of that certain 15.416 acre tract-EXHIBIT “A” described in a deed conveyed from Bluebonnet Savings Bank FSB to Harold L. Estes dated July 11, 1991 and recorded in Volume 841 on Page 751 of the said Real Property Records, S 12° 42' 42" W at 160.00 feet a 1/2" iron rod found for the Northeast corner of the said 0.955 acre tract and the Southwest corner of the said residue tract of the said 15.416 acre tract, on the North boundary line of the said Lot No. 1-A;

THENCE, along the North boundary line of the said Lot No. 1-A and along the South boundary line of the said 0.1690 acre tract, the said 0.1690 acre tract and that certain 0.2204 acre tract described in a deed conveyed from Harold L. Estes to E & G Properties, Inc. dated February 24, 1992 and recorded in Volume 863 on Page 297 of the said Real Property Records, S 77° 17' 18" E at 120.00 feet a 1/2" iron pipe found for the Northeast corner of the said Lot No. 1-A and the Southeast corner of the said 0.2204 acre tract, on the West boundary line of Lot No. 2-A of the said GANN AND ESTES ADDITION NO. 2 REvised;

THENCE, along the common boundary line of the said Lot No. 1-A and the said Lot No. 2-A, S 12° 42' 42" W at 465.96 feet a 1/2" iron pipe set for the Southeast corner of the said Lot No. 1-A and the Southwest corner of the said Lot No. 2-A, on the Northwest ROW line of the said Sandyland Drive (0.562 acre tract);

THENCE, along the Southeast boundary line of the said Lot No. 1-A and along the Northwest ROW line of the said Sandyland Drive, S 69° 41' 34" W at 264.65 feet the POINT AND PLACE OF BEGINNING and containing 6.247 acres of land, more or less.

Basis of Bearings: A North/South common boundary line of Lot Nos. 1 and 2 of GANN AND ESTES ADDITION NO. 2, a subdivision in the City of Lufkin, Texas, as reflected on a plat recorded in Cabinet C on Slide 150-A of the Map and Plat Records of Angelina County, Texas (Plat call - S 12° 42' 42" W at 526.01 feet - 1/2" iron pipes found 370.01 feet apart).

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying

Enrol A. Collins (Signature in blue ink)
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third
Lufkin, Texas 75901
(936) 634-5528
February 13, 2019

SEE ATTACHED PLAT
Angelina CAD

Property Search Results > 98540 BELMONT REAL ESTATE LLP for Year 2018

Property

Account

Property ID: 98540
Legal Description: ABS 0024 LONGORIA J. A., TRACT 184.6, ACRES 1.395, & 4884 LUCKY PUPPY SUBD BLK 1 LOT 2

Geographic ID: 0024-025E-184-006-00
Type: Real

Property Use Code:
Property Use Description:

Location

Address: 2802 S JOHN REDDITT
Mapsco: 025E

Neighborhood: Map ID: 025E
Neighborhood CD:

Owner

Name: BELMONT REAL ESTATE LLP
Owner ID: 131126
Mailing Address: 208 GASLIGHT BLVD LUFKIN, TX 75904-3166
% Ownership: 100.0000000000%

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0
(+) Agricultural Market Valuation: + $0

Ag / Timber Use Value

(+) Timber Market Valuation: + $109,900

(–) Market Value: – $109,900
(–) Ag or Timber Use Value Reduction: – $109,680

(=) Appraised Value: = $220
(–) HS Cap: – $0

(=) Assessed Value: = $220

Taxing Jurisdiction

Owner: BELMONT REAL ESTATE LLP
% Ownership: 100.0000000000%

Total Value: $109,900

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
<th>Appraised Value</th>
<th>Taxable Value</th>
<th>Estimated Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAD APPRAISAL</td>
<td>DISTRICT</td>
<td>0.000000</td>
<td>$220</td>
<td>$220</td>
<td>$0.00</td>
</tr>
<tr>
<td>CLU CITY OF</td>
<td>LUFKIN (FP)</td>
<td>0.531135</td>
<td>$220</td>
<td>$220</td>
<td>$1.17</td>
</tr>
<tr>
<td>GAG ANGELINA</td>
<td>COUNTY (FP)</td>
<td>0.437121</td>
<td>$220</td>
<td>$220</td>
<td>$0.96</td>
</tr>
<tr>
<td>JAG ANGELINA</td>
<td>JR COLLEGE (FP)</td>
<td>0.180992</td>
<td>$220</td>
<td>$220</td>
<td>$0.40</td>
</tr>
</tbody>
</table>

SLU LUFKIN ISD (FP) 1.450000 $220 $220 $3.19

Total Tax Rate: 2.599248

Taxes w/Current Exemptions: $5.72
Taxes w/o Exemptions: $5.72

Improve / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MIXD2</td>
<td>Mixed 2</td>
<td>0.9550</td>
<td>41600.00</td>
<td>0.00</td>
<td>0.00</td>
<td>$87,360</td>
<td>$150</td>
</tr>
<tr>
<td>2</td>
<td>MIXD2</td>
<td>Mixed 2</td>
<td>0.4400</td>
<td>19166.00</td>
<td>0.00</td>
<td>0.00</td>
<td>$22,540</td>
<td>$70</td>
</tr>
</tbody>
</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2018</td>
<td>$0</td>
<td>$109,900</td>
<td>220</td>
<td>220</td>
<td>$0</td>
<td>$220</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$109,900</td>
<td>240</td>
<td>240</td>
<td>$0</td>
<td>$240</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$109,900</td>
<td>240</td>
<td>240</td>
<td>$0</td>
<td>$240</td>
</tr>
<tr>
<td>2015</td>
<td>$0</td>
<td>$109,900</td>
<td>250</td>
<td>250</td>
<td>$0</td>
<td>$250</td>
</tr>
<tr>
<td>2014</td>
<td>$0</td>
<td>$109,900</td>
<td>250</td>
<td>250</td>
<td>$0</td>
<td>$250</td>
</tr>
<tr>
<td>2013</td>
<td>$0</td>
<td>$109,900</td>
<td>250</td>
<td>250</td>
<td>$0</td>
<td>$250</td>
</tr>
<tr>
<td>2012</td>
<td>$0</td>
<td>$109,900</td>
<td>260</td>
<td>260</td>
<td>$0</td>
<td>$260</td>
</tr>
<tr>
<td>2011</td>
<td>$0</td>
<td>$87,360</td>
<td>185</td>
<td>185</td>
<td>$0</td>
<td>$185</td>
</tr>
<tr>
<td>2010</td>
<td>$0</td>
<td>$87,360</td>
<td>186</td>
<td>186</td>
<td>$0</td>
<td>$186</td>
</tr>
<tr>
<td>2009</td>
<td>$0</td>
<td>$87,360</td>
<td>213</td>
<td>213</td>
<td>$0</td>
<td>$213</td>
</tr>
<tr>
<td>2008</td>
<td>$0</td>
<td>$87,360</td>
<td>190</td>
<td>190</td>
<td>$0</td>
<td>$190</td>
</tr>
<tr>
<td>2007</td>
<td>$0</td>
<td>$87,360</td>
<td>170</td>
<td>170</td>
<td>$0</td>
<td>$170</td>
</tr>
</tbody>
</table>

Deed History - (Last 3 Deed Transactions)

<table>
<thead>
<tr>
<th>#</th>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12/20/2006</td>
<td>WDVL</td>
<td>WARRANTY DEED W/VENDOR'S LIEN</td>
<td>ESTES HAROLD</td>
<td>BELMONT REAL ESTATE LLP</td>
<td>00223337</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1/1/1900</td>
<td>NA</td>
<td>Not available</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tax Due

Property Tax Information as of 02/25/2019

Amount Due if Paid on: [ ]

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxing Jurisdiction</th>
<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
<th>Amount Due</th>
</tr>
</thead>
</table>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (936) 634-8456

Website version: 1.2.2.14
Database last updated on: 2/24/2019 9:25 PM
© N. Harris Computer Corporation

2/25/2019
Property Search Results > 134901 BELMONT REAL ESTATE LLP for Year 2018

Property

Account

Property ID: 134901
Legal Description: 4181A GANN & ESTES ADDN #2 REVISED BLK 1 LOT 1
Geographic ID: 4181A-025E-001-001A-00
Agent Code:
Type: Real
Property Use Code:
Property Use Description:

Location

Address: LANE DR
Mapsco:
TX
Neighborhood: LUFKIN ISD
Map ID: 025E
Neighborhood CD: SLU

Owner

Name: BELMONT REAL ESTATE LLP
Owner ID: 131126
Mailing Address: 208 GASLIGHT BLVD
LUFKIN, TX 75904-3166
% Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + $0
(+) Improvement Non-Homesite Value: + $0
(+) Land Homesite Value: + $0
(+) Land Non-Homesite Value: + $0
(+) Agricultural Market Valuation: + $0
(+) Timber Market Valuation: + $443,840 $780

(=) Market Value: = $443,840
(–) Ag or Timber Use Value Reduction: – $443,060 $780

(=) Appraised Value: = $780
(–) HS Cap: – $0

(=) Assessed Value: = $780

Taxing Jurisdiction

Owner: BELMONT REAL ESTATE LLP
% Ownership: 100.0000000000%
Total Value: $443,840

Entity Description Tax Rate Appraised Value Taxable Value Estimated Tax

Improvement / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqft</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MIXD2</td>
<td>Mixed 2</td>
<td>4.8520</td>
<td>211353.12</td>
<td>0.00</td>
<td>0.00</td>
<td>$443,840</td>
<td>$780</td>
</tr>
</tbody>
</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Market Valuation</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2018</td>
<td>$0</td>
<td>$443,840</td>
<td>780</td>
<td>780</td>
<td>$0</td>
<td>$780</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$443,840</td>
<td>830</td>
<td>830</td>
<td>$0</td>
<td>$830</td>
</tr>
</tbody>
</table>

Deed History - (Last 3 Deed Transactions)

<table>
<thead>
<tr>
<th>#</th>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12/14/2016</td>
<td>P</td>
<td>PLAT</td>
<td>BELMONT REAL ESTATE LLP</td>
<td>BELMONT REAL ESTATE LLP</td>
<td>94-A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tax Due

Property Tax Information as of 02/25/2019

Amount Due if Paid on: 

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxing Jurisdiction</th>
<th>Taxable Value</th>
<th>Base Tax</th>
<th>Base Taxes Paid</th>
<th>Base Tax Due</th>
<th>Discount / Penalty &amp; Interest</th>
<th>Attorney Fees</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (936) 634-8456
Lufkin Villas at Cedar Grove

March 1, 2019

Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetland-related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
February 26, 2019

Mr. Rick Deyoe  
Villas Cedar Grove, Ltd  
1101 S Capital of Texas Hwy, Suite F200  
Austin, Texas 78746

RE: Water & Sanitary Sewer Availability

Dear Mr. Deyoe:

The City of Lufkin is willing and able to provide potable water as well as wastewater services to the The Villas at Cedar Grove Apartments (construction start date est. Jan 2020) + 7.682 acres on State Highway Loop 287 in Lufkin, Texas. The development will have 68 units with a clubhouse and maintenance building. The clubhouse facility will not exceed 4,000 net square feet. The residential units will be a mixture of one, and two bedroom units in three-story buildings.

Please do not hesitate to reach out to me if you have any questions. I can be reached at (936) 633-0215 or by email kgee@cityoflufkin.com.

Sincerely,

Kevin T. Gee, P.E.  
Director / City Engineer
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 offsite 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:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column C) and the number of units (Column B) 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 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>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Storm drains and devices</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Water and fire hydrants</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>$100,000.00</td>
<td>1</td>
<td>$100,000.00</td>
<td>In A/E Design Fee</td>
<td>$100,000.00</td>
<td>$</td>
</tr>
<tr>
<td>Sewer laterals</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Off-site paving</td>
<td>$150,000.00</td>
<td>1</td>
<td>$150,000.00</td>
<td>In A/E Design Fee</td>
<td>$150,000.00</td>
<td>$</td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td>1</td>
<td>$0.00</td>
<td></td>
<td>In A/E Design Fee</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$250,000</td>
</tr>
</tbody>
</table>

T. Craig Carney, P.E.

Printed Name: T. Craig Carney

Date: 2-28-19

Signature of Registered Engineer

[State of Texas Licensed Professional Engineer]

[Stamp] 55714

[Stamp] 2-28-19
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 costs, 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>A.</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>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Detention</td>
<td>$100,000.00</td>
<td>1</td>
<td>$100,000.00</td>
<td>In A/E Design Fee</td>
<td>$100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$300,000.00</td>
<td>1</td>
<td>$300,000.00</td>
<td>In A/E Design Fee</td>
<td>$300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$35,000.00</td>
<td>1</td>
<td>$35,000.00</td>
<td>In A/E Design Fee</td>
<td>$35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$165,000.00</td>
<td>1</td>
<td>$165,000.00</td>
<td>In A/E Design Fee</td>
<td>$165,000</td>
<td>165,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>$30,000.00</td>
<td>1</td>
<td>$30,000.00</td>
<td>In A/E Design Fee</td>
<td>$30,000</td>
<td>30,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>$100,000.00</td>
<td>1</td>
<td>$100,000.00</td>
<td>In A/E Design Fee</td>
<td>$100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>$100,000.00</td>
<td>1</td>
<td>$100,000.00</td>
<td>In A/E Design Fee</td>
<td>$100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Decorative: masonry</td>
<td>$0.00</td>
<td>1</td>
<td>$0.00</td>
<td>In A/E Design Fee</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$4,400.00</td>
<td>1</td>
<td>$4,400.00</td>
<td>In A/E Design Fee</td>
<td>$4,400</td>
<td>4,400</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td>$38,000.00</td>
<td>1</td>
<td>$38,000.00</td>
<td>In A/E Design Fee</td>
<td>$38,000</td>
<td>38,000</td>
</tr>
</tbody>
</table>

**Total** $1,072,400

Signature of Registered Engineer

2-28-19

T. Craig Carney, P.E.
Printed Name

Date

If a revised form is submitted, date of submission:

2-28-19