CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED SWEETWATER SPRINGS
NEC IH-20 AND HUBBARD STREET
SWEETWATER, TEXAS
CARNEY PROJECT NO. 1054-05

PREPARED FOR
BOCHI 2019 SWEETWATER LP
3801 N CAPITAL OF TEXAS HWY, E-204 #435
AUSTIN, TX 78746

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 24, 2019

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 24, 2019

Mr. Jeff Markey
BOCHI 2019 Sweetwater LP
404 E. McKinney Avenue
Albertville, AL 35950

RE: Site Design and Development Feasibility Report
Proposed Sweetwater Springs
NEC IH-20 & Hubbard Street
Sweetwater, Texas
CARNEY PROJECT NO. 1054-05

Dear Jeff:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Sweetwater, Texas. The site is approximately 7.421-acres located at the NEC of IH-20 and Hubbard Street and the NWC of IH-20 and Throckmorton Street in Sweetwater, Texas.

There will be 5 separate single-story buildings creating a total of 48 units. A clubhouse and other outdoor amenities will also be provided.

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

EXECUTIVE SUMMARY

The site which is 7.421-acres consists of platted subdivision lots and is zoned "H" (Business District), which multi-family (E-1) is a permitted use. The site will require re-platting to combine the existing lots into one lot. In addition, a street (Coke Street) is platted but not built and will require vacating.

A 10-inch water line exists on the west side of Throckmorton Street. Sanitary sewer is located about 140-ft east of the Hubbard Street ROW. The Site Plan will incorporate that line into the layout. These services are provided by the City of Sweetwater.

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.
Following is information from the local Tax Appraisal District concerning the property:

- **Account Number: S7600-0023-01**

  **Tax Rates:**

  - City of Sweetwater $ 0.84232
  - Sweetwater ISD $ 1.09500
  - Sweetwater ISD I&S $ 0.11300
  - Nolan County $ 0.381753
  - Nolan County IS $ 0.058613
  - Nolan County Hospital $ 0.400000
  - Wes-Tex Groundwater $ 0.005000
  - FM Kt $ 0.091290

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

**EXISTING SITE CONDITIONS & SURVEY**

The 7.421-acre site is located at the at the NEC of IH-20 and Hubbard Street and the NWC of IH-20 and Throckmorton Street in Sweetwater, Texas. The property are four tracts out of the Southside Addition. A legal description, and boundary survey are attached.

The site has scattered native mesquite trees with native grasses and cactus covering the ground. The ground surface slopes downward to the southwest from approximately elevation 2202-ft to 2189-ft.

**ENTITLEMENT PERMITTING**

**ZONING**

The property is currently zoned “H” (Business District), which multi-family (E-1) is a permitted use. No rezoning will be required.
PLATTING

The property will require re-platting to combine the existing lots into one lot. In addition, a street (Coke Street) is platted but not built and will require vacating.

Platting procedures can be found in the City's Code of Ordinances in Part I, Chapter 26, Article II. 
https://library.municode.com/tx/sweetwater/codes/code_of_ordinances?nodeId=PTIICOOR_CH26SU_ARTIIPLPR

Requirements and procedures for vacating a street can be found in Part 1, Chapter 25, Article IV of the Code of Ordinances. 
https://library.municode.com/tx/sweetwater/codes/code_of_ordinances?nodeId=PTIICOOR_CH25STSI_ARTIVPRABALCLVASTALPUWA

A Public Hearing will be required and the process is expected to take approximately 60 days to approve.

The plat and application needs to be submitted 2 weeks before the P&Z meeting. The P& Z meets on an as needed basis. The Council also reviews and approves the plat and they meet every 2nd Tuesday of the month.

A Pre-Submittal conference is recommended prior to the official filing of a preliminary plat application. The subdivider shall consult with and present a proposed plan of subdivision to the city engineer for comments and advice on the procedures, specifications, and standards required by the city for the subdivision of land. A preliminary plat can normally be approved in a 60-day time frame.

The final plat shall be accompanied by the following data. All plans and engineering calculations shall bear the seal and signature of an engineer.

a. Streets, Alleys, Sidewalks, Crosswalk Ways and Monuments. Copies of plans and profiles of all streets, alleys, sidewalks, crosswalk ways, and monuments, and four (4) copies of detailed cost estimates.

B Sanitary Sewers and Water.

1. Four (4) copies of the proposed plat, showing two (2) foot contours and the proposed locations and dimensions of existing sanitary sewer lines.
2. Four (4) copies of plans and profiles of proposed sanitary sewer lines, indicating depths and grades of lines.
3. When a separate water system is planned, or when connection is proposed to a water system other than to the city water system, four (4) copies of the plans, including fire hydrants, of the proposed system.

4. Four (4) copies of detailed cost estimates.

c. Storm Drainage

1. Six (6) copies of the proposed plat, indicating two (2) foot contours. All street widths and grades shall be indicated on the plat, and runoff figures shall be indicated on the outlet and the inlet side of all drainage ditches and storm sewers, and at all points in the street at changes of grade and where the water enters another street or storm sewer or drainage ditch. Drainage easements shall be indicated.

2. A general location map of the subdivision showing the entire watershed (a U.S.G.S. quadrangle is satisfactory).

3. Calculations showing the anticipated storm water flow, including watershed area, percent runoff, and time of concentration. When a drainage ditch or storm sewer is proposed, calculations shall be submitted showing basis for design.

4. When drainage channel or storm sewer is proposed, complete plans, profiles, and specifications shall be submitted, showing complete construction details.

5. When conditions upstream or downstream from a proposed channel or storm sewer do not permit maximum design flow, high water marks based on a twenty-five (25) year frequency, shall be indicated based on existing conditions.

6. Four (4) copies of detailed cost estimates.

**SITE DEVELOPMENT SUBMITTAL PROCESS & 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 3 to 5 days in advance.

Platting procedures can be found in the City’s Code of Ordinances in Part I, Chapter 26, Article III
https://library.municode.com/tx/sweetwater/codes/code_of_ordinances?nodeId=PTIIICOOR_CH26SU_ARTIIISTSP
Minimum Lot Size (Sec. 26-55)

In the "E", "J", "K", "L" and "M" districts, under the city zoning ordinance, the minimum area of the lots shall be four thousand (4,000) square feet for single-family dwellings; five thousand (5,000) square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two (2) families, the minimum area shall be five thousand (5,000) square feet, plus six hundred (600) square feet for each family in excess of two (2).

Building Setback Lines

In the "E" districts, under the city zoning ordinance, there shall be a front yard having a depth of not less than fifteen (15) feet from the property line to the front line of the building, covered porch, covered terrace or attached accessory building. Where the frontage on one (1) side of a street between two (2) intersecting streets is zoned for two (2) classes of districts, the setback on the more restricted district shall apply to the entire block.

Side Yard: In the "E" districts, under the city zoning ordinance, and in all other districts where a building is erected or structurally altered for dwelling purposes, there shall be two (2) side yards, one (1) on each side of the building, having a combined width of not less than twenty (20) percent of the width of the lot, provided, that in no case shall either side yard be less than five (5) feet, and provided further, that the combined width of the two (2) side yards need not exceed twelve (12) feet.

Rear Yard: In all districts, under the city zoning ordinance, where buildings are erected or structurally altered for dwelling purposes there shall be a rear yard having a depth of not less than twenty (20) percent of the depth of the lot, provided the rear yard shall not exceed twenty-five (25) feet.

Utility Easements: The location and width of sanitary sewer system, water, storm sewer, electrical, anchor or other city utility easements shall be determined by the city engineer.

(b) Where easements are required for other than public utilities, then the location and width shall be acceptable to the private utility company concerned with the approval of the planning and zoning commission.

(c) Where any public or private utility line is required to be adjacent in location or elevation, then the developer shall cause such changes to be made with the approval of the city engineer.
(d) Where the proposed subdivision adjoins an unplatted area, and a utility easement is dedicated on the unplatted property, then the owner and lien holder shall join in the dedication of the easement.

(e) Normal curb exposure shall be required where utility easements intersect streets.

(f) Where utility easements are not themselves straight within each block, or if the same do not connect on a straight course with the utility easements of adjoining blocks, then an additional easement shall be provided for the placing of guy wires on lot division lines in order to support poles set on curving or deviating rights-of-way or alleys.

**DRAINAGE**

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48050200005C effective date June 19, 1989 and is located in Zone A which is areas inundated by the 100-yr flood but no base flood elevations have been determined. Detention for storm water is required by the City only if the downstream properties are adversely impacted. Provisions for above ground detention have been made.

**ZONE A**

Approximate A Zones are those areas not studied by the detailed hydrologic/hydraulic methods. These areas are shown as “unnumbered A zones” on the FIRM and “approximate 100-year flood zones” on the Flood Boundary Floodway Map. The FIS will not contain specific base flood elevations for approximate study areas nor will there be a floodway/fringe designation on the FBFM.

“A Guide for Obtaining and Developing Base (100-Year) Flood Elevations” provides information on a number of methodologies for developing BFEs in approximate A zones. These methodologies range from detailed methods that produce BFEs and perform floodway analyses similar to those developed for a Flood Insurance Study to simplified methods that can be used in isolated areas where more costly studies cannot be justified.

When a detailed flood study in an approximate A Zone area is performed, the new flood information must be submitted to FEMA within six months. A Letter of Map Revision(LOMR) will be required to be approved as a condition of approving the development.
The design of the development will be such that the finished floor elevation will be at least a foot above the base flood elevation.

Additional information can be accessed from the following link

https://www.fema.gov/media-library/assets/documents/6029

TxDot will require plan review for drainage discharge to IH-20 frontage ROW.

UTILITIES

A 10-inch water line exists on the west side of Throckmorton Street. Sanitary sewer is located about 140-ft east of the Hubbard Street ROW. The Site Plan will incorporate that sewer line into the site layout. These services are provided by the City of Sweetwater.

Overhead electrical (both single and 3-phase) is available at the property. Natural gas is available off site, but the Developer does not require gas for this project.

FIRE DEPARTMENT REQUIREMENTS

Fire Prevention and Protection will be provided in accordance with the Code of Ordinances found in Part I, Chapter 10. https://library.municode.com/tx/sweetwater/codes/code_of_ordinances?nodeId=P TIIICOOR_CH10FIPRPR

The fire department requires the following:

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

1. Each building in the city limits shall be within 500 feet of a fire hydrant, as measured by lay-of-hose length.

   A. In all cases, the following criteria shall be adhered to:

   1. 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.
2. 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.

3. A fire hydrant is required within 200 feet of a Fire Department Connection.

4. 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.

5. Fire hydrants shall be located at intersections wherever possible.

Consult Section C-104 of the International Fire Code for requirements on hydrants that may obstruct access during firefighting operations.

6. A hydrant shall be placed at the throat or beginning of each cul-de-sac at the intersecting street.
   a. Additional fire hydrants may be required based on length of cul-de-sac.
   b. Fire hydrants placed at the bulb end of cul-de-sacs should be avoided.

7. On divided highways hydrants shall be placed on each side of the highway wherever possible.

8. Fire hydrants shall be installed with the 4-inch nozzle facing the required access way or street.

9. Fire hydrants shall be installed and maintained so that the center of the lowest water outlet is 18 inches above the ground.

10. 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.

11. A reflective, blue, raised pavement marker shall be placed at the center of the required access way or street for any new fire hydrant installation, in line with the 4-inch nozzle.

12. 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.

13. 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.

14. Fire hydrants shall be in operation before framing is started or combustibles are stored on any construction site.

15. 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

No offsite improvements are planned.

INGRESS & EGRESS

The site will be accessed primarily from the frontage road of IH-20. The frontage road has two-way traffic and is an asphaltic surface. A secondary access is provided on Hubbard Street. Hubbard is a local residential street having a 60-ft ROW with an asphaltic surface. No additional ROW dedication is required by the City or TxDot and no widening is in any long-range plans.

A TxDot Permit will be required for the access point on IH-20 frontage road.

LANDSCAPING

The City does not have a Landscaping Ordinance.

SIGNAGE

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

BUILDING PERMIT & PLAN REVIEW

Submit a “City of Sweetwater Permit Application” together with 3 sets of plans including a completed specification manual, site plan, architectural and structural,
mechanical plumbing, electrical, energy conservation code, fire sprinkler and project specific plans.

Review time will be approximately 3 weeks 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 Sweetwater:

- 2012 International Building Code
- 2012 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 International Mechanical Code
- 2012 International Residential Code
- 2012 International Existing Building Code
- 2012 International Plumbing Code
- 2012 International Fuel Gas Code
- 2012 International Fire Code

CITY FEES

The City of Sweetwater has no review fees, reimbursement fees and/or park/landscape fees. The summary of fees is estimated to be the following:

- Building Permit (> $500K) $2 per thousand $ 8,740
- Water & Sewer Tap Fee (est.) $ 4,500
- Application Fees (est.) $ 1,000

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 $ 712,800. No offsite improvements are anticipated.
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

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Tax Certificate
Zoning Map
Civil Engineering Site Plan
FEMA Flood Map
National Wetland Inventory Map
Utility Map
TDHCA Onsite Cost Estimate
General Property Tax Information - Parcel ID: 31260

Property Owner
MORRIS STANLEY A

Mailing Address
907 E BROADWAY ST
SWEETWATER, TX 79556-4766

Property Address
1801 HUBBARD ST
SWEETWATER, TX

Account Number
S7600-0023-01

Legal Information
SOUTH SIDE BLK 23 LOT 1-10 AND PT OF 11

View / Print Tax Statement

View All Tax Data For This Owner

* View Property Record

THIS IS BASE TAX ONLY AND DOES NOT INCLUDE PENALTY & INTEREST AND/OR DISCOUNT.
DO NOT PAY THIS AMOUNT.
PLEASE CLICK VIEW / PRINT TAX STATEMENT ABOVE.

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**BASE** property tax for **2018**: $ 692.49

* Where supporting website data is available.
1. The engineer has researched codes, ordinances, and other developmental requirements of local government, including Fire, with jurisdiction over the site, and verify that the site plan conforms to all applicable zoning, site development, and building codes and ordinances. Actual submission to, or review by a local government, including Fire, is not required.

2. There are no known variances that will be required for this project.

3. Dimensions are to face of curb. Radii are to face of curb, or center of striping unless noted otherwise.

4. Contractor shall refer to architectural plans for exact locations and dimensions of building exit porches, ramps, sidewalks, downspouts and other appurtenances which are connected to the building, precise building dimensions, and exact building utility locations.

5. Contractor shall refer to electrical plans for types of light fixtures and conduit routing.

6. Contractor shall provide fire lane striping as per governing entity.

7. Existing topographic information was taken from Google Earth elevation data and no warranty is made as to its accuracy.

8. The minimum horizontal separation between parallel water and sewer lines is ten (10) feet, and the minimum vertical separation between crossing water and sewer lines is eighteen (18) inches.

9. Proposed finish floor elevations are preliminary and were developed for approximate earthwork quantities.

10. A portion of this property lies within zone A per flood insurance rate map No. 4805020005C, effective date June 19, 1989.
March 1, 2019

**Wetlands**
- Green: Freshwater Emergent Wetland
- Green: Freshwater Forested/Shrub Wetland
- Purple: Lake
- Brown: Other
- Cyan: 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's related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
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, offsets, 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 these site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

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T. Craig Carney, P.E.
Printed Name

Signature of Registered Engineer
2-28-19

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

State of Texas
PROFESSIONAL ENGINEER
T. CRAIG CARNEY
53714