MERRITT GARDENS
SITE FEASIBILITY STUDY
Lot 11, Block 3, Gateway Plaza Section 13, City and County of Midland, Texas
February 28, 2020
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1.0 EXECUTIVE SUMMARY

The following feasibility study has been conducted on behalf of Denison Development & Construction, Inc. by Maverick Engineering regarding proposed development of one tract generally located along Starboard Drive, North east of the intersection of Tradewinds Boulevard and Starboard Drive. The legal description of lots effected is as follows:

Lot 11, Block 3:

LOT 1, BLOCK 3, GATEWAY PLAZA, SECTION 13. BEING A RE-PLAT OF LOTS 5 & 6, BLOCK 3, GATEWAY PLAZA ADDITION, SECTION 2, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

This project is intended for multi-family Senior residential housing. The site is already platted and zoned to accommodate this project. The requisite zone change approval can be referenced by City Ordinance #9955.

Tax rates, codes, specifications, and a detailed review of relevant variables to the development are discussed below. The following report is based on research conducted through meetings with applicable regulators, the Midland Central Appraisal District, local utility providers, and Maverick’s extensive land-development experience within the City of Midland.

Due diligence has been undertaken to cover all contingencies to produce the most accurate report possible. However, unforeseeable factors, or changes to the proposed development might affect the completeness of this assessment. Additionally, regulatory staff might review the application and propose further requirements not detailed in this initial report. Furthermore, 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.
2.0 EXISTING SITE ANALYSIS

2.1 Description

The site is located to the North East of the Intersection of Starboard Drive and Liberty Drive in Midland, Texas. To the north of the site is a regional detention basin. To the west is an existing hotel and to the west is another Hotel. The south side of this site is bounded by Starboard Drive public right-of-way.

The site currently is undeveloped grassland. The terrain naturally slopes to the southeast at approximately 1.0% slope.

Approximate Site Location Map
(Not to scale)
2.2 **Property Identification**

This tract is recorded with Midland County. The Parcel of land is known as:

LOT 11, BLOCK 3, GATEWAY PLAZA, SECTION 13 BEING A RE-PLAT OF LOTS 5 & 6, BLOCK 3, GATEWAY PLAZA ADDITION, SECTION 2, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

No. 2019-32757, Cabinet L  
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2.3 **Zoning**

As described by the City of Midland zoning map, current designation for this site is PD-HD or Planned District – Housing Development. See section 3.1 for requisite zone change information.

2.4 **Floodplain Status**

FEMA insurance rate maps show the site as part of the unshaded portion of “Zone X” which falls outside of the 500-year floodplain. This map, labeled 48329C0184F, is exhibited in the appendix at the conclusion of this report. (See Fig. 2.4)

2.5 **Tax Rates**

Midland Central Appraisal District assesses tax at a combined total rate of $1.893178 for every $100 of property valuation for these sites in year 2019.

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2.6 Existing Public Infrastructure & Utilities

There are existing public water lines adjacent to the site. An 8” water main is located along Starboard Drive with a 6” water stub out for this commercial property.

There is an existing 8” sewer line located in Starboard Drive.

A map downloaded from the City of Midland GIS on February 13, 2020 shows the locations of these water and sewer lines.

Public right-of-ways adjacent to the site are:

   *Starboard Drive* — Located between the sites. Dedicated to the City of Midland and constructed.

Atmos natural gas is located in the Starboard Right of Way. ONCOR overhead power facilities run along Starboard Drive as well.
3.0 DEVELOPMENT REQUIREMENTS

3.1 Re-Zoning

As the site is now zoned PD-HD (Planned District for a Housing Development) an amendment to the planned district will not be necessary. A copy of the approved site plans, which adhere to all applicable zoning, site development, and building code ordinances, can be found in the appendix at the conclusion of this report. (See Fig. 3.1). These proceedings are complete as of August 13, 2019 and can be referenced in the public record as Ordinances #9955.

3.2 Site Plan & Elevation Approval

The City of Midland site plan standards are included in the appendix of this report. (See Fig. 3.2) This requirement is complete and regulated by the Ordinance referenced in Section 3.1 Re-Zoning.

3.3 Platting Requirements

The site is currently platted per the legal descriptions outlined in Sec. 1.0 Executive Summary.

3.3a Drainage Plan Requirements

Per City of Midland Hydrology/Hydraulic Standards this site will need to comply with the required Pre Vs. Post drainage calculations and detained on site by various methods pertaining to detention basins and temporary back up areas. A drainage analysis has been performed and the site does comply with City of Midland Standards.

3.3b Offsite Street & Utility Improvements

Necessary public utilities are currently in place. No further utility or sewer extensions will be required to develop the site.

3.3c Municipal Development Requirements

There are no Right-of-way dedications for the proposed site.

3.3d Onsite Water & Sewer Status

The City of Midland will require that the onsite water, sewer, and fire lines be privately owned and maintained.
3.3e Public Improvement Guarantee

Because the site is currently platted, no public improvement guarantee will be necessary. However, connecting driveways and sidewalk along Starboard Drive will be required prior to issuance of a certificate of occupancy.

3.3f Onsite Costs

Onsite costs include grading, parking, driveways, walking paths, domestic and fire water supply, wastewater, landscaping, signs and bumper stops, pool and fencing improvements. (See Fig. 3.3f) This site is unique as it does have to re-route city drainage facility in a conveyance form of storm drainage. The Design Documents regarding this storm drain reroute are already approved by the City of Midland and await permit pick up.

3.3g Offsite Costs

There will be no required off-site improvement costs for this project.

3.3h Impact Fees

There will be no required off-site improvement costs for this project.
4.0 PERMIT REQUIREMENTS

4.1 Building Permit Process

The Building Official of the City of Midland coupled with the Code Administration Department is responsible for the review, comment, and approval of all development plans proposed in the City of Midland. This process in general is an ongoing dialog between submittals and comments which can take four to six weeks or more to finalize for permitting.

The building permit process consists of a total package containing Civil, Structural, Mechanical, Electrical, Architectural, 25% of Building Permit Cost that is based on the valuation of the project. Appropriate Com Checks and TDLR #’s are required for submittal as well. The city of Midland only allows full packages submitted together for the building permit project. Packages are not allowed to be split up.

The City of Midland takes 20 working days for first review and 10 working days for subsequent reviews thereafter.

4.2 Building Code

The City of Midland’s Building Ordinance has adopted to following codes:

- 2018 IBC (International Building Code)
- 2018 IRC (International Residential Code)
- 2018 IFC (International Fire Code)
- 2018 IMC (International Mechanical Code)
- 2018 IPC (International Plumbing Code)
- 2018 IFGC (International Fuel Gas Code)
- 2015 IECC (International Energy Conservation Code)
- 2018 NEC (National Electric Code)

4.3 Access Requirements

The sidewalks and driveways shown on the site plan comply with applicable City of Midland standards.

4.4 Fire Marshal Review

The Fire Marshal review will follow the standards of the adopted code including the minimum two entry points for any fenced apartment complex.
4.5 Landscape Ordinance

The City of Midland's Landscape Ordinance details the requirements for outdoor landscaped spaces. It dictates a minimum of 10% of the land be landscaped including the amount of land for the right-of-way. There are a minimum number of trees to be planted on the site, including trees every 30', plus one tree per twenty parting spaces installed. The final landscaping design will comply with the Landscape Ordinance and will be finalized at the time of plans review.

4.6 Sidewalks

Sidewalks are required by the building code of the City on all street frontage.
5.0 FEE SUMMARY

The City of Midland does not have impact fees that will affect this project. Water and sewer tap fees are null. Installation will be undertaken by the respective utility’s interests. Permit fees, application fees, and review fees will stand as they pertain to planning and code enforcement standards of the City. All known planning fees have been paid.
6.0 UTILITY SERVICE SUMMARY

6.1 Electric Service

ONCOR Electric Delivery Company has confirmed service availability. See attached confirmation letter in the appendix (Fig. 6.1).

6.2 Gas Service

ATMOS Energy has confirmed service availability. See attached confirmation letter in the appendix (Fig. 6.2).

6.3 Telephone, Cable, & Internet

Telephone, internet, and cable services can be provided by Grande Communications, Suddenlink Communications, and AT&T. Furthermore, AT&T is willing to offer high performance internet with fiber optic. See attached confirmation letters in the appendix (Fig. 6.3).

6.4 Water, Sewer

The City of Midland provides water, sewer. (See Fig. 6.4)

6.5 Refuse

Republic Services is available to serve commercial developments. (See Fig. 6.5)
7.0 APPENDIX

Figure 2.4 – Floodplain Map 48329C0184F
**Chapter 10- Site Plan Review Standards**

11-10-1. General considerations.

A. Description. This Chapter adds site development review and building material and design standards to the development criteria included in the base zoning district (Section 11-1-6). Development plans will be considered through an administrative process, which will allow review to occur in an expedient manner.

B. Purpose. The purpose of development standards is to promote excellent site design in recognition that the quality of development impacts our residents and leaves a positive, lasting impression on visitors. These standards are intended to ensure that non-residential construction will be designed to create an appealing view from the street, provide a variety of architectural styles and building types, promote pedestrian access, and improve compatibility.

C. Compliance. The following regulations shall apply to new construction, exterior alteration(s), and addition(s) to an existing facility for non-residential development or developments that have both residential and non-residential components (mixed-use) in all zoning districts except as noted below.

D. Exceptions. The following are exempt from the requirements of this section:

1. Commercial and industrial uses located in the C-3, Commercial District, LI, Light Industrial District, HI, Heavy Industrial District, or IP-1, Industrial Park District.
2. Addition to an existing building if the addition is less than 20 percent of the existing building area.
3. Alteration to an existing building if the alteration is less than 20 percent of any individual building elevation.

(Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8564, § 1, 9-25-2007)


A. Site plan requirement. Except as noted above, no development shall be lawful or permitted to proceed without final site plan approval by the Planning Division Manager. A request for site plan review shall contain the following, together with any other information reasonably necessary for the review process:

1. A complete application, which shall include the name, address and telephone number of the applicant and the name, location and legal description of the project.
2. Six copies of a fully dimensioned site plan, drawn to an appropriate engineering scale on paper no larger than 24-inches by 36-inches, which should include:
   a. A location map, a north arrow, scale, and date of drawing.
   b. The location and size of existing and proposed buildings and structures, including outside display areas, if permitted.
   c. Elevation drawings of all buildings and structures with dimensions and proposed building materials.
   d. Streets, easements, driveways and curb cuts, existing and proposed on the site and those within 200 feet.
   e. The location and size of existing utilities within or adjacent to the project site.
   f. All off-street parking, with related driveways, loading spaces and walkways indicating the size, angle of stalls, and width of aisles, and a schedule of the number of parking spaces provided and the number required.
   g. Solid waste collection plan indicating the location of dumpsters and screening.
(h) Size and location of all proposed signage.

(i) Location, height, and materials of any fence, retaining wall, or other type of screening.

(j) Exterior lighting plan for the building and parking lot (may be by notation only).

(k) A detailed landscaping plan in accordance with Title XI, Chapter 9 Landscaping Regulations.

(l) Sufficient information to show how the physical improvements associated with the proposed development interrelate with existing or proposed development on record for adjacent properties.

(m) Provision for the adequate disposition of stormwater in accordance with the location, size, and type of ditches, gutters, and catch basins.

(n) Other information deemed necessary by City of Midland staff due to the particular location and condition of the particular site.

B. Building construction standards.

1. Building Elements.

   (a) To avoid blank walls, wall planes shall have an offset or enhancement at a spacing of no greater than 50 feet, including awnings, canopies, alcoves, recessed entries, ornamental cornices, pillar posts, paint, reveals, or other similar elements.

   (b) Any separate buildings or detached accessory structures over 200 square feet in area shall be designed as an integral part of the primary building by use of complementary and/or consistent details such as colors, building materials, architectural elements and signage.

   (c) A detached accessory structure under 200 square feet in area shall adhere to subparagraph (b) or meet all of the following requirements:

      i. The maximum height shall be nine feet;

      ii. No signage or label shall be allowed; and

      iii. The structure must be screened from the public right-of-way by a solid fence with a minimum height of six feet; details on the proposed screening fence shall be submitted for the review and approval of the Planning Division Manager.

2. Exterior materials and color. The use of metal arch buildings (Quonset hut or similar style) is hereby prohibited. All other buildings constructed of pre-engineered metal (R-Panel or similar style), non-decorative exposed concrete block, or wood-siding shall comply with the following:

   (a) In the AE through MF-2 Districts, O-1,0-2, NS, LR-1, LR-2, and C-1 Districts, and in the IP-2 and IP-3 Districts located at the Midland International Airport:

      i. At least 75 percent of the primary and secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;

      ii. The elevation opposite the primary elevation shall be exempt from the building material restrictions, except when said elevation is adjacent to a public street.

   (b) In the LR-3, C-2, and BP Districts, and in the IP-2 and IP-3 Districts, except those located at the Midland International Airport:

      i. At least 75 percent of the primary elevation and at least 30 percent of the secondary elevations, excluding doors and windows, of all buildings to which these standards apply shall be finished in one or more of the materials listed in subparagraph c;

      ii. The elevation opposite the primary elevation shall be exempt from the building materials restrictions, except when said elevation is adjacent to a public street.

   (c) Allowed materials:
i. Architectural metal panels (i.e. metal composite materials and composite metal cladding);

ii. Brick, natural stone, cast stone, rock, marble, granite, glass block or glass curtain walls, tile;

iii. Stucco or plaster;

iv. Synthetic stucco, i.e. Exterior Insulation Finish System (EIFS) or equivalent product;

v. Cellulose fiber-reinforced cement building board products, i.e. Hardi-Board or equivalent product; or

vi. Split-face concrete block, integrally-colored concrete block, poured-in-place concrete, and pre-cast concrete. Concrete products shall have an integral color or a color coating or be textured;

vii. The use of metal for roofing.

(d) Use of color: The use of a single color and use of dark or neon colors, except for accent, should be avoided.

(e) Compatibility: The site shall be developed in a manner that will not interfere with the property rights of others nor diminish the enjoyment of property in the general neighborhood. Building materials, colors, and design details should be compatible with the character and scale of an area or should contribute to the establishment of a positive character and scale for the area.

C. Site planning and design.

1. Pedestrian scale:

   (a) Open space should be concentrated at areas of significant activity, rather than dispersed into small areas of low impact or on the periphery of the site.

   (b) Special lighting, distinctive paving materials, landscaping benches and other street furniture should be used to enhance the pedestrian scale.

2. Screening and buffering:

   (a) When a commercial structure is adjacent to property that is either zoned for or developed with residential uses, compatibility must be enhanced through the use of additional setbacks and/or buffering. A buffer may consist of solid fencing, landscaping, or berms.

   (b) A screening fence shall have a minimum height of six feet and shall consist of either brick, masonry, wood, or a combination thereof.

   (c) Exterior trash enclosures, storage areas, service yards, and mechanical equipment, both rooftop and ground, must be completely screened using the same materials, color and/or style as the primary building. The use of wooden or vinyl fences or chain link fences with slats for rooftop equipment screening is prohibited.

   (d) Multi-story buildings must be stepped back to preserve the scale of the adjacent low rise structures.

   (e) All buildings should be oriented so that utilitarian areas, such as loading docks and service bays, are located away from highly visible portions of the site or are appropriately screened.

D. Parking Lots and Access.

1. The site plan shall be designed to provide safe separation of pedestrian and vehicular traffic.

2. Adequate access and circulation shall be prohibited for public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.).
3. Drive-thru access shall be located and designed with adequate stacking space to avoid conflicts between pedestrians, parked vehicles, and circulating traffic.

E. Access to public streets.
   1. All streets, driveways, parking areas, walkways and other public and private ways shall be designed to function properly without interfering with the orderly and safe operation of the public street system.
   2. Whenever possible, access to parking and loading areas will be provided from arterial or collector streets.
   3. Each proposed driveway connection to a street shall be referenced by centerline-to-centerline dimensions to all existing streets and to all alleys and driveways within the block which intersect the same street within 200 feet.
   4. Joint vehicle access to multiple parcels shall be used to the greatest extent reasonable. Where staff or the Commission determines that a mutual access easement across multiple lots is appropriate for adequate internal and external circulation and access to public streets, an approved access easement or easements shall be established and filed for record prior to the granting of driveway access to the public street system.

F. Outdoor lighting.
   1. Exterior lighting shall be for safety purposes only and shall not be used to attract attention to a business, except as otherwise permitted under the City’s sign regulations.
   2. Exterior lighting shall be aimed and shielded to prevent glare.
   3. Lots abutting residential dwellings shall use low-level lighting and a maximum pole height of 12 feet to minimize light visibility on adjoining properties.
   4. Lighting fixtures serving open-air parking lots shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA) in order to direct light downward.
   5. Incandescent, fluorescent, color-corrected high-pressure sodium, or metal halide lighting is recommended. The use of solar-powered lighting is encouraged where feasible. Exterior lighting installations should include timers, dimmers, sensors, or photocell controllers that turn the light off during daylight hours or hours when lighting is not needed.

G. Particular standards for approval.
   1. Setbacks and yards. Setbacks and appropriate yards shall conform to those specified in the zoning code for the applicable district.
   2. Utilities. Utilities should be placed underground, except where overhead utilities are the prevalent condition of the area.
   3. Site water runoff control. Control of storm water and irrigation water runoff shall be an objective of site landscaping plans. Site landscaping plans and associated site grading shall be designed to avoid the release of irrigation water into streets and alleys.

H. Approval procedure and appeals.
   1. Applications for administrative site plan approval shall be reviewed by City staff. Review will be conducted within 14 regular working days of a complete application submittal, or within such further time as agreed to by the applicant and staff. Failure of staff to act within 14 working days shall constitute site plan approval.
   2. If the site plan is not approved as submitted, the applicant may appeal the decision to the Planning and Zoning Commission for consideration at a public hearing. The appeal process may require an application for planned district zoning.
3. Any proposed amendment to an approved site plan must be submitted as a new application for site plan approval. (Ord. No. 8413, § 1, 5-23-2006; Ord. No. 8447, § 1, 9-26-2006; Ord. No. 8473, § 1, 12-19-2006; Ord. No. 8644, § 1, 6-10-2008; Ord. No. 8731, § 1, 6-23-2009)
July 22, 2019

City of Midland Engineering Services
Attn. Matt Carr
Engineering Manager – Development Review
300 N. Loraine
Midland, Texas 79701

Re: Gateway Plaza, Section 12 – Revised Drainage Letter

Mr. Carr:

Gateway Plaza, Section 12, being a re-plat of a 2.297 Acre tract of Lots 5 & 6, Block 3, Gateway Plaza Addition, Section 2, an addition to the City and County of Midland, Texas. The total area of the plat is 2.297 acres, which will be subdivided into a single lot as follows:

- Lot 3 – 2.297 Acres

The site is in the City of Midland, generally located on the northwest side of Starboard Drive at Liberty Drive (Council District 4).

Aerial imagery indicates that the site is historically Natural Western Desert. The site does not appear to have been cleared and used for any agricultural or industrial purposes through the recent years. Web Soil Survey reports the soil to be Amarillo fine sandy loam (AFA) with 0-1% slopes, which is part of hydrologic soil group B (see appendix). The land use and the soil type indicate that a historical curve number of 77 should be used to model the existing conditions; however, this number is adjusted down to 66 for an AMC 1.4 per city code.

Historical peak runoff is modeled at 8.92 cfs (see hydrograph below and appendix) at the calculated time of concentration of 15.3 minutes. This time of concentration was calculated by the SCS TR-55 method with the noted curve number of 66 over a flow length of approximately 300 ft. at an average slope of 0.8%. The historical storm runoff sheet flows southerly into Starboard Drive.

Development concept plan for the site indicates this site will be developed as a high-density apartment site with 85% impervious area. The development will likely consist of a single structure over a parking structure with small surface parking areas and associated landscape improvements. The site was modeled with a curve number of 92 to represent an 85% impervious apartment site on hydrologic soil group B. The developed peak runoff is estimated at 15.61 cfs, (see hydrograph below and appendix) at the developed time of concentration of 16 minutes.
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**Notes:**
- This form must be completed by an authorized engineer.
- The total cost must be in United States Dollars.
- All costs must be in United States Dollars.
- The total cost must be calculated using the engineering costs.
- This form must be submitted with the development cost schedule.
Will Serve Letters & Statements of Capacity

Figure 6.1 - Electric

(Pending Response)
Figure 6.2 - Gas

(Pending Response)
Figure 6.3 – Internet, Cable, Telephone

(Pending Response)
Figure 6.4 – Water, Sewer

(Pending Response)
Figure 6.5 – Refuse

February 27, 2020

Maverick Engineering
PO Box 6040
Midland, TX 79704

Attn: Paladin Huckaba

RE: Will Serve Letter for Gateway Plaza in Midland, TX.

Republic Services is an authorized waste provider in the Midland/Odessa TX area and we will be able to provide regular trash services as well as compactor trash hauling services for the Midland Gateway Plaza location at Liberty and Starboard Dr.

Services that we will provide could be compactors, front load, or side load trash containers and services up to 6 days per week if needed.

Services will be initiated once the customer service agreement has been signed by both parties. If a compactor is needed, we will need up to 8 weeks to order new equipment.

Please let me know if I can be of further assistance.

Thanks
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