I. Table of Contents

I. Table of Contents ................................................................. 2
II. Introduction ........................................................................ 3
III. Executive Summary .......................................................... 3
IV. Vicinity Map ........................................................................ 4
V. Project Description ............................................................. 5
   A. Site Description ................................................................. 5
   B. Zoning .............................................................................. 5
   C. Platting/General Development Process ................................. 6
   D. Water Service ..................................................................... 9
   E. Sanitary Sewer Service ........................................................ 9
   F. Stormwater Drainage .......................................................... 9
   G. Fire .................................................................................. 9
   H. Floodplain ..........................................................................10
   I. Site Access .........................................................................10
   J. Required Fees .....................................................................10
   K. Franchise Utilities .............................................................11

Appendix
Attachment A - Engineer Prepared Statement
Attachment B - Preliminary Site Plan, Utility Plan, & Drainage Plan
Attachment C - Land Title Survey
Attachment D - Dallas County Appraisal District Tax Information
Attachment E - Water Record Drawings
Attachment F - Sewer Record Drawings
Attachment G - Drainage Record Drawings
Attachment H - Flood Insurance Rate Map No. 48113Co220L
Attachment I - Atmos Energy Will-Serve Letter
II. Introduction

This feasibility study report has been prepared for Garland Senior Living, Ltd. for the proposed Garland Senior Living development in Garland, Texas. It is our understanding that your intent is to develop this property as a senior age restricted residential mixed-income independent living community as conceptually shown in the Preliminary Site Plan, Utility Plan, and Drainage Plan. Reference Attachment B for the Preliminary Plans. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site. 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.

III. Executive Summary

- 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.
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment B reflects a 122-unit development with 209 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- At the time of this report, it is not anticipated that there will be any major import or export of soil required.
- Per the Dallas County Central Appraisal District, the subject property is comprised of two tracts: Property ID numbers 6500372601000700 and 65003726010030800. The 2019 millage rate for the property is 2.8062%.
- The subject property is currently zoned Planned Development 07-33. The Planned Development will be required to be amended to allow for the proposed use. A Planned Development application has been submitted to the City of Garland on February 24, 2020. Per City staff, the rezoning process will require at least two to three months to complete.
- The subject property is not currently platted nor does it abut a public street or right-of-way. Per City staff, the subject property will be required to be platted and the adjacent church lot to the north will be required to be re-platted to allow for access to Belt Line Road.
- Per City Record Drawings, there currently exist two eight-inch water line stubs provided by the adjacent properties to the north and northeast of the subject property. Both stubs must be connected to and a public water line loop will be required to be constructed through the subject property. An off-site water line extension will be required to connect to the northern stub. However, no off-site easements will be required for the water line connections.
- Per City Record Drawings, there currently exists an 8-inch sanitary sewer line along Belt Line Road. Due to the depth of this existing line, the subject property should be able to gravity flow and connect. Because this proposed sanitary sewer line may be located
within the newly-platted area connecting the subject property to Belt Line Road, neither an off-site sanitary sewer extension nor an easement will be required to service the subject property.

- On-site detention will be required to develop the subject property. Also, per the Technical Standards Manual, all detention basins must include provisions to improve stormwater quality by removing 70% of total suspended solids.
- Per the Fire Code and amendments, approved fire lanes shall be provided for every portion of a building. All fire lanes must be 24 feet wide. They shall extend to within 150 feet of all portions of the exterior walls as measured by a ten-foot wide, unobstructed, approved route around the exterior of the building.
- No other unique development requirements are known at this time.
- Per the Flood Insurance Rate Map No. 48113Co220L revised July 7, 2014, no portion of the subject property lies within the 100-year floodplain.

IV. Vicinity Map
V. Project Description

A. Site Description

The proposed 6.709-acre multi-family development is located within the city limits of Garland, Texas and is generally bound by Belt Line Road to the north, Tina Drive to the south, and Monarch Drive to the west.

Per the Title Survey of the subject property produced by Ringley & Associates, Inc. on January 22, 2020, the tract is currently divided into three tracts. The main tract is a 6.01-acre, unplatted parcel with no easements encumbering the tract. For the purposes of this report, this parcel will be referred to as the subject property. Tract 1 is a 0.627-acre tract that provides access from the subject property to Belt Line Road and provides further connectivity between the subject property and the adjacent property to the north. Tract 1 contains a portion of an existing Detention Easement as well as a 20-foot Drainage Easement crossing the tract. Tract 2 is a 0.072-acre parcel that provides cross-access between the subject property and the adjacent property to the north.

The subject property is adjacent to a Pentecostal church to the north, a senior living community to the east, single-family residential to the south and west, and a City park to the southwest.

The site is currently undeveloped and generally drains from the southwest to the north and east.

Per the Dallas County Central Appraisal District, the subject property is comprised of two tracts: Commercial Accounts numbers 6500372601000700 and 65003726010030800. The 2019 millage rate for the property is 2.8062% and is comprised of the following taxing jurisdictions:

- City of Garland: 0.7696%
- Dallas County: 0.2531%
- Garland ISD: 1.3900%
- Parkland Hospital: 0.2695%
- Dallas County College: 0.1240%

The Title Survey may be referenced in Attachment C. The Dallas County Appraisal District Tax Information may be referenced in Attachment D.

B. Zoning

Per the City of Garland Zoning Map, the subject property is currently zoned PD 07-33. Per City staff, an amendment to the Planned Development will be required for the proposed development.

To amend a Planned Development, an application for the proposed Planned Development must be submitted to City Staff and then approved at a public hearing by both the Planning and Zoning Commission and City Council. Per City staff, the rezoning process will require at least two to three months to complete.

The City of Garland Zoning Map may be referenced at
C. Platting/General Development Process

The City of Garland Development Code outlines all of the procedures and standards for development approvals and permits. Per City staff, the subject property will be required to be platted and the adjacent church property to the north will be required to be re-platted in order to connect the subject property to the Belt Line right-of-way. Tracts 1 and 2 are the portions of the adjacent property that are to be re-platted off of that lot and with the subject property. Any off-site easements required for development and emergency access will be required to be recorded prior to approval of the proposed Final Plat.

Pre-Submittal Meeting

Prior to the official submission of an application, the applicant shall attend a Pre-Submittal Meeting with the Development Review Committee and the responsible official who will primarily process the application. The purpose of the Pre-Submittal Meeting is to discuss the applicant’s general plans, needs, constraints and goals for the property, and to allow the applicant to become familiar with the City’s codes, development regulations, fees, and processes applicable to the project.

Preliminary Development Plan

A Preliminary Development Plan initiates the review process. The purpose of a Preliminary Development Plan is:

- To ensure that a proposed project is in compliance with the General Development Code, including the zoning regulations in Chapter 2 and the development standards required in Chapter 4.
- To ensure that a proposed project is in compliance with applicable City ordinances and guidelines prior to commencement of construction.
- To coordinate improvements to property by reviewing such improvements in relation to traffic safety, enhancement and maintenance of property values, and reduction of any potential health and safety hazards.

Approval of a Preliminary Development Plan is always conditional in nature, and is always subject to any additions or alterations to the Site Engineering Drawings as may be deemed necessary by the Director of Engineering.

The approval of a Preliminary Development Plan application permits the applicant to apply for a Site and a Building Permit.

Platting

The subject property is currently not platted. The following is the platting process within the City of Garland:

Per Article 2, Division 3 of the Garland Development Code, a Final Plat is required for site development.
Before filing an application for a Final Plat, an applicant must submit a Working Plat along with the required Site Engineering Drawings to the City Engineering Department. The Working Plat must be reviewed and accepted prior to submittal to the Planning Department.

Once the Working Plat is deemed acceptable by the Engineering Department, the general process for obtaining Final Plat approval through the City of Garland is as follows:

- The Plan Commission shall review the Final Plat application, findings of the Development Review Committee, and any other information submitted with the application or supplied by City staff. From all such information, the Commission shall determine whether the Final Plat application complies with the General Development Code and the City’s Development Application Packet, as amended.
- The Plan Commission shall either approve the Final Plat as submitted by the applicant or deny the Final Plat, using the standards set forth in Section 3.10 of this Chapter 3.

The approval of a Final Plat authorizes the applicant to seek approval and issuance of a Site Permit and Building Permit. It also authorizes the applicant to install improvements in public rights-of-way in conformance with approved Site Engineering Drawings and under a Subdivision Improvement Agreement if applicable.

Whenever public improvements to serve the development are deferred until after Certificate of Occupancy for Final Plats with no prior approved Preliminary Plat, the Certificate of Occupancy shall not be issued unless and until the applicant enters into a Subdivision Improvement Agreement in accordance with this Division 3 of Article 6 of Chapter 3. The application for a Subdivision Improvement Agreement shall be made in conjunction with an application for approval of the Site Engineering Drawings.

For a Final Plat with no prior approved Preliminary Plat, the Final Plat recordation shall be done in accordance with Subsection 3.19(A). Improvements must be installed and accepted to obtain a Certificate of Occupancy unless improvements are deferred per Section 3.102 of Chapter 3. No Building Permit shall be issued until the Final Plat for the property is approved by the City and filed for record at the applicable county.

**Site Engineering Drawings**

The Engineering Department maintains requirements, checklists and procedures for review and approval of Site Engineering Drawings. Prior to issuance of a Site Permit or a Building Permit, Site Engineering Drawings must be approved. Construction of improvements as shown on Site Engineering Drawings may occur prior to approval of the Final Plat and prior to plat recordation or following approval of the Final Plat and plat recordation if a Subdivision Improvement Agreement has been provided in accordance with Article 6, Division 3 of Chapter 3. Upon completion of the plan review process by the Engineering Department, the Director of Engineering shall notify the applicant of approval of the Site Engineering Drawings. The City shall stamp “Release for Construction” on one full reproducible set of the Site Engineering Drawings and issue it to the applicant.

Approval of Site Engineering Drawings along with the City’s “Release for Construction” stamped plans authorize the applicant to schedule a Pre-Construction Meeting in accordance with Section 1.22 in Chapter 1 of the General Development Code, and
subsequent issuance of a Site Permit in accordance with Article 1, Division 3 in Chapter 4. A Site Permit shall only be issued following the mandatory Pre-Construction Meeting and after all relevant fees have been paid. Upon issuance of a Site Permit, the applicant may proceed with construction of all items reflected on the Site Engineering Drawings.

All engineering design must conform to the Technical Standards Manual.

**Site Permit**

A Site Permit allows work to begin on the site, including the construction of public improvements that are generally located outside of the building pad or footprint. The site work is generally authorized prior to work on the actual building(s). A Site Permit is required prior to commencement of any site improvements. Site improvements may include (but are not limited to) grading, paving, utilities, stormwater management facilities, landscaping, irrigation, and screening as may be reflected on the approved Site Engineering Drawings.

A Site Permit may be obtained from the Engineering Department after approval of the Site Engineering Drawings and after the following has occurred:

- Approval of a Preliminary Development Plan
- Approval of a plat.
- All necessary permits have been obtained from applicable outside agencies.
- All required off-site easements have been executed and filed for record.
- All applicable fees have been paid.
- A Pre-Construction Meeting has been held with appropriate City staff. Site Permits are issued after the Pre-Construction Meeting if all City requirements have been satisfied.

A Site Permit must be obtained prior to the issuance of a Building Permit.

**Building Permit**

A Building Permit allows work to commence on a building or other building components. The City reviews a Building Permit application for compliance with all applicable codes and ordinances related to the construction of proposed buildings and appurtenances.

A Building Permit may be obtained from the Building Inspection Department after the Pre-Construction Meeting if all of the following have occurred:

- Approval of a Preliminary Development Plan.
- Issuance of a Site Permit by the Engineering Department.
- All applicable fees have been paid.
- A plat has been filed for record with Dallas County, and a filed copy of the plat has been submitted to the City.


D. Water Service

Per Record Drawings provided by the City of Garland, there currently exists an 8-inch water line stubbed out from the church property to the north. This stub currently lies within a platted 15-foot Utility Easement. However, an off-site water line extension of approximately 125 feet will be required to connect to this stub. There also currently exists another 8-inch water line stubbed out from the senior living development to the northeast. This stub currently lies within a platted 15-foot Utility Easement and extends to the property line. Neither an off-site water line extension nor easement will not be required for this connection.

An eight-inch public water line loop throughout the site will be required to develop the subject property. This will require a connection to each of the aforementioned water line stubs.

The applicable City of Garland Record Drawings may be referenced in Attachment E. The Preliminary Utility Plan may be referenced in Attachment B.

E. Sanitary Sewer Service

Per Record Drawings provided by the City of Garland, there currently exists an 8-inch sanitary sewer line along Belt Line Road within a 10-foot Utility Easement. There currently exists a four-foot manhole near the corner of the church and senior living property lines with a flow line approximately twenty-eight feet below the subject property grade.

An 8-inch sanitary sewer line will be required to be constructed to connect to the existing manhole. Due to the depth of the existing sewer line, the subject property should be able to be served by gravity flow. Because this sanitary sewer line may be located within the newly-platted Tract 1 connecting the subject property to Belt Line Road, neither an off-site sanitary sewer extension nor an easement will be required to service the subject property.

The applicable City of Garland Record Drawings may be referenced in Attachment F. The Preliminary Utility Plan may be referenced in Attachment B.

F. Stormwater Drainage

Per Record Drawings provided by the City of Garland, the subject property currently sheet flows into a variety of drainage basins within the adjacent church and senior-living properties. These properties contain detention ponds but only account for the undeveloped subject property sheet flow. On-site detention will be required to develop the subject property.

Per the Technical Standards Manual, all detention basins must include provisions to improve stormwater quality by removing 70% of total suspended solids.

The applicable City of Garland Record Drawings may be referenced in Attachment G. The Preliminary Drainage Plan may be referenced in Attachment B.

G. Fire

Per the Fire Code and amendments, approved fire lanes shall be provided for every portion of a building. All fire lanes must be 24 feet wide and shall extend to within 150 feet of all portions of the exterior walls as measured along a ten-foot unobstructed path around the exterior of the building. Fire Department Connections must be located on the buildings within 100 feet of the nearest fire hydrant. Every portion of every building must be located within 300 feet of a fire hydrant on a fire lane, as measured by an approved route around the exterior of the building. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire lanes and may be spaced up to 300 feet along the fire lane. Each fire hydrant must have at least three feet of clear space on all sides to provide unobstructed access.

The 2015 International Fire Code may be referenced at: https://codes.iccsafe.org/content/IFC2015.


H. Floodplain

Per the Flood Insurance Rate Map No. 48113C0220L revised July 7, 2014, no portion of the subject property lies within the 100-year floodplain.

The Flood Insurance Rate Map No. 48113C0220L may be referenced in Attachment H.

I. Site Access

Access to the site is provided by Belt Line Road to the north. Through the platting of the subject property and the re-platting of the adjacent church property, the subject property will be able to access Belt Line Road. Per the Fire Marshall, two points of access will be required for emergency access. This will require obtaining and providing Mutual Access Easements to allow for cross-access between the two lots. Per City staff, no Traffic Impact Analysis will be required.

Per the City of Garland Thoroughfare Map, Belt Line Road is a Type B thoroughfare. Per the Technical Standards Manual, the minimum driveway spacing between driveways on adjacent lots is 100 feet.


J. Required Fees

The following fees are anticipated for the proposed development of the subject property:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development</td>
<td>$2,335</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$835</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>$92,508</td>
</tr>
</tbody>
</table>
Roadway Impact Fee - $228,872
Building Permit Fee - $4.25 per $1,000 of construction valuation

The Planned Development fee is calculated as $2,000 plus $50 per acre.

The Final Plat fee is calculated as $500 plus $50 per acre or portion thereof.

The Water Impact Fee is based on the size of the water meter used. A separate Water Impact Fee will be required for an irrigation meter. The above total fee assumes a 6-inch domestic water meter fee of $83,020 and a two-inch irrigation water meter fee of $9,488.

The Water Impact fee is $246,155 per meter. The Wastewater Impact fee is $146,125 per meter.

The subject property is within the Roadway Impact Fee Service Area A, which carries a fee of $1,876 per development unit.

The Planning Fee Schedule may be referenced at https://www.garlandtx.gov/DocumentCenter/View/5854/Pre-Filing-Application-Fees--September-1-2019-PDF.

The Impact Fee Ordinance may be referenced at https://www.garlandtx.gov/DocumentCenter/View/552/Ordinance-Number-6879-Impact-Fees-PDF?bidId=.

The Building Permit Information may be referenced at https://www.garlandtx.gov/2152/Building-Permit.

K. Franchise Utilities

The franchise utility companies listed below have been contacted in reference to service.

Atmos Energy:
Joe Cabezuela
(972) 485-2838

Mr. Cabezuela has been contacted about gas service to the subject property and has provided a will-serve letter for the proposed development.

The Atmos Energy Will-Serve Letter may be referenced in Attachment I.
Attachment A

Engineer Prepared Statement
February 26, 2020

**Re: Garland Senior Living Engineer Prepared Statement**

The following statement accompanies the Feasibility Study Report prepared on February 26, 2020. Findings of the Feasibility Study Report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.

**Zoning**

The subject property is currently zoned Planned Development 07-33. The Planned Development will be required to be amended to allow for the proposed use. A Planned Development application has been submitted to the City of Garland on February 24, 2020. Per City staff, the rezoning process will require at least two to three months to complete.

**Platting/General Development Process**

Per City staff, the subject property will be required to be platted and the adjacent church property to the north will be required to be re-platted in order to connect the subject property to the Belt Line right-of-way.

A Preliminary Development Plan initiates the review process. Approval of a Preliminary Development Plan is always conditional in nature, and is always subject to any additions or alterations to the Site Engineering Drawings as may be deemed necessary by the Director of Engineering.

Before filing an application for a Final Plat, an applicant must submit a Working Plat along with the required Site Engineering Drawings to the City Engineering Department. The Working Plat must be reviewed and accepted prior to submittal to the Planning Department.

Once the Working Plat is deemed acceptable by the Engineering Department, the general process for obtaining Final Plat approval through the City of Garland is as follows:

- The Plan Commission shall review the Final Plat application, findings of the Development Review Committee, and any other information submitted with the application or supplied by City staff. From all such information, the Commission shall determine whether the Final Plat application complies with the General Development Code and the City's Development Application Packet, as amended.

- The Plan Commission shall either approve the Final Plat as submitted by the applicant or deny the Final Plat, using the standards set forth in Section 3.10 of this Chapter 3.
The approval of a Final Plat authorizes the applicant to seek approval and issuance of a Site Permit and Building Permit. It also authorizes the applicant to install improvements in public rights-of-way in conformance with approved Site Engineering Drawings and under a Subdivision Improvement Agreement if applicable.

A Site Permit allows work to begin on the site, including the construction of public improvements that are generally located outside of the building pad or footprint. The site work is generally authorized prior to work on the actual building(s). A Site Permit is required prior to commencement of any site improvements and must be obtained prior to the issuance of a Building Permit.

**Fees**

The following fees are anticipated for the proposed development of the subject property:

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<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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<tr>
<td>Planned Development</td>
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<tr>
<td>Final Plat</td>
<td>$835</td>
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<tr>
<td>Water Impact Fee</td>
<td>$92,508</td>
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<tr>
<td>Roadway Impact Fee</td>
<td>$228,872</td>
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<tr>
<td>Building Permit Fee</td>
<td>$4.25 per $1,000 of construction valuation</td>
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<td><strong>Total</strong></td>
<td><strong>$324,550 + Building Permit</strong></td>
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**CROSS ENGINEERING CONSULTANTS, INC.**

Chris M. Trevino, P.E. No. 126670
Attachment B

Preliminary Site Plan, Utility Plan, & Drainage Plan
Attachment C

Land Title Survey
Attachment D

Dallas County Appraisal District Tax Information
Commercial Account #65003726010030700

Location (Current 2020)
Address: 2222 MONARCH DR
Market Area: 0
Mapsco: 19-M (DALLAS)

Legal Desc (Current 2020)
1: C ATTERBURY ABST 37 PG 260
2: TR 3.7 ACS 1.8883
3:
4: VOL2004075/2526 DD04162004 CO-DC
5: 0037260100307 3CG00372601
Deed Transfer Date: 4/16/2004

Location (Current 2020)

DCAD Property Map
View Photo

Electronic Documents (ENS)
Print Homestead Exemption Form

Owner (Current 2020)
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND
PO BOX 460268
GARLAND, TEXAS 750460268

Multi-Owner (Current 2020)

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Value

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<td>Market Value:</td>
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<tr>
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Revaluation Year: N/A
Previous Revaluation Year: N/A

Improvements (Current 2020)
No Improvements.
**Land (2019 Certified Values)**

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* All Exemption information reflects 2019 Certified Values. *

**Exemptions (2019 Certified Values)**

This property is tax exempt.

**Estimated Taxes (2019 Certified Values)**

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<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
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<td>GARLAND</td>
<td>GARLAND ISD</td>
<td>DALLAS COUNTY</td>
<td>DALLAS CO COMMUNITY COLLEGE</td>
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<td>Tax Rate per $100</td>
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**Total Estimated Taxes:** $0.00

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an official tax bill from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, Click Here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.
Commercial Account #65003726010030800

Location (Current 2020)
Address: 301 TINA DR
Market Area: 0
Mapsco: 19-M (DALLAS)

DCAD Property Map
View Photo

Legal Desc (Current 2020)
1: C ATTERBURY ABST 37 PG 260
2: TR 3.8 ACS 4.12
3:
4: VOL2004075/2526 DD04162004 CO-DC
5: 0037260100308 3CG00372601
Deed Transfer Date: 4/16/2004

Location (Current 2020)
Address: 301 TINA DR
Market Area: 0
Mapsco: 19-M (DALLAS)

DCAD Property Map
View Photo

Electronic Documents (ENS)
Print Homestead Exemption Form

Owner (Current 2020)
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND TX INC
PO BOX 460268
GARLAND, TEXAS 750460268

Multi-Owner (Current 2020)
<table>
<thead>
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<th>Owner Name</th>
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<tbody>
<tr>
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<td>+</td>
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<td>=</td>
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Revaluation Year: N/A
Previous Revaluation Year: N/A

Improvements (Current 2020)
No Improvements.
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<thead>
<tr>
<th>#</th>
<th>State Code</th>
<th>Zoning</th>
<th>Frontage (ft)</th>
<th>Depth (ft)</th>
<th>Area</th>
<th>Pricing Method</th>
<th>Unit Price</th>
<th>Market Adjustment</th>
<th>Adjusted Price</th>
<th>Ag Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>COMMERCIAL - VACANT PLOTTED LOTS/TRACTS</td>
<td>PLANNED DEVELOPMENT DISTRICT</td>
<td>0</td>
<td>0</td>
<td>179,467.0000 SQUARE FEET</td>
<td>STANDARD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>T/L</td>
</tr>
</tbody>
</table>

* All Exemption information reflects 2019 Certified Values. *

Exemptions (2019 Certified Values)

This property is tax exempt.

Estimated Taxes (2019 Certified Values)

<table>
<thead>
<tr>
<th>Taxing Jurisdiction</th>
<th>City</th>
<th>School</th>
<th>County and School Equalization</th>
<th>College</th>
<th>Hospital</th>
<th>Special District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GARLAND</td>
<td>GARLAND ISD</td>
<td>DALLAS COUNTY</td>
<td>DALLAS CO COMMUNITY COLLEGE</td>
<td>PARKLAND HOSPITAL</td>
<td>UNASSIGNED</td>
</tr>
<tr>
<td>Tax Rate per $100</td>
<td>$0.7696</td>
<td>$1.39</td>
<td>$0.2531</td>
<td>$0.124</td>
<td>$0.2695</td>
<td>N/A</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Estimated Taxes</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Tax Ceiling</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>
</tbody>
</table>

Total Estimated Taxes: $0.00

**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property, [Click Here](#).

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

Building Footprint (Current 2020)

Building Footprint Not Available

History

History
Attachment E

Water Record Drawings
Attachment F

Sewer Record Drawings
Attachment G

Drainage Record Drawings
Attachment H
Flood Insurance Rate Map No. 48113C0220L
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/31/2019 at 3:38:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Attachment I
Atmos Energy Will-Serve Letter
January 2, 2020

Christina Jones  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069

Re: 301 Tina Drive

Ms. Jones,

This letter is to confirm that Atmos Energy has facilities near your proposed project at the referenced location in Garland, Texas.

Upon receipt of accurate gas load information and a final plat of the subdivision determination will be made as to the means to serve the new load(s).

A main extension, possible fortification and a relocation at the developer’s cost may be required to serve the project. The determination of cost will be in compliance with the Company’s current line extension policy at the time of the installation.

If you have questions, please contact me.

Sincerely,

Joe Cabezuela
Project Manager

Joe Cabezuela  
Atmos Energy Corporation  
1310 State Hwy. 66  
Garland, Texas 75040

972-485-6234