Site Design and Development Feasibility Report

Crossroads Apartments
1105 E Lancaster Ave
Fort Worth, TX

TDHCA Project #: 20224
Cole Project #: 20-0014
February 24, 2020
February 24, 2020

Mr. Don Shisler
Crossroads Apartments, LP
Union Gospel Mission – Tarrant County
1331 E. Lancaster Ave.
Fort Worth, TX 76102

RE: Crossroads Apartments
Site Design and Development Feasibility Report
Fort Worth, TX
TDHCA Application No. 20224

Dear Don,

This Site Design and Feasibility Report was prepared in accordance with TDHCA criteria. Please call if you have any questions or need additional information.

Sincerely,

Shane A. Thompson, P.E.
Project Manager

02/24/2020
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PART 1: EXECUTIVE SUMMARY

I. Project Overview

The purpose of this report is to review the site conditions and development requirements for the proposed Crossroads Apartments project. This report has been prepared in accordance with §11.204(15) of the 2020 Qualified Allocation Plan issued by the Texas Department of Housing & Community Affairs (TDHCA). See References in Appendix for a list of officials and websites that were conferred in the preparation of this report.

The Crossroads Apartments is a multifamily development and will consist of one apartment building, approximately 55,930 sf, with 68 one-bedroom units across four floors, in addition to various common amenity areas and support spaces. The development site currently consists of vacant land and a warehouse with associated parking. The project will be located on 0.992 acres in Fort Worth, Texas. The property is located at the northeast corner of E. Lancaster Ave. and Kentucky Ave. The property is within the city limits of the City of Fort Worth in Tarrant County, Texas. See Site Location Map in Appendix D.

The Crossroads Apartments parcel is currently zoned in the “MU-2” High Intensity Mixed-Use, which allows multifamily development. The site is currently recommended for approval by the zoning commission, on Feb 12, 2020, to be rezoned to PD/MU-2’ Planned Development for all uses in “MU-2” High intensity Mixed Use with waivers to required street frontage, office parking ratio, parking lot screening height, individual street-oriented entries for street level residential units, and primary residential entrance spacing. The site is slated to go for approval to City Council on March 3, 2020.

A portion of the Crossroads Apartment site is currently vacant. The entire project is located in Flood Hazard Zone X (un-shaded areas determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map 48439C0305L, effective date March 21, 2019, (refer to Appendix E). The site slopes generally from northwest to southeast.

There are no off-site improvements other than connection to city water and sewer in the right-of-way adjacent to the site.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the TDHCA website, release the report in response to a request for public information, and make other use of the report as authorized by law.

II. Due Diligence Statement

This report was compiled based on information ascertained in a site visit, face to face meetings with representatives from the City of Fort Worth, phone and email conversations with pertinent municipal and agency staff members, and internet research.

PART 2: SITE SUMMARY

I. Property Identification Numbers

Tarrant County Account #: 42279826
II. Millage Rates for All Taxing Jurisdictions

The millage rates for the following Property Taxing Jurisdictions are:

<table>
<thead>
<tr>
<th>Taxing Entity</th>
<th>Tax Rate per $100 valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Fort Worth</td>
<td>0.747500</td>
</tr>
<tr>
<td>Fort Worth ISD</td>
<td>1.282000</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>0.234000</td>
</tr>
<tr>
<td>Tarrant County College</td>
<td>0.130170</td>
</tr>
<tr>
<td>Tarrant County Hospital</td>
<td>0.224429</td>
</tr>
<tr>
<td>Emergency Services District</td>
<td>0.081900</td>
</tr>
<tr>
<td>Tarrant Regional Water District</td>
<td>0.028700</td>
</tr>
</tbody>
</table>

**TOTAL**  2.728699

III. Zoning Requirements

The Crossroads Apartments parcel is currently zoned in the “MU-2” High Intensity Mixed-Use, which allows multifamily development. The site is currently recommended for approval by the zoning commission, on Feb 12, 2020, to be rezoned to PD/MU-2’ Planned Development for all uses in “MU-2” High intensity Mixed Use with waivers to required street frontage, office parking ratio, parking lot screening height, individual street-oriented entries for street level residential units, and primary residential entrance spacing. The site is slated to go for approval to City Council on March 3, 2020.

The following dimensional standards will be contingent on the PD/MU-2 approval by City Council.

<table>
<thead>
<tr>
<th>Dimensional Standard</th>
<th>Proposed PD/MU-2 Zoning</th>
<th>Crossroads Apartments</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Residential Units/Acre</td>
<td>70</td>
<td>68</td>
<td>Compliant</td>
</tr>
<tr>
<td>Street Frontage % (min)</td>
<td>51</td>
<td>53</td>
<td>Compliant</td>
</tr>
<tr>
<td>Primary Street Setback (min/max) (ft)</td>
<td>0'/20'</td>
<td>0'</td>
<td>Compliant</td>
</tr>
<tr>
<td>Side Yard Setback (min/max) (ft)</td>
<td>0'/20'</td>
<td>5'</td>
<td>Compliant</td>
</tr>
<tr>
<td>Rear Yard Setback (min) (ft)</td>
<td>5'</td>
<td>17'</td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum No. of Parking Spaces</td>
<td>.75 to 1 off-street per bedroom Plus, 1 space per 250sf office (53 spaces)</td>
<td>.75 to 1 off-street per bedroom Plus, 1 space per 250sf office (54 spaces)</td>
<td>Compliant</td>
</tr>
<tr>
<td>Parking lot screening height (max)</td>
<td>8'</td>
<td>8'</td>
<td>Compliant</td>
</tr>
<tr>
<td>Primary residential entrance spacing (max)</td>
<td>145’</td>
<td>145’</td>
<td>Compliant</td>
</tr>
</tbody>
</table>
All the above-referenced codes were considered in the layout of the Preliminary Site Plan for The Crossroads Apartments. Refer to Appendix B for the Preliminary Site Plan.

IV. Subdivision Requirements
The parcel for the site is contained over two plats for a total of 0.992 acres. The development site will need to be platted per City of Fort Worth requirements. The process will involve a concept plan, preliminary plat and final plat approvals by the City Plan Commission.

The City of Fort Worth’s subdivision ordinance is Chapter 31 of the City Code and Charter online: http://fortworthtexas.gov/developmentservices/subdivision/

V. Development Ordinances
The Fort Worth Development Code provides guidance on the design criteria for residential multi-family developments within the city. The Dallas Development Code is available online at: http://library.amlegal.com/nxt/gateway.dll/Texas/ftworth_tx/cityoffortworthtexascodeofordinances/appendixazoningregulations/chapter6developmentstandards?f=templates$fn=default.htm$3.0$vid=amlegal:fortworth_tx$anc=JD_App.ACh.6

This section presents a summary of the applicable development ordinances governing the proposed project.

Water Service
Crossroads Apartments is within the City of Fort Worth’s water service area. Water service will be taken from an existing 12” main running South of the property in E. Lancaster Ave. This may require a permit from TXDOT for cut and repair of E. Lancaster Ave.

The City of Fort Worth requires payment of water impact fees and tap fees. Water tap fees for line size over a 2” will be paid based on the actual cost of construction by the City. The impact fee is included in the development cost estimate.

Sanitary Sewer Service
Crossroads Apartments is within the City of Fort Worth’s sanitary sewer service area. It’s anticipated to connect to an existing 18” sewer main running parallel to the north side of the property per city maps. Based on existing sewer main size and the size of the development, it’s anticipated that there is capacity available. At the time of design, a Water and Sewer Comprehensive Study will be required by the City.

The City of Fort Worth requires payment of wastewater impact fees and tap fees. These fees are included in the development cost estimate.

Refer to Appendix B for the Preliminary Site Plan, which includes water and sewer layouts.

Drainage
Per the City of Fort Worth Stormwater Criteria Manual (effective Sept. 29, 2015), land alteration in less than one acre or more will not require an approved Integrated Stormwater Management (iSWM) Plan Grading Permit. The site is less than one acre and land disturbance will be
minimized to not exceed one acre, therefore, iSWM plan review and detention is not required. A Drainage Study Acceptance Letter will be required from the City with their review of the site plan showing grading, and on & offsite limits of disturbance in acres. If the project ultimately requires land disturbance of more than one acre, the capacity of downstream drainage structures would need to be analyzed to determine if detention would be required on the site.

There are existing curb inlets along E. Lancaster Ave. to the East of the site. The current drainage appears to sheet flow over the site into the street and into this drainage system.

**Dry Utilities**
Electrical service is anticipated from existing three phase power runs overhead along the north side of the property.

There is a 4” gas main approximately 100’ east of the property, at this time the developer does not intend to utilize gas service on this project.

Per the Public Utility Commission of Texas website, the following telephone providers provide service in the Fort Worth:

(http://www.puc.texas.gov/consumer/phone/provid)ers/Search_Phone.aspx)

- ACN Communication Services LLC
- AT&T Texas
- Clear Rate Communications Inc
- Frontier Southwest Incorporated
- Global Connection Inc of America
- Grande Communications
- Matrix Business Technologies
- MCI Metro Access Transmission Services Corp
- Network Innovations Inc
- Spectrum
- Talk America Services LLC

**Additional Development Ordinances**
In addition to those ordinances described, development shall also conform to Standard Construction Details, Drainage Design Manual, Paving Design Manual, NCTCOG Standard Specifications 4th Edition Addendum – 2011 Edition. These standards are available on-line at:
http://fortworthtexas.gov/tpw/contractors/

**VI. Fire Department Requirements**
The Fort Worth Fire Department has review and approval jurisdiction for this project. The Crossroads Apartments will comply with the applicable adopted fire codes and amendments. Refer to Appendix B for the Preliminary Site Plan.

**VII. Site Ingress and Egress Requirements**
The City of Fort Worth Thoroughfare Plan can be found online at:
E. Lancaster Ave. is a Commercial/Mixed Use thoroughfare. Additional right-of-way dedication is not anticipated. Per the 2017 Transportation Impact Fee Study, the site is in the Non-impact Fee Eligible zone, therefore no Transportation Impact Fee will be required for the project.

**Access Points**
One gated access drive is proposed from E. Lancaster Ave. This access will need to be coordinated with TXDOT and a TXDOT permit will be required. As part of the TXDOT permit, entry stacking will be required and is shown on the site plan and is similar to other adjacent properties. A Traffic Impact Analysis (TIA) will be required as part of the Platting process.

**VIII. Building Codes and Local Design Ordinances**
The City of Fort Worth has adopted the following building codes and local design ordinances:

- 2015 International Building Code (with Local amendments)
- 2015 International Mechanical Code (with Local amendments)
- 2015 International Residential Code (with Local amendments)
- 2015 International Energy Code (with Local amendments)
- 2015 International Existing Building Codes (with Local amendments)
- 2015 International Fire Code (with Local amendments)
- Fort Worth Administrative Building Code
- 2017 National Electrical Code Adoption and Amendments

The City of Fort Worth’s Codes & Ordinances are available on-line: [http://fortworthtexas.gov/developmentservices/permits/construction-codes/](http://fortworthtexas.gov/developmentservices/permits/construction-codes/)

The Crossroads Apartments project will comply with the applicable adopted design codes.

**IX. Atypical Items**
There are no atypical items.

**ENTITLEMENT STATEMENT**

**X. Entitlement, Site Development Permitting Process and Timing**
This section presents a summary of the applicable entitlement and site development permitting processes that will affect the proposed project.

**Rezoning**
The Crossroads Apartments parcel is currently zoned in the “MU-2” High Intensity Mixed-Use, which allows multifamily development. The site is currently recommended for approval by the zoning commission, on Feb 12, 2020, to be rezoned to PD/MU-2’ Planned Development for all uses in “MU-2” High intensity Mixed Use with waivers to required street frontage, office parking ratio, parking lot screening height, individual street-oriented entries for street level residential units, and primary residential entrance spacing. The site is slated to go for approval to City Council on March 3, 2020.
Subdivision
The site is currently two separate plats. This will require a Concept Plan, a Preliminary Plat, and Final Plat submission to the City. The timeline for these submissions is as follows (per the City website):

- **Concept Plan:** 3 weeks after original submittal. Approval following the Plan Commission meeting (normally 30 days after original submittal if the submittal deadline is met).

- **Preliminary Plat:** 3 weeks from submittal for first review comments. Approval based on how quickly comments are addresses and revisions submitted. Plat approval must be granted by Plan Commission.

- **Final Plat:** 3 weeks from submittal for first review comments. Approval based on how quickly comments are addressed and revisions submitted. Could be as little as 4–5 weeks from application to several months based on how quickly review comments/conditions can be addressed.

Plat Related Reviews
- **Water and/or Sewer Study:** 3–5 business days from receipt
- **Traffic Impact Study:** 7 days from receipt of TIA

A Grading Permit is not required for land disturbing activity impacting less than one acre.

XI. Building Permitting Process and Timing
The City of Fort Worth has building permit authority. Building permit submittal shall include completed building permit application, two complete sets of construction plans with engineer or architects seals, the site plan, the floor plan, the Utility Site Plan for Water/Sewer and Backflow review, Plumbing plan, the Recorded Plat, the City Energy Code Check sheet, and the registration number for the Texas Department of Licensing and Regulation for Architectural Barriers. The Utility Site Plan the Building Permit process is 7 business days for commercial and residential permits.

Urban Forestry Permit review is required during the building permitting process and has a review time of 7 business days.

The City of Fort Worth requires payment of building permit fees. Building inspection fees are included in the building permit fee. The City of Fort Worth’s Fee schedule is available on-line at [http://fortworthtexas.gov/developmentservices/pdf/2017-fee-schedule.pdf](http://fortworthtexas.gov/developmentservices/pdf/2017-fee-schedule.pdf) These fees are included in the development cost estimate.
XII. Impact, Site Development Permit, Building Permit and Other Fees

This section presents a summary of the applicable fees that will affect the proposed project:

<table>
<thead>
<tr>
<th>FEE TYPE</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit</td>
<td>$6047.01 for the first 24,500sf + $0.148/additional sf</td>
<td>$11049.41</td>
</tr>
<tr>
<td>Plan Review</td>
<td>$275</td>
<td>$275</td>
</tr>
<tr>
<td>Wastewater Impact Fee</td>
<td>Based on a 3” water meter</td>
<td>$22,702</td>
</tr>
<tr>
<td>Water Impact Fee</td>
<td>Based on a 3” water meter</td>
<td>$38,242</td>
</tr>
<tr>
<td>Sewer Tap Fee</td>
<td>Based on a 6” sewer tap</td>
<td>$1,200</td>
</tr>
<tr>
<td>Water Tap Fee</td>
<td>Actual Construction cost to the City</td>
<td>$TBD</td>
</tr>
<tr>
<td>Concept Plan</td>
<td>$900 per application</td>
<td>$900</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$850 plus $30 per acre non-single family</td>
<td>$880</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$385 plus $25 per acre non-single family</td>
<td>$410</td>
</tr>
</tbody>
</table>

According to the developer, this project qualifies for the City of Fort Worth Neighborhood Empowerment Zone Program. Under acceptance of this program, the project would have the following fees waived:

- Building permit fees (including plans review and inspections)
- Plat application fee
- Board of Adjustment application fee
- Demolition fee
- Structural moving fee
- Community Facility Agreement (CFA) application fee
- Zoning application fee
- Street and utility easement vacation application fee
- Ordinance Inspection fee
- Consent/Encroachment Agreement Application fee
- Transportation Impact fee
- Urban Forestry Application fee
- Sign Permit fees
- Water and wastewater impact fees 100% for single family and multi family, up to $55,000 or equivalent to two 6inch meters, whichever is less for commercial, industrial, mixed-use or community facility projects.

This would leave a water and wastewater impact fee balance of $5,944 based on a 3” water meter for the building.
References

“City of Fort Worth Master Thoroughfare Development Plan.” City of Fort Worth, 2016,

“City of Fort Worth Development Process Tree” City of Fort Worth, 2004,
   http://fortworthtexas.gov/developmentservices/development-process-trees/

“Contractor, Consultants & Developers” City of Fort Worth,
   http://fortworthtexas.gov/tpw/contractors/

“Planning and Development 2017 Fiscal Year Fee Schedule.” City of Fort Worth, 2017

Individuals Contacted:

City of Fort Worth
   • Stormwater Development Services, 817-392-5399
   • Planning and Development Services, 817-392-1234
Appendices
Appendix A: Boundary Survey
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0305 L, MAP REVISED MARCH 21, 2019.

LEGAL DESCRIPTION

BEING 0.992 ACRE OF LAND LOCATED IN A PORTION OF LOTS 4 - 8, BLOCK 1, KENNEDY'S ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 33, PAGE 16, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND ALL OF LOT 1R, BLOCK 1, KENNEDY'S ADDITION, TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D217113423, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAID 0.992 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "MAG" NAIL SET BASE OF FENCE POST AT THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1, KENNEDY'S ADDITION, AND SAID POINT OF BEGINNING LYING IN THE NORTH RIGHT-OF-WAY LINE OF LANCASTER AVENUE (AN 80 FOOT PUBLIC RIGHT-OF-WAY); THENCE S 89° 54' 40" W 399.94 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 4 - 8, BLOCK 1, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANCASTER AVENUE, TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND AT THE EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, BY THE DEED RECORDED IN VOLUME 11574, PAGE 554, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID STATE OF TEXAS TRACT AND THE SOUTH BOUNDARY LINE OF SAID LOT 1R, AS FOLLOWS:

1. N 81° 29' 25" W 62.35 FEET, TO A ½" IRON ROD SET;
2. N 76° 01' 44" W 51.08 FEET, TO A ½" IRON ROD SET IN THE SOUTHEAST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, BY THE DEED RECORDED IN VOLUME 10910, PAGE 2004, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;
THENCE ALONG THE SOUTHEAST BOUNDARY LINE OF SAID INTERSTATE HIGHWAY NO. 30, AS FOLLOWS:

1. N 89° 07' 50" E 214.33 FEET, TO A ½" IRON ROD SET;
2. N 78° 06' 12" E 165.25 FEET, TO A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND;
3. N 78° 49' 57" E 51.19 FEET, TO A ½" IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 1;
THENCE S 00° 04' 27" E 127.11 FEET, ALONG THE EAST BOUNDARY LINE OF SAID LOT 8, BLOCK 1, TO THE POINT OF BEGINNING CONTAINING 0.992 ACRE (43,228 SQUARE FEET) OF LAND.

EASEMENT NOTES


OLD REPUBLIC NATIONAL TITLE

ITEM NO. 10

e. UNRECORDED SANITARY SEWER EASEMENT ALONG THE NORTHERLY SIDE OF THE PROPERTY, AS SHOWN ON THE CITY OF FORT WORTH SEWER MAPS PAGE 2054-392. DOES NOT AFFECT THE TRACT OF LAND SHOWN HEREON.

f. DENIED ACCESS AS CONTAINED IN DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 6978, PAGE 1054, AND VOLUME 10910, PAGE 2004, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS. AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY.

CERTIFICATION

TO: UNION GOSPEL MISSION OF TARRANT COUNTY AND CROSSROADS APARTMENTS, LP;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS THIS DAY MADE ON THE GROUND ON THE PROPERTY LEGALLY DESCRIBED HEREON OR IN ATTACHED FIELD NOTES PREPARED BY THE UNDERSIGNED, AND IS CORRECT; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN ON THE PLAT HEREON; THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND, THAT THE PLAT HEREOF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN ABOVE. FURTHER, THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS CALCULATED THE QUANTITY OF LAND OR ACREAGE CONTAINED WITHIN THE TRACT SHOWN ON THIS PLAT OF SURVEY AND DESCRIBED HEREON OR IN SAID ATTACHED FIELD NOTES, AND CERTIFIES THAT THE QUANTITY OF LAND SHOWN HEREON IS CORRECT. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA. THIS SURVEY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION II LAND TITLE SURVEY.

SURVEYED ON THE GROUND JANUARY 2, 2020

_________________________________
JAMES L. BRITTAIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1674
REVISED DRAWING: JANUARY 9, 2020
REVISED DRAWING AND LEGAL DESCRIPTION TO REFLECT THE PLAT RECORDED IN INST# D217113423 REVISED DRAWING: JANUARY 13, 2020
ADDED UTILITY AND ELECTRIC EASEMENT TO DRAWING.
Appendix B: Preliminary Site Plan
Appendix C: Preliminary Drainage Plan
Appendix D: Site Location Map
Appendix E: FEMA Flood Insurance Rate Map
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 2/12/2020 at 10:42:28 AM 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.
Appendix F: USGS Map
Project Site:
CROSSROADS APARTMENTS LP.
0.992 ACRE PARCEL