CIVIL ENGINEERING
FEASIBILITY STUDY

Livingston Pioneer Crossing
Livingston, Texas 77351

Target Builders, LLC - Developer
February, 2020

Prepared By:

Any person signing this Report acknowledges 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.
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EXECUTIVE SUMMARY

The proposed Livingston Pioneer Crossing development will be located in the City of Livingston in Polk County, Texas. The development will be a multi-family complex with a total of 80 units divided among ten buildings. The units will consist of 40 one-bedroom/one-bath and 40 two-bedroom-two-bath units. A clubhouse/office building will also be included.

The development is to be situated on a 6.338 acre tract on North Dogwood Avenue. North Dogwood Avenue is an undeveloped city street that will require improvements by the developer in order to access the site. The project site is presently undeveloped and heavily wooded.

Necessary utilities (i.e. water, sanitary sewer, electrical, telephone and cable) are all currently available or are within a reasonable distance from the site. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

The City of Livingston was contacted in regards to their regulations pertaining to the proposed development. Among other things, the City regulates property access, parking, and sign requirements. The proposed site plan (see Attachment F - Preliminary Civil Engineering Plans) meets those regulations.

The City of Livingston does not have zoning. However, they classify apartment developments as commercial development in their ordinances.

The property is inside the incorporated City Limits of Livingston. The property will not need to be platted.

Based upon the following feasibility study, Everett Griffith, Jr. and Associates, Inc. believes that the proposed site is suited for the proposed Pioneer Crossing development.
A. **EXISTING CONDITIONS**

The project site is currently undeveloped and heavily wooded. Available topographic information indicates that the site generally slopes to the southeast at rates of less than 1%.

B. **SURVEYS**

Please refer to Attachment B for a copy of the survey for this project site.

C. **ENVIRONMENTAL SITE ASSESSMENT**

There are no known adverse environmental issues that would preclude the development of this parcel of land as a multi-family housing complex.

D. **STORM WATER MANAGEMENT**

1. Is the site in a 100-year flood plain?
   
   No.

2. What is the flood zone?
   
   Not applicable

3. Is the site part of a master stormwater drainage system?
   
   No.

4. Is drainage approval required by any other agencies other than the City?
   
   No.

5. Are any off-site drainage easements required?
   
   Only required if the City deems it necessary by virtue of topography in the area; not expected for this site.

6. Are any on-site drainage easements required?
   
   Only required if the City deems it necessary by virtue of topography in the area; not expected for this site.

7. Is stormwater detention required? If so, what are the guidelines?
   
   Yes. The City will require that the peak runoff rate from the site after development not exceed the peak runoff rate at current conditions as certified by a licensed professional engineer.

E. **TOPOGRAPHIC REVIEW**

The site is currently undeveloped and heavily wooded. Based on available topographic information, the land generally slopes to the southeast at a rate of less than one percent.

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?
   
   Access to the site will be via North Dogwood Avenue.
2. What are the existing requirements for access to this roadway?

   North Dogwood Avenue is an undeveloped street that will need improvements. These improvements must be provided by the developer at their cost.

3. Are there any roadway improvements scheduled for this area?

   No.

4. How many curb cuts will be allowed to the public roadway?

   North Dogwood Avenue is an undeveloped street which the developer will need to improve for access to the site. The City has indicated that it will allow curb cuts as needed.

5. What is maximum driveway width?

   There is no maximum; however, the minimum width is 20’ with a 32’ curb radius.

6. Is a sidewalk required?

   No.

7. Is a separate permit required for driveway connections?

   No.

8. Is a separate permit required for sidewalk?

   No.

G. OFF-SITE REQUIREMENTS

The developer will be required to install a sewer line extension from Martin Luther King, Jr. Drive to the project site. Since North Dogwood Avenue is an undeveloped street, the developer will also be required to make improvements to North Dogwood Avenue to the project site for access.

H. WATER/SANITARY SEWER SERVICE SUMMARY

See the attached Preliminary Civil Engineering Plans.

1. Are there concerns about infrastructure capacity (water and/or sewer) that will be required to serve this project?

   No.

2. Is there a sanitary sewer main immediately adjacent to the proposed site? If no, what is the approximate distance to the nearest sewer line that has capacity available?

   No. The nearest sewer main is located approximately 300 feet to the south of the site.

3. What is the existing main’s line size and location?

   There is an existing 6” sewer line located approximately 300 feet to the south of the project site. It is located on the north side of Martin Luther King, Jr. Drive and runs parallel to that street.

4. Will off-site sewer easements be required?

   No.
5. Will on-site sewer easements be required?
   Yes.

6. Does a municipality or a private contractor make the sewer tap?
   Installation of sewer connections (taps) and service connections from the main to the
   property line or point of use connection is performed only by municipal employees or a
   contractor approved by the City.

7. Is a separate submittal required other than site plan review?
   No.

8. Is there an existing water main immediately adjacent to the site?
   Yes.

9. What is the existing main’s size and location?
   An 8” diameter water line runs adjacent to the eastern boundary of the site along the west
   side of North Dogwood Avenue.

10. Will the a master meter be required? Or individual meters for each unit?
    Each unit must have its own meter.

11. Will off-site waterline easements be required?
    No.

12. Will on-site waterline easements be required?
    Yes.

13. Does the municipality or a private contractor make the water tap?
    Installation of water connections (taps) and service connections from the main to a point
    outside the curb area or point of the meter set is performed only by municipal employees
    or a contractor approved by the city.

14. Is a separate submittal required other than site plan review?
    No.

I. ELECTRIC, GAS, TELEPHONE, CABLE, INTERNET AND SOLID WASTE SERVICE SUMMARY
   (See Attachment E - Project Contact Information)

1. Is electric service available? If so, who is the provider?
   Yes. The City of Livingston is the provider.
   a. Are any offsite easements required for electricity?
      No.
   b. Are any onsite easements required for electricity?
      Yes.

2. Is gas service available? If so, who is the provider?
   Yes. Centerpoint Energy.
3. Is telephone service available? If so, who is the provider?

Yes. Livingston Communications (LivCom).

a. Is telephone service in the area underground or aerial?

Aerial.

b. Where is the location of the existing service?

There are existing aerial phone lines along Martin Luther King, Jr. Drive and Dogwood Avenue.

c. Are any offsite telephone easements required?

No.

d. Are any onsite telephone easements required?

Yes. An easement will be required to each unit at the site.

4. Is cable television service available? If so, who is the provider?

Yes. Livingston Communications (LivCom).

5. Is internet service available? If available, who are the possible providers and is existing capacity sufficient to service project?

Yes. Livingston Communications (LivCom).

6. Is solid waste service available?

Yes.

a. What are requirements for solid waste collection (location, size, number of dumpster stations)?

The City of Livingston leaves this up to discretion of developer. However, if dumpsters are to be used they will need to be screened by opaque walls or wooden screening fences with permanent walls on three sides and an opaque gate on the fourth side to allow for access by a refuse collection vehicle.

b. Who are the solid waste contractors? (Municipal, private)

The City of Livingston has contracted with Santek Waste Services to provide twice weekly pick-up within their incorporated city limits.

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?

There is no zoning within the City of Livingston

a. Does this classification allow multi-family complexes as a permitted use?

Not Applicable.

b. Are there restrictions on unit density on a per acre, SF, or other basis?

Not Applicable.
c. Are there any special requirements/restrictions due to adjacent zoning?
   Not Applicable.

d. Is re-zoning required? Process and time frame.
   Not Applicable.

2. Does the development of this project require a subdivision plat? If so, what are the
   requirements for the plat, including process and time frame?
   No.

3. Are special exceptions or conditional use required for this project?
   No.

4. Setbacks and Parking Requirements
   a. What are the building setbacks?
      None. The City has no setback requirements for commercial.
   b. Are there minimum parking setback lines from the property lines?
      No.
   c. What is the number of parking spaces required for the proposed use?
      The City of Livingston requires 2 parking spaces per each family unit.
   d. How many of these spaces must be handicap accessible?
      The City of Livingston requires 1 handicap accessible space be provided per 25 spaces.
   e. What is the required size for a parking space?
      The City of Livingston requires that the dimensions of the parking spaces comply
   f. What are the fire lane requirements?
      The City of Livingston requires a minimum fire lane width of 20 feet with minimum
      curve radii of 32 feet.

5. Landscaping
   a. Is there a minimum required open space percentage?
      No.
   b. What are the buffer requirements?
      Section 10-283(a) of the Livingston City Ordinances requires new parking lots to
      be effectively buffered from street view by the planting of shrubs along each
      perimeter line thereof facing a public street. Section 10-10-284 requires screening
      adjacent to existing residential development and screening of refuse handling
      facilities, including refuse disposal and recycling, and ground level mechanical
      equipment visible from public right-of-way. Screening adjacent to residential
      development shall be screened along each property line common to the residential
      development, using any combination of trees, shrubs, berms, walls, wood fencing
      or decorative fencing which provides year-round obstruction of view and is
      equivalent to use of opaque fencing of six feet in height or using any existing
      natural physical features of the property, such as significant vegetation. Refuse
handling facilities and mechanical equipment shall be screened by opaque walls or wooden screening fences of not less than the height of the facilities or equipment to be screened or as otherwise required to screen the view from any public street right-of-way. Permanent walls are required on three sides with an opaque gate allowed on the fourth side for access by the refuse collection vehicle.

c. What are the landscape requirements?

Section 10-278 of the Livingston City Ordinances requires applicants for a building permit to submit a site plan that reflects the location, species, and number of trees and shrubs proposed for planting or preservation in accordance with the City’s landscaping ordinance. No permit shall be issued unless the community development coordinator approves the site plan verifying that the applicant has provided for the planting of trees and shrubs as required. No final certificate of occupancy shall be issued by the community development coordinator except upon satisfaction of the City’s landscape requirements. Prior to the issuance of a certificate of occupancy, the community development coordinator shall inspect the building site to verify compliance with the approved plans.

d. Is an irrigation plan required?

No.

6. Signage, Lighting and Building Restrictions

a. Are there any zoning or master plan restrictions for site lighting?

No.

b. What is the minimum and/or maximum building area floor ratio?

The City of Livingston has no requirements for this item.

c. What is the maximum building height?

The City of Livingston has no restrictions on building height.

d. Are there any architectural standards for this site?

Yes. All construction must be in compliance with the following:

- Building - International Building Code, 2018 Edition
- Plumbing - International Plumbing Code, 2018 Edition
- Air Conditioning/Heating - International Mechanical Code, 2018 Edition
- Fire - International Fire Code, 2018 Edition
- Pool and Spa - International Swimming Pool and Spa Code, 2018 Edition

e. What are the acceptable sign requirements and limitations?

All signs shall comply with provisions of the building code adopted by the City. Electric signs that have internal wiring or lighting equipment, and external lighting equipment that directs light on signs, shall not be erected or installed until an electrical permit has been obtained from the community development coordinator. All signs shall be constructed of permanent materials and shall be attached to the ground, a building or another structure by direct attachment to a wall, frame or structure. All sign foundations shall be designed for 100-mile per hour winds, the plan for which must bear a professional engineer's calculations and seal. Sign illumination shall be placed and shielded so as not to directly cast light rays into nearby residences, sleeping accommodations or into the eyes of motor vehicle drivers. Signs may not create a traffic hazard. Lighting on signs shall be consistent throughout a project, and no sign or portion thereof shall be illuminated differently from any other sign.
K. **ENTITLEMENT/SITE DEVELOPMENT/BUILDING PERMITTING PROCESS SUMMARY AND TIMING**

1. What are the required approvals needed to begin construction, review process timing and estimated time periods for obtaining permits and other relevant information? 

   The City of Livingston requires three sets of plans and a minimum of ten working days for review. Approval of the plans is required before construction begins.
   
   a. Grading and Excavation Permit?
      No.
   
   b. Development Permit?
      No.
   
   c. Public Improvements Permit (Water, Sewer, Drainage, Street)?
      No permits needed.
   
   d. Building Permit?
      Yes. This project will be classified as commercial, so a commercial building permit will be required.
   
   e. Required Approvals?
      Yes (building official, fire marshal, electrical superintendent, and plumbing inspector)
   
   f. Review Process?
      Minimum of ten working days (may be longer if needed)
   
   g. General Timing?
      Minimum of ten working days.

L. **ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY**

1. Are impact fees required by the City?
   No.

2. What is the water tap/connection fee?
   The fee for making taps and furnishing and installing meters and boxes is determined from the actual cost to the City to install.

3. What is the sewer tap/connection fee?
   The fee is based on the actual cost to City.

4. Building Permit Fee?
   Yes (based on the value of the project).

5. Drainage Fees?
   No.
6. Landscaping Fees?
   No.
7. Any other fees?
   Electrician, Plumber, HVAC and Fire Sprinkler System will need separate permit by craft.

M. TAXING ENTITIES
   The Polk County Appraisal District has assigned a Property ID Number of 11197 for this site. Applicable taxing entities and millage rates are as follows:
   
   - City of Livingston ................................................ $0.000000
   - Polk County .................................................... $0.646100
   - Livingston ISD .................................................. $1.323350
FIELD NOTE DESCRIPTION
6.338 ACRES
IN THE MOSES L. CHOATE SURVEY, ABSTRACT NUMBER 15
POLK COUNTY, TEXAS

BEING a 6.338 acre tract of land situated in the Moses L. Choate Survey, Abstract Number 15, Polk County, Texas, being all of that same called 6.33 acre tract described in instrument to Charles D. Stovall and Nancy C. Stovall, recorded in Volume 1619, Page 168 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 6.338 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found, bent, in the easterly line of that certain tract conveyed in instrument to Polk County Farm Bureau, recorded in Volume 452, Page 113, O.P.R.P.C.T., for the common westerly corner of said 6.33 acre tract and that certain tract conveyed in instrument to Charles David Stovall, recorded in Volume 957, Page 788, O.P.R.P.C.T., being the northwesterly corner of the herein described 6.338 acre tract;

THENCE North 87°11'37" East, 293.37 feet, with the common line between said Stovall tracts, to a 1 inch iron pipe found in the westerly line of that certain tract conveyed in instrument to Mary Alice Gipson, recorded in Volume 661, Page 98, O.P.R.P.C.T., for the common easterly corner of said Stovall tracts, being the northeasterly northeast corner of the herein described 6.338 acre tract;

THENCE South 03°57'51" East, 305.78 feet, with the westerly line of said Gipson tract, that certain tract conveyed in instrument to Allie Davis, recorded in Volume 758, Page 437, O.P.R.P.C.T., that certain tract conveyed in instrument to Spirit of Integrity Worship Center, recorded in Volume 1439, Page 537, O.P.R.P.C.T., and that certain tract conveyed in instrument to Viola Shotwell Wright, recorded in Volume X, Page 101, of the Deed Records of Polk County, Texas (D.R.P.C.T.), common to the northerly east line of said 6.33 acre tract, to a 5/8 inch iron rod found for a common corner of said 6.33 acre tract and said Wright tract, being an interior corner of the herein described 6.338 acre tract;

THENCE North 88°59'36" East, 184.26 feet, with the common line between said 6.33 acre tract and said Wright tract, to a 5/8 inch iron rod with cap found in the westerly margin of North Dogwood Avenue, for the common easterly corner of said 6.33 acre tract and said Wright tract, being the easterly northeast corner of the herein described 6.338 acre tract;

THENCE South 03°31'29" East, 149.37 feet, with said westerly margin, the easterly line of said 6.33 acre tract, to a 5/8 inch iron rod found for the common northerly east corner of said 6.33 acre tract, and that certain tract conveyed in instrument to Mary E. Garrett, recorded in Volume 913, Page 423, O.P.R.P.C.T., being an easterly corner of the herein described 6.338 acre tract;

THENCE South 88°53'44" West, 100.03 feet, with the common line between said 6.33 acre tract and said Garrett tract, to a ½ inch iron rod found for a common corner of the same, being an interior corner of the herein described 6.338 acre tract;

THENCE South 03°35'28" East, 100.18 feet, to continuing with said common line, to a ½ inch iron rod found for a common corner of the same, being an interior corner of the herein described 6.338 acre tract;
THENCE North 88°48'44" East, 100.05 feet, continuing with said common line, to a 5/8 inch iron rod found in the westerly margin of said North Dogwood Avenue, for the common southerly east corner of said 6.33 acre tract and said Garrett tract, being an easterly corner of the herein described 6.338 acre tract;

THENCE South 03°30'08" East, 186.30 feet, with said westerly margin, the southerly east line of said 6.33 acre tract, to a ½ inch iron rod found for the common easterly corner of said 6.33 acre tract and that certain tract shown to be owned by Don Kevin Glenn, per Polk County Appraisal District (P.C.A.D) ID Number 11450, being the easterly southeast corner of the herein described 6.338 acre tract, from which a ½ inch iron rod found for reference, bears South 03°36'55" East, 183.61 feet;

THENCE South 86°11'02" West, 94.60 feet, with the common line between said 6.33 acre tract and said Glenn tract, to a ½ inch iron rod found for the common corner of said 6.33 acre tract, said Glenn tract, and that certain tract conveyed in instrument to T.R. Bluiett, recorded in Volume 1074, Page 513, O.P.R.P.C.T., being an angle point in the easterly south line of the herein described 6.338 acre tract;

THENCE South 86°29'42" West, 175.12 feet, with the common line between said 6.33 acre tract and said Bluiett tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 6.338 acre tract;

THENCE South 02°18'26" East, 10.36 feet, continuing with said common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 6.33 acre tract, and that certain tract conveyed in instrument to Samuel Gardner, recorded in Volume 1176, Page 815, O.P.R.P.C.T., being a southeasterly corner of the herein described 6.338 acre tract;

THENCE North 80°03'59" West, 170.12 feet, with the northeasterly line of said Gardner tract and that certain tract conveyed in instrument to Samuel Gardner, recorded in Volume 2196, Page 337, O.P.R.P.C.T., common to a southwesterly line of said 6.33 acre tract, to a 5/8 inch iron rod found in the easterly line of that certain tract conveyed in instrument to Derrick Hill and Christopher Hill, recorded in Volume 811, Page 15, O.P.R.P.C.T., for the common westerly corner of said 6.33 acre tract and said second mentioned Gardner tract, being the southwesterly corner of the herein described 6.338 acre tract;

THENCE North 01°11'13" West, 282.71 feet, with the common line between said 6.33 acre tract and said Hill tract, to a 5/8 inch iron rod with cap found for a common corner of the same, being an interior corner of the herein described 6.338 acre tract;

THENCE South 88°01'03" West, 56.92 feet, continuing with said common line, to a 5/8 inch iron rod with cap found for the common southerly corner of said 6.33 acre tract, and that certain tract conveyed in instrument to American Legion Post #31, recorded in Volume 899, Page 820, O.P.R.P.C.T., being a westerly corner of the herein described 6.338 acre tract;
THENCE North 03°24'26" West, 440.41 feet, with the easterly line of said American Legion Post #31 tract and said Polk County Farm Bureau tract, common to the northerly west line of said 6.33 acre tract, to the POINT OF BEGINNING, and containing a computed area of 6.338 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 3, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number J161-01.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System Central Zone (4203).

February 11, 2020
Date

Carey A. Johnson
R.P.L.S. No. 6524
Attachment C

PROJECT CONTACT INFORMATION
## UTILITY CONTACT LIST

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>Livingston Pioneer Crossing</th>
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<tr>
<td>PROJECT LOCATION</td>
<td>Livingston, Texas 77351</td>
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<table>
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<tr>
<th>UTILITY NAME</th>
<th>PROVIDER'S NAME</th>
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<tr>
<td>Cable TV</td>
<td>Livingston Communications</td>
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<td>Centerpoint Energy</td>
<td>Esther (Customer Service Representative)</td>
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NOTE: THIS FIGURE SHOWS RELEVANT PORTIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP FOR POLK COUNTY, TEXAS AND INCORPORATED AREAS (MAP No. 48373C0455C, EFFECTIVE DATE SEPTEMBER 3, 2010).
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 cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
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<td>$350,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td>$7,000.00</td>
<td></td>
<td>$7,000</td>
<td>$7,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$957,000</td>
<td></td>
<td>$957,000</td>
<td>$957,000</td>
</tr>
</tbody>
</table>

Bob Staehs, P.E.
Printed Name

02/27/2020
Date

If a revised form is submitted, date of submission:
This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction costs, two different methods may be used:

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td>$10,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,000.00</td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>$10,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,000.00</td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td></td>
<td>75,000.00</td>
</tr>
<tr>
<td>Off-site utilities</td>
<td>$5,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5,000.00</td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td>$75,000.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>75,000.00</td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>50,000.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100,000.00</td>
</tr>
</tbody>
</table>

Bob Staehs, P.E.

Printed Name: 02/27/2020

Date: 02/27/2020

Signature of Registered Engineer, responsible for Budget Justification
LIVINGSTON PIONEER CROSSING
LIVINGSTON, TEXAS
PRELIMINARY CIVIL ENGINEERING PLANS
TARGET BUILDERS, LLC - DEVELOPER

THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

ROBERT STAHS, P.E.

INDEX
1. COVER SHEET
2. PRELIMINARY SITE PLAN
3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY DRAINAGE PLAN

NORTH TEXAS

POLK COUNTY

NOT FOR CONSTRUCTION

Everett Griffith, Jr. & Associates Inc.
ENGINEERS - SURVEYORS
408 North First Street, Lufkin, Texas 75901
325-678-0066
TX CONTRACTOR NO. 2-1125
TX SURVEYOR NO. 1278

SHEET 1 OF 4
BUILDING TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th># BLDGS</th>
<th>UNITS/BLDG</th>
<th>UNIT TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>8</td>
<td>3 A, 1 A-HC, 4 B</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>8</td>
<td>4 A-ALT, 3 B, 1 B-HC</td>
</tr>
<tr>
<td>3</td>
<td>4</td>
<td>8</td>
<td>4 A, 4 B</td>
</tr>
<tr>
<td>4</td>
<td>2</td>
<td>8</td>
<td>4 A-ALT, 4 B</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th># UNITS</th>
<th>UNIT S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - ONE BEDROOM, ONE BATH</td>
<td>22</td>
<td>650</td>
</tr>
<tr>
<td>A-ALT - ONE BEDROOM, ONE BATH</td>
<td>16</td>
<td>650</td>
</tr>
<tr>
<td>A-HC - ONE BEDROOM, ONE BATH</td>
<td>2</td>
<td>650</td>
</tr>
<tr>
<td>B - TWO BEDROOM, TWO BATH</td>
<td>38</td>
<td>850</td>
</tr>
<tr>
<td>B-HC - TWO BEDROOM, TWO BATH</td>
<td>2</td>
<td>888</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>80</strong></td>
<td></td>
</tr>
</tbody>
</table>

BUILDING COMMON AREAS

| CLUBHOUSE | 1,531 SF |

PARKING TABULATION

| ONE BEDROOM | 1.5 PER UNIT | 60 |
| TWO BEDROOM | 2.0 PER UNIT | 80 |
| **TOTAL PROVIDED** | **140** | |

ACCESSIBLE

| H-C STALL | 6 |
| VAN STALL | 2 |

COMMON AMENITIES

OWNER COMMITS TO PROVIDING AMENITIES AS REQUIRED TO MEET REQUIREMENTS OF 2020 QAP.

NOTES:

1. NO PUBLISHED TOPO IS AVAILABLE FOR THIS SITE. THE USGS MAP FOR THIS AREA SHOWS NO CONTOURS. THE SITE GENERALLY SLOPES AT A MINIMUM SLOPE TO THE SOUTHEAST.

2. THE 15' SETBACK SHOWN IS BEING UTILIZED FOR THIS DEVELOPMENT. POLK COUNTY (THE REGULATORY AGENCY) HAS NO REGULATION SETBACKS FOR COMMERCIAL PROPERTIES.
NOTE: EACH BUILDING IS TO HAVE INDIVIDUAL WATER METERS.