CIVIL ENGINEERING
FEASIBILITY STUDY

PROVIDENCE AT BUNA
Buna, Texas 77612

Buna Providence CR 835, LP - Developer

February, 2020

Prepared By:

ENGINEERS - SURVEYORS
Everett Griffith, Jr. & Associates Inc.
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936-634-5528
TX ENGINEERING FIRM NO. F-1156
TX SURVEYING FIRM NO. 100291-00

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 Providence at Buna development is proposed to be located in Buna, Texas. The development will be a multi-family complex that will provide 80 total housing units divided among 20 buildings. In all, there will be 52 one-bedroom/one-bath units and 28 two-bedroom/two-bath units. A club house will also be included.

The development is to be situated on a 29.14 acre tract located on Lewis Road (County Road 835) approximately 400 feet west of the intersection of U.S. Highway 96 and Lewis Road. The project site is currently undeveloped. Access to the site will be from Lewis Road.

Necessary utilities (i.e. water, sanitary sewer, electrical, and telephone) are all currently available or are within a reasonable distance from the site. It appears that the only internet available in this area is via satellite. Utility providers were contacted as part of this feasibility study and all those noted confirmed availability.

Buna is an unincorporated community in Jasper County. As such, the County was contacted in regards to their regulations pertaining to the proposed development. The proposed site plan (see Attachment F - Preliminary Site Plan) materially meets the County’s regulations. The property will need to be platted for the development of this project.

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

The development will be sited on a 29.14 acre tract located on Lewis Road (County Road 835) approximately 400 feet west of the intersection of Lewis Road and U.S. Highway 96. The project site is currently undeveloped and heavily wooded. Based on available topographic information, the land generally slopes to the west at approximately 2.5% percent.

B. **SURVEYS**

A boundary survey has been completed and is submitted with this report (See Attachment B - Site Survey). All known existing easements and required setback lines are shown on the Preliminary Site Plan.

C. **ENVIRONMENTAL SITE ASSESSMENT**

There are no known adverse environmental issues that would preclude the development of this parcel of land as an apartment home development.

D. **STORM WATER MANAGEMENT**

1. Is the site in a 100-year flood plain?
   - No.
2. Is the site part of a master stormwater drainage system?
   - No.
3. Is drainage approval required by any other agencies other than the County?
   - No.
4. Are any off-site drainage easements required?
   - Yes.
5. Are any on-site drainage easements required?
   - No.
6. Is stormwater detention required? If so, what are the guidelines?
   - No. Conversations with County personnel indicate that Jasper County has no codified requirements for stormwater detention. However, the County’s subdivision ordinance states that “storm water drainage facilities must be designed so as to minimize any increase in the quantity or velocity of storm water from the subdivision.”

E. **TOPOGRAPHIC REVIEW**

Based on available topographic information, the land generally slopes to the west at approximately 2.5% percent.

F. **SITE INGRESS/EGRESS REQUIREMENTS**

1. What road(s) provides access to the site?
   - Access will be via Lewis Road (County Road 385).
2. What is maximum driveway width?
   - Conversations with Jasper County personnel indicates that the County does not have any
G. **OFF-SITE REQUIREMENTS**

A road-bore will be required to tie-in to the existing water line running along Lewis Road (CR 835). The project will also require some off-site storm sewer to be installed across the adjacent tract (also to be owned by Buna Providence CR 835, LP) to the west to Goode Branch. See Attachment F (Preliminary Drainage Plan) for location.

H. **WATER/SANITARY SEWER SERVICE SUMMARY**

See Attachment F - Preliminary Site Plan.

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?
   Yes. The Jasper County Water Control and Improvement District (WCID) No. 1 provides sewer service to the area.

3. What is the existing sewer main’s line size and location?
   An existing 6” diameter sanitary sewer line is located along the northern side of Lewis Road.

4. Will off-site sewer easements be required?
   No.

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

6. Does a municipality or a private contractor make the sewer tap?
   The Jasper County WCID No. 1 will make the tap. There will be a $1,200 tap fee.

7. Is a separate submittal required other than site plan review?
   No, just a signed agreement with the Jasper County WCID No. 1.

8. Is there an existing water main immediately adjacent to the site?
   Yes. The Jasper County Water Control and Improvement District (WCID) No. 1 provides water service to the area. They have a 6” water main located on the south side of Lewis Road.
9. Will a master meter be required? Or individual meters for each unit?
   Either set-up is acceptable, as the Jasper County WCID No. 1 does not have a preference either way. However, they will require that all meters be placed at the property line.

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

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

12. Does the municipality or a private contractor make the water tap?
    The Jasper County WCID No. 1 will make the tap. The tap fee varies by the size of the line.

13. Is a separate submittal required other than site plan review?
    No, just a signed agreement with the Jasper County WCID No. 1.

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. Jasper-Newton Electrical Cooperative.

2. Is gas service available? If so, who is the provider?
   No.

3. Is telephone service available? If so, who is the provider?
   Yes. AT&T
   a. Is telephone service in the area underground or aerial?
      Underground.
   b. Where is the location of the existing service?
      In the right-of-way of Lewis Road (CR 835)
   c. Are any offsite telephone easements required?
      No.
   d. Are any onsite telephone easements required?
      Yes.

4. Is cable television service available? If so, who is the provider?
   No.

5. Is internet service available? If available, who are the possible providers and is existing capacity sufficient to service project?
   It appears that the only internet service available in this area is via satellite. Viasat has indicated that they can provide service to the project site.
6. Is solid waste service available?
   Yes. Piney Woods Sanitation provides garbage collection in the area.
   
a. What are requirements for solid waste collection (location, size, number of dumpster stations)?
   Jasper County has no codified requirements regarding solid waste collection.
   
b. Who are the solid waste contractors? (Municipal, private)
   Private.

J. ZONING/LAND DEVELOPMENT ORDINANCES SUMMARY

1. What is the current zoning classification?
   Not applicable. Jasper County does not have any zoning ordinances.
   
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?
   Yes.

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

4. Setbacks and Parking Requirements
   
a. What are the building setbacks?
   Conversations with Jasper County personnel indicates that the County does not have any codified requirements for this item.
   
b. Are there minimum parking setback lines from the property lines?
   Jasper County does not have any requirements for this item.
   
c. What is the number of parking spaces required for the proposed use?
   2 spaces per unit
   
d. How many of these spaces must be handicap accessible?
   Jasper County does not have any requirements for this item. The number of handicap accessible spaces must meet Texas Accessibility Standards.
e. What is the required size for a parking space?
Jasper County does not have any requirements for this item.

f. What are the fire lane requirements?
Jasper County does not have any requirements for this item.

5. Landscaping
a. Is there a minimum required open space percentage?
   No.
b. What are the landscape requirements?
   Jasper County does not have landscaping requirements.
c. 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. Jasper County does not have any zoning ordinances.
b. What is the maximum building height?
   Jasper County does not have any requirements for this item.
c. Are there any architectural standards for this site?
   No.
d. What are the acceptable sign requirements and limitations?
   Jasper County does not have any requirements for this item.

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?

   1. **Platting** - As per Jasper County ordinances, a concept plan must be submitted to the Jasper County Engineer prior to the submission of the preliminary plat. The Jasper County engineer must review the concept plan as soon as practical and report his opinion as to the merits and general feasibility of the project.

      Then a preliminary plat must be submitted to the Jasper County engineer at least 30 days before the meeting at which the approval of the Commissioners Court is requested.

      After the preliminary plat has been approved by the Commissioners Court, a final plat for recording must be prepared and submitted to the Jasper County Engineer at least 30 days prior to the Commissioners Court meeting at which approval is requested.

   2. **Coordination** - Submit plans to the County for their review. Jasper County does not require permits. However, coordination is required with the County Commissioner of Precinct 4 for accessing Lewis Road (County Road 835).
L. **ENTITLEMENT, IMPACT AND DEVELOPMENT FEE SUMMARY**

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

2. What is the water tap/connection fee?

   It varies by line size.

3. What is the sewer tap/connection fee?

   $1,200

4. Building Permit Fee?

   No.

5. Drainage Fees?

   No.

6. Landscaping Fees?

   No.

7. Any other fees?

   Platting ($56.00)

M. **TAXING ENTITIES**

A Property ID Number of 3041 has been assigned to this site by the Jasper County Appraisal District. Applicable taxing entities and millage rates are as follows:

- Jasper County ................................................................. 0.555800
- Buna Water (WCID No. 1) ................................................. 0.293000
- Buna ISD ................................................................. 1.440000
- Buna Fire (ESD#1) ................................................................. 0.030000
- Jasper County LATRD ............................................................. 0.103300
BEING all that certain tract or parcel of land lying and situated in Jasper County, Texas, out of the S. CASTILLO SURVEY, ABSTRACT NO. 6 & W. MITCHELL SURVEY, ABSTRACT NO. 395, and being all of that certain 5 acre tract described in a deed conveyed from T.B. Williams, Sr., et al to T. B. Williams, Jr. dated October 11, 1958 and recorded in Volume 145 on Page 175 and all of that certain 5 acre tract described in a deed conveyed from T. B. Williams, Sr., et al to T. B. Williams, Jr. dated November 7, 1967 and recorded in Volume 199 on Page 617 and being a part or portion of that certain 20 acre tract described in a deed conveyed from Franklin W. Jonas, et ux to Otis M. Harris, et ux dated August 31, 1961 and recorded in Volume 206 on Page 583 and a part or portion of that certain 15.9 acre tract described in a deed conveyed from Willie B. Thompson, et ux to O. M. Harris dated August 2, 1971 and recorded in Volume 233 on Page 50, all of the Deed Records of Jasper County, Texas to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a concrete monument found for the Northwest corner of the aforesaid referred to 5 acre tract and the most Northerly Northeast corner of that certain 30.937 acre tract-
EXHIBIT "A" described in a deed conveyed from Moore Entertainment, Inc. to Stephen F. Moore dated January 30, 2001 and recorded in Volume 577 on Page 268 of the Official Public Records of the said County;

THENCE, along the North boundary line of the said 5 acre tract and the aforesaid referred to 10 acre tract (Tract to North being that certain tract of land- Tract: JAS-179 (acreage un-recited) referenced in a deed conveyed from TIN Inc. to Crown Pine Timber 3, L.P. dated October 30, 2007 and recorded in Volume 603 on Page 478 of the said Official Public Records), S 89° 07' 57" E, at 419.91 feet (called N 89° 08' W at 151.18 vrs.) pass on line a point for the Northeast corner of the said 5 acre tract and the Northwest corner of the said 10 acre tract, at a total distance of 735.91 feet (called EAST 113.7 vrs.) a concrete monument found, for the Northeast corner of the said 10 acre tract, the recognized Southeast corner of the said Crown Pine tract, the Southwest corner of that certain 10.854 acre tract described in a deed conveyed from Aubrey Jasper Fletcher, et ux to James D. Fletcher dated October 6, 1995 and recorded in Volume 496 on Page 437 of the said Deed Records and the Northwest corner the aforesaid referred to 15.9 acre tract, from which a concrete monument found for a recognized Northeast corner of the said Crown Pine tract and an interior ell corner of the said 10.854 acre tract bears N 01° 03' 10" E at 850.79 feet;

THENCE, along the North boundary line of the said 15.9 acre tract and along the South boundary line of the said 10.854 acre tract, S 88° 52' 29" E at 494.40 feet (called EAST at 178 vrs.) a concrete monument found, at fence corner post, for the Northeast corner of the said 15.9 acre tract and the Southeast corner of the said 10.854 acre tract, on the West boundary line of the aforesaid referred to 20 acre tract;

THENCE, in part along the West boundary line of the said 20 acre tract and in part along the East boundary line of the said 10.854 acre tract, N 01° 08' 25" E at 352.50 feet (called SOUTH) a concrete monument found for the Northwest corner of the said 20 acre tract and the Southwest corner of that certain 5.597 acre tract(gross)-EXHIBIT "A" (5.597 acres less 0.236 acre) described in a Release of Lien between Billy Mark Poland, et ux (maker) and United-Bilt Homes, Inc. (payee) dated November 16, 2005 and recorded in Volume 738 on Page 444 of the said Official Public Records, from which a fence corner post bears N 70° 20' E at 1.9 feet and a concrete monument found for the Northwest corner of the said 5.597 acre tract bears N 01° 06' 25" E at 189.24 feet;

THENCE, along the North boundary line of the said 20 acre tract and along the most Westerly South boundary line of the said 5.597 acre tract, S 88° 56' 59" E at 657.77 feet (called WEST at 236.88 vrs.) a concrete monument found, at fence corner post, for the Northwest corner of the said 20 acre tract, an angle corner of the said 5.597 acre tract and the Northwest corner of that certain 5 acre tract-EXHIBIT "A" described in a deed conveyed from Gary V. Richardson to Mark Poland, et ux dated October 19, 2011 and recorded in Volume 926 on Page 27 of the said Official Public Records;

THENCE, along the most Northerly East boundary line of the said 20 acre tract and along the West boundary line of the said 5 acre tract, S 08° 45' 46" W at 435.46 feet (called N 08° E at 156.77 vrs.) a railroad iron found for an angle corner of the said 20 acre tract, the Southwest corner of the said 5 acre tract and the Northwest corner of that certain 1.69 acre tract(net)-EXHIBIT "A" (2.12 acres gross described in a deed conveyed from Jimm:nn Lon Richardson Parker, et al to Patricia Ann Richardson Poland dated October 17, 2002 and recorded in Volume 639 on Page 188 of the said Official Public Records;
THENCE, in part along the most Southerly East boundary line of the said 20 acre tract and along the West boundary line of the said 1.69 acre tract, S 02° 30' 19" W (called N 1-1/4° E), at 172.20 feet a concrete monument found for reference 0.96 feet right, at 215.36 feet a ½" iron rod found (bent) for an interior ell corner of the said 1.69 acre tract and the most Northerly Northwest corner of that certain 4.050 acre tract-EXHIBIT "A" described in a deed conveyed from Central Baptist Church to Central Baptist Church of Buna, Texas, Inc. dated January 31, 1995 and recorded in Volume 486 on Page 42 of the said Deed Records, 9.84 feet left, at a total distance of 266.51 feet a ½" iron rod found for the Southwest corner of the said 1.69 acre tract and the most Southerly Northwest corner of the said 4.050 acre tract;

THENCE, in part along the most Southerly East boundary line of the said 20 acre tract and along the West boundary line of the said 4.050 acre tract, S 02° 17' 16" W (called N 1-1/4° E), at 134.54 feet a concrete monument found for reference 0.81 feet left, at a total distance of 586.69 feet (called 309 vrs.-total) a 5/8" iron rod found, on the recognized Northwest margin (North edge) of County Road No. 835 (not known if dedicated), 20.3 feet Northwest of its approximate centerline, for the Southeast corner of the said 20 acre tract and the Southwest corner of the said 4.050 acre tract, from which a concrete monument found for reference bears S 04° 25' 23" E at 5.77 feet, an end-of-fence bears N 68° 26' W at 6.4 feet, a telephone junction box bears N 34° 38' E at 10.1 feet and a ½" iron rod found for the Southeast corner of the said 4.050 acre tract bears N 62° 12' 57" E at 281.72 feet;

THENCE, in part along the Southeast boundary line of the said 20 acre tract and along the Northwest margin of the said CR No. 835, S 61° 34' 37" W (called N 61° E) at 370.31 feet a ½" iron pipe set for corner, 19.4 feet Northwest of the said centerline, from which a point for the Southwest corner of the said 20 acre tract and the Southeast corner of the said 15.9 acre tract bears S 61° 34' 37" W at 286.73 feet (from said point a railroad iron rod found for reference bears N 00° 39' 56" E at 1.73 feet);

THENCE, across the said 20 acre tract the following three courses:

1) N 03° 27' 55" E at 912.22 feet a ½" iron pipe set for an angle corner;

2) N 37° 19' 51" W at 85.84 feet a ½" iron pipe set for an angle corner;

3) N 73° 07' 30" W at 221.72 feet a ½" iron pipe set for an angle corner;

THENCE, in part continuing across the said 20 acre tract and across the said 15.9 acre tract, being 75.0 feet South of and parallel to the North boundary line of the said 15.9 acre tract, N 88° 52' 29" W, at 29.38 feet cross the common boundary line of the said 20 acre tract and the Southeast corner of the said 15.9 acre tract, at a total distance of 524.07 feet a ½" iron pipe set for corner, on the West boundary line of the said 15.9 acre tract and the East boundary line of the said 10 acre tract, from which a concrete monument found for the Northwest corner of the said 15.9 acre tract and the Northeast corner of the said 10 acre tract bears N 00° 53' 10" E at 75.00 feet;

THENCE, along the East boundary line of the said 10 acre tract and along the West boundary line of the said 15.9 acre tract, S 00° 53' 10" W at 1462.62 feet a 3/4" iron pipe found (bent), on the recognized Northwest margin of County Road No. 835 (not known if dedicated), 20.5 feet Northwest of its approximate centerline, for the Southwest corner of the said 15.9 acre tract and an end-of-fence bears N 30° 58' E at 5.8 feet and a 3" PVC pipe (filled w/concrete) found for reference bears N 61° 38' 10" E at 238.42 feet;

THENCE, along the Southeast boundary line of the said 10 acre tract and along the North boundary line of the said CR No. 835, S 60° 34' 01" W at 243.94 feet (called 59° 30' W at 87 vrs.) a ½" iron rod set, 18.4 feet Northwest of the approximate centerline of CR No. 835, for the most Southerly West corner of the said 10 acre tract and the Southeast corner of that certain 9.83 acre tract-EXHIBIT "A" described in a deed conveyed from Jo Ann Theriot to Tyler Shaw Sitton, et al dated June 13, 2019 and recorded in Volume 1163 on Page 1005 of the said Official Public Records, from which a telephone junction box bears S 82° 32' W at 7.0 feet;

THENCE, along the common boundary lines of the said 10 acre tract and the said 9.83 acre tract the following three courses:

1) N 00° 01' 07" E at 694.44 feet (called NORTH at 250 vrs.) a concrete monument found for an interior ell corner of the said 10 acre tract and the most Southerly Northeast corner of the said 9.83 acre tract, from which a power pole bears S 59° 31' W at 35.7 feet;

2) S 89° 55' 51" W at 95.21 feet (called WEST at 34.3 vrs.) a concrete monument found for the most Northerly Southwest corner of the said 10 acre tract and an interior ell corner of the said 9.83 acre tract, from which a concrete monument found for another interior ell corner of the said 9.83 acre tract bears S 87° 01' 34" W at 202.28 feet;
3) N 00° 54’ 13” E at 449.35 feet (called NORTH at 161.09 vrs. (calc.)) a concrete monument found for the Southeast corner of the said 5 acre tract and the most Northerly Northeast corner of the said 9.83 acre tract;

THENCE, along the common boundary line of the said 5 acre tract and the said 9.83 acre tract, N 89° 08’ 24” W at 420.33 feet (called S 89° 08’ E at 151.34 vrs.) a concrete monument found for the Southwest corner of the said 10 acre tract, the Northwest corner of the said 9.83 acre tract and an angle corner of the said 30.937 acre tract;

THENCE, along the West boundary line of the said 5 acre tract and along the most Northerly East boundary line of the said 30.937 acre tract, N 00° 57’ 00” E at 518.59 feet (called S 00° 57’ W at 186.31 vrs.) to the POINT and PLACE OF BEGINNING and containing 29.14 acres of land, more or less, of which 0.07 acre lies within the said County Road No. 835 (based on 25’ perpendicular distance from the approximate centerline).

Basis of Bearings: The West boundary line of that certain 5 acre tract described in a deed conveyed from T. B. Williams, Sr., et al to T. B. Williams, Jr. dated November 7, 1967 and recorded in Volume 199 on Page 617 of the Deed Records of Jasper County, Texas (Deed call S 00° 57’ W at 186.71 vrs. -found concrete monuments (NWC & SWC) 518.59 feet apart).

The undersigned does hereby certify that this survey substantially complies with the current Texas Society Professional Surveyors Standards and Specifications for a Category I B, Condition IV Survey.

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying

[Signature in blue ink]
Registered Professional Land Surveyor No. 5412
Texas Surveying Firm No. 10029100
408 North Third Street
Lufkin, Texas 75901
(936) 634-5528
February 21, 2020

SEE ATTACHED PLAT
<table>
<thead>
<tr>
<th>UTILITY NAME</th>
<th>PROVIDER'S NAME</th>
<th>CONTACT PERSON</th>
<th>CONTACT NUMBER</th>
<th>DATE OF CONTACT</th>
<th>NOTES</th>
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<tr>
<td>Cable TV</td>
<td>Not available</td>
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<td>N/A</td>
<td>N/A</td>
<td>Cable does not appear to be available at the site</td>
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<td>Electricity</td>
<td>Jasper-Newton Electric Cooperative</td>
<td>Dennis Olmstead</td>
<td>800-231-9340</td>
<td>02/17/2020</td>
<td>Office verified service in the area</td>
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<td>N/A</td>
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<tr>
<td>Internet</td>
<td>Viasat</td>
<td>Service Representative</td>
<td>855-804-9003</td>
<td>02/17/2020</td>
<td>It appears that the only internet available in this area is via satellite.</td>
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<tr>
<td>Sewer</td>
<td>Jasper County WCID No. 1</td>
<td>Henry Ogden</td>
<td>409-994-3532</td>
<td>02/03/2020</td>
<td>- - -</td>
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<tr>
<td>Solid Waste</td>
<td>Piney Woods Sanitation</td>
<td>Michelle (Customer Representative)</td>
<td>800-324-2092</td>
<td>02/17/2020</td>
<td>Contact declined to provide her last name; said any service representative could help in the future</td>
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<td>Water</td>
<td>Jasper County WCID No. 1</td>
<td>Henry Ogden</td>
<td>409-994-3532</td>
<td>02/03/2020</td>
<td>- - -</td>
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<tr>
<td>Telephone</td>
<td>AT&amp;T</td>
<td>Cliff Palermo</td>
<td>(409) 924-1410</td>
<td>02/18/2020</td>
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NOTE: THIS FIGURE SHOWS RELEVANT PORTIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP FOR JASPER COUNTY, TEXAS AND INCORPORATED AREAS (MAP No. 48241CO575D, EFFECTIVE DATE DECEMBER 17, 2010).
### Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction 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>
<th>G. Total Activity Costs</th>
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<td>Demolition</td>
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<td>$131,200.00</td>
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<td>Asbestos Abatement (Demolition Only)</td>
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<td></td>
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<td>$$0</td>
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<tr>
<td>Detention</td>
<td>$5.00</td>
<td></td>
<td>$117,500.00</td>
<td></td>
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<td>$$0</td>
</tr>
<tr>
<td>Rough grading</td>
<td>$6,500.00</td>
<td></td>
<td>$85,280.00</td>
<td></td>
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<td>$$0</td>
</tr>
<tr>
<td>Fine grading</td>
<td>$8.50</td>
<td></td>
<td>$709,750.00</td>
<td></td>
<td></td>
<td>$$0</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>$642,000.00</td>
<td></td>
<td>$642,000.00</td>
<td></td>
<td></td>
<td>$$0</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>$35.00</td>
<td></td>
<td>$5,740.00</td>
<td></td>
<td></td>
<td>$$0</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>$164</td>
<td></td>
<td>$5,740.00</td>
<td></td>
<td></td>
<td>$$0</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$$0</td>
</tr>
</tbody>
</table>

| Total                                         | $1,710,415.00          |                           |                             |                     |                                     | $$0                    |

**Signature of Registered Engineer**

**Bob Staehs, P.E.**

**Printed Name**

**Date**

If a revised form is submitted, date of submission:
Off-Site Cost Breakdown

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 cost, 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.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**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>A. 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>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-site concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>$66,000.00</td>
<td>1</td>
<td>$66,000.00</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
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<td></td>
<td></td>
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<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>Other (specify) - see footnote 1</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

Bob Staehs, P.E.
Printed Name
02/26/2020
Date
If a revised form is submitted, date of submission: 02/26/20
THESE PLANS MATERIALLY ADHERE TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.

ROBERT STAELS, P.E.

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

NOT FOR CONSTRUCTION
NOTE:
TOPOGRAPHIC DATA WAS EXTRAPOLATED
FROM THE 7.5 MINUTE USGS MAP OF THE AREA.
BUILDING TABULATION

<table>
<thead>
<tr>
<th>TYPE</th>
<th># BLDGS</th>
<th>UNITS/BLDG</th>
<th>BLDG S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>6</td>
<td>4</td>
<td>3,362</td>
<td>20,252</td>
</tr>
<tr>
<td>I-ALT</td>
<td>5</td>
<td>4</td>
<td>16,810</td>
<td></td>
</tr>
<tr>
<td>II</td>
<td>4</td>
<td>4</td>
<td>4,439</td>
<td>17,756</td>
</tr>
<tr>
<td>II-ALT</td>
<td>4</td>
<td>4</td>
<td>13,317</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>20</td>
<td></td>
<td></td>
<td>74,779</td>
</tr>
</tbody>
</table>

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th># UNITS</th>
<th>UNIT S.F.</th>
<th>TOTAL S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - ONE BEDROOM, ONE BATH</td>
<td>52</td>
<td>815</td>
<td>42,380</td>
</tr>
<tr>
<td>B - TWO BEDROOM, TWO BATH</td>
<td>28</td>
<td>1,084</td>
<td>30,352</td>
</tr>
<tr>
<td>TOTAL</td>
<td>80</td>
<td></td>
<td>72,732</td>
</tr>
</tbody>
</table>

COMMON AMENITIES

- CONTROLLED GATE FOR ENTRANCE & EXIT
- SWIMMING POOL
- FULL PERIMETER FENCE
- COMMUNITY LAUNDRY ROOM WITH AT LEAST 1 W/D FOR EVERY 40 UNITS
- FURNISHED COMMUNITY ROOM

NOTE:
THE 30' SETBACK SHOWN IS BEING UTILIZED FOR THIS DEVELOPMENT. JASPER COUNTY (THE REGULATORY AGENCY) HAS NO REGULATIONS REGARDING SETBACKS.
NOT FOR CONSTRUCTION

NOTE:
STORMWATER DETENTION IS NOT REQUIRED.

PROVIDENCE AT BUNA
BUNA, TEXAS
PRELIMINARY DRAINAGE PLAN

EVERETT GRIFFITH, JR. & ASSOCIATES INC.
408 NORTH THIRD STREET, LUFTON, TEXAS 75901

SCALE

100 50 0 100