CIVIL ENGINEERING FEASIBILITY STUDY
FOR
PROPOSED TRAILS AT ABILENE
ABILENE, TEXAS
CARNEY PROJECT NO. 1019-19

PREPARED FOR
TX TRAILS ABILENE 2020, LTD
17440 NORTH DALLAS PARKWAY, SUITE 226
DALLAS, TEXAS 75287

PREPARED BY
CARNEY ENGINEERING, PLLC
5700 GRANITE PARKWAY
SUITE 200
PLANO, TEXAS 75024

February 19, 2020

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.
February 19, 2020

Mr. Adrian Iglesias
TX Trails Abilene 2020, Ltd
17440 North Dallas Parkway, Suite 226
Dallas, Texas 75287

RE: Site Design and Development Feasibility Report
Proposed Trails at Abilene
665 E. 27th Street
Abilene, Texas
CARNEY PROJECT NO. 1019-19

Dear Adrian:

Submitted herewith is our Civil Engineering Feasibility Study for the subject site in Abilene, Texas. The site is a 4-acre tract carved out of approximately 14.3-acres at 665 E. 27th Street in Abilene, Texas, which is part of a larger 84+-acre Planned Development. There will be two 3-story building providing a total of 48 units. A clubhouse and other outdoor amenities will also be provided.

This information has been compiled after conversations and with the City of Abilene, local Engineer with knowledge of the site conditions, and the client (Developer).

EXECUTIVE SUMMARY

The 4-acre site is carved out of approximately 14.3-acres at 665 E. 27th Street in Abilene, Texas. The property is zoned RM-2 (18 units/ac) which is a permitted use for this multi-family project. This zoning is part of a Planned Development (PD-104)

Platting of the property will be required. Full movement ingress/egress will be provided from E. 27th Street. This street is considered an arterial and is in the jurisdiction of the City of Abilene. The ROW for W. 27th Street is 100-ft.

Water and sanitary sewer services are available and are provided by the City of Abilene. The water and sewer will be extended to the site from the nearest location at the intersection of Oldham Lane and E. 27th which is approximately 1100 linear feet away.

Detention for storm water is required by the City. A combination of underground and above ground detention is planned.
Following is information from the local Tax Appraisal District concerning the property:

- **Property ID.** 106962
- **Tax Rates:**
  - City of Abilene $0.7722
  - Abilene ISD $1.2024
  - Taylor County $0.6091

There are no inhibiting site development issues that will prevent construction of the proposed apartments at this site.

Surrounding land uses:

- North: E. 27th Street; AO (agriculture zoned), single family large lots
- South: Vacant Land; PD-104
- East: Vacant Land; PD-104
- West: Vacant Land; PD-104

**EXISTING SITE CONDITIONS & SURVEY**

The 4-acre site is carved out of approximately 14.3-acres at 665 E. 27th Street in Abilene, Texas. A legal description, boundary and topographic survey are attached.

The site is relatively flat with subtitle changes in elevation with the highest point being at approximately elevation 1732 feet at the north end and south end with an elevation of 1731 in the middle of the property. The majority of the site is open with native grasses covering the ground.

**ENTITLEMENT PERMITTING**

**ZONING**

The tract is already zoned for a multi-family use as part of a Planned Development. The vacant subject 4.00-acre parcel is within Planned Development District Number 104, also known as PD 104. Each Planned Development District is a custom-made zoning classification tailored to meet the unique demands and limitations of some particular proposed development and its surrounding environment. The use and development of PD 104 is specifically governed by City Council Ordinance No. 24-2006 approved on June 26, 2006.
This Ordinance No. 24-2006 divides all 84+ acres of the larger tract encompassed by PD 104 into five distinct tracts, each of which is designated for different types of land use and development. For purposes of determining allowable land use, City staff considers the 4.00-acre parcel to be inside Tract 5 of the PD.

Within Tract 5, allowable uses include multi-family residential buildings constructed in compliance with ordinary standards of the Residential Multi-Family (MF) zoning classification, with the following additional restrictions:

- overall development density (on any one platted parcel of land) must not exceed 18 dwelling units per acre; and
- all residential buildings must have at least 80% brick facades.

**PLATTING**

Platting the property will be required. The P&Z meets every first Tuesday of the month. Deadline submittal is 30 days before the P&Z meeting. The plat, if approved, can be recorded within a few days after the P&Z meeting. City Council approval is not required of the plat. Offsite water and sewer are anticipated and will be shown on the plat. The Platting process will take approximately 30 to 45 days and platting fees will not exceed $1,000. Subdivision procedures can be found in Chapter 3, Article 1 of the Land Development Code.

http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=abileneset&collection=abilene&documentid=113#JD_chapter1

**SITE DEVELOPMENT PERMITTING**

Development standards can be found in the City’s Land Use Regulation and Development Standards:

Development approval procedures can be found in Chapter 4, Article 1, Division 2, Section 4.1.2.3 of the Land Development Code.
http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=abileneset

**SITE PLAN**

A formal Site Plan review is a City requirement per Chapter 4, Article 1, Division 2 of the Land Development Code. The Development Review Committee (DRC) meets every Wednesday. Site Plan submittal are due no later than the Wednesday before (i.e. one week before). Submittals to the DRC include Engineering Site Plan, Landscape Plan and Architectural Elevations.
Once the DRC approval is obtained Construction Drawings can be prepared.

Parking ratio requirements are found in the Land Development Code Section 4.2.1.3 and the Land Use Matrix (Division 2 - Land Use Matrix- Section 2.4.2.1) which requires the following:

- 1.5 spaces per dwelling unit

- Leasing office: Visitor parking shall be provided according to the “Office, Professional and General Business” parking requirements within the Land Use Matrix, based on the square footage of the leasing office.

- Clubhouse: off-street parking shall be provided according to the “Retail Business, General” parking requirements within the Land Use Matrix, based on the square footage of the clubhouse facility.

There is no allowable parking reduction due to the project being a senior’s deal.

### TABLE 2-2: SITE LAYOUT AND BUILDING REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

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<thead>
<tr>
<th>District</th>
<th>Minimum Lot Size</th>
<th>Minimum Building Line Setbacks</th>
<th>Max. Height (ft)</th>
<th>Max. Lot Coverage (% of lot area)</th>
<th>Single-Family Standards</th>
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<td>90%</td>
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</table>
DRAINAGE

The site has been located on the Flood Insurance Rate Map (FIRM) No. 48441C0237F effective date January 6, 2012 Zone X and is not within the 100-year flood zone. Detention for storm water is required by the City. The necessary detention volume required is anticipated to be located above ground. A new Drainage Criteria Manual has been developed by the City requiring analysis of more storm frequencies.

UTILITIES

The City of Abilene provides water and sanitary sewer service to the site. An 8-inch AC water line is located on the west side of Oldham Lane. This water line will need to be extended to the subject tract.

A 10-inch virtified clay sanitary sewer line exists along the east side of Oldham Lane. The invert elevation of the closest manhole is 1723’. It's anticipated that sewer will gravity and no lift station is expected.

Electric power is provided by American Electric Power (AEP). They have a line along the east side of Oldham Lane and line along the south side of E. South 27th coming in from the west. It stops about 1/2 mile from the intersection Oldham Lane & E. South 27th Street, which is at the approximate west edge of the subject property. AEP will extend the power service to the site.

FIRE DEPARTMENT REQUIREMENTS

- New Installation/Modification Plan Submittals

  - Allow at least 10 business days to process all submittals and required permits.
  - Fire sprinkler systems shall be designed and installed in accordance with the Abilene Fire Code and State of Texas rules and regulations. Compliance with FM, UL, NFPA or other recommended practice does not supersede any Abilene Fire Code requirement.
  - Plans shall be stamped by a State of Texas licensed Responsible Managing Employee (RME) or a State of Texas licensed Professional Engineer. At least one set submitted for review shall bear an original stamp.
  - Submit at least 3 sets of scaled drawings, hydraulic calculations, sprinkler component cut-sheets and a completed Abilene Fire Department permit application for review.
  - Provide manufacturer's statement of compatibility with other piping components when using CPVC piping.
  - All submittals shall be reviewed and a fire permit issued prior to start of any work on the fire sprinkler system, including underground piping from city main.
• Fire permit and Fire Department stamped drawings shall be at job site during all work related to the permitted fire sprinkler system.
• Only fire protection contractors licensed for such work by the State of Texas shall perform fire sprinkler system work.
• Submittals will not be accepted by parties that have credit suspensions with the City of Abilene Finance Department.

- Sprinkler System Design Criteria

• Sprinkler system hydraulic design required pressure shall include a safety factor of 10 percent or 5 psi, whichever is greater.
• The proponent, prior to design of the sprinkler system, shall conduct a water flow test. Water flow data may be obtained by contacting the Water Distribution department at 325-437-4523.
• Sprinkler and standpipe risers may be combined in accordance with NFPA.
• Provide control valve, drain and water flow indicator at each floor-to-riser connection.
• Eaves, canopies, or other projections or overhangs shall be provided with sprinklers in accordance with NFPA.
• Water flow signal shall be a fire alarm system audible and visible signal device located above fire department connection. Location shall be approved by the Fire Marshal or designee.
• Dry system trip test connection shall be provided at the end of the most remote branch line of the system.
• Wet system alarm test connection may be provided at riser in lieu of remote inspectors test connection.

- Fire Department Connection

• Fire department connection shall be located on the front-or street-side of building.
• Fire department connection Location shall be approved by the Fire Marshal.
• Fire department connection for NFPA 13 shall have a minimum of two 2 ½-inch inlets for system with up to 1,000 GPM required flow (less outside hose streams). Provide one additional inlet for each 500 GPM increase in required flow or fraction thereof.

- Backflow Prevention Device installation and Testing

• This information is applicable to the installation and testing of backflow devices that are a component of a fire protection system, such as a fire sprinkler system, standpipe system or private fire protection water main.
• All work involving a fire protection system, including installation or testing of backflow devices, shall be performed by persons employed by a fire sprinkler firm that is registered with the State of Texas Department of Insurance - State Fire Marshal Office.
• Persons performing work involving a backflow device shall be registered with the City of Abilene for that type of work.
• Persons planning to install a fire protection system backflow device shall apply for a plumbing permit at Building Inspections to install the device. This permit is in addition to Fire Department permit(s) required for installation or modification of a fire protection system.
• A plumbing inspection by Building Inspections is required for the backflow device installation. The backflow device shall be tested and test papers provided to Building Inspections at or before the plumbing inspection. Contact Building Inspections at (325) 676-6232 for more information.

PROPOSED OFFSITE IMPROVEMENTS

Water and sanitary sewer will need to be extended from the current locations at Oldham Lane to the site. It’s approximately 1100 linear feet to Oldham Lane from the subject tract. Water is on the west side of Oldham Lane and sanitary sewer on the east side. A bore under Oldham Lane will be required to connect to the sewer.

INGRESS & EGRESS

The site will have one point of access. The main entrance will be off E. South 27th Street. 27th Street is a 2-lane asphalt road with shoulders. It has a 100-ft ROW and is considered an arterial. A TIA is not required.

LANDSCAPING

Landscaping shall conform to Chapter 4, Article 2 Division 2, Section 4.2.2.1 of the Land Development Code:

http://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=abileneset

A minimum percentage (15%) of the area of a site located between the building facade and the adjacent street right-of-way must be landscaped. A 10-ft landscape buffer is required along both S. 25th and Ross Avenue. General landscape requirements include:
(a) Grass or other vegetative cover is generally required for all required landscape areas. A maximum of 15% of the required landscape area may include non-vegetative pervious cover, such as landscaping rocks, pervious pavers, or similar, excluding sidewalks or paths.

(b) Sidewalks or paths within a landscape area shall be included in the landscape area calculation and shall not count against the impervious cover limit.

(c) The parkway must remain landscaped except for authorized improvements, such as driveways, sidewalks, or other public infrastructure, including for single-family and two-family residential development.

(d) A minimum 10-foot-wide landscape area shall be provided along all property lines adjacent to a street, except within the Central Business district or other areas where the building setback is less than 10 feet, in which case the building setback area shall be landscaped.

(e) Required trees and shrubs:

   (1) One tree plus three shrubs are required per 500 square feet of required landscape area, rounded up to the nearest whole tree or shrub.

   (2) Street trees are required at a rate of 1 per 40 feet of street frontage along Enhancement Corridors, as designated in the City's Comprehensive Plan, and 1 per 60 feet of street frontage along other arterials and collectors. Placement of trees may be varied, but may not result in fewer than the required number of trees for a property.

Any landscape area within the public right-of-way shall not count toward any landscape area requirements.

The landscape plan must include:

(a) Landscaping plans shall be provided as indicated below.

   (1) A General Landscaping Plan shall be provided as part of the site plan review process, which shall include the following:

      a. Delineation of all required landscape areas with dimensions.

      b. Location, size, and species of trees to be preserved for landscaping credit.

      c. Calculation of the landscape area as a percentage of the total site, where applicable.
d. Calculation of the landscape area between the building and the right-of-way as a percentage of the total area between the building and the right-of-way, where applicable.

e. Statement on the plan noting that any required irrigation system will be provided.

f. Statement on the plan noting the number of required trees and shrubs to be provided.

(2) A Final Landscaping Plan shall be provided and approved prior to the issuance of a Certificate of Occupancy, which shall include the following:

a. Delineation of all required landscape areas with dimensions.

b. Location, size, and species of trees preserved for landscaping credit.

c. Irrigation plan for any required irrigation system.

d. Calculation of the landscape area as a percentage of the total site, where applicable.

e. Calculation of the landscape area between the building and the right-of-way as a percentage of the total area between the building and the right-of-way, where applicable.

f. Calculation of the landscape area within the parking lots as a percentage of the total parking lot area, where applicable.

g. Location, planting height, container size, and species of shrubs to be provided.

h. Location, planting height, mature height, planting caliper size, and species of trees to be provided.

i. Summary table showing amount of landscaping required and the amount provided.

j. Other details as necessary to ensure conformance with all required standards.

The City does have a tree ordinance. For every premium tree preserved, the developer shall be given credit for two trees, for trees in applicable locations. Only trees in good condition, having been protected in accordance with the tree protection requirements, shall be considered for credit. A maximum credit of one hundred percent (100%) of the
required trees shall be allowed per site. Determination of credits shall be made by the Planning Director upon completion of site improvements.

SIGNAGE

Signage for the project is anticipated to include ground supported Monument Signs. No obstacles are anticipated to obtain a Sign Permit. Regulations can be found in Chapter 4, Article 2, Division 8 of the Land Development Code.

BUILDING PERMIT & PLAN REVIEW

The following process shall be utilized to obtain approval of site plans.

1. *Pre-Development site plan review conference.*

   a. The applicant for site plan review shall meet with City Staff to discuss basic site plan procedures and requirements, to consider the elements of the site which are proposed to be developed.

2. Site Development and Building Plan Review Process

   A Conditional Use Permit will be required per the City direction. The purpose of a Conditional Use Permit is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses.

   Site Plans for a Conditional Use Permit (CUP) will be processed according to the procedures prescribed for those applications in Chapter 2, Article 2, Division 3.

   In order to be granted approval for a CUP, the following must occur:

   (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;

   (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

   (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual...
nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;

(4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

(5) The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

(6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and

(7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The turn around time for plan review is 7 business days. Typically Building Permits can be obtained within 30 days of submittal depending on completeness of the plans.

The following codes are effective for Abilene:

- Abilene Fire Code 2009 (IFC)
- 2014 National Electrical Code
- International Existing Building Code 2012
- International Building Code 2012
- International Fuel Gas Code 2012
- International Mechanical Code 2012
- International Plumbing Code 2012
- International Residential Building Code 2012
- International Energy Conservation Code 2012

CITY FEES

The summary of fees is estimated to be the following:

- Tap Fees
  - Water – Cost est. $3,000
  - Sewer – Cost est. $3,500
Grading Permit Fee est: $3,440

Impact Fee:
- Sewer $2,400
- Water $3,000

Misc. Plat, Review $3,500
Building Permit $17,350

PHASE I ENVIRONMENTAL ASSESSMENT

A Phase I ESA was performed by another Consultant. The results indicated there were no Recognized Environmental Conditions (REC). A copy of that report will be presented in the Developer’s Application.

ONSITE & OFFSITE COST ESTIMATES

The estimated onsite construction costs including earthwork, storm drainage, landscaping, utilities, and paving is $520,344. Offsite costs are anticipated to be $125,000.

SUMMARY

The developer and development team have completed a specified amount of due diligence as identified in the Texas Department of Housing and Community Affairs (TDCHA) Additional Evidence of Preparation to Proceed Chapter 10, Subchapter C, Section 5, “Site Design and Development Feasibility Report”. We have concluded that this site will accommodate the proposed project. This conclusion is based on the following:

- Conversations and meetings with the City staff along with the Developer
- Review of information made available by others
- Review of the ordinances, design requirements, and utility availability
- Preliminary Site Plan and contours of the site

This summary letter may be relied upon only by the Developer/Client; it is not intended for use by any other party. The Client may use this letter as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. New issues may arise
during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions.

We trust this provides you with the information needed at this time. If you have any questions or comments, please call.

Respectfully submitted,

CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5038

T. Craig Carney, P.E.
ATTACHMENTS

Aerial
Survey
Appraisal District Information
Zoning Tracts
Zoning Verification Letter
Civil Engineering Site Plan
FEMA Flood Map
Utility Map
TDHCA Offsite Cost Estimate
TDHCA Onsite Cost Estimate
Boundary Confirmation

Note: Property location and boundary are representative only.

Location: Approximately 4 acres East South 27th Street
Abilene, TX 76902

PEI Project: 202002029
A SURVEY OF A 4.000 ACRE TRACT OUT OF THE NORTHEAST QUARTER OF SECTION 62, BLIND ASYLUM LANDS SURVEY, ABILENE, TAYLOR COUNTY, TEXAS.

NOTE

SURVEY AS DEFINED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS IN THEIR MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (CATEGORY 1A - LAND TITLE SURVEY OR CATEGORY 18 - STANDARD LAND BOUNDARY SURVEY)


RILEY ELMER GRIFFITH, R.P.L.S. #5863

DATE: 02/27/2020

FILE NO. 620508 EFFECTIVE DATE: JANUARY 2, 2020

ISSUED: JANUARY 20, 2020

SCHEDULE B, ITEM 10:

a) EASEMENT DEED TO THE CITY OF ABILENE FOR STREET PURPOSES OF 5,84 ACRES. DATED APRIL 28, 1970, RECORDED IN VOLUME 890, PAGE 193. DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT

b) EASEMENT DEED TO THE CITY OF ABILENE FOR STREET AND WATERLINE IMPROVEMENTS, DATED MAY 28, 1982, RECORDED IN VOLUME 1246, PAGE 394, DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT

c) SUBJECT TO A USE AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION AND THE CITY OF ABILENE, DATED MAY 3, 1984, CONVEYING A 39876 ACRE TRACT TO BE USED AS A FIRE STATION, RECORD OF WHICH IS FOUND IN A COPY OF A RESOLUTION OF THE CITY OF ABILENE RECORDED IN VOLUME 1348, PAGE 675, DEED RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT

d) LEASE AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION, LESSOR, TO THE ABILENE INDUSTRIAL FOUNDATION, LESSEE. DATED APRIL 1, 1973, RECORDED IN VOLUME 15, PAGE 335, CONTRACT RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT

k) TERM EASEMENT GRANTED TO TRINITY BAPTIST CHURCH RECORDED AS INSTRUMENT NO 2016-704, OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT
Taylor CAD

Property Search > 106962 WEATHERBEE CONSTRUCTION INC for Year 2020

Property

Account

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Values

| (+) Improvement Homesite Value: | + | N/A |
| (+) Improvement Non-Homesite Value: | + | N/A |
| (+) Land Homesite Value:        | + | N/A |
| (+) Land Non-Homesite Value:    | + | N/A |
| Ag / Timber Use Value          |   |     |
| (+) Agricultural Market Valuation: | + | N/A |
| (+) Timber Market Valuation:    | + | N/A |

--------------------------
| (=) Market Value:          | = | N/A |
| (~) Ag or Timber Use Value Reduction: | ~ | N/A |

--------------------------
| (=) Appraised Value:       | = | N/A |
| (~) HS Cap:                | ~ | N/A |

--------------------------
| (=) Assessed Value:        | = | N/A |

Taxing Jurisdiction

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### Improvement / Building

**Improvement #1:** MISCELLANEOUS  
**State Code:** E1  
**Living Area:** sqft  
**Value:** N/A

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**Questions Please Call (325) 676-9381.**

This year is not certified and ALL values will be represented with "N/A".
ATTN Adrian Iglesias  
TX Trails Abilene 2020 Ltd  
17440 North Dallas Parkway Ste 226  
Dallas TX 75287

SUBJECT: zoning classification of vacant acreage on south side of South 27th Street, approximately 950 feet west from Oldham Lane (FM Hwy. 1750) in Abilene, Texas

Mr. Iglesias:

For purposes of zoning, the vacant acreage highlighted on the first attached graphic is embraced within Planned Development District Number 104, also known as PD 104. All 84.29 acres of land encompassed by PD 104 are highlighted in yellow on the second graphic attached to this correspondence.

Each Planned Development District is a custom-made zoning classification tailored to meet the unique demands and limitations of some particular proposed development and its specific environment. The use and development of PD 104 is governed by Ordinance No. 24-2006 approved by Abilene’s City Council on June 22, 2006. A copy of that ordinance is also attached to this correspondence.

The particular acreage highlighted on the first attached graphic appears to lie within the confines of Area 4 inside PD 104. This Area 4 is limited to certain residential development as follows:

- single-family homes according to standards of present RS-8 zoning;
- patio homes according to standards of present PH zoning;
- townhomes according to standards of present TH zoning; and
- duplex (two-family) dwellings according to standards of present Residential Medium-Density (formerly RM-3) zoning.

Developing multi-family residences (i.e., with 3 or more dwelling units in a single building) in any portion of said Area 4 will necessitate an amendment to terms and conditions of PD 104 and Ordinance No. 24-2006. Any such amendment requires approval by Abilene’s City Council, after public hearing and recommendation by the Planning & Zoning Commission. This Commission meets on the first Tuesday of each month, and the application deadline is always four weeks beforehand. The required fee for consideration of any amendment to this or any Planned Development District is $1000 payable by cash or check to the City of Abilene.
If you have more questions or concerns about any of these matters, please contact me at telephone number 325-676-6382 or by e-mail at brad.stone@abilenetx.gov.

Sincerely,

Bradley Stone,
Planner III
ORDINANCE NO. 24-2006

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, CONCERNING PDD-104 A PLANNED DEVELOPMENT DISTRICT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, known as the Zoning Ordinance of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars ($500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 13th day of April A.D. 2006.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 15th day of March, 2006, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m., on the 27th day of April, 2006, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 22nd day of June, A.D. 2006.

ATTEST:

[Signature]
CITY SECRETARY

[Signature]
MAYOR

APPROVED:

[Signature]
CITY ATTORNEY

T. Daniel Santee II
First Assistant City Attorney
ORDINANCE NO. 24-2006
EXHIBIT "A"
PAGE 1

ORDINANCE NO. 

Exhibit "A"

PART 1:  Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development District shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development District and are hereby incorporated by reference and included as part of this ordinance.

All use and development within the Planned Development District must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development District shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Subpart E, Abilene Municipal Code, known as the Zoning Ordinance of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From AO (Agricultural Open Space to PDD (Planned Development District).

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PART 5: Legal Description. The legal description of this PDD is as follows:
ORDINANCE NO. 24-2006
EXHIBIT "A"
PAGE 2

BEING 84.29 acres of land and being out of the Northeast 1/4 of Section 62, Abstract 781, Blind Asylum Lands, Taylor County, Texas, said Northeast 1/4 being part of that same tract conveyed unto the State of Texas from the City of Abilene and recorded in Volume 14, Page 127, Deed Records, Taylor County, Texas, said 84.29 acre tract being more particularly described as follows:

BEGINNING at a 3/8” rebar found at the Southwest corner of the Northeast 1/4 of said Section 62 for the Southwest corner of this tract, the Northeast corner of a 48.37 acre tract recorded in Volume 3010, Page 154, Official Public Records, Taylor County, Texas and the Northwest corner of a 13.37 acre tract surveyed by Williams Surveying Company on June 22, 2005, said point of beginning also bears S19°50’W 1756.95 feet from City of Abilene Survey Marker # 48 which has a posted position by the City of Abilene as: Texas Plane Coordinates, N. C. Zone, X = 1316698.83, Y = 278803.50.

THENCE N0°05’23”W 836.78 feet to a 1/2” rebar set;
THENCE N87°54’18”E 939.06 feet to a 1/2” rebar set;
THENCE N41°31’05”W 300.67 feet to a 1/2” rebar set;
THENCE N10°59’00”E 699.0 feet to a 1/2” rebar set in a curve to the left on the SBL of South 27th Street for the most Northerly Northwest corner of this tract;
THENCE along the SBL of South 27th Street and said curve to the left having a radius of 1498.53 feet, a length of 375.04 feet and a chord bearing and distance of N51°47’58”E 374.06 feet to a 1/2” rebar set at the end of said curve to the left;
THENCE N44°37’47”E (N45°20’E = record bearing) 253.10 feet along the SBL of said street to a 1/2” rebar set at the beginning of a curve to the right;
THENCE along the SBL of said street and said curve to the right having a radius of 1274.55 feet, a length of 854.82 feet, and a chord bearing and distance of N63°50’36”E 838.89 feet to a 1/2” rebar set for the most Northerly Northeast corner of this tract;
THENCE S9°19’31”E 383.10 feet to a 1/2” rebar set;
THENCE S89°48’14”E 426.27 feet to a 1/2” rebar set on the WBL of F. M. Highway 1750 (A.K.A. Oldham Lane) for the most Easterly Northeast corner of this tract;
THENCE S9°31’24”E (80°30’E = record bearing) along the WBL of said highway at 215.37 feet pass an existing concrete highway monument and continue along for a total distance of 539.58 feet to an existing concrete highway monument on the Northwest boundary line of State Highway Loop 322;
THENCE S60°24’04”W (S40°40.7’W = record bearing) 513.45 feet (513.51 = record distance) along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;
THENCE S44°05’05”W (S44°11.9’W = record bearing) 1079.66 feet along the Northwest boundary line of said Loop 322 to an existing concrete highway monument;
THENCE S33°34’19”W (S33°25.9’W = record bearing) 238.20 feet along the Northwest boundary line of said Loop 322 to a 1/2” rebar found at the Northeast corner of said 13.37 acre tract and the Southeast corner of this tract;
THENCE S89°13’35”W (S89°13’20”W = record bearing) 1263.47 feet (Bearing Basis Line, Bearings determined by GPS observations using Trimble 4700 receivers.) along the NBL of said 13.37 acre tract to the place of beginning and containing 84.29 acres of land.

Location:
The west side of Oldham Lane between S. 27th Street and Loop 322.
PART 6: Purpose. The purpose of the Planned Development District (PDD) request is to allow for mix of commercial and residential development: and related activities of a tract, which generally has not developed under present zoning and development procedures.

PART 7: Specific Modifications. The following regulations and the attached concept plan (Exhibit B) shall govern the use and development of this Planned Development District.

A. PERMITTED USES:

1. Tract 1:
   a. Uses permitted in the Shopping Center district as modified (See Exhibit C)
   b. Education Research
   c. Catering Service
   d. Delivery Services
   e. Office equipment and business machine rental
   f. Printing (Commercial)
   g. Medical and Dental Supply Sales
   h. Newspaper, periodical and book publishing, binding and printing
   i. Pet Stores with the following provisions:
      • No external grooming or kennels
      • All related activities must occur indoors within the pet store business
   j. Hotel (including swimming pools and tennis courts) with the following provisions:
      • May only face Loop 322
      • No exterior entry to rooms
      • Rooftop mechanical items must be screened

2. Tract 2:
   a. Uses permitted in the Office District as modified (See Exhibit D).
   b. All mechanical equipment, such as HVAC and power units, and refuse containers shall be located within a fenced area that is screened from view.

3. Tract 3:
   Self Storage units are permitted in Tract 3, subject to the following limitations:
   a. Front exterior facades must be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
   b. Any exterior facade other than the front that is visible from any public right-of-way shall be at least 75% masonry, brick, stone, stucco, EIFS, or any combination of the preceding.
   c. All building materials, including doors, that are visible from a public right-of-way shall be of a neutral color.
   d. Outside storage (including RV storage) is not permitted.
   e. Fencing requirements:
      1. Chain link fencing may be used on the north side and/or the west side
      2. No barbed or razor wire fencing may be used.
      3. Masonry or wrought iron fencing may be used in any area.
   f. Sufficient refuse containers must be provided and shall be fully screened from view of the public right-of-way or any roadway.
   g. Buildings must be on concrete foundations and all parking and maneuvering areas
shall be concrete and/or asphalt.

4. **Tract 4:**
   Shall develop under the provisions of the RS-8 and/or the RM-3 zoning districts, except as modified in Part 7.B.14 of this ordinance. Development under the RM-3 standards shall be limited to the following uses only:
   - Townhomes
   - Patio Homes
   - Duplexes

5. **Tract 5:**
   Shall develop under the provisions of the RM-2 district with the following exceptions:
   - The maximum density shall be 18 units per acre
   - Must meet the requirements of Part 7.B.14 of this ordinance

B. **SITE DEVELOPMENT**

1. **Minimum Building Setbacks - Commercial Development and Residential:**
   a. Along S. 27th St, Oldham Lane, Loop 322 and any future collector streets:
      (1) 15 feet if entirely landscaped except for sidewalks and permitted driveways crossing perpendicular across the 15 feet
      (2) 30 feet if parking is located in the front of the building
   b. Along interior streets: 20 feet
   c. All others setbacks: 10 feet

2. **Maximum Structure Height:** 35 feet and no more than 2 stories

3. **Controlled ingress and egress:**
   a. Maximum of two (2) driveways (curb cuts) off Oldham Lane
   b. Maximum of three (3) driveways (curb cuts) off Loop 322

4. **Building Materials:**
   a. This section does not apply to single-family residences or self-storage (see Section A.3 for self-storage requirements).
   b. A minimum of 80% of the exterior face of all structures shall be composed of brick, stone, or EIFS
   c. The remaining area of the building face shall be limited to glass, stucco, EIFS finishes, decorative block, or other similar materials.
   d. No metal panels of any kind used on exterior facade.
   e. Elevation plans shall be submitted, with the Site Plan, for review and approval by the Planning Director. Any variation from the materials listed above will be subject to review and may be permissible at the discretion of the Planning Director.
   f. Development of Tract 1 must have consistent and similar façades throughout the Tract.
   g. Development in Tract 2 must have a residential character to include the following:
      - A minimum roof pitch of 3:1
      - No metal roofing
• Overhead doors may not be visible from Oldham Lane

5. Off-street parking and Circulation:  
   a. All parking areas shall comply with the provisions specified in the Zoning Ordinance.  
   b. Truck loading areas shall be screened from street-side lot boundaries by an opaque wall or barrier at least 8 feet in height either of which must be constructed of solid materials compatible with the exterior face of the building. Such screening shall extend the full length of the loading areas, exclusive of maneuvering areas for trucks.  
   c. Internal circulation of vehicular and pedestrian traffic shall be required between parcels within the development.

6. Driveway Access and Spacing  
   a. Direct driveway access for lots developed with single-family, duplex, townhome, and patio home residential uses shall be prohibited onto any arterial street or the Loop 322 frontage road.  
   b. Driveways along S. 27th St. shall be a minimum of 150' from the nearest street intersection (measured from the right-of-way line) and separated from the nearest driveway on either side of the same street by a minimum of 100 feet, unless they are located directly across from existing driveways.

7. Signage  
   a. Signage within the PDD must comply with the requirements of the City’s Sign Ordinance, except as modified by the following.  
   b. Freestanding:  
      (1) Monument Signs: Each parcel that is less than one acre may have a maximum of one free-standing sign. Parcels of one or more acres may have a maximum of two free-standing signs. Such signs must be monument signs with a maximum height of 10 feet and a maximum area of 80 square feet.  
      (2) Group Pole Signs: In addition to any allowable monument signs, two group pole signs may be erected only along the Loop 322 frontage with a maximum height of 30 feet and a maximum area of 150 square feet.  
   c. Wall Signs: Wall signage may not exceed 10% of the area of any wall on which the sign(s) is (are) located and cannot be attached to required screening.  
   d. Banners: Banners shall only be located flat against the face of a building and shall count toward the maximum allowable wall signage. These shall only be allowed until permanent wall signage is installed, but in no case for more than 60 days.  
   e. Prohibited Signs:  
      (1) Portable Signs  
      (2) Off-site Advertising  
      (3) Pennants, streamers, balloons, and similar devices

8. Landscaping and buffers  
   a. This section does not apply to single-family residential development.  
   b. Landscaping and buffering within the PDD must comply with the requirements of the City’s Sign Ordinance, except as modified by the following.  
   c. A minimum 15-foot wide landscaped area shall be provided along all street-side boundaries of the PDD. The landscaped area shall be located entirely on private property.  
   d. In addition to the landscaped strip along the street-side boundaries, no less than five
(5) percent of the remaining lot area shall be landscaped, which may include parking lot landscaping and grass areas. The remaining area shall be calculated by subtracting the area of the required landscaped strip from the total area of the PDD.

e. Landscaping within the required 15-foot wide strip must consist of living materials and shall include at least 1 commercially balled tree and 2 shrubs per 40 linear feet of required landscaping area.

f. Landscaping within the remaining required area must consist of living materials and shall include at least 2 commercially balled trees and 4 shrubs per 1000 square feet of landscape area.

g. Landscaped islands within parking lots are required at a rate of 1 per 20 parking spaces in a row. At least half of these islands shall include a commercially balled tree.

h. All parkways shall be landscaped.

9. Screening and Fencing
   a. This section does not apply to single-family residential.
   b. Any fencing on site that is for required screening must be constructed from masonry materials. Other fencing for security or other non-screening purposes may be wrought iron. Chain-link fencing shall be permitted only along the west boundaries of the PDD, but not along the Loop 322 frontage or Oldham Lane.
   c. Facilities for power, air conditioning, mechanical equipment, and solid waste handling shall be fully screened from view outside the tract in question by an opaque wall or fence constructed of materials consistent with those of the primary building(s).
   d. Barbed wire and razor wire fencing shall be prohibited.
   e. A masonry wall six feet in height shall be provided along the eastern boundary of Tract 4, separating Tract 4 from Tract 2 and the existing fire station.

10. Sidewalks
    a. Sidewalks are required along all arterials, frontage roads, and collector streets within or adjacent to the PDD and must be placed in the right-of-way at least one foot from the property line.
    b. Internal sidewalks are required to connect the public sidewalks with the primary entrances of all buildings other than single-family residences. Sidewalks and walkways should be designed to promote safe and convenient pedestrian routes within the development.
    c. All sidewalks along collector and arterial streets must be a minimum of five (5) feet wide.
    d. All internal sidewalks must be a minimum of four (4) feet wide.
    e. Internal circulation of vehicular and pedestrian traffic shall be required within the entire PDD and to adjacent tracts.
    f. All sidewalks must comply with the standards set forth in the City of Abilene Sidewalk Master Plan, as well as applicable state and federal accessibility standards.

11. Outdoor Storage and Display
    a. Outdoor display of merchandise is not permitted
    b. Outdoor storage is not permitted

12. Freight Containers are prohibited
13. Lighting: All site lighting shall comply with the performance standards governing exterior illumination in the City of Abilene Zoning Ordinance. Additionally, all lighting shall be fully shielded and directed away from residential areas.

14. Residential Specs: The following standards shall apply to all residential development:
   1. No Carports in any residential area
   2. All residential structures shall have at least 80% brick facades
   3. All garages for residential structures shall have side or rear entries (no front-facing)
   4. All streets shall be curbed
   5. No industrial metal roofs
   6. Fences shall be wrought iron, masonry, or wood

PART 10: Development Schedule. If a building permit is not approved within 18 months of the date of this ordinance, the Planning Director may initiate rezoning of the PDD to the previous zoning designation.

- END -
Additional Options
1. Add AO to entire PDD or Rezone all back to AO EXCEPT
   a. for Tract 2 & line south that extends into Tract 1
   b. Notice should not be issue since it is more restrictive zoning.
EXHIBIT C

SHOPPING CENTER USES

ACCESSORY AND INCIDENTAL USES:
Accessory Building
Fences, Walls, and Hedges
Field Office or Construction Office (temporary)
Mobile Home (temporary security residence)
Satellite Dish Antenna (maximum diameter of 24 inches)

CULTURAL AND RECREATIONAL USES
Art Galleries
Libraries
Museums
Theaters and Playhouses

GOVERNMENT, HEALTH, SAFETY AND WELFARE USES
Fire Station
Governmental Administrative Offices
Medical and Dental Clinic or Office - No 24/7 Minor Emergency Clinic
Optical Shop
Post Office

EDUCATIONAL AND RELIGIOUS USES:
Church or Place of Worship

OFFICE-TYPE USES:
Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Consumer and Mercantile Credit Reporting
Detective Services
Engineering Services
Educational Research Offices
Government Administrative Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic - No 24/7 Minor Emergency Clinic
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors
SERVICE (OTHER THAN OFFICE-TYPE)
Banking Services
Banking Services (remote automatic)
Beauty and Barber Services
Blueprinting and Photocopying Services
Credit Unions
Interior Decorating Services
Key and Lock Repair
Laundry and Dry Cleaning Services, Including Pressing, Alteration, and Garment Repair (does not accept items from pick-up stations)
Photographic Services
Savings and Loan Associations
Tailoring (custom)
Trading Stamp Services
Travel Arranging and Ticket Services
Watch, Clock and Jewelry Repair Service

TRADE-RETAIL USES: [No Drive-Thru Windows]
Appliances (household)
Bakery Products (on-premise sales)
Book and Stationery
Cameras and Photographic Supplies
China, Glassware, and Metalware
Clothing and Apparel Accessories
Coins and Stamps
Department Stores
Drug Store/Pharmacy
Floor Coverings
Furniture and Home Furnishings
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs
Hardware
Hobby and Craft Supplies
Jewelry
Keys and Locks
Liquor Store Off-Premise Consumption (unrestricted)
Music Supplies and/or Records
Office Supplies and Equipment
Optical Goods
Paint, Glass, and Wallpaper
Pets and Pet Supplies [No grooming and no outdoor kennel]
Radios and Televisions
Restaurants, Standard
Shoes
Sporting Goods and Athletic Equipment
Variety Stores

- END -
EXHIBIT D
OFFICE USES

RESIDENTIAL USES:
Single Family Detached Dwellings - RS8 or better to be compatible with the neighborhood

ACCESSORY AND INCIDENTAL USES:
Swimming Pools, Private (accessory to residential use) - only if RS8 or larger
Tennis Courts, Private (accessory to residential use) - only if RS8 or larger

CULTURAL AND RECREATIONAL USES
Art Galleries
Libraries
Museums

EDUCATIONAL AND RELIGIOUS USES:
Church or Place of Worship

OFFICE-TYPE USES:
Accounting, Auditing, Tax and Bookkeeping Services
Adjustment and Collection Services
Advertising Services
Appraisal Services
Architectural and Planning Services
Business Associations
Customer and Mercantile Credit Reporting Services
Detective Services
Engineering Services
Educational Research Offices
Government Administrative Offices
Insurance Agents, Carriers, and Brokers
Legal Services
Medical or Dental Office or Clinic - No 24/7 Minor Emergency Clinic
Office Space (general/unspecified)
Protective and Security Services
Real Estate Agent, Brokers, and Management
Security and Commodity Brokers, Dealers, and Exchanges
Stenographic, Duplicating and Mailing Services
Telephone Answering
Title Abstractors

SERVICE (OTHER THAN OFFICE-TYPE)
Banking Services (remote automatic)
Credit Unions
Savings and Loan Associations
Travel Arranging and Ticket Services

-END-
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 2/27/2020 at 12:21:59 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.

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
### 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 in the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**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.

---

**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>B. Labor or Units 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>$</td>
<td></td>
<td>$ 125,000</td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td>$ 125,000</td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
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<td></td>
<td>$</td>
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<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
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</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
<td></td>
<td>$</td>
<td></td>
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</tr>
<tr>
<td><strong>Total</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>125,000</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

T. Craig Carney, P.E.

Printed Name

2/26/2020

Date

If a revised form is submitted, date of submission: 2/26/20.
### 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>
</tr>
</thead>
<tbody>
<tr>
<td>Detention</td>
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<tr>
<td>Rough grading</td>
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<td>Site grading</td>
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<tr>
<td>On-site concrete</td>
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<tr>
<td>On-site electrical</td>
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<tr>
<td>On-site paving</td>
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<tr>
<td>On-site utilities</td>
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<tr>
<td>Decorative masonry</td>
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<tr>
<td>Bumper stops, striping &amp; signs</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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<tr>
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<td>$20,344</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer

T. Craig Carney, P.E.

Printed Name

2/26/2020