

STEPHENVILLE RENTALS, LLC.
Update Report September 1, 2024 for Planned Development
Site Development Projections For
Jake Wilson Building 157 W. Washington, Stephenville, Texas 76401
Theo Bauer Building 171 W. Washington, Stephenville, Texas 76401

Note to Zoning Commission:

This supplemental report is made for the purpose of updating the current status of the two building renovations described above. The original plans for both buildings have been approved by the Texas Historical Commission and the National Park Service but after receiving bids for the actual cost of remodeling, we have been forced to make the project a phased development rather than a unit development on each building.

Regarding the Jake Wilson building, phase 1 will be developing the outside of the building front and constructing for occupation the first floor of the building pursuant to the plans that have been approved. The second phase of development for the Jake Wilson upstairs will be delayed due to cost for up to a period of 3 years so that the two apartments will not be constructed at the present time. The Theo Bauer building construction will similarly be delayed for up to a 3-year period due to the cost of restoration.

Plans will again be submitted to the Texas Historical Commission and the National Park Service for approval of the plan to phase develop the buildings due to the high construction cost of the entire project.

Based on the circumstances outlined above, the forecasted dates for the planned development are as follows:

1. October 1, 2024

- Projected date of approval of plans and specifications for phased development of the Jake Wilson Building and delay of construction of the Theo Bauer Building located at 157 and 171 W. Washington buildings from Texas Historical Commission and the National Park Service.

2. November 1, 2024

- Projected date of commencement of phase 1 construction of the Jake Wilson Building for the store front and first floor of the building.

3. April 1, 2025

- Projected completion date of the store front and first floor of the Jake Wilson Building.

4. January 1, 2027

- Projected commencement date for the construction of the second floor phase 2 of the Jake Wilson Building.

5. May 1, 2027

- Projected date of completion of phase 2 second floor of the Jake Wilson Building.

6. January 1, 2028

- Projected date of commencement of construction for phase 1 ground floor of the Theo Bauer Building.

7. June 1, 2028

- Projected completion date of phase 1 of the ground floor of the Theo Bauer Building.

8. January 1, 2029

- Projected commencement date of phase 2 of the second floor of the Theo Bauer Building.

9. June 1, 2029

- Projected completion date of phase 2 of the second floor of the Theo Bauer Building.

NOTE: It is my strong desire to complete both buildings being remodeled as soon as possible and I hope to be able to complete these projects earlier than the above forecasted dates.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Allen". The signature is written in a cursive style with a large, sweeping initial "S".

Scott Allen