

Final Plat Information

Consider Acceptance of \$794,470.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Magnolia Station Phase 3 Subdivision .

Subject Subdivision is located off Lula Rd (Highway 52).

NAME OF SUBDIVISION: Magnolia Station Phase 3
NAME OF OWNER/DEVELOPER: Lula Capital, LLC
ADDRESS: 4705 Hamilton Mill Road, Suite 300
Buford, GA 30518

TYPE OF MAINTENANCE BOND: Guaranty Performance/Maintenance
DATE OF BOND: November 25, 2025
AMOUNT OF BOND: \$794,470.00

FINANCIAL INSTITUTION: The Gray Casualty & Surety Company
AND ADDRESS: PO BOX 6202
Metairie, LA 70009-6202

Account No.: GSA2401545

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
3	River Plantation Drive	50	341	20	P.M.	----
3	Plantation Station Drive	50	1192	20	P.M.	----

NOTES:

NUMBER OF LOTS: 34
CURB & GUTTER: 24" Rolled Back
TOTAL ACRES OF S/D: 49.96 AC