

### Final Plat Information

Approve the extension of a \$820,761.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Magnolia Station Phase 4 Subdivision.

Subject Subdivision is located off of Lula Road (Highway 52).

NAME OF SUBDIVISION: Magnolia Station Phase 4  
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: April 2, 2024  
AMOUNT OF BOND: \$820,761.00

FINANCIAL INSTITUTION: The Gray Casualty & Surety  
AND ADDRESS: P.O. Box 6202  
Metairie, LA 70009-6202

Account No.: GSA2401098

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
3	Pine Ridge Point	50	1245	20	P.M.	----
3	Pine Station Drive	50	974	20	P.M.	----
3	Vista Station Drive	50	404	20	P.M.	----
3	River Station Drive	50	1072	20	P.M.	----

#### NOTES:

NUMBER OF LOTS: 160  
CURB & GUTTER: .24" Rolled Back  
TOTAL ACRES OF S/D: 31.556 AC

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