FEASIBILITY STUDY REPORT

for

NRP Arlington Division
Arlington, Texas

Prepared for:

The NRP Group
200 Concord Plaza Drive, Suite 900
San Antonio, Texas 78216

And

Texas Department of Housing and Community Affairs

Prepared by:

CROSS ENGINEERING CONSULTANTS

Texas Engineering Firm No. F-5935
Project No. 13012

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February 25, 2019
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<td>Charter Will Serve Letter</td>
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<td>M</td>
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II. Introduction

This feasibility study report has been prepared for the NRP Group for the proposed NRP Arlington Division multi-family development in Arlington, Texas. It is our understanding that your intent is to develop this property as a multi-family development as conceptually shown in both the Preliminary Site Plan and the Architectural Site Plan. Reference Attachment B for the Preliminary Site Plan and Attachment C for the Architectural Site Plan. Findings of this feasibility study report are based upon research and discussions with City Staff. An attempt has been made to identify the civil site development issues and requirements as they relate to developing the proposed project site. All persons who have a property interest in this report hereby acknowledge 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.

III. Executive Summary

- All persons who have a property interest in this report hereby acknowledge 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.
- Findings of this feasibility study report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.
- The Preliminary Site Plan referenced in Attachment B reflects a 75-unit development with 158 parking spaces. This Site Plan was created based upon research and discussions with City Staff.
- At the time of this report, it is not anticipated that there will be any major import or export of soil required.
- Per the Tarrant County Central Appraisal District, the subject property account number is 03761819. The 2018 millage rates for the entire parent tract are as follows:
  - City of Arlington: 0.6348
  - Tarrant County: 0.234
  - Arlington ISD: 1.3687
  - Tarrant County Hospital: 0.224429
  - Tarrant County College: 0.13607
- The subject property is currently zoned LI: Light Industrial. The subject property is currently in the process of being rezoned to a Planned Development with a base zoning of RMF-22: Residential Multi-Family. The zoning process typically will take approximately twelve weeks to complete. See Section B.
- The subject property is not currently platted. Per the Pre-Development Meeting, both a preliminary plat and a final plat of the subject property will be required. A Commercial Site Plan is also required for new construction and may be submitted to the Engineering Department in conjunction with the preliminary plat application. See Section C.
- Prior to filing the final plat, a three-party contract for public improvements must be submitted to the Department of Community Development and Planning. A Building Permit may not be obtained until the Final Plat has been recorded. See Section C.
- There currently exist two six-inch asbestos-cement water lines along both sides of Division Street the length of the subject property. The adjacent six-inch line may be required to be upsized in order to service the proposed development. No offsite water...
line extensions are anticipated. See Section D.

- There currently exists a 12-inch clay sanitary sewer line and manhole near the southwest corner of the subject property along the creek. This line and manhole currently lie within a City of Arlington Sewer Easement and have capacity to serve the proposed development. No offsite sanitary sewer line extensions are anticipated. See Section E.
- The subject property currently sheet flows to the southwest corner of the site into the existing creek. Per City staff, a flood study of the existing creek may be required prior to development and on-site detention will be required. See Section F.
- No other unique development requirements are known at this time.
- Per the Flood Insurance Rate Map No. 48439C0335K, no portion of the subject property lies within the 100-year floodplain.
- Access to the site is provided by Division Street, a TxDOT controlled road. To connect to Division Street, a driveway permit from TxDOT will be required. See Section I.
IV. Vicinity Map
V. Project Description

A. Site Description

The proposed 7.304-acre multi-family development is located at 3104 W. Division Street within the city limits of Arlington, Texas.

Per the Land Title Survey of the subject property produced by Windrose Land Surveying on February 8, 2019, the subject property is currently partially developed along the frontage of Division Street and is operating as a used car dealership. There are existing overhead electric poles and lines along the frontage of Division Street adjacent to the subject property.

There do not appear to be any existing easements encumbering the site.

The subject property is adjacent to an automobile dealership to the east, a plant nursery to the west, and a railroad track and creek to the south.

Per the Tarrant County Central Appraisal District, the subject property account number is 03761819. The 2018 millage rates for the entire parent tract are as follows:

<table>
<thead>
<tr>
<th>Property</th>
<th>Millage Rate</th>
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<tbody>
<tr>
<td>City of Arlington</td>
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</tr>
<tr>
<td>Tarrant County</td>
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<td>Tarrant County College</td>
<td>0.13607</td>
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The Land Title Survey may be referenced in Attachment D. The Tarrant County Appraisal District Tax Information may be referenced in Attachment E.

The Tarrant County millage rate information may be referenced at https://www.tad.org/rates/.

B. Zoning/Annexation

Per the City of Arlington Zoning Map, the subject property is currently zoned LI: Light Industrial. Per the City of Arlington Unified Development Code (UDC), the subject property will be required to be rezoned in order to develop as shown in the Preliminary Site Plan. The subject property is currently in the process of being rezoned to a Planned Development with a base zoning of RMF-22: Residential Multi-Family.

The zoning change process is outlined by the City of Arlington as follows:

The applicant submits a Zoning Change Application to the City along with a fee. After receipt of all applicable materials, the applicant and all owners of real property within 200 feet of the proposed change are notified by mail at least 10 days before the Planning and Zoning Commission hearing. The Commission meets on scheduled Wednesdays at 5:30 p.m.

The Planning and Zoning Commission will attempt to reach a decision recommending approval or denial of the zoning change on the night of the hearing. If more time is
needed, the Planning and Zoning Commission may either continue the public hearing to a future date or table the case. Since notification of the Commission and City Council Public Hearings is made simultaneously, a case that is continued or tabled requires cancellation of the original City Council public hearing date. The case is rescheduled for the first available City Council meeting following the Commission’s final action and the renotification is made.

If the Planning and Zoning Commission recommends approval of a zoning change request, or an amended version of the request, the case is automatically forwarded to City Council for another public hearing. Depending upon Council’s schedule, the public hearing is typically held two weeks after the Planning and Zoning Commission public hearing. If the request is denied by the Commission, the request is automatically considered by City Council the following week to determine whether or not a public hearing will be granted. This consideration is not a public hearing and the applicant does not have an opportunity to speak. However, the applicant should attend the meeting to answer any questions the Council may ask. Due to the limited opportunity to speak, the applicant may wish to write a letter to the Council requesting they grant a public hearing. If Council grants the request, the hearing is typically held the following week, unless the original public hearing date has been cancelled because the Planning and Zoning Commission tabled or continued the public hearing. If the Council does not grant the hearing, the request is denied.

City Council public hearings are held during regular Council meetings. The Council meets on scheduled Tuesdays at 6:30 p.m. After the public hearing, the Council may vote on the request for First Reading. However, if any opposition is expressed during the public hearing, the request may be tabled at least one week. The Council also has the option of tabling a request regardless of opposition expressed. If approved, the item is placed on the Consent Agenda the following week for a final vote. If the request is denied on First Reading, there will not be another vote.

The zoning process typically will take approximately twelve weeks to complete.

Per the Unified Development Code, the following setbacks will be required:

- 15-foot Landscape Setback along Division Street
- 30-foot Landscape Setback along the eastern property line
- 10-foot Landscape Setback along the western and southern property lines

The City of Arlington Zoning Map may be referenced in Attachment F.


C. Platting/General Development Process

The subject property is not currently platted. Per Section 10.4.11 of the UDC, a preliminary plat for the subject property must be submitted to the City for review.

Per Table 10.2-1 in the UDC, prior to formal application for approval a preliminary plat, the applicant is required to request and attend a pre-application meeting with the appropriate city officials in order to become familiar with the city’s development
Concurrent with the submission of the preliminary plat, the applicant shall submit the following:

- A map or plan showing the location and size of water and sanitary sewer mains and fire hydrant systems that will be required to ensure adequate service and fire protection to the lots specified in the proposed plat.
- A preliminary drainage plan showing the watershed affecting the development and how runoff from the fully-developed watershed will be conveyed to, through, and from the development.
- A Stormwater Management Site Plan (SWMSP). The purpose of the SWMSP is to identify potential effects of the proposed development on stormwater quality and quantity, and to identify permanent design features or Best Management Practices to mitigate these effects. Standards are outlined in the Design Criteria Manual.

The Community Development and Planning Department shall examine all plats accepted for review for compliance with the UDC. Upon compliance with any comments, the plat shall be forwarded to the appropriate decision-making body for consideration. Plats are reviewed and recommendations are available to the applicant within ten business days after the initial submittal date. Each re-submittal of the plat is reviewed and recommendations are available to the applicant within five business days.

Per Lyndsay Mitchell, Comprehensive Planning Manager for the City of Arlington, plats typically go through one to two rounds of comments.

Once the plat is deemed complete, the public notices are sent out in accordance with the UDC and the plat is sent to the Planning and Zoning Commission for action. The Planning and Zoning Commission shall approve, deny, or modify the application.

If an owner proposes changes to a preliminary plat that do not substantially comply with the application that was approved by the Planning and Zoning Commission, the applicant shall prepare a revised preliminary plat. The revised preliminary plat shall be approved by the Commission before the applicant submits a final plat.

Following approval of the preliminary plat, the applicant may file an application for a final plat pursuant to Section 10.4.14. If the Planning and Zoning Commission denies the preliminary plat, no final plat shall be accepted.

Accepted public improvement plans of utilities, paving, and drainage plans are required prior to filing the plat.

Prior to filing the final plat, a three-party contract for public improvements must be submitted to the Department of Community Development and Planning. This contract insures the public improvements will be completed; the public improvements include the road, off-site sanitary sewer, and water line from the tap at the main to the on-site backflow preventer. This process typically takes three weeks.

**Commercial Site Plan**

A Commercial Site Plan is required for new construction and may be submitted to the
Engineering Department in conjunction with the preliminary plat application. The Commercial Site Plan package includes the following:

- Filed or proposed plat
- Full civil engineering drawings
- Fire suppression plan
- Fire suppression data, including a fire flow test less than one year old
- Photometric plan
- Landscape plan
- Building elevations
- Storm Water Pollution Prevention Plan, Narrative, and Construction Site Notice

**Building Permit**

A Building Permit may not be obtained until the Final Plat has been recorded. Once the Final Plat has been filed with the County and all of the permit fees are paid, a Building Permit may be issued from the Planning and Development Department. After the building has been inspected by the Planning and Development Department and a final walk-through has been performed, a Certificate of Occupancy will be issued.

**D. Water Service**

Per City staff and the Utility Locator Map, there currently exist two six-inch asbestos-cement water lines along both sides of Division Street the length of the subject property. In order to service the subject property, the water line adjacent to the subject property may be required to be upsized. At the time of this report, it is unknown whether this will be required.

All onsite water is required to be private with separate fire and domestic water lines. Master meters and backflow assemblies will be required at each connection to the existing main. These meters will be required to be located within a Utility Easement.

An eight-inch private fire loop through the site is proposed to connect to the line adjacent to the subject property with individual backflow devices at each connection to the main. Additionally, a four-inch domestic loop will run adjacent to the fire loop. Individual four-inch domestic meters will be located near the connections to the main line within a Utility Easement. No off-site easements are anticipated to serve the proposed development. However, it is a possibility that the existing six-inch water line along Division Street will have to be upsized. All utility design is per the City of Arlington Design Criteria Manual.


**E. Sanitary Sewer Service**

Per City staff and the Utility Locator Map, there currently exists a 12-inch clay sanitary sewer line and manhole near the southwest corner of the subject property along the creek. This line and manhole currently lie within a City of Arlington Sewer Easement and have capacity to serve the proposed development.
No offsite sanitary sewer extensions are anticipated. All utility design is per the City of Arlington Design Criteria Manual.

F. Stormwater Drainage

The subject property currently sheet flows to the southwest corner of the site into the existing creek. Per City staff, a flood study of the existing creek may be required prior to development.

Stormwater detention may be used to reduce peak discharges where conditions prevent conveying stormwater to an adequate discharge point or studies show that off-site structural facilities will not mitigate hydraulic effects more efficiently. The purpose of the mitigation is to minimize downstream flooding impacts. Per City staff, on-site stormwater detention will be required for the proposed development.

The proposed detention pond will need to be built up so that the pond can discharge at grade or a pipe may be extended from the proposed detention pond to the existing creek. At the time of this report, it is unknown which option is most feasible without a topographic survey and a detailed grading analysis. The detention shall be in accordance with the Design Criteria Manual.

Per Chris Woodall, a Civil Engineer for the City of Arlington, there are no performance measures or point system in place for storm water management BMPs at the time of this report.

G. Fire

The City of Arlington has adopted, as amended, the 2015 Edition of the International Fire Code. Per the City of Arlington Fire Code Amendments, fire apparatus access roads, hereinafter also known as fire lanes, shall be provided and maintained in accordance with the provisions of Section 503 of the International Fire Code. All fire lanes shall be approved by the Fire Department, and plans shall be submitted for approval prior to starting construction of the adjacent building. Structural aspects of fire lanes shall meet all other applicable standards under the Code of the City of Arlington.

All buildings, facilities or structures shall be constructed in such a way that every part of the first story is within 150 feet of a dedicated street or fire lane as measured by the route necessary to extend firefighting hose lines around the building. The path of measurement shall be along a minimum of a ten-foot wide unobstructed pathway around the external walls of the structure.

When a building is provided with a complete automatic fire sprinkler system and the building exceeds 150 feet in length or width on any side, a fire lane or dedicated street shall be within 150 feet of the entire length of one of the longest sides of the building.

The minimum unobstructed width of a fire lane shall be not less than 24 feet and an unobstructed vertical clearance of not less than 14 feet unless otherwise approved by the Fire Department.

All fire lanes shall have at least a 30 foot inside turning radius and at least a 54 foot outside turning radius.
Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Fire hydrants shall be installed when any exterior portion of the building protected is in excess of 500 feet, as measured by the laying distance for fire apparatus hose lines along public streets and rights-of-way, from the nearest water supply on a public street. A fire hydrant shall be installed no more than 200 feet from the Fire Department connections for a standpipe or automatic sprinkler system. For high-rise buildings, the Fire Department connection shall be within 25 feet of the street.

The 2015 International Fire Code may be referenced at: https://codes.iccsafe.org/content/IFC2015.

H. Floodplain

Per the Flood Insurance Rate Map No. 48439C0335K, no portion of the subject property lies within the 100-year floodplain.

The Flood Insurance Rate Map No. 48439C0335K may be referenced in Attachment H.

I. Site Access

Access to the site is provided by Division Street, which is Texas State Highway 180, a TxDOT controlled road. To connect to Division Street, a driveway permit from TxDOT will be required. Per the TxDOT Access Management Manual, a minimum driveway spacing of 305 feet is required for connections to Division Street.

Per City staff, a five-foot sidewalk will be required to be constructed along Division Street.


J. Required Fees

The following are the anticipated fees required for development by the City of Arlington:

<table>
<thead>
<tr>
<th>Fee</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development Fee</td>
<td>- $2,730.40</td>
</tr>
<tr>
<td>Preliminary Plat Fee</td>
<td>- $842.16</td>
</tr>
<tr>
<td>Final Plat Fee</td>
<td>- $878.68</td>
</tr>
<tr>
<td>Building Plan Review Fee</td>
<td>- 35% of Building Permit Fee</td>
</tr>
<tr>
<td>Building Permit Fee</td>
<td>- Varies</td>
</tr>
<tr>
<td>Water Impact Fee (Irrigation)</td>
<td>- $6,625.04</td>
</tr>
<tr>
<td>Water Impact Fee (Domestic)</td>
<td>- $49,687.80</td>
</tr>
<tr>
<td>Sewer Impact Fee</td>
<td>- $25,080</td>
</tr>
<tr>
<td>Park Fee</td>
<td>- $109,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>- $195,344.08 + Building Permit</td>
</tr>
</tbody>
</table>

The Planned Development Zoning Change Fee is $2,000 plus $100 per acre.

The Preliminary Plat Fee is $550 plus $40 per acre.
The Final Plat Fee is $550 plus $45 per acre.

A non-refundable Building Plan Review Fee shall be assessed to all commercial and multi-family building permit applications at the time of submittal. The plan review fee shall be assessed at 35% of the building permit fee. The plan review fee shall be credited toward the permit fee when issued.

For construction valuations greater than $1 million, the Building Permit Fee is calculated as $5,012.25 for the first $1,000,000.00 plus $2.75 for each additional $1,000.00, or fraction thereof.

Per Ashley Brown with the City of Arlington Water Utilities Department, the cost of installation of water and sewer taps will be calculated individually per job. The City undergoes a quoting process for any taps up to three inches on water or six inches on sewer. Any larger taps would go through a City approved utility contractor. For the proposed development, a two-inch irrigation meter and two four-inch combination domestic meters are proposed. The two-inch irrigation meter requires a fee paid to the City.

The Water and Sewer Impact Fees vary based on the size of the water meter. The Water Impact Fee is $6,625.04 for the two-inch irrigation meter and $24,843.90 for each four-inch domestic meter. The sanitary sewer impact fee is only based on the domestic water meter and is $12,540 per meter.

The subject property is located in Service Area D. Per the Impact Fee Schedule, there is no Roadway Impact Fee for developments in Service Area D.

Per the Park Fee Informational Flyer, beginning February 1, 2019, the City of Arlington adopted a revised Park Development Fee based on the location of the proposed development. The subject property is located within the Tri-City district, which carries a total Park Fee of $1,460 per unit. Per the Preliminary Site Plan, 75 units are proposed.


The Impact Fee Schedule may be referenced in Attachment I. The Park Fee Schedule may be referenced in Attachment J.

**K. Franchise Utilities**

The franchise utility companies listed below have been contacted in reference to service.

**Atmos Energy:**
Stan Breckenridge
(817) 375-7921
Mr. Breckenridge has provided a will-serve letter for the subject property. Per Mr. Breckenridge, Atmos Energy has existing natural gas facilities near the subject property. However, a gas main extension may be required. Gas load information and detailed plans will be required to be supplied to Atmos.

**Charter Communications:**
Dan Padderud  
(972) 880-9069  
dan.padderud@charter.com

Mr. Padderud has provided a will-serve letter for the subject property. Per Mr. Padderud, Charter intends to extend its facilities to the site. The construction process for a multi-family development is approximately 120 days from receipt of an executed agreement specifying the terms and provisions of the provided services.

**Oncor Electric:**
Rodney Edwards  
(817) 355-7026  
Rodney.edwards@oncor.com

Mr. Edwards has provided a will-serve letter for the subject property. There currently exist overhead electric lines along the south side of Division Street adjacent to the subject property.

The Atmos Energy Will Serve Letter may be referenced in Attachment K. The Charter Will Serve Letter may be referenced in Attachment L. The Oncor Will Serve Letter may be referenced in Attachment M.

**L. Building Codes**

The City of Arlington has adopted and amended the following Building Construction Codes:

- 2015 International Building Code
- 2015 International Fire Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Residential Code
- 2015 International Fuel Gas Code
- 2017 National Electric Code
Attachment A

Engineer Prepared Statement
February 25, 2019

Re: NRP Arlington Division Engineer Prepared Statement

The following statement accompanies the Feasibility Study Report prepared on February 25, 2019. Findings of the Feasibility Study Report are based upon research of City ordinances, record drawings, and maps in addition to discussions with City Staff.

Zoning

Per the City of Arlington Zoning Map, the subject property is currently zoned LI: Light Industrial. Per the City of Arlington Unified Development Code (UDC), the subject property will be required to be rezoned in order to develop as shown in the Preliminary Site Plan. The subject property is currently in the process of being rezoned to a Planned Development with a base zoning of RMF-22: Residential Multi-Family. The zoning change will require approval by both the Planning and Zoning Commission and the City Council. The zoning process typically will take approximately twelve weeks to complete.

Platting

The subject property is not currently platted. Per Section 10.4.11 of the UDC, a preliminary plat for the subject property must be submitted to the City for review.

A preliminary drainage plan and a Stormwater Management Site Plan must be submitted concurrent with the preliminary plat. The Community Development and Planning Department shall examine all plats accepted for review for compliance with the UDC. Plats are reviewed and recommendations are available to the applicant within ten business days after the initial submittal date. Each re-submittal of the plat is reviewed and recommendations are available to the applicant within five business days.

Per Lyndsay Mitchell, Comprehensive Planning Manager for the City of Arlington, plats typically go through one to two rounds of comments.

Once the plat is deemed complete, the public notices are sent out in accordance with the UDC and the plat is sent to the Planning and Zoning Commission for action. The Planning and Zoning Commission shall approve, deny, or modify the application.

Following approval of the preliminary plat, the applicant may file an application for a final plat pursuant to Section 10.4.14. If the Planning and Zoning Commission denies the preliminary plat, no final plat shall be accepted.

Accepted public improvement plans of utilities, paving, and drainage plans are required prior to filing the plat.
Prior to filing the final plat, a three-party contract for public improvements must be submitted to the Department of Community Development and Planning. This contract insures the public improvements will be completed; the public improvements include the road, off-site sanitary sewer, and water line from the tap at the main to the on-site backflow preventer. This process typically takes three weeks.

**Site Plan and Building Permit**

A Commercial Site Plan is required for new construction and may be submitted to the Engineering Department in conjunction with the preliminary plat application.

A Building Permit may not be obtained until the Final Plat has been recorded. Once the Final Plat has been filed with the County and all of the permit fees are paid, a Building Permit may be issued from the Planning and Development Department. After the building has been inspected by the Planning and Development Department and a final walk-through has been performed, a Certificate of Occupancy will be issued.

**Fees**

The following are the anticipated fees required for development by the City of Arlington:

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<td><strong>Total</strong></td>
<td><strong>$195,344.08 + Building Permit</strong></td>
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**CROSS ENGINEERING CONSULTANTS, INC.**

Jonathan Hake, P.E. No. 94738
Attachment B

Preliminary Site Plan
Attachment C

Architectural Site Plan
SITE CALCULATIONS:

- TOTAL UNITS: 70 UNITS
- AVERAGE UNIT SIZE: 954 SF
- ACREAGE: 7.32 ACRES
- DENSITY: 10.3 UNITS/ACRE
- OPEN SPACE REQUIRED: 2.56 ACRES (0.65%)

PARKING CALCULATIONS:

- REQUIRED PARKING: 150 SPACES (≤ 30 YR BUILT)
- PROVIDED PARKING: 150 SPACES (≤ 30 YR BUILT)

NOTES:

1. BUILDING FOOTPRINTS WERE PROVIDED BY THE PROJECT ARCHITECT ON OCTOBER 25, 2018. THIS DRAWING PROVIDES 1.20 X 0.25 X 0.30 X 0.40 = 0.018 TIMES THE PROJECT ARCHITECT’S WORK. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ARCHITECT IS RESPONSIBLE FOR RECONCILIATION OF ALL INFORMAL OR MUNICIPAL SUBMITTALS.

2. THE PROJECT BOUNDARY WAS PROVIDED BY THE PROJECT ENGINEER IN CONCERT WITH THE PROJECT ARCHITECT. A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME.

3. BUILDING FOOTPRINTS WERE PROVIDED BY THE PROJECT ARCHITECT ON OCTOBER 25, 2018. THIS DRAWING PROVIDES 1.20 X 0.25 X 0.30 X 0.40 = 0.018 TIMES THE PROJECT ARCHITECT’S WORK. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ARCHITECT IS RESPONSIBLE FOR RECONCILIATION OF ALL INFORMAL OR MUNICIPAL SUBMITTALS. A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME.

ASSUMPTIONS:

1. THE SITE LOCATION OF THE STORMWATER MANAGEMENT FACILITY WAS APPROXIMATED BY THE PROJECT ENGINEER AND IS SUBJECT TO BE UPDATED.
2. THIS SITE IS LOCATED IN THE ZONE AE.
3. THIS SITE IS LOCATED IN THE ZONE AE.
4. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
5. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
6. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
7. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
8. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
9. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
10. THE REQUIRED APPLICATIONS TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE ZONE AE.
Attachment D

Land Title Survey
Attachment E

Tarrant County Appraisal District Tax Information
02/04/2019

Account #: 03761819
Geolocation: A 153-1A02
Property Location: 3104 W DIVISION ST

Jurisdictions:
024 CITY OF ARLINGTON
220 TARRANT COUNTY
901 ARLINGTON ISD
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

Owner Information
BEARD FAMILY LTD PARTNERSHIP
176 FRIAR TUCK WAY
KERRVILLE, TX 78028-9672

5-Year Value History
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD’s database.

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvement</th>
<th>Market</th>
<th>Land</th>
<th>Total Market</th>
<th>Total Appraised †</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>2018</td>
<td>$96,079</td>
<td>$228,921</td>
<td>$325,000</td>
<td>$325,000</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$71,079</td>
<td>$228,921</td>
<td>$300,000</td>
<td>$300,000</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>$40,296</td>
<td>$224,704</td>
<td>$265,000</td>
<td>$265,000</td>
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</tr>
<tr>
<td>2015</td>
<td>$29,062</td>
<td>$224,704</td>
<td>$253,766</td>
<td>$253,766</td>
<td></td>
</tr>
</tbody>
</table>

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases

Property Data
Legal Description: BRINSON, MATTHEW SURVEY
Abstract 153 Tract 1A2 & 2
Deed Date: 08-08-1994
Deed Page: 0001840
Deed Volume: 0001840
Instrument: 00116980001840
State Code: F1 Commercial
Agent: SOUTHLAND PROPERTY TAX CONSULT

Site Number: 80263062
Site Name: 3104 W DIVISION ST
Class: ACRepair - Auto Care-Repair Garage
# of Parcels: 1
Primary Building:
Building Name: 3104 W DIVISION ST / 03761819
Building Type: Commercial
Year Built: 1960

Notice Sent:
Protest Deadline:

Gross Building Area †††: 19,940
Net Leasable Area †††: 19,940
Land Sqft ♦: 320,166
Land Acres ♦: 7.3500

††† Rounded
♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Exemptions
Attachment F

City of Arlington Zoning Map
Attachment G

Utility Locator Map
Attachment H

Firm Map 48439C0335K
This is an official copy of a portion of the above referenced flood map. It was extracted using F-AIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov.
Attachment I

Impact Fee Schedule
## 2017 Impact Fee Program

### Effective July 1, 2017

#### Schedule 1 & 2 Rates

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Service Unit</th>
<th>Schedule 1 Rate (Actual Cost per Service Unit)</th>
<th>Schedule 2 Rate (Proposed Collection Rate per Service Unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>5/8” water meter equivalent</td>
<td>$3,024.00</td>
<td>$828.00</td>
</tr>
<tr>
<td>Sewer</td>
<td>5/8” water meter equivalent</td>
<td>$835.00</td>
<td>$418.00</td>
</tr>
<tr>
<td>Roadways</td>
<td>Vehicle Miles (afternoon peak)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service Area A</td>
<td></td>
<td>$506.00</td>
<td>$253.00</td>
</tr>
<tr>
<td>Service Area B</td>
<td></td>
<td>$714.00</td>
<td>$312.50</td>
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<tr>
<td>Service Area C</td>
<td></td>
<td>$1,246.00</td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area D</td>
<td></td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Service Area E</td>
<td></td>
<td>$4,572.00</td>
<td>$312.50</td>
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<tr>
<td>Service Area F</td>
<td></td>
<td>$3,648.00</td>
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<td>Service Area G</td>
<td></td>
<td>$1,178.00</td>
<td>$312.50</td>
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<tr>
<td>Service Area H</td>
<td></td>
<td>$3,848.00</td>
<td>$312.50</td>
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<tr>
<td>Service Area I</td>
<td></td>
<td>$3,288.00</td>
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<td>Service Area J</td>
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<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>
Attachment J

Park Fee Schedule
### NEW PARK FEE SCHEDULE TO BEGIN
#### FEBRUARY 1, 2019

<table>
<thead>
<tr>
<th>BENEFIT DISTRICTS</th>
<th>NEIGHBORHOOD FEE PER UNIT</th>
<th>LINEAR FEE PER UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRINITY WEST</td>
<td>$715</td>
<td>$596</td>
<td>$1,311</td>
</tr>
<tr>
<td>TRINITY EAST</td>
<td>$715</td>
<td>$596</td>
<td>$1,311</td>
</tr>
<tr>
<td>RANDOL MILL</td>
<td>$715</td>
<td>$596</td>
<td>$1,311</td>
</tr>
<tr>
<td>SIX FLAGS</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>UTA</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>LAKE ARLINGTON</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>TRI-CITY</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>JOHNSON STATION</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>RUSH CREEK</td>
<td>$854</td>
<td>$596</td>
<td>$1,450</td>
</tr>
<tr>
<td>LYNN CREEK</td>
<td>$779</td>
<td>$596</td>
<td>$1,375</td>
</tr>
</tbody>
</table>

For questions, please contact De’Onna Garner, Parks Planning Manager at 817-459-6937.
Attachment K

Atmos Energy Will Serve Letter
February 4, 2019

Attention:

Bill Robinson
(361) 549-7675
wcrobinson321@gmail.com

Re: 3104 W Division St, Arlington, TX 76012

This letter is to confirm that Atmos Energy has facilities in the area of your proposed project at the above named location. A gas main extension, which complies with the Company’s current Line Extension Policy, may be required to serve the project.

Upon receipt of accurate gas load information and a valid 911 address, the means to provide service to the proposed site will then be discussed in further detail.

Any costs will be determined pending final planning of your project. Accordingly, we stand ready to extend facilities to provide gas service to the proposed site subject to the rules and regulations set forth by the Texas Railroad Commission.

If you need our facilities located, please call Dig Tess at 800-344-8377 to have them located and marked on the ground.

If I can be of further assistance, please feel free to contact me directly at 817-375-7921.

Stan Breckenridge
Project Specialist

File
Attachment L

Charter Will Serve Letter
February 4, 2019

Bill Robinson

Re: Will Serve Letter - Verification of available Charter services the community located at 3104 W Division, Arlington TX 76012

Dear Bill,

Charter intends to extend its facilities to provide its products and services to the above referenced apartment community, as permitted by the cable franchise with the City. All services are subject to the execution of a written agreement specifying the terms and provisions of such services. Please be advised that Charter’s normal construction process for a multi-dwelling project is approximately 120 days from receipt of an executed agreement, but can vary depending upon the specifics of each project. This letter is good for 180 days from the date listed above.

Please contact me at 214-764-1292 if you need additional information.

Sincerely,

Dan Padderud

Dan Padderud
Account Executive
Charter Communications
dan.padderud@charter.com
972-880-9069
Attachment M

Oncor Will Serve Letter
February 4, 2019

Bill Robinson, EIT
Lee and Associates
8601 Ranch Road, Suite 290
Austin, Texas 78730

Re: Property located at 3104 West Division Street in Arlington, Texas

Miss Gienger,

This letter is to confirm that Oncor Electric Delivery Company has existing electrical distribution facilities located near the area of the above project.

Oncor is willing to extend its facilities to provide electric service to the project in accordance with company’s line extension policy as set forth in its Tariff for retail delivery service file at the public utility commission of Texas.

Please call me if you have any questions.

Sincerely,

[Signature]