Reserve at New York
SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT

6011 New York Avenue &
1904 East Sublett Road
Arlington, TX 76018

Prepare For:
Reserve at New York – TDHCA Application #19143

MVAH Partners
5950 Fairview Road, Ste 402
Charlotte, NC 28210

Prepared By:
BGE, Inc.
500 West 7th Street, Ste 1800
Fort Worth, TX 76102
February 27, 2019
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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.

NOTE: The information and exhibits contained herein are, to the best of our knowledge, the most current and accurate at the time of the preparation of this report. The information has been obtained from various public sources. The scope of this report is limited to contacting city staff and making a fair effort to obtain readily available information. BGE, Inc. does not make any representation for the issues which may arise from local/state policy or rule changes.
# APPENDIX ITEMS

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ITEMS DESCRIPTION</th>
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<tbody>
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<td>Warranty Deeds</td>
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<tr>
<td></td>
<td>Site Plan</td>
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<td>Location Map</td>
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<td>Boundary Survey</td>
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<td>2</td>
<td>Copy of Zoning Submittal (MF)</td>
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<td>Hold Harmless Letter</td>
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<td>Existing Zoning Map</td>
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<td>Zoning &amp; Development Review Schedule</td>
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<td></td>
<td>Development Applications</td>
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<td>Water/Sanitary Sewer Aerial View Map</td>
</tr>
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<td>4</td>
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<tr>
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<td>TIA Email</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

This report has been prepared for the Reserve at New York project, for which MVAH Partners is the applicant. Pursuant to Section 11.204(15) of the Uniform Multifamily Rules requiring a Site Design and Development Feasibility Report are to be submitted with an application for competitive housing tax credits for a project that is a New Construction Development. The sources of information used to prepare this report include consultation with City staff, City reference materials and site visits by BGE, Inc. A summary of the investigation follows:

- The Reserve at New York Ave project is an 84-unit new construction multi-family development located on a 5.856-acre lot. The Subject Property’s address is 6011 New York Ave and 1904 East Sublett Road, Arlington, TX. 76018.

- The existing zoning for the Subject Property is inconsistent with the proposed use. A PD-Planned Development zoning change request has been prepared and submitted to the City of Arlington. This submittal occurred on February 21, 2019.

  Please refer to Section 2 of the Appendix for copies of the zoning change submittal.

- To allow for a development of this nature, a zoning change, Development Site Pan and final plat (all with supporting documents) will have to be processed and approved by the City of Arlington.

- The platting activity will trigger a right-of-way dedication of approximately 8,400 sf along Arlington-Webb Road.

- The site plan for development of the Subject Property indicates 84 residential dwelling units in a total of 10 residential buildings and a leasing center/clubhouse building. The site plan also indicates a total of 167 parking spaces being provided, 85 of which are covered parking spaces. The site plan features a clubhouse, pool, playground and passive open spaces.

  Please refer to Section 1 of the Appendix for the Site Plan for the Subject Property.

- Upon completion of the zoning and platting, the site will materially conform to the applicable zoning, platting, subdivision and land development ordinances.

- Development of the site will require an internal water loop connecting at the 8” line in New York Avenue with the 20” line in Arlington Webb Road. The internal water line loop will be used to provide domestic, irrigation and fire protection.

- Sanitary sewer service for the Subject Property will be via connection to the existing 8” line that runs along Arlington Webb Road on the eastern side of the property.
The proposed development will increase the amount of storm water runoff being generated by the site. However, due to the existing storm system’s conservative design, on-site detention is not anticipated. If the City Engineer says otherwise, a detention pond will be installed to hold and detain enough run off to allow for the discharge to be maintained at the pre-developed rate.

The Subject Property has approximately 527’ of street frontage along its western line, New York Avenue. The City’s Master Thoroughfare Plan does not show any future plans for the streets surrounding the subject property. New York Avenue currently has a variable width right-of-way.

The Subject Property has approximately 520’ of street frontage along its eastern line, Arlington Webb Road. The City’s Master Thoroughfare Plan does not show any future plans for the streets surrounding the subject property. Arlington Webb Road currently has a variable width right-of-way.

The Subject Property has no area within the FEMA 100-year floodplain limits.

This feasibility report endeavors to apply sound engineering judgement and identify all ordinances, building codes and criteria that may be encountered during the development of the Subject Property. Based on BGE’s investigation and efforts associated with preparing this feasibility report, we believe that upon completion of the zoning and platting the Subject Property will be suitable for the proposed development.

An expanded discussion related to the above Executive Summary points can be found in the following sections and appendix to this report. The sections and appendix address application zoning requirements, subdivision requirements, development ordinances, fire department requirements, ingress/egress requirements and impact/building permit fees with respect to the development and infrastructure requirements.
II. SITE LOCATION AND CONDITIONS

The Subject Property is 5.856 acres of land that is located on the southwest corner of E Sublet Road and Arlington Webb Road, just east of New York Ave in Arlington, Tarrant County, Texas. The associated address with the site is 6011 New York Ave, Arlington, Texas. For ease of reference, the site will be called the “Subject Property”.

The Subject Property is currently vacant and appears undeveloped. New York Ave abuts the property on the west and Arlington Webb Road abuts the property on the east. Both streets provide connection to a public thoroughfare. The properties to the east and west are single family residential. The properties north of the site, along E Sublett Road, are commercial/retail in use.

The Subject Site is composed of two parcels per the Tarrant Appraisal District. The following are the account numbers:

North parcel 41216628
South parcel 04136888
West parcel 40268632

Please refer to Section 1 of the Appendix for a Location Map, Site Plan and Boundary Survey.

III. ANNEXATION, ZONING AND DEVELOPMENT PERMIT PROCESS

The Subject Property lies within the limits of the City of Arlington, Texas.

A zoning application has been made to the City. The application requests PD-RMF – Planned Development multi-family zoning for the Subject Property. The zoning process includes submittal to the City, Planning Commission hearing/recommendation and City Council action/approval.

- Existing Zoning = NC – Neighborhood Commercial
- Requested Zoning = PD-RMF, residential multi-family

Please refer to Section 2 of the Appendix for copies of the zoning change submittal.

Outlined below are a few of the major site development standards required by the City of Arlington’s codes and are considered critical design elements for the Subject Property.

Fire Code

- Fire Lane Regulations - Minimum width of 24’, with an interior radius of 30’ and an exterior radius of 54’
- No point on a structure shall exceed 150’ of hose lay distance from a fire hydrant

Zoning Ordinance – (MF district)

- Maximum Lot Coverage 50%
Subdivision

➢ Permit Processing

  ○ Development Site Plan - A Development Site Plan that is consistent with the approved zoning may be submitted for review. After staff review, the Development Plan is heard by the Planning Commission for a recommendation and then heard by City Council for action/approval.

  ○ Civil engineering plans must be prepared and processed prior to the final plat being approved. The process for civil plans involves submittal to the City, staff review, consultant addresses comments made by staff, consultant resubmits the plans, staff reviews the plans and either makes additional comments or approves the plans. This process can take 2-3 months depending on the complexity of the engineering requirements.

  ○ Final Plat – The City of Arlington requires a final plat be processed and approved by the Planning Commission prior to any building permits being issued.

    - The platting activity will trigger a right-of-way dedication of approximately 8,400 sf along Arlington-Webb Road.

    - Tax certificates indicating a zero balance are required as part of the initial submittal of the final plat.

*Please refer to Section 2 of the Appendix for applications, checklists and fee schedules.*

IV. WATER DISTRIBUTION

According to the information and plans provided by the City of Arlington, there is an existing 8” water line running north/south along the western right-of-way of New York Ave. There is also an existing 20” water line running north/south along the eastern right-of-way line of Arlington Webb Road. Additionally, there is an existing 8” water line running east/west along the northern right-of-way of East Sublett Road, which is not adjacent to the site. The Subject Property can be served by these existing lines for domestic, irrigation and fire purposes. An internal public water loop connecting the line in New York Ave with the line in Arlington Webb Road may be necessary to ensure adequate pressure and capacity. Public meters will be tapped into this loop.

*Please refer to Section 3 of the Appendix for a Water/Sewer Aerial View Map.*
V. SANITARY SEWER SERVICE

According to information and plans provided by the City of Arlington, there is an existing 6” line running north along the eastern property line on Arlington Webb Road. There is also an existing 6” line running south on Arlington Webb Road just south of the site.

The topography of the site and building orientation will allow for the development to connect to the northern line.

Please refer to Section 3 of the Appendix for a Water/Sewer Aerial View Map.

VI. FRANCHISE UTILITIES

The following franchise utility providers serve the Subject Property. There are no anticipated difficulties in providing service to the Subject Property.

- Natural Gas – Will Serve Letters for these providers are still pending
- Electricity – Will Serve Letters for these providers are still pending
- Internet – ATT provides service to this area
- Television – ATT provides service to this area
- Telephone – ATT provides service to this area

Please refer to Section 5 of the Appendix for the Will Serve Letters.

VII. DRAINAGE / FLOODPLAIN

The Subject Property is located within the limits of FEMA FIRM Panel 365 of 495 Map number 48439C0365K (dated September 25, 2009). The Subject Property is designated as Zone X which indicates that it has an elevation that is above the 500-year floodplain.

The site currently drains northeast to the storm system along E Sublett Road. Based on the Existing Drainage Area Map, it appears that detention should not be necessary due to its conservative design. However, this will ultimately be the City Engineer’s decision and if required an on-site detention pond will mitigate the increased runoff rates. It has been estimated that a storage volume of approximately 8,000 cubic feet will be required to detain the excess runoff on site.

Please refer to Section 4 of the Appendix for FEMA FIRM map.

VIII. TRANSPORTATION

The Subject Property is located on the southwest corner of E Sublet Road and Arlington Webb Road, just east of New York Ave.

Currently, New York Ave is a 4 lane, bi-directional road with concrete pavement in a Variable width right-of-way. This roadway is under the City of Arlington’s jurisdiction. TXDOT has confirmed that New York Avenue is a city street and not a TXDOT road. The City’s Master
Thoroughfare Plan does not show any future plans for the streets surrounding the subject property.

Additionally, Arlington Webb Road is a 2 lane, bi-directional road with patches of concrete and asphalt pavement in a Variable width right-of-way. This roadway is under the City of Arlington’s jurisdiction. TXDOT has confirmed that Arlington Webb Road is a city street and not a TXDOT road. The City’s Master Thoroughfare Plan does not show any future plans for the streets surrounding the subject property. However, the required platting activity will require a right-of-way dedication of approximately 8,400sf. This dedication will bring the southern portion of the adjacent site into consistent width as the northern portion of Arlington-Webb Road.

There is approximately 527’ of frontage along New York Avenue. The Site Plan indicates one point of access along this roadway. No issues are anticipated.

There is approximately 520’ of frontage along Arlington Webb Road. The Site Plan indicates one point of access along this roadway. No issues are anticipated.

City staff have confirmed that a Traffic Impact Analysis will not be required for this project based on the preliminary evaluation. However, they have also stated that this may change once the project evolves, therefore requiring a TIA.

Please refer to Section 5 of the Appendix for City staff email about TIA and a TXDOT email about city street roads.

IX. TAXING JURISDICTION

The Tarrant County Appraisal District assesses the property taxes for the Subject Property.

The Subject Property is comprised of the following parcels/ lots:

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>ACCT No.</th>
<th>LEGAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>North parcel</td>
<td>41216628</td>
<td>Lot 3, Block A, Roper Addition</td>
</tr>
<tr>
<td>South parcel</td>
<td>04136888</td>
<td>Peter Rouche Survey, Abstract 1339, Tract 1A02</td>
</tr>
<tr>
<td>West parcel</td>
<td>40268632</td>
<td>Peter Rouche Survey, Abstract 1339, Tract 1b6c</td>
</tr>
</tbody>
</table>

The millage rates for 2018 follow (tax rate per $100 of value):

- City of Arlington $0.6348
- Tarrant County $0.234
- Arlington ISD $1.36867
- TC Hospital $0.224429
- TC College $0.13607
X. IMPACT FEES / PRO-RATA FEES / ASSESSMENTS

The City of Arlington imposes impact fees for water, sewer, and roadways. The impact fees are paid at time of issuance of the building permit. The fee for the Subject Property will be based on the number and size of the public water meters associated with the project.

Based on the site plan and past experience with developments of this nature, it is anticipated that each building will require a domestic water tap and one irrigation tap for the whole site. The domestic water taps will require water and wastewater fees while the irrigation tap requires only the water portion. The City does not charge for fire line taps.

Based on the site plan, it is anticipated that the 12 multi-family buildings can be served by a single 1” water meter. The Clubhouse can be served by a single 1” water meter as well. Irrigation for the Subject Property can be addressed with a single 1” water meter.

The following chart illustrates the anticipated water impact fees (residential fees were used for the multi-family calculation).

<table>
<thead>
<tr>
<th>METER SIZE</th>
<th>DOMESTIC</th>
<th>IRRIGATION</th>
<th>WATER</th>
<th>WASTE WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1”</td>
<td>1 (Club House)</td>
<td>-</td>
<td>$2,070.32</td>
<td>$1,045.00</td>
</tr>
<tr>
<td>2”</td>
<td>10 (MF)</td>
<td>1 (Site)</td>
<td>$72,875.44</td>
<td>$33,440.00</td>
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<td></td>
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<td>$74,945.76</td>
<td>$34,485.00</td>
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</table>

The City of Arlington assesses a Roadway Impact fee for new development. The City’s Fee Schedule lists the fee as $312.50 per vehicle miles (afternoon peak). The calculation for the roadway impact fee results in total charge of $61,800.

*Please refer to Section 2 of the Appendix for the Fee Calculator Spreadsheet.*

The City of Arlington assesses a building permit fee based on the overall construction value. The table below shows a detailed breakdown of the fees based on valuation of proposed work. The estimated value of the construction is $6,500,000, making the building permit fee $20,137.25.
$5,012.25 + $2.75 \left( \frac{$5,500,000}{$1,000} \right) = $20,137.25

The following codes are listed as being effective May 14, 2018:

- 2015 Edition of the International Codes with amendments
- 2017 Edition of the National Electrical Code with amendments

After platting and zoning are complete, the building plans can be submitted to the City for review and approval. This process typically takes 2-3 months.

XI. FEE STUDY

The following fee study is an overview of the assessable fees and is preliminary. During the review and development of the Subject Property, additional fees may be required or modified.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning, PD</td>
<td></td>
<td></td>
<td>$2674</td>
<td>PD modification, submittal fee, see zoning application for details and receipt</td>
</tr>
<tr>
<td>Final Plat</td>
<td>1</td>
<td>$550</td>
<td>$814</td>
<td>Additional charge of $45/ ac</td>
</tr>
<tr>
<td>Engineering Review &amp; Inspection Fee</td>
<td>1</td>
<td>$1,720</td>
<td>$1,720</td>
<td>4% of public improvements</td>
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<tr>
<td>Water Impact Fees</td>
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<td></td>
<td>$109,431</td>
<td>See above section for price breakdown</td>
</tr>
<tr>
<td>Service</td>
<td>Amount</td>
<td>Notes</td>
<td></td>
<td></td>
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<tr>
<td>-----------------------</td>
<td>---------</td>
<td>--------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway Impact Fees</td>
<td>$61,800</td>
<td>See above section for price breakdown</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>$20,137</td>
<td>See above section for price breakdown</td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$196,576</strong></td>
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</table>
THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, by a certain Deed of Trust, dated October 12, 1984, recorded in Volume 7893, Page 136, Deed of Trust Records of Tarrant County, Texas, CHARLES JOWELL and HERMAN BOSWELL, as Grantors, conveyed to CHESTER HALL, as Trustee, certain property hereinafter described in said Deed of Trust, of even date therewith and in the original principal sum of $81,474.40; and

WHEREAS, WELDON L. ROPER and wife, SANDRA CAROLE ROPER, the Beneficiaries, (the holder of said note and Deed of Trust), as authorized by and provided in said Deed of Trust, appointed the undersigned to serve as Substitute Trustee and to enforce the trust, the said CHARLES JOWELL and HERMAN BOSWELL having made default in the payment of said note when due and there being due thereon the principal sum of $81,474.40, plus interest and attorney's fees as provided in said note; and

WHEREAS, I, as Substitute Trustee, did on the 6th day of September, 1988, after having posted written notice of the time, place and terms of a public sale on the hereinafter described property as required by 51.002 of the Texas Property Code, and

SUBSTITUTE TRUSTEE'S DEED
PAGE 1 OF 4

09376 1763
other requirements of that statute have been met. Written notice of the described property was posted at the courthouse door of Tarrant County, Texas, the county in which said real estate is located, and which said notice was posted for at least twenty-one (21) days preceding the date of the sale, sell the hereinafter described property at public auction, at the courthouse door of Tarrant County, Texas to WELDON L. ROPER and wife, SANDRA CAROLE ROPER, the Buyers, who were the highest bidders, for the sum of $81,474.40; and

WHEREAS, from the affidavit hereto attached and made a part hereof, Beneficiaries (holders of the indebtedness above described) either personally or by agent served notice of such Substitute Trustee's Sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiaries and as required by statute, in compliance with 51.002 of the Texas Property Code; and

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of $81,474.40 by the said WELDON L. ROPER and wife, SANDRA CAROLE ROPER, I, as Substitute Trustee, by virtue of the authority conferred upon me in writing by the said beneficiaries of said Deed of Trust, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto

SUBSTITUTE TRUSTEE'S DEED
PAGE 2 OF 4
the said WELDON L. ROPER and wife, SANDRA CAROLE ROPER, Buyer's heirs, executors, administrators, successors, or assigns, all of the following described property situated in Tarrant County, Texas;

SEE EXHIBIT A

TO HAVE AND TO HOLD, the above described premises and property, together with the rights, privileges and appurtenances thereto belonging, unto the said WELDON L. ROPER and wife, SANDRA CAROLE ROPER, Buyer's heirs, executors, administrators, successors, and/or assigns, forever; and I, as said Substitute Trustee, do hereby bind the said WELDON L. ROPER and wife, SANDRA CAROLE ROPER, Buyer's heirs, executors, administrators, successors, and/or assigns, to warrant and forever defend the said premises unto the said WELDON L. ROPER and wife, SANDRA CAROLE ROPER, Buyer's heirs, executors, administrators, successors, and/or assigns forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the liens and other exceptions to conveyance and warranty in the Deed of Trust to secure assumption of the described property.

EXECUTED this 9th day of September, 1988.

SUBSTITUTE TRUSTEE'S DEED
PAGE 3 OF 4

09376 1765
ROGER G. WHITE
SUBSTITUTE TRUSTEE

THE STATE OF TEXAS
COUNTY OF TEXAS

BEFORE me, the undersigned authority on this day personally appeared ROGER G. WHITE, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office on the 9th day of September, 1988.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY PUBLIC

DATE MY COMMISSION EXPIRES

SUBSTITUTE TRUSTEE'S DEED
PAGE 4 OF 4
EXHIBIT "A"

BEING all that certain tract or parcel of land out of the P. Rouche Survey, Abstract No. 1394, Tarrant County, Texas and being out of a tract of land recorded in Volume 4395, Page 527, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the intersection of Harwood Road (County Road 2038) and Arlington-Webb-Britton Road (County Road 2017) said iron rod being in the South line of the J. Balch Survey, Abstract No. 83 and the common corner of said P. Rouche Survey and the B.B.B. and C.R.R. Survey, Abstract No. 203;

THENCE along the East line of said Rouche Survey, South 0 degrees 02 minutes 00 seconds West, 511.86 feet to a P.K. nail found in the centerline of said Arlington-Webb-Britton Road the Northeast corner of a tract of land conveyed to Edna Bell Millican by the deed recorded in Volume 4395, Page 511, Deed Records, Tarrant County, Texas;

THENCE along the North line of said Millican tract, South 89 degrees 53 minutes 00 seconds West, at 25 feet an iron rod set which bears South 0 degrees 0 minutes 50 seconds West, 4.57 feet from an iron rod found, in all 470.41 feet to an iron rod set in a fence line, the East line of a tract of land conveyed to Southfield Holding Company by deed recorded in Volume 7322, Page 2014, Deed Records, Tarrant County, Texas;

THENCE along said fence the East line of said Southfield Holding Company tract, North 0 degrees 13 minutes 01 seconds West, at 3.80 feet an iron rod found, at 498.91 feet an iron rod found in the South Right-of-Way line of the aforementioned Harwood Road, in all 519.96 feet to a point in said Harwood Road;

THENCE along the North line of said Rouche Survey, North 89 degrees 53 minutes 00 seconds East, 470.81 feet to the POINT OF BEGINNING and containing 240,185 square feet of land (5.1487 acres), more or less, of which 22,848 square feet are in use as Public Right-of-Way.
AFFIDAVIT OF GIVING NOTICE TO DEBTOR
OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF TARRANT

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

WELDON L. ROPER and SANDRA CAROLE ROPER, the holders of the note secured by a Deed of Trust dated October 12, 1984, recorded in Volume 7983, Page 136, of the Deed Records of Tarrant County, Texas, executed by HERMAN BOSWELL and CHARLES JOWELL, defaulted in paying the debt secured by that instrument, and that at least twenty-one (21) days before the resulting Substitute Trustee's Sale, Affiant gave proper notice of the sale to every debtor by written notice, by certified mail, return receipt requested, and by regular mail, to the debtor's most recent address as shown by the records of the holders of such note, in a post office or official depository under the care and custody of the United States Postal Service, in strict compliance with the requirements of 51.002 of the Texas Property Code.

MR. CHARLES JOWELL  
1812 Woodridge Street  
Arlington, Texas  76013

MR. HERMAN BOSWELL  
1708 S. Cooper  
Arlington, Texas  76013

ROGER G. WHITE  
Substitute Trustee

SUBSCRIBED AND SWORN to by ROGER G. WHITE, Substitute Trustee, before me, the undersigned authority, on this the 9th day of September, 1989.

MARTHA BREEDLOVE  
NOTARY PUBLIC, STATE OF TEXAS

DATE COMMISSION EXPIRED 09-30-89

NOTARY'S NAME PRINTED 09376 1768
The State of Texas,  
County of TARRANT

Know All Men by These Presents:

That I, EDNA BELL MILLCAN, Grantor herein,

of the County of TARRANT  
State of TEXAS

for and in consideration of the sum of TEN AND 00/100 DOLLARS

paid, and secured to be paid, by MELDON R. ROPER and wife, SANDRA R. ROPER,

the receipt of which is hereby acknowledged; AND THE FURTHER CONSIDERATION of the execution and delivery by the Grantees

herein of one certain promissory Note of even date herewith, in the sum of $10,000.00, payable to the order of AUTO WORKERS ARlington FEDERAL CREDIT

UNION, due in accordance with the terms and at the interest rate as in said Note provided; said Note being secured by the Vendor's Loan herein retained

and additionally secured by Deed of Trust of said land herewith to Glen Kirkpatrick, Trustee;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

MELDON R. ROPER, of wife, SANDRA R. ROPER

of the County of TARRANT  
State of TEXAS

all that certain

lot, tract or parcel of land situated in Tarrant County, Texas, described as follows;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,

GRANTEES ADDRESS:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEES, their

heirs and assigns forever and do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises

unto the said GRANTEES, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any

part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above
described property, premises and improvements, until the above described note, and all interest

thereon are fully paid according to face and tenor, effect and reading, when this deed shall

become absolute.

WITNESS my hand at Arlington, Tarrant County, Texas

this 5th day of JULY 1984.

Witness at request of Grantor:

EDNA BELL MILLCAN

84-1189CS-SLJ
Property situated in Tarrant County, Texas, out of the P. ROUCHE SURVEY, Abstract No. 1339, and being a tract of land conveyed to Edna Bell MILLikan by Deed recorded in Volume 4395, Page 511, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the center of Arlington-Webb-Brittton Road, said point being East line of said P. Rouche Survey, S 0°02' W, a distance of 520 feet from its Northeast corner;

THENCE S 0°02' W along the center of Arlington-Webb-Brittton Road, a distance of 333 feet to a point for corner;

THENCE S 89°53' W passing an iron rod in the West line of Arlington-Webb-Brittton Road at 26.27 feet and continuing in all, a distance of 459 feet to an iron rod for corner;

THENCE N 0°20' W, a distance of 330 feet to an iron rod for corner;

THENCE N 89°52' E, a distance of 459 feet to the place of Beginning and containing 3.546 acres of land of which 0.20 acres lies in the right of way of Arlington-Webb-Brittton Road.
**PROJECT SITE DATA**

**GENERAL**

**Name of Project/Development**
Reserve at New York

**Proposed Use**
Multi-family Residential

**Existing Zoning District(s)**
NC

**Proposed Zoning**
PD w/ Residential Multi-Family

**Gross Site Area**
5.856 acres

**HOUSING**

**Total Number of Dwelling Units**
84

**Total Gross Density (du/ac)**
14.34 unit/ac

**Lot Count**
1

**Parking Spaces Required**
160

**Parking Spaces Provided**
167 (85 Covered) + 4 Garages (Non Garage Units Have Storage) 5 Covered Rideshare Pick-Up

**PROPERTY DEVELOPMENT REGULATIONS**

**Setbacks**

- **Front (per PD)**: 20' (New York Ave)
- **Side (per PD)**: 20'
- **Rear (per PD)**: 10' (Arlington Webb Rd)

**Max. Structure Height**
40' if within 50' of Single Family Residency

**GENERAL NOTES:**

1. This survey has not been abstracted by an outside party.
2. The surveyor has not abstracted subject property.
3. This survey is subject to all easements of record.
4. No 100-year floodplain exists on the property.
5. The thoroughfare dedication referenced on this exhibit is of illustrative purposes only. The specific dimensions will be determined at the time of final platting.
6. All existing structures will be removed.
7. To the best of our knowledge, this site plan, features, materials, and addresses are in accordance with plats and the development codes and ordinances.
8. General notes is not required for this site plan is available information from City of Arlington.

**SCHEMATIC TABLE**

**SITE PLAN**

**RESERVE AT NEW YORK**
84 UNITS 5.856 ACRES
February 26, 2019

Brian McGeady
Reserve at New York LLC
9100 Centre Point Drive, Suite 210
West Chester, OH 45069

RE: Zoning Request and Hold Harmless Release

Dear Mr. McGeady:

The City of Arlington has received your application for a zoning change for the development known as Reserve at New York located at 6011 New York Avenue. The City has also received the release agreeing to hold the City of Arlington harmless in the event the zoning is not granted.

Please contact me if you have any further questions.

Sincerely,

Gincy Thompil, AICP, Director
Department of Planning & Development Services
City of Arlington, TX
PUBLIC IMPROVEMENTS APPLICATION

101 W Abram St
Arlington TX 76010
817-459-6502

Property Development Information

Project Name: ___________________________________ Project Address: ________________________________________
Subdivision: ____________________________________ Lot(s)/Block: ___________________________________________
Survey and Abstract: _____________________________ Gross Acreage: _________________________________________

Applicant Information

Name: __________________________________________ Name: __________________________________________
Address: _________________________________________ Address: _________________________________________
City: ____________________________________________ City: ____________________________________________
Telephone: ______________________________________ Telephone: ______________________________________
Fax: ____________________________________________ Fax: ____________________________________________
Email: __________________________________________ Email: __________________________________________

Owner Information

(If there is more than one owner, please attach a separate application.)
Name: __________________________________________
Address: _________________________________________
City: ____________________________________________
State: ________________   Zip Code: _________________
Telephone: ______________________________________
Fax: ____________________________________________
Email: __________________________________________

Required Documents: Staff review will not begin until all the following have been submitted:

<table>
<thead>
<tr>
<th>Staff</th>
<th>Appl</th>
<th>Four (4) sets, with each sheet signed and sealed by the preparing engineer:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>❑ Cover Sheet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Final Plat</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Dimension Control Plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Drainage Area Map with Calculations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Site Grading Plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Paving and Drainage Plan and Profile</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Paving and Drainage Details</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Water and Sewer Utility Plan</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Water and Sewer Plan and Profile</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Water and Sewer Details</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Storm Water Management Site Plan (SWMSP) if property platted after August 2003</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Storm Water Pollution Prevention Plan (SWPPP) Map</td>
</tr>
<tr>
<td></td>
<td></td>
<td>❑ Storm Water Pollution Prevention Plan (SWPPP) narrative, if required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff</th>
<th>Appl</th>
<th>One (1) set, signed and sealed by the preparing engineer (2 sets will be required for final acceptance)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>❑ Streetlights, street markers, signs and pavement markings, including details (if applicable)</td>
</tr>
</tbody>
</table>

Special Notes

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED
Contact the Engineer of the Day in the Community Development and Planning if you have any questions.

AMANDA Sequence Number: _____________________
Notice: New City of Arlington Impact Fee Schedule Takes Effect July 1, 2017

Chapter 395 of the Texas Local Government Code authorizes the assessment and collection of impact fees in Texas for transportation, water, and wastewater related capital improvements. Impact fees are a one-time charge assessed to new development to help fund roadway, water and/or sewer capital facilities necessitated by that new development. Impact fees are based on the anticipated demand for infrastructure that the new development creates and are assessed on any new development that increases service units. New development does not include pools, residential add-ons, or remodels and interior finishes.

The City of Arlington adopted a new Impact Fee Program for roadways, water, and sewer on February 14, 2017. The new Impact Fee Program is effective on July 1, 2017.

Building permits with attached impact fees that are issued on or before June 30, 2017 will have impact fees charged under the 2002 Impact Fee Schedule. Building permits with attached impact fees that are issued on or after July 1, 2017 will have impact fees charged under the new 2017 Impact Fee Schedule, which is as follows (see attached map for Roadway Service Areas):

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Service Unit</th>
<th>Fee per Service Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>5/8” water meter equivalent</td>
<td>$828.13</td>
</tr>
<tr>
<td>Sewer</td>
<td>5/8” water meter equivalent</td>
<td>$418.00</td>
</tr>
<tr>
<td>Roadways</td>
<td>Vehicle Miles (afternoon peak)</td>
<td></td>
</tr>
<tr>
<td>Service Area A</td>
<td></td>
<td>$253.00</td>
</tr>
<tr>
<td>Service Area B</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area C</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area D</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Service Area E</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area F</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area G</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area H</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area I</td>
<td></td>
<td>$312.50</td>
</tr>
<tr>
<td>Service Area J</td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

An impact fee estimate calculator will be provided upon request.
APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Select Application Type:  ■ Zoning Change  □ PD Development Plan ⇒ □ New  □ Amendment
□ Specific Use Permit  □ Multi-Family Development Plan ⇒ □ New  □ Amendment

Development Information

PROJECT ADDRESS:  6011 New York Ave

Project Name: Reserve at New York

Legal Description: Lot 3, Blk A, Roper Addition & Tract 1A02, Abst 1339  Acreage: 5.47

Current Zoning: NC - Neighborhood Commercial  Proposed Zoning: PD-RMF

Current Use: Vacant  Proposed Use: Multi-Family development

Owner Information

Firm Name (authorized representing agent, if applicable): ____________________________

Owner Name: Weldon Roper

Address: 35 County Rd 915  City: Anna  State: TX

ZIP Code: 75409  Telephone: 817-477-1630  Email: weldon.roper@yahoo.com

For additional owners, please include additional copies of pages 1 and 2.

Representative/Agent Information

Firm Name: BGE, Inc

Name: David Greer

Address: 500 W. 7th Street, Ste. 1800  City: Ft. Worth  State: TX

ZIP Code: 76102  Telephone: 817-872-6005  Email: dgreer@bgeinc.com

Preparer's Signature: ____________________________

Printed Name: David Greer

Date: ____________________________

FOR OFFICE USE ONLY

AMANDA Sequence Number: ____________________________
Owner Certification and Disclosure of Interest

Article XII, Code of Ethics, of the “Administration” Chapter of the Code of the City of Arlington, Section 12.06, requires all persons seeking City Council, Planning and Zoning Commission, or Zoning Board of Adjustment consideration or action concerning any application for rezoning, plat approval, special exception, variance or similar application requiring action by the Planning and Zoning Commission or Zoning Board of Adjustment, to provide the following information. The applicant and the owner shall both file statements in those cases where the applicant does not own the property which is the subject of consideration or action.

Do you believe that a City official or City employee may have a conflict of interest in the aforementioned property or application?

☐ YES ☐ NO

If YES, state the name of each person and the department they represent known by you that may have a conflict of interest in the property of the application referenced.

Name: ____________________________ Council, Board, Commission, or City Department: ____________________________

Name: ____________________________ Council, Board, Commission, or City Department: ____________________________

This is to certify that (owner name) ________________, the stated undersigned, is/are the sole owner(s) of the property described in this application, and that I/we have read and understand the “Disclosure of Interest”.

_____________________________  ____________________________
Owner Signature Date

_____________________________  ____________________________
Owner Name (print) Owner Name (print)

Agent Signature Date

Agent Name (print)

Notary Statement – All Signatures Must Be Notarized

Before me, the undersigned authority, on this day, personally appeared (owner) ________________, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

_____________________________
Given under my hand and seal of office on this __________ day of ________________, 20____.

_____________________________
Notary Public in and for the State of Texas

_____________________________
Before me, the undersigned authority, on this day, personally appeared (agent) ________________, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

_____________________________
Given under my hand and seal of office on this __________ day of ________________, 20____.

_____________________________
Notary Public in and for the State of Texas
REQUIRED FEES

<table>
<thead>
<tr>
<th>Request Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning to single-family residential RE, RS-20, RS-15, RS-7.2, RS-5, RM-12</td>
<td>$1,000</td>
</tr>
<tr>
<td>Rezoning to, or revision of a, PD specifically for a wireless communication facility, with Development Plan</td>
<td>$2,800 + $100/acre</td>
</tr>
<tr>
<td>Rezoning to, or revision of a, PD, with Development Plan</td>
<td>$2,000 + $100/acre</td>
</tr>
<tr>
<td>Rezoning to any other zoning district</td>
<td>$1,000 + $50/acre ($15,000 max)</td>
</tr>
<tr>
<td>New or Revised Development Plan (without “PD” zoning request) includes Multi-family Development Plan</td>
<td>$1,800 + $50/acre</td>
</tr>
<tr>
<td>Administrative Change to Approved Development Plan</td>
<td>$375</td>
</tr>
<tr>
<td>New or Revised SUP request with zoning change request</td>
<td>No additional fee</td>
</tr>
<tr>
<td>New or Revised SUP submitted without zoning change request</td>
<td>$1,000 + $50/acre ($15,000 max)</td>
</tr>
</tbody>
</table>

Request City Staff to place notification sign on site for additional fee of $100  ■ Yes  □ No

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without all required documents and information will not be reviewed, and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested. Additional information can be found in Article 10, Review Procedures of the Unified Development Code, which is available online at www.arlingtontx.gov/cdp/udc. If you have questions about the application process or any submittal requirements, please call the Planner of the Day at 817-459-6502.

ALL APPLICATIONS

The following items are required with all types of applications:

■ Zoning Application form
■ Owner Certification and Disclosure of Interest form (signed and notarized)
□ One (1) 11” x 17” copy of the subdivision plat (if the property is platted)
□ If request is for (i) a portion of a platted lot, or (ii) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in Microsoft Word format and in hard copy.

The following items should be clearly identified as metes and bounds within the location map's description:

• The point of beginning (POB), describing the corner tie, and a tie to a Global Positioning System (GPS) monument accepted by the City. At least one corner shall be tied by course and distance to a corner of a platted lot or to an original corner of the original survey of which it is a part. In case of a location map depicting a completely new area without any specific monument, or recorded addition lot corner, the geographic coordinate numbers of the point of beginning should be provided.
• Metes and bounds calls, stating bearings in degrees, minutes, and seconds, and distances in feet and hundredths of feet.
• Metes and bounds calls of each line should be described in separate paragraphs.
• Curved lines should be defined by their direction left or right, angle of intersection or central angle, radius, arc length, and chord bearing and distance. Non tangent curves should be identified as such.
• Scale factor should be provided in case of ground survey.

□ If the ownership does not match the ownership on the Tarrant County Appraisal District website, www.tad.org, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
□ Additional application submittal requirements, based on type of application (see following pages)
ADDITIONAL APPLICATION SUBMITTAL REQUIREMENTS

In addition to the items listed above, the following documents must be submitted depending on the type of application (some zoning applications require more detail than others):

ZONING CHANGE

☐ One (1) copy of a site plan indicating the dimensions of the structure(s) and the distances from the property lines (only if there are existing structures on site).

PD DEVELOPMENT PLAN

☐ Notes from the completed pre-application conference.

☐ A written statement describing what is to be achieved in the development proposal for the property and how the proposal conforms to the criteria established in Section 10.4.3(G) of Article 10, Review Procedures, of the Unified Development Code. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information, and other relevant material with the application.

☐ 5 folded copies of the PD Development Plan showing the items indicated in the technical requirements below. Sheet size must be a minimum 11" x 17" and a maximum 24" x 36".

Site Layout
  o Location map, north arrow, scale
  o Existing zoning and land uses of properties adjacent to the site
  o Proposed site layout, indicating the size and dimensions of all lots
  o Proposed land uses and building locations, indicating setbacks from property lines
  o Square footage, acreage, and density of all proposed land uses and lots
  o Gross area of streets, sidewalks, and other paved surfaces and its percentage of total property area
  o Gross area of open space areas and recreational areas and its percentage of total property area
  o Existing and proposed public and private rights-of-way, easements, and access points into the property
  o Calculation and location of all off-street parking and loading facilities
  o For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multifamily, townhouse, etc.)

Landscape Plan
  o Landscape plan per Article 5, Design and Development Standards, Section 5.2 Landscaping and Section 5.3 Screening, Buffering, and Fencing, and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping, screening, and fencing.

Building Elevations
  o Elevation drawings of all sides of all buildings, showing dimensions, height, building materials, color, texture, and design.

☐ Preliminary drainage analysis, if required by the Zoning Administrator for this site.

☐ Traffic impact analysis or traffic circulation analysis, if required by the Zoning Administrator for this property.
SPECIFIC USE PERMIT

☐ 5 folded copies of the SUP site plan showing the items indicated in the technical requirements below. Sheet size must be a minimum 11" x 17" and a maximum 24" x 36".

  Site Layout
  □ Location map, north arrow, scale
  □ Existing zoning and land uses of properties adjacent to the site
  □ Existing and proposed buildings, indicating square footage of each building and setbacks from property lines
  □ Calculations and location of off-street parking and loading facilities
  □ Site access points and driveway locations
  □ Location of outdoor storage, outside display areas, and loading docks
  □ Signs located on the site and buildings
  □ Location of recycling and refuse facilities

  Landscape Plan
  □ Landscape plan per Article 5, Design and Development Standards, Section 5.2 Landscaping and Section 5.3 Screening, Buffering, and Fencing, and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping, screening, and fencing.

Building Elevations

  □ Elevation drawings of all sides of all buildings, showing dimensions, height, building materials, color, texture, and design.

☐ Preliminary drainage analysis, if required by the Zoning Administrator for this site.

☐ Traffic impact analysis or traffic circulation analysis, if required by the Zoning Administrator for this property.

MULTI-FAMILY DEVELOPMENT PLAN

☐ 5 folded copies of the Multi-Family Development Plan showing the items indicated in the technical requirements below. Sheet size must be a minimum 11" x 17" and a maximum 24" x 36".

  Site Layout
  □ Location map, north arrow, scale
  □ Existing zoning and land uses of properties adjacent to the site
  □ Existing and proposed public and private rights-of-way, easements, and access points to the property
  □ The number, type, size, and density of each type of dwelling unit in each building
  □ Location and size of common open space areas and recreational areas, including a description of proposed site amenities
  □ Building locations, indicating setbacks from property lines and distances between buildings
  □ Calculations and location of off-street parking facilities, including any parking structures, enclosed garages, or carports
  □ Description of how Crime Prevention Through Environmental Design practices are incorporated into the site design
  □ Location of trash enclosures, storage areas, mailrooms, and accessory structures
  □ Existing and proposed sidewalks on the perimeter of the site and pedestrian walkways within the site

  Landscape Plan
  □ Landscape plan per Article 5, Design and Development Standards, Section 5.2 Landscaping and Section 5.3 Screening, Buffering, and Fencing, and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping, screening, and fencing.

Building Elevations

  □ Elevation drawings of all sides of all buildings, showing dimensions, height, building materials, color, texture, and design.

☐ Preliminary drainage analysis, if required by the Zoning Administrator for this site.

☐ Traffic impact analysis or traffic circulation analysis, if required by the Zoning Administrator for this property.
PROPOSED UNIT MIX:
1 AND 2 STORY BUILDINGS
1 BEDROOM / 1 BATH - 36 UNITS
2 BEDROOM / 2 BATH - 32 UNITS
3 BEDROOM / 2 BATH - 28 UNITS
TOTAL: 96 UNITS

APPROX 5.47 ACRE LOT AVAILABLE FOR SALE (2 LOTS)

PARKING REQUIRED - 188
PARKING PROVIDED - 202 (100 COVERED) +
8 GARAGES (NON GARAGE UNITS HAVE STORAGE)
5 COVERED RIDESHARE PICK-UP

RESERVE AT NEW YORK AVE
arlington, tx
DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 5.856–acre tract of land situated in the J. Rouche Survey, Abstract Number 1339, Tarrant County, Texas; said tract being all of Lot 3, Block A, Roper Addition, an addition to the City of Arlington according to the plat recorded in Instrument Number D206377779 of the Plat Records of Tarrant County, Texas, part of a 5.629–acre tract of land described in Substitute Trustee’s Deed to Weldon L. Roper as recorded in Volume 937, Page 1763 of the Deed Records of Tarrant County, Texas, all of a 3.545–acre tract of land described in Warranty Deed to Weldon R. Roper and wife, Sandra R. Roper as recorded in Volume 7905, Page 1405 of said Deed Records, and part of an 8,085–square foot tract of land described as Parcel 17C in Special Warranty Deed to Weldon Roper as recorded in Instrument Number D203098264 of said Deed Records; said tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8–inch capped iron rod found for the northwest corner of a corner clip at the intersection of the south right–of–way line of East Sublett Road (a variable–width right of way) and the west right–of–way line of Arlington–Webb Road (a variable–width right–of–way); said point being a northeast corner of Lot 2B, Block A, Roper Addition an addition to the City of Arlington according to the plat recorded in Instrument Number D214094933 of said Plat Records;

THENCE, in a southerly direction, along said corner clip and the said west line of Arlington–Webb Road, and the east line of said Lot 2B, the following four (4) calls:

South 45 degrees 47 minutes 29 seconds East, a distance of 20.98 feet to a point;
South 00 degrees 11 minutes 17 seconds East, a distance of 136.13 feet to a 1/2–inch iron rod found;
South 03 degrees 03 minutes 14 seconds East, a distance of 100.01 feet to a point;
South 00 degrees 11 minutes 17 seconds East, a distance of 14.70 feet to a 1/2–inch iron rod found for the POINT OF BEGINNING; said point being the southeast corner of said Lot 2B and the northeast corner of said Lot 3;

THENCE, South 00 degrees 11 minutes 17 seconds East, along the said west line of Arlington–Webb Road and the east line of said Lot 3, a distance of 191.78 feet to a point for corner in the north line of said 3.545–acre tract; said point being the southeast corner of said Lot 3; from said point a 1/2–inch iron rod found bears South 57 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, North 89 degrees 37 minutes 20 seconds East, departing the said west right–of–way line of Arlington–Webb Road and along the north line of said 3.545–acre tract, a distance of 25.25 feet to a point for corner in the centerline of said Arlington–Webb Road; said point being the northeast corner of said 3.545–acre tract; from said point a bent 5/8–inch iron rod found bears North 52 degrees 14 minutes West, a distance of 0.4 feet;

THENCE, South 00 degrees 16 minutes 29 seconds East, along the said centerline of Arlington–Webb Road and the east line of said 3.545–acre tract, a distance of 329.08 feet to a PK nail found for corner; said point being the southeast corner of said 3.545–acre tract and the northeast corner of a 5.070–acre tract of land described in Special Warranty Deed with Vendor’s Lien to WG2 MHC1, LLC as recorded in Instrument Number D213035482 of said Deed Records;

THENCE, South 89 degrees 26 minutes 25 seconds West, departing the said centerline of Arlington–Webb Road, along the south line of said 3.545–acre tract and the north line of said WG2 tract, at a distance of 25.75 feet passing a 3/8–inch iron rod found in the said west line of Arlington–Webb Road, continuing for a total distance of 467.83 feet to a point for corner in the east line of said Parcel 17C; said point being the southwest corner of said 3.545–acre tract and the northwest corner of said WG2 tract;

THENCE, South 85 degrees 39 minutes 54 seconds West, over and across said Parcel 17C, a distance of 8.75 feet to a 1/2–inch iron rod found in the east right–of–way line of New York Avenue (a variable–width right–of–way);

THENCE, in a northerly direction along the said east right–of–way line of New York Avenue, the west line of said Parcel 17C, and the west line of said Lot 3, the following six (6) calls:

ZONING EXHIBIT

5.856 ACRES (255,099 SQ. FT.)

J. ROUCHE SURVEY, ABSTRACT NUMBER 1339

CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

JOB No. 6583–00 | JAL/GMP | SHEET 2 OF 3
DESCRIPTION OF PROPERTY SURVEYED (continued)

North 05 degrees 38 minutes 14 seconds West, a distance of 332.57 feet to a point for corner; said point being the northwest corner of said Parcel 17C and an angle point in the said east line of New York Avenue;

North 89 degrees 37 minutes 20 seconds East, along an offset in the said east line New York Avenue and the north line of said Parcel 17C, a distance of 1.00 feet to a point for corner; said point being an angle point in the said east line of New York Avenue and the southwest corner of said Lot 3;

North 05 degrees 34 minutes 50 seconds West, departing the north line of said Parcel 17C and along the west line of said Lot 3, a distance of 16.99 feet to a point at the beginning of a non-tangent curve to the right;

In a northerly direction along said non-tangent curve to the right, having a central angle of 13 degrees 13 minutes 50 seconds, a radius of 209.11 feet, and a chord bearing and distance of North 02 degrees 05 minutes 11 seconds East, 48.18 feet, an arc distance of 48.29 feet to a point at the end of said curve and the beginning of a reverse curve to the left;

In a northerly direction along said reverse curve to the left, having a central angle of 13 degrees 51 minutes 19 seconds, a radius of 260.00 feet, and a chord bearing and distance of North 01 degrees 21 minutes 27 seconds East, 62.72 feet, an arc distance of 62.87 feet to a point at the end of said curve;

North 05 degrees 34 minutes 50 seconds West, a distance of 66.14 feet to a point for corner; said point being the northwest corner of said Lot 3 and the southwest corner of Lot 2A, Block A of said Roper Addition; from said point a 1/2-inch iron rod found bears North 84 degrees 03 minutes East, a distance of 0.3 feet;

THENCE, North 89 degrees 50 minutes 22 seconds East, at a distance of 320.69 feet passing a 1/2-inch iron rod found for the southeast corner of said Lot 2A and the southwest corner of said Lot 2B; continuing for a total distance of 485.59 feet to the POINT OF BEGINNING;

CONTAINING: 5.856 acres or 255,099 square feet of land, more or less, of which 8,392 square feet are located in the right-of-way of Arlington-Webb Road.

Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on February 8, 2019 with an applied combined scale factor of 1.00012.)

A survey plat of even survey date herewith accompanies this description.

Gregory Mark Peden
Registered Professional Land Surveyor No. 6608

CURVE TABLE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>DELTA</th>
<th>RADIUS</th>
<th>CHORD BEARING</th>
<th>CHORD DISTANCE</th>
<th>ARC LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>13'13&quot;50&quot;</td>
<td>209.11'</td>
<td>N 02'05&quot;11&quot; E</td>
<td>48.18'</td>
<td>48.29'</td>
</tr>
<tr>
<td>C2</td>
<td>13'51&quot;19&quot;</td>
<td>260.00'</td>
<td>N 01'21&quot;27&quot; E</td>
<td>62.72'</td>
<td>62.87'</td>
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</tbody>
</table>

LINE TABLE

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>S 45°47'29&quot; E</td>
<td>20.98'</td>
</tr>
<tr>
<td>L2</td>
<td>S 00°11'17&quot; E</td>
<td>14.70'</td>
</tr>
<tr>
<td>L3</td>
<td>N 89°37'20&quot; E</td>
<td>25.25'</td>
</tr>
<tr>
<td>L4</td>
<td>S 85°39'54&quot; W</td>
<td>8.75'</td>
</tr>
<tr>
<td>L5</td>
<td>N 89°37'20&quot; E</td>
<td>1.00'</td>
</tr>
<tr>
<td>L6</td>
<td>N 05°34'50&quot; W</td>
<td>16.99'</td>
</tr>
<tr>
<td>L7</td>
<td>N 05°34'50&quot; W</td>
<td>66.14'</td>
</tr>
</tbody>
</table>

ZONING EXHIBIT

5.856 ACRES (255,099 SQ. FT.)
J. ROUCHE SURVEY, ABSTRACT NUMBER 1339
CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800  www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10193953
Copyright 2019

JOB No. 6583-00 | JAL/GMP | SHEET 3 OF 3
City Of Arlington
Receipt # 531986
(This is not a permit)

Receipt For: Zoning Case, Planned Development, With Development Plan
"For licenses, use sub type and folder group"

Payment Date: 02/21/2019     Invoice No.: 2921760     Reference ID: 2019-024033-ZC
Property Name: PD19-6 New York Avenue Multifamily
Property Address: 6011 NEW YORK AVE ARLINGTON TX 76018
Legal Description: ROPER ADDITION BLK A LOT 3

Payee Information:

Organization:
Name: DAVID GREER
Address: 500 W 7TH ST FORT WORTH TX 76012 USA
Phone No.: (817) 872-6005
Payment Method: Check
Account Number: N/A
Payment Received: $1,312.50
Amount Applied: $1,312.50
Change: $0.00
Balance: N/A

Comments:
CHECK #85707

<table>
<thead>
<tr>
<th>Receipt Details</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Application Fee</td>
<td>$2,586.00</td>
</tr>
<tr>
<td>Zoning Sign Installation Fee</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

Total: $2,686.00

Register at ap. Arlingtontx.gov to retrieve any documents related to this transaction

Internal Information

Reference No.: 2389187
Department Name: Community Development & Planning
Receipt Issued By: VICKIE SLOAN
Contact Number: 817-459-6502
City Of Arlington
Receipt # 531984
(This is not a permit)

Receipt For: Zoning Case, Planned Development, With Development Plan
"For licenses, use sub type and folder group"

Payment Date: 02/21/2019   Invoice No.: 2921760   Reference ID: 2019-024033-ZC
Property Name: PD19-6 New York Avenue Multifamily
Property Address: 6011 NEW YORK AVE ARLINGTON TX 76018
Legal Description: ROPER ADDITION BLK A LOT 3

Payee Information:
Organization:
Name: DAVID GREER
Address: 500 W 7TH ST FORT WORTH TX 76012 USA
Phone No.: (817) 872-6005
Payment Method: Check
Account Number: N/A
Payment Received: $1,373.50
Amount Applied: $1,373.50
Change: $0.00
Balance: N/A

Comments:
CHECK #2338

<table>
<thead>
<tr>
<th>Receipt Details</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Zoning Application Fee</td>
<td>$2,586.00</td>
</tr>
</tbody>
</table>

Total: $2,586.00

Register at ap.aramlntx.gov to retrieve any documents related to this transaction

Internal Information
Reference No.: 2389187
Department Name: Community Development & Planning
Receipt Issued By: VICKIE SLOAN
Contact Number: 817-459-6502
## Zoning Fee Schedule

### Zoning Case Type

<table>
<thead>
<tr>
<th>Zoning Case Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>All requests to Single Family Residential</td>
<td>$1,000</td>
</tr>
<tr>
<td>Change to District with “LPO” Overlay</td>
<td>$100 + $20/acre ($2,500 max)</td>
</tr>
<tr>
<td>Request for “LPO” Overlay only</td>
<td>$100</td>
</tr>
<tr>
<td>Request for “PD” zoning for a wireless communication facility in combination with Development Plan</td>
<td>$2,800 + $100/acre</td>
</tr>
<tr>
<td>All other requests for “PD” zoning with Development Plan</td>
<td>$2,000 + $100/acre</td>
</tr>
<tr>
<td>All Other Requests</td>
<td>$1,000 + $50/acre ($15,000 max)</td>
</tr>
</tbody>
</table>

### Development Plans

<table>
<thead>
<tr>
<th>Development Plans</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Plan (without “PD” zoning request)</td>
<td>$1,800 + $50/acre</td>
</tr>
<tr>
<td>Administrative Change to Approved Development Plan</td>
<td>$375</td>
</tr>
</tbody>
</table>

### Specific Use Permits (SUP)

<table>
<thead>
<tr>
<th>Specific Use Permits (SUP)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUP submitted with zoning change request</td>
<td>No additional fee</td>
</tr>
<tr>
<td>SUP submitted without zoning change request</td>
<td>$1,000 + $50/acre ($15,000 max)</td>
</tr>
</tbody>
</table>

### Landscape/Tree Preservation Plan Review

When a fee is required for the review of landscape plans in conjunction with the processing of building permits, the amount shall be based on the area of the lot to be developed.

#### Square Feet of Lot to be Developed

<table>
<thead>
<tr>
<th>Square Feet of Lot to be Developed</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to and including five (5) acres</td>
<td>$230</td>
</tr>
<tr>
<td>Over five (5) acres, up to and including twenty (20) acres</td>
<td>$400</td>
</tr>
<tr>
<td>Over twenty (20) acres</td>
<td>$600</td>
</tr>
</tbody>
</table>

### Tree removal permit, not in conjunction with a building permit

| Tree removal permit, not in conjunction with a building permit                | $10 per tree, with a minimum charge of $30 and a maximum charge of $150. |

### Tree Replacement Fee

| Tree Replacement Fee                                                         | $100 per caliper inch                   |

### Miscellaneous Zoning Items

<table>
<thead>
<tr>
<th>Miscellaneous Zoning Items</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Verification Letter (per site)</td>
<td>$50</td>
</tr>
<tr>
<td>Staff Placement of Zoning Change Request Signs</td>
<td>$100</td>
</tr>
<tr>
<td>Alcohol Distance Appeal Application (Rev 06/22/05)</td>
<td>$1,000</td>
</tr>
<tr>
<td>Zoning Board of Adjustment</td>
<td>$200</td>
</tr>
<tr>
<td>Alternative Equivalent Compliance</td>
<td>$375</td>
</tr>
<tr>
<td>Renotification Fee</td>
<td>$125</td>
</tr>
</tbody>
</table>

Per City of Arlington Resolution 14-241
February 15, 2019

Attention:

Leslie Madison, EIT
BGE, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Main: 972-464-4800
Direct: 972-464-4875

Re: Proposed Development at 6011 New York Ave, Arlington, TX

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
February 15, 2019

Leslie Madison
BGE, Inc
6011 New York Ave
Arlington, Texas 76018

Dear Ms. Madison,

This letter is in response to your request for information on the availability of AT&T service at 6011 New York Ave, Arlington, Texas

Attn:

RE: 6011 New York Ave, Arlington, Texas

This letter acknowledges that the above referenced project is located in an area served by AT&T. Any service arrangements for this location will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to 6011 New York Ave, Arlington, Texas but an acknowledgement that we have service in this area.

Please contact me at the phone number included in this letter if you have any questions.

Thank you for contacting AT&T.

Sincerely,

James Reynolds
Outside Plant Engineering Design

cc:
RUBEN TORRES, AT&T

Work Request Parameters:
OTHER: jr2968
Leslie,

Those are city streets and not TxDOT Roads.

Donna Fowler
Records Coordinator – FTW
2501 Southwest Loop 820
Fort Worth, TX 76133

Phone 817-370-6549
Fax 817-370-6759

Leslie,

Since those roads are in Tarrant County, they would be part of the Fort Worth District. I have copied the Open Records Coordinators for our Fort Worth District on this email so that they can verify this information for you.

Thanks,

Becky Nance
Resource Management Analyst
Phone: 214-320-6286
Cell: 469-901-8841
Email: Rebecca.Nance@txdot.gov

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Becky,

Can you please confirm that New York Avenue and Arlington Webb Road are not TXDOT roads?

Thanks,

Leslie Madison, EIT
BGE, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Main: 972-464-4800
Direct: 972-464-4875
Leslie,

Based on a very preliminary evaluation it does not appear that a TIA would be needed, but there is always a chance that once the project evolves, it could require a TIA.

Brandon Long, PE  
City of Arlington  
817.459.6365 | Fax 817.459.6669  
Mail Stop 01-0241 | 101 W. Abram St. | Arlington, TX 76010  
www.arlingtontx.gov | www.myarlingtontx.com

Lea,  

I am trying to gather some information for a new site we are developing southwest of the intersection at Sublett Road and Arlington Webb Road. Please see attached site plan.  

I would like to know if a Traffic Impact Analysis will be required for this site and also what the Roadway Impact Fees would be. I read online that it would cost $312.50 per vehicle miles (afternoon peak) but I am not sure what this means.  

Can you please help me with this or forward to somebody who can?  

Thank you,

Leslie Madison, EIT  
BGE, Inc.  
2595 Dallas Parkway, Suite 204  
Frisco, TX 75034
Main: 972-464-4800
Direct: 972-464-4875