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II. Introduction

This feasibility study report has been prepared for Dallas Stemmons, Ltd. for the proposed Dallas Stemmons Apartments in Dallas, 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 an 87-unit development and 163 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 Dallas County Central Appraisal District, the subject property consists of one tract of land consisting of 4.67 acres. The Parcel ID for the Subject Tract is 6020162 The 2019 millage rates for the entire tract are as follows:
  - Dallas County: 0.2531
  - Dallas ISD: 1.310385
  - Dallas Co Com College: 0.124
  - City of Dallas: 0.7766
  - Parkland Hospital: 0.2695
- Per the City of Dallas Zoning Map, the subject property is currently zoned IR, Industrial Research District. Per the City of Dallas Multifamily Zoning Use Regulations, multifamily residential developments are not permitted within an Industrial zone. Therefore, a zoning change must occur prior to multifamily development, MF-3(A) on this site.

Schedule B, Item 1 includes the following restrictive covenants of record that blankets and affects the entire subject tract. “Volume 78072, Page 24, Deed Records; and Volume 78086, Page 1, Plat Records, Dallas County, Texas.

Below is a summary of the items of note in the Restrictive Covenant:

- The lot shall be used exclusively for industrial and/or warehousing purposes as
are described in the zoning ordinance.

- Setback for corner lots shall be as shown on the subdivision plat.
- Building Material Requirements
  - Each building constructed or placed upon each lot shall be constructed of at least 95% masonry exterior building materials (exclusive of exterior glass surfaces) or concrete tilt-up, or equivalent or better materials; provided that no building or other structure shall be constructed or placed upon any lot which has sheet aluminum, iron, steel, corrugated aluminum and/or asbestos exterior building materials. The exterior finish of the front and side walls to a minimum depth of twenty feet must be face brick, decoratively painted tilt wall, its equivalent or better. No building shall be constructed with wooden frame. All other types of construction must be submitted to and have the written approval of Architectural Control Board, its successors or assigns.
- Landscaping Requirements
  - Include at least one tree for each 5,000 square feet of area between building lines and street property lines.
- Signage Requirements
  - No sign of any kind or character whatsoever shall be displayed to the public view on or from any part of the property without the prior written approval of the Architectural Control Board, its successors or assigns, except signs temporarily used by Declarant or any owner in the development to promote sale, or leasing, of any lot or improvement situated therein.

In order to remove the Restrictive Covenant that blankets the subject property from the Commitment and Owner’s Title Policy, the title company will require a termination and/or amended and Restated Declaration of Covenants, Conditions and Restrictions signed by at least fifty-one percent (51%) or 7 of the 12 owners (as defined in the initial Declaration) to be recorded in Real Property.

- An existing preliminary plat for the subject tract was approved on November 2, 2018. According to the approval letter, all easement abandonments must be by separate instrument with the recording information shown on the face of the plat. A 20’ x 20’ right-of-way corner clip will also be required at the intersection of Southwell Road and Stemmons Freeway.
- There currently exists an 8” public water line along the north side of Southwell Rd. and an 8” public water line along Arbuckle Ct. to the East. An 8” on site private water loop through the site will be required to connect the 8” water lines along Southwell Rd. and Arbuckle Ct. A 20’ drainage easement will be required on the neighboring property to the east to make the 8” water connection.
- There currently exists a 30” public sanitary sewer line located along Southwell Rd. This 30” public sanitary sewer line is accessible to serve the proposed development.
- Per the Land Title Survey of the subject property produced by Ringley and Associates, Inc. on January 17, 2020, the majority of the site is currently undeveloped land with few trees and a concrete drainage channel (Wesco Channel) along the east and south property boundary.
- The subject property currently sheet flows north to south towards an on-site open concrete drainage channel (Wesco Channel). The Wesco Channel drains north to south and continues on to the west into culverts that cross to the west side of Stemmons
The subject property is located on Flood Insurance Rate Map No. 48113C0170K. The proposed development is required to not disturb sensitive or protected resources such as the 100-year floodplain. If the proposed development encroaches onto the floodplain area, a fill permit will be necessary. The parking for the proposed development shall be 2 feet higher than the 100-year elevation of the Wesco Channel which is 438.18 feet above mean sea level.

Access to the site is provided by Southwell Road to the north. Per the City of Dallas, one point of access is allowed given the development is less than 200 units.
IV. Vicinity Map
V. Project Description

A. Site Description

The Property is made up of one tract of land that consists of a total of 4.67 acres and is located at 11070 N Stemmons Fwy. The tract is part of Block 2/6512 of the Walnut Business Park situated in the Edward W. Hunt Survey, Abstract No. 590. The proposed development is located at the southeast corner of Interstate Highway 35 (Stemmons Freeway) and Southwell Road in Dallas, Texas.

Per the Land Title Survey of the subject property produced by Ringley and Associates, Inc. on February 26, 2020, the majority of the site is currently undeveloped land with few trees and a concrete drainage channel (Wesco Channel) along the east and south property boundary. A portion of the property along the east and south property boundaries lie within the 100-year floodplain according to FEMA Map No. 481113C0170K dated July 7, 2014. The property also consists of a varying sized drainage easement (Item 10e.) along the east property boundary, a 15’ D.P. & L and S.W.B.T. Easement (Item 10f.) near the east property boundary, and an additional 15’ D.P. & L and S.W.B.T. Easement (Item 10g.) extending near the central portion of the property from the east property boundary.

Schedule B, Item 1 includes the following restrictive covenants of record that blankets and affects the entire subject tract. “Volume 78072, Page 24, Deed Records; and Volume 78086, Page 1, Plat Records, Dallas County, Texas.

Below is a summary of the items of note in the Restrictive Covenant:

- The lot shall be used exclusively for industrial and/or warehousing purposes as are described in the zoning ordinance.
- Setback for corner lots shall be as shown on the subdivision plat.
- Building Material Requirements
  - Each building constructed or placed upon each lot shall be constructed of at least 95% masonry exterior building materials (exclusive of exterior glass surfaces) or concrete tilt-up, or equivalent or better materials; provided that no building or other structure shall be constructed or placed upon any lot which has sheet aluminum, iron, steel, corrugated aluminum and/or asbestos exterior building materials. The exterior finish of the front and side walls to a minimum depth of twenty feet must be face brick, decoratively painted tilt wall, its equivalent or better. No building shall be constructed with wooden frame. All other types of construction must be submitted to and have the written approval of Architectural Control Board, its successors or assigns.
- Landscaping Requirements
  - Include at least one tree for each 5,000 square feet of area between building lines and street property lines.
- Signage Requirements
  - No sign of any kind or character whatsoever shall be displayed to the public view on or from any part of the property without the prior written approval of the Architectural Control Board, its successors or assigns,
except signs temporarily used by Declarant or any owner in the
development to promote sale, or leasing, of any lot or improvement
situated therein.

In order to remove the Restrictive Covenant that blankets the subject
property from the Commitment and Owner’s Title Policy, the title company
will require a termination and/or amended and Restated Declaration of
Covenants, Conditions and Restrictions signed by at least fifty-one percent
(51%) or 7 of the 12 owners (as defined in the initial Declaration) to be
recorded in Real Property.

The Declaration of Covenants, Conditions, and Restrictions are included in Volume
78082, Pg 24, Deed Records; and Volume 78086, Pg. 1, Plat Records and may be
referenced in Attachment D.

The subject property is surrounded by Stemmons Freeway to the west, Southwell Road
to the north, and industrial properties to the east and south.

The site is currently undeveloped and generally slopes from north to south toward an
open concrete drainage channel. The channel runs north-south-west and is located
along the east and south property boundaries.

Per the Dallas County Central Appraisal District, the subject property consists of one
tract of land consisting of 4.67 acres. The Parcel ID for the Subject Tract is 6020162 The
2019 millage rates for the entire tract are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dallas County</td>
<td>0.2531</td>
</tr>
<tr>
<td>Dallas ISD</td>
<td>1.310385</td>
</tr>
<tr>
<td>Dallas Co Com College</td>
<td>0.124</td>
</tr>
<tr>
<td>City of Dallas</td>
<td>0.7766</td>
</tr>
<tr>
<td>Parkland Hospital</td>
<td>0.2695</td>
</tr>
</tbody>
</table>

The Land Title Survey may be referenced in Attachment D. The Dallas County Appraisal
District Tax Information may be referenced in Attachment E.

The Dallas County millage rate information may be referenced at
http://www.dallascad.org/TaxRates.aspx

B. Zoning

Per the City of Dallas Zoning Map, the subject property is currently zoned IR, Industrial
Research District. Per the City of Dallas Multifamily Zoning Use Regulations,
multifamily residential developments are not permitted within an Industrial zone.
Therefore, a zoning change must occur prior to multifamily development, MF-3(A) on
this site. The City of Dallas Multifamily Zoning Use Regulations may be referenced at
https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/MF3A.aspx

The process for obtaining a zoning change is outlined in Figure 5 of the City of Dallas
Development Guide. The process is generally as follows:
• A pre-application meeting is conducted with the Zoning Staff.
• The Zoning Change Application is submitted, pre-screened and scheduled.
• The Zoning Staff reviews the request and routes it to different departments for review and comments.
• The request is advertised in the newspaper and notices are mailed out to nearby property owners. Their replies are then tallied.
• Current Planning Division staff receives the comments from the departments, analyzes the case, and then prepares the staff recommendation and City Plan Commission docket.
• The applicant puts a sign on the property a minimum of 10 days prior to the City Plan Commission hearing.
• Following applicable applicant follow-up, the City Attorney’s office prepares the zoning ordinance and reviews deed restrictions, site plan and landscape plans.
• The City Council then has a public hearing and makes a ruling.
• If approved, the change is posted on Zoning Maps and is distributed to departments.

A fee of $5,820 is required for a zoning change.

The City of Dallas Development Guide may be referenced at

The City of Dallas Interactive Zoning Map may be referenced at
https://gis.dallascityhall.com/zoningweb/

C. Platting/General Development Process

The subject tract is currently platted as part of a larger tract of Block 2/6512 of the Walnut Business Park situated in the Edward W. Hunt Survey, Abstract No. 590. The subject tract consists of 4.67 acres and the parent tract consists of 12.069 acres. The parent tract was filed in Volume 78086, Pg. 1 P.R.D.C.T. of the Dallas County Recorded Plat Map.

Per the City of Dallas Platting Guidelines, there are two steps to the platting process, Preliminary Plat approval and Final Plat approval. An existing preliminary plat for the subject tract was approved on November 2, 2018. According to the approval letter, all easement abandonments must be by separate instrument with the recording information shown on the face of the plat. A 20’ x 20’ right-of-way corner clip will also be required at the intersection of Southwell Road and Stemmons Freeway.

Once the preliminary plat has been approved, the final plat may be submitted. A copy of the recorded deed must be included with the final plat submittal. Final plats will not be accepted until all departments requiring releases have provided written releases to the Subdivision Section of the Development Services Department. The following items must be submitted with the application for a final plat:

• 17 signed and folded black line prints, of which at least two prints shall have original signatures
• One 11” x 17” original signed plat
• One final AutoCAD or Microstation CD
• A copy of the tax certification for the property to verify that County and City taxes have been paid and are up-to-date
• A final fee of $1,548 plus $70 per acre per the Fee Schedule found on page 17 of the City of Dallas Platting Guidelines

The normal deadline for submitting the above required items is Tuesday by 3:00 PM the week of the City Plan Commission hearing. The final plat will be routed to the Survey Section to determine if the plat meets the requirements for recording. The final plat will be presented for the chairman’s signature at the first available Commission hearing. Once the chairman and secretary of the Commission sign the final plat, all signed plats are returned to the Subdivision Section and prepared for filing with Dallas County. It is the responsibility of the applicant to pick up the signed final plats from the Subdivision Section office, take them to Dallas County, obtain tax certificates, file the plats with the county clerk, and return 18 stamped copies, of which one must be an original signature, to the Subdivision Section.


A Final Plat Checklist is found on page 12 of the City of Dallas Platting Guidelines.

A pre-development meeting with the city took place on January 21, 2020. Per the City of Dallas Engineering Department, the first step of the development process is the abandoning of easements. This is through the City of Dallas Real Estate office. It will take approximately six months for the process to be complete. This process can run concurrently with engineering. The next step is the submission of water and wastewater design plans to Dallas Water Utilities followed by the submittal of a grading and drainage plan to the Dallas Engineering Department. Dallas Water Utilities review is independent of the grading and drainage plan review. These items may be submitted concurrently. However, it is our experience that the Dallas Water Utilities review typically takes longer. While the water and wastewater plans, and the grading and drainage plans are being reviewed, the civil engineering package is prepared. After the first Dallas Water Utilities review and once the grading and drainage plans are approved, engineering review can begin. There is a $1,050 review fee for the Dallas Water Utilities review and another $1,050 review fee for Grading and Drainage. Also, there is a $300 fee for each subsequent review after the second review.

The Engineering Department’s review of civil site issues will take up to 2 months. However, site plan and building permit reviews may be completed prior to Engineering’s acceptance. Site plan review may take up to 3 weeks. Once the site plan is staff approved, the Building Inspection Department will review the plans. This may also take up to 3 weeks.

The City of Dallas offers an expedited review process called a Q-TEAM Review. This Express Plan Review will expedite the building permit process from several weeks to a single review session for a surcharge based on project area plus $1,000 per hour for each hour of the actual Q-TEAM review meeting. Any commercial or multifamily project is eligible for Q-TEAM Review. If the plans meet the necessary requirements of respective codes and ordinances, permits may be issued following the review meeting. To schedule
a Q-TEAM meeting, call (214) 948-4337. The meeting will generally be scheduled within 10-15 working days after the initial permit applications are completed. During the Expedited Plan Review Meeting, if the reviewers require changes in the drawings, the changes may be made immediately and signed as required. If revisions cannot be completed at the meeting, a follow up review with the same team will be scheduled. Per Jerry Broadnax, Senior Plans Examiner for the City of Dallas, the expedited review process will cover both the engineering and site plan reviews. Q-TEAM review information is referenced in Attachment F.

Prior to a Q-TEAM review meeting, at least one review by Dallas Water Utilities must be complete and the Preliminary Plat, grading and drainage plans are approved.

A Landscape Plan is required to be submitted in the civil package along with the Building Permit Application and will be reviewed concurrently with the site plan.

The following must be provided with the Building Permit Application:

- Applicable fee
- 2 copies of building plans
- 7 copies of the site plan
- 5 copies of the landscape plan
- 3 copies of exterior elevations

Building Permits require a fee based on the total cost of the project. The project may be released immediately following the Engineering Department’s review and acceptance or the Q-TEAM Review. Landscape regulations are found in Appendix VIII of the City of Dallas Development Guide.

Per the City of Dallas Early Release Guidelines, the City of Dallas does grant early releases for site grading permits, utility construction, and foundation construction after receiving department specific consent. An Early Building Permit Release may be applied for through the Subdivision Administrator in the Sustainable Development and Construction Planning Department prior to the completion of the platting process. An Early Building Permit Release should be submitted following the first review by Dallas Water Utilities. This alerts the city that construction is desired prior to Final Plat approval. There is a fee of $300 per permit. Sustainable Development and Construction Department may approve the release of the permit if:

- Water and wastewater design plans have been submitted, reviewed, and approved.
- No additional off-site easements or right-of-way approvals are needed in order to accomplish construction obligations.
- A Private Development Contract has been submitted.

The Early Release Guidelines are referenced in Attachment I.

D. Water Service

Per As-Built drawings provided by Dallas Water Utilities, there currently exists an 8” public water line along the north side of Southwell Rd. and an 8” public water line along Arbuckle Ct. to the East. An 8” on site public water loop through the site will be required to connect the 8” water lines along Southwell Rd. and Arbuckle Ct. A 20’ water easement will be required on the neighboring property to the east to make the 8” water connection.

Individual domestic and fire service lines will be pulled from the onsite public water loop. One 3-inch domestic and 6” fire meter with a double check backflow preventer within a vault will be required to service the Property.

The City of Dallas requires Private Development Contracts (P-Contract) for all public utility work. A P-Contract is a three-way utility contract between the City of Dallas, the contractor and the Developer. The City of Dallas holds the contract and the bonds, the contractor builds the project, and the Developer pays the contractor. Therefore, a P-Contract for the water connections will be required for this project. This is a separate submittal and review with Dallas Water Utilities. The following must be submitted to the City of Dallas Sustainable Development and Construction Department:

- One signed original Early Start Construction Request (Form 11.13)
- One signed original Private Development Contract (Form 11.14)
- Bid Proposal showing item, quantity, unit price and subtotal for water and wastewater separately. Must include Trench Safety and Erosion Control under both water and wastewater. (Form 11.28)
- Performance Bond by party signing the contract as contractor and must include a Power of Attorney. Bond must have the same date as the contract, or reference the date of the contract. (Form 11.15)
- Payment Bond by the party signing the contract as contractor and must include a Power of Attorney. Bond must have the same date as the contract or reference the date of the contract. (Form 11.17)
- Development Bond (Form 11.16) by the party signing the contract as the Owner / Developer. Must include a Power of Attorney, Unconditional Letter of Credit, cash deposit, or a Waiver Letter for Development Bond (Form 11.11) submitted by the Contractor.
- Certificate of Insurance (Form 11.23)
- Affidavit of Indemnification for Trench Safety (Form 11.24) by party signing as Contractor. The form must be notarized.
- Storm Water Pollution Prevention Plan (SWPPP)

The P-Contract will be reviewed by the Contract Administrator prior to acceptance by the City. When it has been accepted by the Contract Administrator, a contract number will be assigned and noted on the documents.

The Dallas Water Utilities P-Contract Checklist and applicable forms may be referenced at https://dallascityhall.com/departments/sustainabledevelopment/Engineering/DCH%20Do
A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan.

E. Sanitary Sewer Service

There currently exists a 30” public sanitary sewer line located along Southwell Rd. This 30” public sanitary sewer line is accessible to serve the proposed development.

No offsite sanitary sewer extensions are anticipated.

The sanitary sewer connection will also require a P-Contract. The water and sewer P-Contracts may be one overall utility contract. The Dallas Water Utilities P-Contract Checklist and applicable forms are referenced in Section D of this report.

A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan, all onsite sanitary sewer building services are proposed to connect to the existing sanitary near the east side of the subject property.

F. Stormwater Drainage

The subject property currently sheet flows north to south towards an on-site open concrete drainage channel (Wesco Channel). The Wesco Channel drains north to south and continues on to the west into culverts that cross to the west side of Stemmons Freeway.

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.

The City of Dallas passed new drainage manual at the end of 2019. Per discussion with the City and upper management in Dallas, zoning is taken into consideration when determining whether detention will be required for the site. Since a zoning change from Industrial to Multi-Family is being proposed, detention will not automatically be required for the Property as long as the downstream system has capacity to convey fully developed conditions of the Property. An analysis will need to be conducted of the property’s fully developed impact of the creek. Based on the close proximity to the creek and the size of the drainage basin (280 acres) it is not likely that detention will be required but can only be confirmed by conducting a flood study which is beyond the scope of this feasibility report.

A Preliminary Site Plan for the proposed development has been prepared and may be referenced in Attachment B. Per the Preliminary Site Plan, all stormwater is proposed to be collected in curb and grate inlets and discharged into the open concrete drainage channel along the east and south sides of the subject property.

G. Fire

Per the Dallas City Code Chapter 16 “Dallas Fire Code”, The City of Dallas has adopted,
as amended, the 2015 Edition of the International Fire Code. Per the City of Dallas 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 Dallas.

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 not be less than 26 feet due to the proposed building height, and an unobstructed vertical clearance of not less than 13.5 feet. Fire apparatus roads are required to be within 50 feet of any fire department hose connection.

All fire lanes shall have at least a 28 foot inside 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.

Every portion of every building must be located within 400 feet of a fire hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building. However, for buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement is 600 feet. All fire hydrants shall be located between 2 ½ feet and 7 ½ feet from the edge of fire apparatus access roads. Each fire hydrant must have at least 3 feet of clear space on all sides to provide unobstructed access.

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

H. Floodplain

The subject property is located on Flood Insurance Rate Map No. 481113C0170K. No development is permitted within the 100-year floodplain. If development is proposed within the floodplain boundaries, a map revision through the Army Corps of Engineers and FEMA will be required. A portion of the property along the east and south property boundaries lie within the 100-year floodplain.

The proposed development is required to not disturb sensitive or protected resources such as the 100-year floodplain. If the proposed development encroaches onto the floodplain area, a fill permit will be necessary. The parking for the proposed development shall be 2 feet higher than the 100-year elevation of the Wesco Channel which is 438.18 feet above mean sea level.
The Flood Insurance Rate Map No. 48113C0170K and Floodplain Permit Flowchart may be referenced in Attachment G.

I. Site Access

Access to the site is provided by Southwell Road to the north. Per the City of Dallas, one point of access is allowed given the development is less than 200 units.

J. Required Fees

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

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<th>Fee</th>
<th>Amount</th>
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<td>Rezoning Fee</td>
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<td>Master Permit</td>
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<td>Site Plan Review Fee</td>
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<td>Parkland Dedication</td>
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<td>Development Impact Fee</td>
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<td>Health Permit</td>
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<td>Sign Permit</td>
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<tr>
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</tr>
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<td>Engineering Water/Wastewater Review</td>
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</tr>
<tr>
<td>Irrigation Plan Review</td>
<td>$120 ea.</td>
</tr>
<tr>
<td>Sign Plan Review Fee</td>
<td>Varies $75 ea.</td>
</tr>
<tr>
<td>Water Services Inspection Fee</td>
<td>$275 per tap</td>
</tr>
</tbody>
</table>

Master Permit Fee is $225/unit (84 units).

Site Plan Review Fee is $0.004 per sf of building area.

Building Plan Review Fee is $0.012 per sf of building area (76,302 sf.)

Parkland Dedication Fee in lieu of dedication is $457/unit for one-bedroom units and $917/unit for 2 or more bedroom units. A letter may be sent to Housing along with building permit to request a waiver of no fees.

Temporary CO is a $104 inspection fee + $215 CO Application Fee.

CO is $65 CO verification fee + @215 CO Application Fee per building.
Barricade Fee is $0.006 per SF Building Area (76,302 sf.)

Excavation Permit is $25/week + $100.

Final Platting Fee is $1,548 + $70/acre.

For construction valuations greater than $1 million, the Infrastructure Inspection Fee is calculated as $.02 x Valuation + 28,125.00.

Q Team Review is $1,250 for initial review and a plan review fee rate of $1,000 per hour.

Expedited Plan Review is $600 per hr.

The City of Dallas Schedule of Fees may be referenced at

Building Inspection Fee schedule
http://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/DC
H%20documents/pdf/FeeSchedule.pdf

Water and wastewater fee schedule
http://dallascityhall.com/departments/waterutilities/DCH%20Documents/pdf/WaterW
W_PermitFees.pdf

Zoning fee schedule
http://dallascityhall.com/departments/sustainabledevelopment/planning/DCH%20Doc
uments/Zoning%20Fee.pdf

Pool permit
http://dallascityhall.com/departments/codecompliance/DCH%20documents/pdf/CCS-
FRM284_SwimmingPool_application.pdf

Engineering & Drainage Review Fee
http://dallascityhall.com/departments/sustainabledevelopment/DCH%20documents/p
df/PavingDrainage_PlanReviewFee.pdf

Example Review and Permit Fees
http://dallascityhall.com/departments/sustainabledevelopment/buildinginspection/DC
H%20documents/pdf/FeeEstimateCalculator-xamples.pdf

K. Franchise Utilities

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

**Oncor Electric:**
Cole Bridges
thomas.bridges@oncor.com

Mr. Bridges has been contacted about electric service to the subject property. A will serve letter was received on January 9, 2020 stating that Oncor can provide electric
service to the site. Service will be provided upon request in accordance with their tariffs and service regulations on file with the Public Utility Commission of Texas.

The Oncor Electric Will-Serve Letter may be referenced in Attachment I.

Atmos Energy:
Sue Inurrigarro
sue.inurrigarro@atmosenergy.com

Ms. Inurrigarro was contacted about the availability of Atmos Energy service to the subject property on January 9, 2020. As of the date of this report, Cross Engineering has not yet received a response from Atmos Energy.

AT&T:
James N Jones
jj8610@att.com

Mr. Jones has been contacted about the availability of AT&T Service to the subject property. A will serve letter was received on December 17, 2019 stating that the subject property is located in an area served by AT&T.

The AT&T Will-Serve Letter may be referenced in Attachment I.
February 26, 2020

Re: Dallas Stemmons Apartments Engineer Prepared Statement

The following statement accompanies the Feasibility Study Report prepared on February 26, 2020. 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 Dallas Zoning Map, the subject property is currently zoned IR, Industrial Research District. Per the City of Dallas Multifamily Zoning Use Regulations, multifamily residential developments are not permitted within an Industrial zone. Therefore, a zoning change must occur prior to multifamily development, MF-3(A) on this site.

Schedule B, Item 1 includes the following restrictive covenants of record that blankets and affects the entire subject tract. “Volume 78072, Page 24, Deed Records; and Volume 78086, Page 1, Plat Records, Dallas County, Texas.

Below is a summary of the items of note in the Restrictive Covenant:

- The lot shall be used exclusively for industrial and/or warehousing purposes as are described in the zoning ordinance.
- Setback for corner lots shall be as shown on the subdivision plat.
- Building Material Requirements
  - Each building constructed or placed upon each lot shall be constructed of at least 95% masonry exterior building materials (exclusive of exterior glass surfaces) or concrete tilt-up, or equivalent or better materials; provided that no building or other structure shall be constructed or placed upon any lot which has sheet aluminum, iron, steel, corrugated aluminum and/or asbestos exterior building materials. The exterior finish of the front and side walls to a minimum depth of twenty feet must be face brick, decoratively painted tilt wall, its equivalent or better. No building shall be constructed with wooden frame. All other types of construction must be submitted to and have the written approval of Architectural Control Board, its successors or assigns.
- Landscaping Requirements
  - Include at least one tree for each 5,000 square feet of area between building lines and street property lines.
- Signage Requirements
  - No sign of any kind or character whatsoever shall be displayed to the public view on or from any part of the property without the
prior written approval of the Architectural Control Board, its successors or assigns, except signs temporarily used by Declarant or any owner in the development to promote sale, or leasing, of any lot or improvement situated therein.

In order to remove the Restrictive Covenant that blankets the subject property from the Commitment and Owner’s Title Policy, the title company will require a termination and/or amended and Restated Declaration of Covenants, Conditions and Restrictions signed by at least fifty-one percent (51%) or 7 of the 12 owners (as defined in the initial Declaration) to be recorded in Real Property.

Platting

The subject tract is currently platted as part of a larger tract of Block 2/6512 of the Walnut Business Park situated in the Edward W. Hunt Survey, Abstract No. 590. The subject tract consists of 4.67 acres and the parent tract consists of 12.069 acres. The parent tract was filed in Volume 78086, Pg. 1 P.R.D.C.T. of the Dallas County Recorded Plat Map.

Per the City of Dallas Platting Guidelines, there are two steps to the platting process, Preliminary Plat approval and Final Plat approval. An existing preliminary plat for the subject tract was approved on November 2, 2018. According to the approval letter, all easement abandonments must be by separate instrument with the recording information shown on the face of the plat. A 20’ x 20’ right-of-way corner clip will also be required at the intersection of Southwell Road and Stemmons Freeway.

Once the preliminary plat has been approved, the final plat may be submitted. A copy of the recorded deed must be included with the final plat submittal. Final plats will not be accepted until all departments requiring releases have provided written releases to the Subdivision Section of the Development Services Department. The following items must be submitted with the application for a final plat:

- 17 signed and folded black line prints, of which at least two prints shall have original signatures
- One 11” x 17” original signed plat
- One final AutoCAD or Microstation CD
- A copy of the tax certification for the property to verify that County and City taxes have been paid and are up-to-date
- A final fee of $1,548 plus $70 per acre per the Fee Schedule found on page 17 of the City of Dallas Platting Guidelines

The normal deadline for submitting the above required items is Tuesday by 3:00 PM the week of the City Plan Commission hearing. The final plat will be routed to the Survey Section to determine if the plat meets the requirements for recording. The final plat will be presented for the chairman’s signature at the first available Commission hearing. Once the chairman and secretary of the Commission sign the final plat, all signed plats are returned to the Subdivision Section and prepared for filing with Dallas County. It is the responsibility of the applicant to pick up the signed final plats from the Subdivision Section office, take them to Dallas County, obtain tax certificates, file the plats with the county clerk, and return 18 stamped copies, of which one must be an original signature, to the Subdivision Section.
Site Plan and Building Permit

The Engineering Department’s review of civil site issues will take up to 2 months. However, site plan and building permit reviews may be completed prior to Engineering’s acceptance. Site plan review may take up to 3 weeks. Once the site plan is staff approved, the Building Inspection Department will review the plans. This may also take up to 3 weeks.

The City of Dallas offers an expedited review process called a Q-TEAM Review. This Express Plan Review will expedite the building permit process from several weeks to a single review session for a surcharge based on project area plus $1,000 per hour for each hour of the actual Q-TEAM review meeting. Any commercial or multifamily project is eligible for Q-TEAM Review. If the plans meet the necessary requirements of respective codes and ordinances, permits may be issued following the review meeting. To schedule a Q-TEAM meeting, call (214) 948-4337. The meeting will generally be scheduled within 10-15 working days after the initial permit applications are completed. During the Expedited Plan Review Meeting, if the reviewers require changes in the drawings, the changes may be made immediately and signed as required. If revisions cannot be completed at the meeting, a follow up review with the same team will be scheduled. Per Jerry Broadnax, Senior Plans Examiner for the City of Dallas, the expedited review process will cover both the engineering and site plan reviews. Q-TEAM review information is referenced in Attachment F.

Prior to a Q-TEAM review meeting, at least one review by Dallas Water Utilities must be complete and the Preliminary Plat, grading and drainage plans are approved.

A Landscape Plan is required to be submitted in the civil package along with the Building Permit Application and will be reviewed concurrently with the site plan.

The following must be provided with the Building Permit Application:

- Applicable fee
- 2 copies of building plans
- 7 copies of the site plan
- 5 copies of the landscape plan
- 3 copies of exterior elevations

Building Permits require a fee based on the total cost of the project. The project may be released immediately following the Engineering Department’s review and acceptance or the Q-TEAM Review. Landscape regulations are found in Appendix VIII of the City of Dallas Development Guide.

Per the City of Dallas Early Release Guidelines, the City of Dallas does grant early releases for site grading permits, utility construction, and foundation construction after receiving department specific consent. An Early Building Permit Release may be applied for through the Subdivision Administrator in the Sustainable Development and Construction Planning Department prior to the completion of the platting process. An Early Building Permit Release should be submitted following the first review by Dallas Water Utilities. This alerts the city that construction is desired prior to Final Plat approval. There is a fee of $300 per permit. Sustainable Development and Construction Department may approve the release of the permit if:

- Water and wastewater design plans have been submitted, reviewed, and approved.
- No additional off-site easements or right-of-way approvals are needed in order to accomplish construction obligations.
- A Private Development Contract has been submitted.

**Fees**

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

<table>
<thead>
<tr>
<th>Fee</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Rezoning Fee</td>
<td>$5,820</td>
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<tr>
<td>Master Permit</td>
<td>$18,900</td>
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<td>Site Plan Review Fee</td>
<td>$305.21</td>
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<td>Parkland Dedication</td>
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<td>Development Impact Fee</td>
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<td>$120 ea.</td>
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<td>Sign Permit</td>
<td>Varies $120 ea.</td>
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<tr>
<td>TCO</td>
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<td>CO</td>
<td>$280</td>
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<td>Barricade Fee</td>
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<td>Pool Permit</td>
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<td>Irrigation Permit</td>
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<td>Final Platting Fee</td>
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<td>TCEQ/NPDES/NOI</td>
<td>$275 ea.</td>
</tr>
<tr>
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<td>Varies</td>
</tr>
<tr>
<td>Predevelopment Meeting Fee</td>
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Parkland Dedication Fee in lieu of dedication is $457/unit for one-bedroom units and $917/unit for 2 or more bedroom units. A letter may be sent to Housing along with building permit to request a waiver of no fees.

**CROSS ENGINEERING CONSULTANTS, INC.**

Chris M. Trevino, P.E. No. 126670
Attachment B

Preliminary Site Plan
Preliminary Utility Plan
Preliminary Storm Plan
SITE DATA

AREA = 4.67 ACRES (203,425 SF)
TOTAL UNITS = 87 UNITS
DENSITY = 18.63 UNITS/ACRE
- KNOWN FLOODPLAIN SHOWN
- KNOWN EASEMENTS SHOWN

UNIT TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>TOTAL S.F.</th>
<th>UNIT S.F.</th>
<th>#</th>
<th>UNITS</th>
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<tr>
<td>A1</td>
<td>32,160 S.F.</td>
<td>1,608 S.F.</td>
<td>2</td>
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<tr>
<td>A1-HC</td>
<td>32,640 S.F.</td>
<td>1,920 S.F.</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>9,232 S.F.</td>
<td>1,154 S.F.</td>
<td>8</td>
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</tr>
<tr>
<td>B1-HC</td>
<td>9,232 S.F.</td>
<td>1,154 S.F.</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>78,714 S.F.</td>
<td>804 S.F.</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>C1-HC</td>
<td>78,714 S.F.</td>
<td>804 S.F.</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

BUILDING TABULATION

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>TOTAL S.F.</th>
<th>BLDGS</th>
<th>UNITS/BLDG.</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>42,076 S.F.</td>
<td>1</td>
<td>42</td>
<td>A1</td>
</tr>
<tr>
<td>B1</td>
<td>17,289 S.F.</td>
<td>1</td>
<td>36</td>
<td>B1</td>
</tr>
<tr>
<td>C1</td>
<td>9,232 S.F.</td>
<td>1</td>
<td>9</td>
<td>C1</td>
</tr>
</tbody>
</table>

PARKING REQUIRED:
- (42) ONE BEDROOM (x1): 42
- (36) TWO BEDROOM (x2): 72
- (9) THREE BEDROOM (x3): 27
- (87) GUEST (UNITS x 0.25): 22
TOTAL: 163

PARKING PROVIDED: 163

COMMON AMENITIES
- FURNISHED FITNESS CENTER
- BUSINESS CENTER
- FURNISHED COMMUNITY ROOM
- HIGH-SPEED WIFI IN CLUBHOUSE
- BICYCLE PARKING
- PERIMETER FENCING WITH AUTOMATIC VEHICULAR GATES
- SWIMMING POOL
- PLAYGROUND
- HORSESHOE PIT
- DOG PARK WITH SHADE STRUCTURE
- PAVILION WITH GRILL

SITING REQUIREMENTS
- NO DETENTION REQUIRED
Attachment C

Architectural Site Plan
DALLAS, TX

SITE DATA
-4.87 ACRES
-47 UNITS
-18.63 UNITS/ACRE
-NO DETENTION POND REQUIRED

KNOWN FLOODPLAIN SHOWN

BUILDING KEY

BUILDING NUMBER
BUILDING TYPE

HANDICAP
HEARING & VISUAL

- ACCESSIBLE ROUTE

"Please refer to building plan sheets for locations"

UNIT TABULATION

UNIT TYPE        # UNITS        UNIT S.F.    TOTAL S.F.
A1       ONE BEDROOM, ONE BATH    40        804 S.F.    32,160 S.F.
A1-HC     ONE BEDROOM, ONE BATH   2          804 S.F.    1,608 S.F.
B1       TWO BEDROOM, TWO BATH    34       960 S.F.    32,640 S.F.
B1-HC     TWO BEDROOM, TWO BATH   2       960 S.F.    1,920 S.F.
C1       THREE BEDROOM, TWO BATH  8      1,154 S.F.    9,232 S.F.
C1-SC     THREE BEDROOM, TWO BATH 1      1,154 S.F.    1,154 S.F.

TOTAL          87                 76,714 S.F.

BUILDING TABULATION

TYPE  # BLDGS  UNITS/BLDGS  BLDG. S.F.  TOTAL S.F.  COMMON S.F.
A1-42, B1-36, C-9    76,714 S.F.  76,714 S.F.  17,289 S.F.

TOTAL           87          76,714 S.F.  76,714 S.F.  17,289 S.F.

PARKING

PARKING REQUIRED:

(42) ONE BEDROOM (x1): 42
(36) TWO BEDROOM (x2): 72
(9) THREE BEDROOM (x3): 27
(8) GUEST (UNIT x .25): 22

TOTAL: 163

PARKING PROVIDED: 163

GRAPHIC SCALE

1 Inch = 100 ft.

SCALE: 1" = 100'-0"

SITE PLAN

A1.0

DALLAS STEMMONS APARTMENTS

DRAWN BY:
DRAWN:
DATE:
CHECKED:

Attachment D

Land Title Survey
Restrictive Covenant 78072, Pg. 24
Restrictive Covenant 78086, Pg. 1
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR WALNUT BUSINESS PARK

THE STATE OF TEXAS

COUNTY OF DALLAS

Know all men by these presents:

This Declaration made this 5th day of April, 1978, by THE COLDWELL BANKER FUND, a Limited Partnership ("Declarant"), whose General Partner is Coldwell Banker Management Corporation, a Delaware corporation having its principal place of business in the City of Los Angeles, State of California.

WITNESSETH:

WHEREAS, Declarant is the owner of a certain tract of land lying and being situated in the City of Dallas ("Property") and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

WHEREAS, Declarant desires to subject the property, together with such additions as may be made thereto to the covenants, conditions, restrictions and easements hereinafter set forth, each and all of which is and are for the benefit of the property and each owner thereof.

NOW, THEREFORE, Declarant declares that the property, and such additions thereto as may hereafter be made as provided herein, is and shall be held, transferred, improved, sold, conveyed and occupied subject to the covenants, conditions, restrictions and easements (sometimes collectively referred to as the "Covenants, Conditions, and Restrictions") hereinafter set forth.

ARTICLE I

Definitions

The following words when used in this Declaration or any supplemental declaration, unless the context shall prohibit, shall have the following meanings:

-1-
1. "Improvements" shall mean and include all buildings, parking areas, parking structures, if any, loading areas, fences, walls, hedges, landscaping, signs, and any structure of any type or kind.

2. "Declarant" shall mean and refer to The Coldwell Banker Fund, a Limited Partnership, and any assignee who shall receive by written and acknowledged assignment from Declarant, or a portion, of the rights and benefits accruing to Declarant under these Covenants, Conditions and Restrictions.

3. "Properties" shall mean and refer to any one or more tracts of land comprising all or part of the Property described in Exhibit A and such additions thereto or may hereinafter become subject to this Declaration as hereinafter provided.

4. "Lot" shall mean and refer to any plot or tract of land shown on any recorded subdivision map of the Properties, together with any and all improvements that are now or may hereinafter be placed or constructed thereon.

5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interests merely as security for the performance of an obligation.

6. "Architectural Control Board" shall mean a committee of three persons initially appointed by declarant whose purpose is to ensure standards of design within the property.

ARTICLE II

Use Limitations

Each lot shall be used exclusively for industrial and/or warehousing purposes as are described in the zoning ordinance. No lot shall be used for any purpose or business which:

1. increases the fire hazard to adjoining properties,

2. is dangerous, constitutes a nuisance, creates a fire hazard or causes the emission of dust, odor, gases, smoke, fumes or noise which is or may be injurious to persons working on, or products manufactured or stored on, adjoining lots and,

3. is in violation of the laws or ordinances of the United States, State of Texas, or any other governmental agency having jurisdiction to regulate the land use of the property.

Setbacks

No building or any part thereof shall be constructed, placed, extended or permitted to remain on any site closer to a property line that herein
provided:

1. Depth of front yard . . . . . . . . . . . . . . . . . . . 30 Feet

2. Depth of rear yard:
   a. **None**, where no windows or other openings for light facing the rear yard or rear lot line.
   b. In all other cases . . . . . . . . . . . . . . . . . . 6 Feet

3. Width of side yard . . . . . . . . . . . . . . . . . . . 10 Feet

4. Distance between detached buildings:
   a. **10 Feet**, where no windows or openings for light face upon the space between buildings.
   b. In all other cases, one of the following, whichever is least: 10 feet plus the sum of the building heights at those points which establish the distance between; or \( \frac{1}{2} \) the smallest building side forming space between.

Corner lots are deemed to have two front property lines—one for each intersecting street. Setback for corner lots shall be as shown on the subdivision plat.

The following improvements are specifically excluded from these setback provisions:

1. Steps, walks and open arcades which have been specifically approved by the Architectural Control Board (The Board) in writing.

2. Pavings and associated curbing—except that motor vehicle parking areas, driveways and loading areas shall not be permitted within ten (10) feet of the street right-of-way line. Driveways and walks connecting with the street are permitted to cross the ten-foot (10) strip.

3. Landscaping specifically approved by The Board in writing, so that landscaping placed in the setback area shall not obscure vision required for safe vehicle driving.

**Loading**

Loading docks shall be permitted on the Lots, providing that it is a minimum of fifty (50) feet from property line except for Lots which front on the end of a cul-de-sac street. The location of loading docks on such Lots must have written approval of The Board, its successors or assigns.
Building Materials

Each building constructed or placed upon each lot shall be constructed of at least 95% masonry exterior building materials (exclusive of exterior glass surfaces) or concrete tilt-up, or equivalent or better materials; provided that no building or other structure shall be constructed or placed upon any lot which has sheet aluminum, iron, steel, corrugated aluminum and/or asbestos exterior building materials. The exterior finish of the front and side walls to a minimum depth of twenty (20) feet must be face brick, decoratively painted tilt wall, its equivalent or better. No building shall be constructed with wooden frame. All other types of construction must be submitted to and have the written approval of the Architectural Control Board, its successors or assigns.

Completion of Construction

After commencement of construction of any improvement, the owner shall diligently prosecute the work thereon, to the end that the structure shall not remain in a partly-finished condition any longer than reasonably necessary for completion thereof.

Excavation

No excavation shall be made except in connection with construction of improvements, and upon completion thereof exposed openings shall be backfilled and disturbed ground shall be suitably compacted, graded and leveled.

Landscaping

Landscaping shall be required on all Lots contemporaneously with completion of other improvements, but in no event later than 90 days after first occupancy or completion of buildings, whichever shall first occur. The landscaping shall conform to a landscaping plan approved by the
Architectural Control Board pursuant to Article III of this Declaration and maintained thereafter in a sightly and well-kept condition. Normally, such approval will be limited to landscaping plans which:

1. Do not obstruct site lines at street or driveway intersections,

2. preserve existing trees to the extent practical,

3. include at least one tree for each 5,000 square feet of area between building lines and street property lines, and

4. permit reasonable access to public and private utility lines and easements for installation and repair.

Signs

No sign of any kind or character whatsoever shall be displayed to the public view on or from any part of the properties without the prior written approval of the Architectural Control Board, its successors or assigns, except signs temporarily used by Declarant or any owner in the development to promote sale, or leasing, of any lot or improvement situated therein.

Screening

No accessory building uses shall be constructed to permit the keeping of articles, goods or materials in the open or exposed to public view. When necessary to store goods, articles or material or any kind in the open in conjunction with approved land uses, the area of any Lot used for such storage shall be:

1. Completely encompassed by a blind fence or wall at least (6) six feet in height. Said fence shall not be made of wood unless specifically approved in writing by the Architectural Control Board. Materials stored in the enclosure shall be stacked no higher than (1) one foot below the top of the fence or wall, and

2. located on the real three-quarters of the Lot. All storage areas shall be placed and maintained so as to conform with the building line restrictions set forth in these covenants and restrictions and City of Dallas zoning ordinance.
All roof objects including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line shall either be housed in closed buildings or otherwise completely screened from public view in a manner approved in writing by the Architectural Control Board.

**Waste**

No Lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste of any and all nature shall not be kept on any Lot except in sanitary containers not exposed to public view.

**Care of Grounds**

The owner of each Lot upon which improvements have been constructed shall take good care of and maintain the yard and other grounds on such Lot, shall plant grass on all front yard areas on such Lot not used for drives.

**Curb Cuts**

Curb cuts shall be no wider than thirty-five (35) feet or that allowed by the City of Dallas, whichever is smaller.

**Parking Facilities**

No owner of any Lot shall permit his or its employees, tenants, customers or invitees, or the employees, customers and invitees of his or its tenants, to park on public or private streets within the Development, and it shall be the responsibility of each owner, his or its successors or assigns, or other persons holding under them to provide adequate off-street parking facilities for employees, tenants, customers and invitees on his or its Lot as follows:

1. A number of passenger cars parking spaces shall be provided for as required by the applicable City of Dallas Ordinance for the intended use of such Lot.

2. Parking areas must be paved with all-weather surface (asphalt or concrete).
Easements

Easements for installation, maintenance, repair and removal of utilities, drainage facilities and floodway easements are reserved by Declarant as shown on the recorded plan of the Development. Full rights of ingress and egress shall be had by Declarant at all times over the Development for the installation, operation, maintenance, repair or removal of such facility or utility together with the right to remove any obstruction that may be placed in such Easement, that interfere with the use, maintenance, operation or installation of said facility or utility.

Safe Condition - Compliance with Regulations

Each owner of a Lot shall at all times keep such Lot in a safe, clean, wholesome condition and comply in all respects with all government, health, fire and police requirements and regulations; and such owner shall remove at his or its own expense any rubbish of any character whatsoever which may accumulate on such Lot. This includes the maintenance of all grassed and landscaped areas. In the event any owner shall fail to comply with any or all the terms of this Covenant, then Declarant and its agents shall have the right, privilege and license to enter upon such premises without liability for any manner of trespass and make any and all corrections or improvements that may be necessary to meet the terms of this Covenant and to charge such owner the expenses incurred in doing so, including all damages, costs, court costs and attorney's fees which Declarant may incur in connection therewith.

Insurance on Lot

Each owner of a Lot shall carry and keep in force a policy of comprehensive public liability insurance in an amount not less than $500,000.00 per person and $1,000,000.00 for any occurrence plus property
damage insurance in an amount not less than $100,000.00. Each such owner shall further indemnify and hold Declarant harmless from any and all claims whatsoever arising out of or in any way connected with such owners' ownership control, or use of any or more lots; furthermore, each such owner shall assume all risks of damage to property or injury to persons in or about such owner's Lot or Lots from any cause and expressly waives any such claim against Declarant, except for claims resulting from the gross negligence or willful misconduct of Declarant.

**ARTICLE III**

**Additions to the Property**

Additional lands may become subject to this Declaration in the following manner. If the Declarant is the owner of any property which it desires to add to the scheme of this Declaration, it may do so by filing of record a Supplementary Declaration of Covenants, Conditions and Restrictions of this Declaration of such property,

PROVIDED HOWEVER, that such Supplementary Declaration may contain such complementary additions and modifications of the Covenants and Restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as are not inconsistent with the scheme of this Declaration. In no event, however, shall such Supplementary Declaration modify or add to the Covenants established by this Declaration for the Development.

**Architectural Control Board**

There is hereby created an Architectural Control Board (The Board) which shall consist of three (3) members who shall be natural persons, and shall be appointed by Declarant:
1. From date this Declaration is recorded until June 30, 1980,

2. by a majority in number of the lot owners from and after July 1, 1980.

The Board shall be responsible for architectural control and design for the Development and shall exercise the other powers granted to it hereunder. The Board may designate a representative or representatives to act for it.

Architectural Control

Anything contained in the foregoing Article IV to the contrary notwithstanding, no construction or erection of buildings, exterior additions or alterations to any building or enclosures situated upon any Lot, nor construction or erection of or changes or additions in parking facilities, fences, hedges, walls and other structures shall be commenced, erected or maintained until:

1. A preliminary sketch showing the basic plan and general specifications of same shall have been submitted to and approved by The Board; and,

2. the final plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design, appearance, and location in relation to surrounding structures and topography by The Board, or by one or more representatives appointed by The Board. Duplicate copies of the plans, specifications and drawings shall be furnished by the owner to the Board and retained by the Board. In the event the Board, or its designated representatives, fail to approve or disapprove such design and location within thirty (30) days after the said plans, specifications, and drawings have been submitted to it, approval will not be required and this Section will be deemed to have been duly complied with. There will be no alterations, additions or changes in use of any building or structure once constructed on the site unless approved by the Board. Neither the members of the Board nor its designated representatives shall be entitled to compensation for, or be liable for damages, claims or causes of actions arising out of, services performed pursuant to this Article.
Severability

Invalidation of any one of these Covenants or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

ARTICLE V

General Provisions - Duration and Enforceability

The Covenants, Conditions, and Restrictions of this Declaration shall run with and bind the Development subject to this Declaration, and shall inure to the benefit of and be enforceable by Declarant and/or the owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of forty (40) years from the date that this Declaration is recorded, after which time said Covenants shall be automatically extended for two (2) successive periods of five (5) years unless an instrument signed by a majority of the owners has been recorded, agreeing to abolish the Covenants, Conditions, and Restrictions in whole or in part; provided, however, that no such agreements to change shall be effective unless made and recorded thirty (30) days in advance of the effective date of such change; and unless written notice of the proposed agreement is sent to every owner at least ninety (90) days in advance of any action taken, provided further, that no such agreements to change shall be applicable to existing buildings on the Development unless such instrument is signed by all of the then owners of the Development.

Enforcement

Enforcement of these Covenants, Conditions and Restrictions shall be by proceeding at law or in equity against any person or persons violating or attempting to violate them; and failure by Declarant or any owner to enforce any Covenant, Condition or Restriction therein contained

-10-
shall in no event be deemed a waiver of the right to do so thereafter.

Attorney's Fees

In any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration or any provision hereof, the losing party or parties shall pay the attorney's fees of the prevailing party or parties, in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

Inspection

Declarant may from time to time at any reasonable hour or hours, enter and inspect any property to ascertain compliance to the Declaration.

Headings

The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.

Amendments

Except as stated herein above, the Covenants and Restrictions of this Declaration may be abolished, amended and/or changed in whole or in part;

1. only with the consent of Declarant from date this Declaration is recorded until June 30, 1980,

2. fifty-one percent (51%) (in number, not in interest) of the other owners evidence by a document in writing bearing each of their signatures, from and after July 1, 1980.

This Declaration made this 5th day of April 1978, by THE COLDWELL BANKER FUND, a Limited Partnership ("Declarant") whose General Partner is Coldwell Banker Management Corporation, a Delaware corporation having its principal place of business in the City of Los Angeles, State of California.

THE COLDWELL BANKER FUND, a Limited Partnership
By: Coldwell Banker Management Corp., General Partner

By: [Signature]

By: [Signature]
THE STATE OF TEXAS  X
COUNTY OF DALLAS    X

Before me, the undersigned authority, on this day personally
appeared Theodore N. Deuel, Vice President of Coldwell Banker
Management Corporation, a Delaware Corporation, 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, in the capacity therein stated
and as the act and deed of said corporation.

Given under my hand and seal of office this the 11th day of
April, A.D. 1978.

[Signature]
Notary Public in and for Dallas
County, Texas.

78072 0033
THE STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Victor La Puma, Assistant Vice President of Coldwell Banker Management Corporation, a Delaware Corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 11th day of April, A.D. 1978.

[Signature]

Notary Public in and for Dallas County, Texas

78972 0036
EXHIBIT A

Being a tract of land situated in the E. W. Hunt Survey, Abstract No. 590, in the City of Dallas, Dallas County, Texas, also being part of Lot 6, all of Lots 7 & 8, Block 1/6512; and part of Lot 6, all of Lot 7, Block 2/6512, of Walnut Place 1st Addition, as recorded in Vol. 686, page 0146, of the Map Records of Dallas County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT in the South line of Block 1/6512, same being the North line of 100 ft. right-of-way dedicated to Dallas Power and Light Company, said point being 44.0 ft. East along said South line of Block 1/6512 from the South west corner of Lot 6;

THENCE S 89° 46' W, 343.59 ft. along said South line to a point for a corner, said point being in the East right-of-way line of Interstate Hwy. No. 35E;

THENCE N 00° 41' W, 1063.69 ft. with said East line; said line being 180 ft. from and parallel to the centerline of said Interstate Hwy. 35E, to a point for a corner, said point being in the South right-of-way line of a 50 ft. street designated as Southwell Road;

THENCE N 89° 36' 30" E, 782.67 ft. with said South right-of-way line, said line being 25 ft. from and parallel to the centerline of said Southwell Road, to an angle point;

THENCE N 88° 35' 30" E, 364.75 ft., continuing along said South right-of-way line to a point for a corner, said point being the Northwest corner of City Block F/6513;

THENCE S 00° 04' W, 475.32 ft. along the West line of City Block F/6513, to a point for a corner, said point being in the North line of City Block 1/6513;

THENCE N 89° 58' 30" W, 224.82 ft. along said North line of City Block 1/6513, to a point for a corner, said point being in the West right-of-way line of a 60 ft. street designated as Ables Lane;

THENCE S 00° 04' W, 164.0 ft., along said West right-of-way line, said line being 30 ft. from and parallel to the centerline of said Ables Lane, to a point for a corner, said point being the Northeast corner of Lot 1, Block 2/6512 of Walnut Place 1st Addition;

THENCE S 89° 46' W, 560.92 ft. along the North line of said Block 2/6512, to a point for a corner, said point being 70 ft. East of the Northwest corner of Lot 6, Block 2/6512;

THENCE S 00° 14' E, 175.0 ft. to a point for a corner, said point being in the South line of said Block 2/6512, same being in the North right-of-way line of a 60 ft. street designated as Walnut Ridge Street;

THENCE S 89° 46' W, 250.31 ft. along said North right-of-way line of Walnut Ridge Street, said line being 30 ft. from and parallel to the centerline of said street, to a point for a corner;

THENCE S 00° 14' E, 60 ft. to a point for a corner, said point being in the South right-of-way line of said Walnut Ridge Street;

THENCE N 89° 46' E, 244.0 ft. along said South right-of-way line, said line being 30 ft. from and parallel to the centerline of said street, to a point for a corner, said point being 44 ft. East of the Northwest corner of Lot 6, Block 1/6512 of aforementioned Walnut Place 1st Addition.

THENCE S 00° 14' E, 200 ft. to the POINT OF BEGINNING AND CONTAINING 821,594 sq. ft. or 18.861 acres of land, more or less.
STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was
filed on the day and time stated below
and was duly recorded in the volume
and page of the record books of Dallas
County, Texas as stated below.

APR 14 1978

COUNTY CLERK, Dallas County, Texas

78072 0038
This map/plan is being submitted as an aid in locating the herein described land in relation to

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Coldwell Banker Fund is the owner of a tract of land, Hunt Survey, Abstract No. 500, in the City of Dallas, Dallas County, Texas, being part of Lot 6, all of Lots 7 & 8, Block 1/6512; and part Lot 7, Block 2/6512, of Walnut Place 1st Addition, as recorded 0146, of the Deed Records of Dallas County, Texas; and being described by metes and bounds as follows:

BEGINNING AT A POINT in the East right-of-way line of Interstate 635, 25' from and parallel to the centerline of said Southwell Road;

THENCE N 89° 36' 30" E, 782.67 ft. with said South right-of-way,

THENCE N 89° 36' 30" E, 364.75 ft., continuing along said South right-of-way, 25' from and parallel to the centerline of said Southwell Road;

THENCE S 00° 04' 04" W, 475.32 ft. along the West line of City Block E for a corner, said point being in the North Line of City Block E;

THENCE N 89° 36' 30" W, 224.82 ft. along said North line of a point for a corner, said point being in the West right-of-way line designated as Ables Lane;

THENCE S 00° 04' 04" W, 164.00 ft., along said West right-of-way, 30' from and parallel to the center line of said Ables Lane, corner, said point being the Northeast corner of Lot 1, Block 2/6512, Walnut Place 1st Addition;

THENCE S 89° 46' W, 560.92 ft. along the North line of said point for a corner, said point being 70 ft. East of the Northwest corner of Lot 6, Block 2/6512;

THENCE S 00° 14' 15" E, 175.00 ft. to a point for corner, said point being on said line of said Block 2/6512, same being in the North Right-of-way Street designated as Walnut Ridge Street;

THENCE S 89° 46' 04" W, 250.31 ft. along said North right-of-way Street, said line being 30 ft. from and parallel to the center line of said North right-of-way Street of said Walnut Ridge Street;

THENCE S 00° 14' 15" E, 60 ft. to a point for corner, said point being on the North right-of-way line of said Walnut Ridge Street.
STATE OF TEXAS  
COUNTY OF DALLAS  

WHEREAS, Coldwell Banker Fund is the owner of a tract of land situated in the E. W. Hunt Survey, Abstract No. 590, in the City of Dallas, Dallas County, Texas, also being part of Lot 6, all of Lots 7, 8, & 9, Block 1/6512; and part of Lot 6, all of Lot 7, Block 2/6512, of Walnut Place 1st Addition, as recorded in Vol. 688, page 0146, of the Deed Records of Dallas County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT in the East right-of-way line of Interstate Hwy No. 35E, said point being 180 feet at right angles from the centerline of said I 35E (Stemmons Freeway); said point also being in the South right-of-way line of a 50 ft. street, designated as Southwell Road;

THENCE N 89° 36' 30" E., 782.67 ft., with said South right-of-way, said line being 25 ft. from and parallel to the centerline of said Southwell Road, to a point of angle point;

THENCE N 88° 35' 50" E., 364.75 ft., continuing along said South right-of-way line, to a point for a corner, said point being the Northwest corner of City Block F/6513;

THENCE S 90° 04' W., 475.32 ft., along the West line of City Block F/6513, to a point for a corner, said point being in the North line of City Block I/6513;

THENCE N 89° 58' 30" W., 224.82 ft., along said North line of City Block I/6513, to a point for a corner, said point being in the West right-of-way line of a 60 ft. street designated as Ables Lane;

THENCE S 00° 04' W., 164.0 ft., along said West right-of-way line, said line being 30 ft. from and parallel to the center line of said Ables Lane, to a point for a corner, said point being the Northeast corner of Lot 1, Block 2/6512 of Walnut Place 1st Addition;

THENCE S 89° 46' W., 560.92 ft., along the North line of said Block 2/6512, to a point for a corner, said point being 70 ft. East of the Northwest corner of Lot 6, Block 2/6512;

THENCE S 00° 14' E., 175.0 ft., to a point for a corner, said point being in the South line of said Block 2/6512, same being in the North right-of-way line of a 60 ft. street designated as Walnut Ridge Street;

THENCE S 89° 46' W., 250.31 ft., along said North right-of-way line of Walnut Ridge Street, said line being 30 ft. from and parallel to the center line of said street, to a point for corner;

THENCE S 00° 14' E., 60 ft., to a point for corner, said point being in the South right-of-way line of said Walnut Ridge Street;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE COUNCIL OF THE CITY OF DALLAS this 26th day of June, 1956, does hereby adopt this plat designating the herein described property as Walnut Business Park, an addition to the City of Dallas, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire authorities shall be opened, and public utilities shall be made available for each particular use. The maintenance of paving of the utility and fire lane easements is the responsibility of the property owner. No building, fence, trees, shrubs or other improvements or obstructions shall be constructed, reconstructed, or placed upon or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities existing or desiring to use same. All, and any public utility shall have the right to remove and repave any or parts of its building, fences, trees, shrubs or other improvements or obstructions which in any way may endanger or interfere with the construction, maintenance or operation of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity of at any time, procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of repairing, moving or removing any apparatus or equipment performed by said utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Streets shall be constructed by the Builder as required by City Council Resolution No. 48-1958 and in accordance with the requirements of the Director of Public Works of the City of Dallas, Texas.

That the undersigned herein do hereby covenant and agree that he shall construct upon the fire lane easements, as dedicated and shown, a hard surface and that the owner shall maintain said same in a state of good repair at all times and keep the same free from any structure, fences, trees, shrubs or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner.

WITNESS MY HAND at Dallas, Texas, this 26th day of April, 1956.

THE COUNCIL BOARD FUND
A Limited Partnership
By: Colleen Baker Management Corp., a Delaware corporation.

[Signature]

STATE OF TEXAS
COUNTY OF DALLAS

Notary Public

SELDON H. SYRCH
The undersigned, notary public, having been duly sworn to the exhibition of this instrument, as required by law, do hereby acknowledge the same. The undersigned, notary public, having been duly sworn to the exhibition of this instrument, as required by law, do hereby acknowledge the same.
THENCE S 69° 46' W, 250.31 ft. along said North right-
Street, said line being 30 ft. from and parallel to th-
to a point for comer;

THENCE S 00° 14' E, 60 ft. to a point for corner, said
right-of-way line of said Walnut Ridge Street;

THENCE N 89° 46' E, 244.0 ft. along said South right-
30 ft. from and parallel to the center line of said s;
said point being 44 ft. East of the Northwest corner e
aforementioned Walnut Place 1st Addition;

THENCE S 00° 14' E, 200 ft. to a point in the South 1
being the North line of a 100 ft. right-of-way dedica-
Company, said point being 44.0 ft. East along said So
from the Southwest corner of Lot 6;

THENCE S 89° 46' W, 343.59 ft. along said South line /
said point being in the East right-of-way line of Int

THENCE N 00° 41' W, 1063.66 ft. with said East line; a
from and parallel to the center line of said Interest
OF BEGINNING, AND CONTAINING 821,394 sq. ft. or 18.864
ACRES.

FINAL PLAT

WALNUT BUSINESS
OUT OF THE
E. W. HUNT SURVEY, ABSTRACT
CITY BLOCK NO. 651
DALLAS, DALLAS COUNTY,
OWNER

COLDWELL BANKER MANAGEMENT
2500 WEST LOOP SOUTH
HOUSTON, TEXAS 77027
Ph. 713-629-1234

BY

COOK CONSULTANTS, INC
ENGINEERS,planners, surveyors
902 SOUTH MARCH VIEW
DALLAS, TEXAS 75212

CITY PLAN FILE NO. S-770-154

2 LOTS - 10.681 ACRES

78086 007
FILED VOL. ____ P6. ____ PROJ.
Thence S 89° 46' W, 250.31 ft. along said North right-of-way line of Walnut Ridge Street, said line being 30 ft. from and parallel to the center line of said street, to a point for corner;

Thence S 00° 14' E, 60 ft. to a point for corner, said point being in the South right-of-way line of said Walnut Ridge Street;

Thence N 89° 46' E, 244.0 ft. along said South right-of-way line, said line being 30 ft. from and parallel to the center line of said street, to a point for corner, said point being 44 ft. East of the Northwest corner of Lot 6, Block 1/6512 of aforementioned Walnut Place 1st Addition;

Thence S 00° 14' E, 200 ft. to a point in the South line of Block 1/6512, same being the North line of a 100 ft. right-of-way dedicated to Dallas Power & Light Company, said point being 44.0 ft. East along said South line of Block 1/6512 from the Southwest corner of Lot 6;

Thence S 89° 46' W, 343.59 ft. along said South line to a point for a corner, said point being in the East right-of-way line of Interstate 35E;

Thence N 00° 41' W, 1063.69 ft. with said East line; said line being 180 ft. from and parallel to the center line of said Interstate Hwy. 35 E, to the POINT OF BEGINNING, AND CONTAINING 821,594 sq. ft. or 18.86± acres of land, more or less.

FINAL PLAT

WALNUT BUSINESS PARK

OUT OF THE

E. W. HUNT SURVEY, ABSTRACT 590
CITY BLOCK NO. 6512
DALLAS, DALLAS COUNTY, TEXAS

OWNER

COLDWELL BANKER MANAGEMENT CORP.
2500 WEST LOOP SOUTH
HOUSTON, TEXAS 77027
PH. 713-629-1234

BY

COOK CONSULTANTS, INC.
ENGINEERS • PLANNERS • SURVEYS
2821 NORTH BROOK VILLAGE
DALLAS, TEXAS 75219
512/695-6120

CITY PLAN FILE NO. S-778-154

VOL PAGE
73086 0008

FILED VOL. PG. PROJ. NO. 77266

LOTS = 18.86± ACRES

4-4-78
3-7-78
1-21-78
1-16-78
To the County Clerk of Dallas County:

Under Ordinance 3558 of the City of Dallas, the approval of this plat by the City Plan Commission is automatically terminated after the sixty-odd day of May, 1978, and unless this plat is presented for filing or before said date it should not be accepted for filing.

Department of Urban Planning

CERTIFICATE OF APPROVAL

L. D. Willoughby
Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 15th day of May, 1978, and same was duly approved on the 15th day of May, 1978, by said Commission.

Chairman
City Plan Commission
Dallas, Texas

Attest:
Linda Randall
Secretary

CITY OF DALLAS
1970 and Prior Taxes
PAID

CITY OF DALLAS
FILING FEE PAID

AS REQUIRED BY
ORDINANCE 3506

County Clerk's Copy
Attachment E

Dallas County Appraisal District Tax Information
Dear Property Owner:

This letter is your official notice of the 2019 proposed property tax appraisal for the account listed above. The Dallas Central Appraisal District (DCAD) appraises all of the property in Dallas County for property tax purposes. State law requires that appraisal districts appraise all taxable property at its fair market value. Your county, city, school district and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance and many others.

As of January 1, 2019, the DCAD appraised your real property at:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Market Value</td>
<td>$1,719,400</td>
</tr>
<tr>
<td>2019 Appraised Value</td>
<td>$1,719,400</td>
</tr>
<tr>
<td>2019 Estimated Taxes (using last year's tax rates)</td>
<td>$48,922</td>
</tr>
</tbody>
</table>

**DO NOT PAY FROM THIS NOTICE. THIS IS NOT A TAX BILL.**

Your current year exemptions are: No Exemptions

*The Texas legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries should be directed to those officials.*

The governing body of each taxing jurisdiction decides whether or not taxes on your property will increase. The DCAD only determines the value of the property in accordance with the Texas Constitution and statutes.

The percentage difference between the 2014 appraised value of $858,010 and the proposed 2019 appraised value is an increase of 100.39% over a 5-year period.

To **PROTEST** the proposed 2019 value or other issues, you must file a protest with the Appraisal Review Board (ARB) by using the online uFile system (preferred method) or by submitting a written protest (form enclosed).

If you agree with the proposed value, no further action is required.

**Deadline for filing a protest:** May 15, 2019

- Location of ARB hearings: 2949 N. Stemmons Fwy, Dallas, TX 75247
- ARB hearings will begin: Monday, April 29, 2019
- ARB deliberations will end: Mid-July

More information about your appraisal and the protest process is on the back of this notice and on the inserts enclosed.

*Homestead "Capped" Limitation:* The Texas Constitution provides that property with a homestead exemption may not be increased in value more than 10% per year, excluding any new improvements made. This provision takes effect the first year following the year the owner qualified for a homestead. Because of this constitutional limitation, if you received a homestead exemption on this property in the previous year, it will be "capped" at the appropriate limit.
**DALLAS CENTRAL APPRAISAL DISTRICT**
**NOTICE OF APPRAISED VALUE - COMMERCIAL**
**Tax Year 2019**
www.dallascad.org

### CURRENT YEAR 2019

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>County and School Equalization</th>
<th>City</th>
<th>School</th>
<th>Hospital</th>
<th>College</th>
<th>Special District</th>
<th>Canceled/ Reduced Exemption</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Dallas County</td>
<td>City of Dallas</td>
<td>Dallas ISD</td>
<td>Parkland Hospital</td>
<td>Dallas Co Community College</td>
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<tr>
<td>Market Value - Land</td>
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<td>$1,719,400</td>
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<td>$1,719,400</td>
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<tr>
<td>Market Value - Structure(s)</td>
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<td>$0</td>
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<tr>
<td>Market Value</td>
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</tbody>
</table>

**Less Deductions**
- Homestead Capped Limitation
- Ag-use Value
- Absolute Exemption

**Appraised Value**

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>County and School Equalization</th>
<th>City</th>
<th>School</th>
<th>Hospital</th>
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**Exemption Amount Subtotal**

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**Estimated Taxes Due**

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### PRIOR YEAR 2018

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**Tax Ceiling:** If you received the Age 65 or Older or the Disabled Person homestead exemption, your school, county, and certain city taxes for this year will not be any higher than they were for the year in which you first received the exemption, unless you have made new improvements to your home. If you improved your property by remodeling or adding an addition, your school, county, and certain city taxes may increase for new improvements. If you are the surviving spouse of a person who was age 65 or older at death and you were age 55 or older at the time of death, you may retain the school, county, and certain city tax ceilings.
APPRAISAL REVIEW BOARD OF DALLAS COUNTY
NOTICE OF PROTEST - COMMERCIAL
TAX YEAR 2019

www.dallascad.org (214) 905-9406

Account Number: 00000602016200000

RWS LAND COMPANY LLC
2611 ANDJON DR
DALLAS, TX 75220-1309

Proposed Value: $1,719,400

CHANGE OF ADDRESS:

It is my desire to file a protest based on the issue(s) checked below. Also, I understand that the Appraisal Review Board (ARB) must notify me of any hearing not later than the 15th day before the date of the hearing pursuant to §41.46 of the Texas Property Tax Code. The Chief Appraiser is also required by §41.67 to inform me at least 14 days before the scheduled hearing of the availability of data, schedules, formulas and other information the Chief Appraiser plans to present at the hearing, and that I may inspect them and obtain copies of them at the offices of the Appraisal District. It is my desire to protest based on the following issue(s) and I have checked the applicable boxes:

- [ ] Value is over market value
- [ ] Value is unequal compared with other properties
- [ ] Property not located in district
- [ ] Exemption was denied or cancelled (Specify __________)
- [ ] Ownership is incorrect (Specify ________________)
- [ ] Ag-Use: Change in use of land appraised as agricultural use, open-space, etc.
- [ ] Ag-Use: Open-Space or other special appraisal denied or cancelled
- [ ] Property should not be taxed in district or in one or more taxing units
- [ ] Other: (Specify ______________________________________)

If you wish to have a copy of the ARB Hearing Procedures, please check the following box: [ ] Opinion of Value: _____________________

If you wish to expedite your hearing by waiving the required deadline date under Section 41.46 and 41.67 of the Texas Property Tax Code, please check the following box: [ ]

Signature of Owner (or Agent) ____________________________
Daytime/Cell Phone No. ____________________________
Fax No./E-Mail Address ____________________________

Printed Name ____________________________
Date Filed ____________________________

DEADLINE FOR FILING A PROTEST: May 15, 2019

GENERAL INSTRUCTIONS: Pursuant to §41.41 of the Texas Property Tax Code, a property owner has the right to protest certain actions taken by the appraisal district. There are two options to file a protest, 1) use the online uFile system, or 2) mail a protest form.

uFile ONLINE PROTEST & SETTLEMENT SYSTEM: The preferred method of protesting your property is to use the online uFile Protest & Settlement System. You may access the system by searching your account on our website at www.dallascad.org and select the link “Online Protest System”. For easy access, you may request your individual PIN through this system or use the PIN located at the top left-side of your Notice of Appraised Value. Once you utilize the uFile system to protest your property, you may also be eligible to use the settlement program and settle your protest online. If you file a protest using the online uFile system, please do not file a written or duplicate protest.

uFile is the preferred method of filing a protest in order to expedite and insure timely delivery of your protest.

PROTEST FORM: This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Texas Property Tax Code §41.413. Please review the ownership and property information provided on this protest form and make any necessary corrections.

If you wish to mail your protest and supporting documents, the envelope must be postmarked by U.S. Postal Service on or before the deadline.

Appraisal Review Board of Dallas County
Commercial Division
PO Box 560448
Dallas, TX 75356-0448
Informal Settlement Process: If you wish to attempt to resolve any complaint or issue you may have, often this can be done in an informal manner by visiting our office. If you wish to provide documentation to an appraiser during your informal the documentation must be in a hard copy format as the appraiser will not accept documentation electronically via your smart phone, laptop computer, thumb drive, etc. You may also call the number listed on the Notice of Appraised Value and speak to an appraiser about an individual property. Please understand that we mail thousands of notices at this time. Initially our phone lines will be busy. Keep trying. You have several weeks to respond before the deadline noted on the Notice of Appraised Value. You may also write, visit our office at 2949 N. Stemmons Freeway, Dallas, Texas 75247-6195, or inquire on our website at www.dallascad.org.

UFILE - PREFERRED METHOD

uFile Online Protest & Settlement System: The preferred method of protesting your property is to use the online uFile Protest & Settlement System. You may access the system by searching for your account on our website at www.dallascad.org and select the link “Online Protest System”. For easy access, you may request your individual PIN through this system or use the PIN located at the top left-side of your Notice of Appraised Value. Requesting a PIN does not constitute filing a uFile protest. You must complete the uFile protest process. Once you utilize the uFile system to protest your property, you may also be eligible to use the settlement program and settle your protest online. All uFile protests will eventually be scheduled for an ARB Hearing if the protest issue(s) remain unresolved. Once scheduled for an ARB Hearing, DCAD will post the ARB Hearing Date and Time on your account on our website. The ARB will also mail you an ARB Hearing Notification. If you file a protest using the online uFile system, please do not file a written or duplicate protest.

WRITTEN PROTEST

Protest Form: If you choose not to use the uFile online system, you may use the protest form provided. You should attach to your protest form any documentation that supports your opinion of value or any other protested issue (reference the Standards of Documentation). If you are protesting more than one account, be sure to staple or bundle together all protest forms and documents to avoid receiving multiple dates and times for your accounts.

Useful Information: If you have purchased your property within the last three years, please include, with your protest form, a copy of your closing statement or other official record that validates the purchase price.

Filing Deadlines: While May 15 is the deadline to file a residence homestead protest, a different deadline will apply to you if 1) your notice of appraised value was mailed to you after April 15; 2) your protest concerns a change in use of agricultural, open-space, or timber land; 3) the Appraisal Review Board (ARB) made a change to the appraisal records that adversely affects you and you received notice of the change; 4) the DCAD or the ARB was required by law to send a notice about your property and did not; or 5) you had good cause for missing the May 15 protest filing deadline. Contact the DCAD for questions about your specific protest filing deadline.

Weekends and Holidays: If your deadline falls on a Saturday, Sunday, or legal holiday, it is postponed until midnight of the next business day.

Appraisal Review Board (ARB): Members of the ARB are not employees of the DCAD. They serve as jurors to arbitrate issues brought before them. The Texas Property Tax Code outlines specific duties for the ARB to follow. The goal of the ARB is to ensure that each property owner is given a fair and impartial hearing in the most efficient and timely manner.

Hearing process: Once the ARB receives your protest, you will be scheduled for a hearing. You will receive a “Hearing Notification” form in the mail with your hearing date, time and location to appear before the ARB. Hearings are typically scheduled within 10 days of receipt of your protest. If you do not receive a hearing notification, please call the DCAD to inquire about your hearing or you may check your account on the DCAD website. Your hearing date and time along with the date the protest was received will be on the DCAD website, if protested. This will serve as your Hearing Notification.

Conducting Telephone Hearing: A property owner initiating a protest is entitled to appeal to offer evidence or argument by affidavit without personally appearing. A property owner may appeal by telephone to offer argument but must submit an affidavit of evidence for the telephone hearing. To appear at a hearing by telephone a property owner must notify the ARB by written request not later than the 10th day before the date of the hearing.

Hearing Postponements: As a property owner, you are entitled to one postponement of the hearing without showing good cause. You are also entitled to postpone your hearing if you or your agent shows reasonable cause for postponement. You must request this postponement to the ARB before the hearing date. The ARB will determine if good cause exists for missing your hearing.

Residence Homestead Exemptions: If the property is your home and you occupy it as your principal place of residence, you may qualify for an exemption. If you are single or a married couple filing together, you may be eligible to apply online for the Homestead Exemption at www.dallascad.org. If you are filing for the Age 65 or Older or Disabled Person exemption or the property is owned by multiple owners, you are not eligible to file online. However, you may select the link “Print Homestead Exemption Form” from the DCAD website or you may call 214-631-0910.

E-mail Address: Your e-mail address is confidential according to §552.137, Texas Government Code; however, by indicating your e-mail address on the protest form, you are affirmatively consenting to release under the Public Information Act.

Special Service Accommodations: The DCAD offices are wheelchair accessible and parking spaces for the disabled are provided. The DCAD will provide sign interpretation services for the hearing impaired at any scheduled hearing or meeting if at least 72 hours advance notice is given. The hearing impaired can call TDD at (214) 819-2368.

Additionally, to arrange for any special service to accommodate a disability, you may contact the Assistant Director of Administration at (214) 631-0520, extension 1107.
Attachment F

Q Team Review Information
HOW CAN I CONTACT BUILDING INSPECTION?
For telephone assistance, call 214-948-4480.
Our helpful staff will answer your general questions or route you to appropriate staff for technical questions. For direct access to the Interactive Voice Response System, call 214-670-5313 or access the system online at www.dallascityhall.com by locating City Departments then click on Building Inspection. You can obtain more information about the processes described in this brochure, access the Dallas Development Code, see zoning maps, and download the forms used for permit applications.

Sustainable Development and Construction

Building Inspection Division
320 E. Jefferson Boulevard
Dallas, Texas 75203
214-948-4480

Q-TEAM FAST FACTS

√ Perform Expedited Plan Reviews

√ Apply in the 320 E. Jefferson Blvd, Rm. 204

√ We take any project...large or small !

√ Fees: Standard Fee Schedule + prequalification fee and an additional $1,000 per hour review time

√ Meetings scheduled within 10-15 working days

√ Revisions can be made immediately during the meeting

√ Permit issued following the approval of plans

√ Contact 214-948-4337 for information

This pamphlet is a guideline, and is not intended to replace the city code, or state or federal law. Always check the city code, state and federal law for details, exceptions, and amendments. In the event of a conflict between this document and the city code or other legal authority, the city code or other legal authority supersedes.

City of Dallas Publication No. 03/04-84 10/8/04

Additional copies may be obtained from Building Inspection, 320 E. Jefferson Blvd., or call 214-948-4480.
What is the Q-TEAM?
The processing time of Building Permit applications can vary greatly in the City of Dallas. Fortunately, the recent economic recovery has spurred construction growth in our City, and activity levels have increased. As a result, plan review processing time can be unpredictable depending on the time of year. With an expedited plan review, the wait time is not only reduced, but the uncertainty of not knowing when your plans will be reviewed is eliminated. You can schedule a review session time that is convenient to your timelines.

What is an Expedited Plan Review?
A Q-TEAM Review is an alternative plan review that allows individuals to take advantage of an accelerated plan review process for an additional fee. The expedited plan review will expedite the permitting process from several weeks to a single review session. If the plans meet the necessary requirements of respective codes and ordinances, permits may be issued following the review meeting.

How do I apply for an Expedited Plan Review?
Expedited Plan Review applications can be applied for with the Q-TEAM at the Oak Cliff Municipal Center, Room 204.

My project is not very large, but I’m in a hurry! Can I use the Q-TEAM’s services?
Yes! There are no restrictions on project size to use the Express Plan Review Team’s services, however single family and duplexes are excluded. There is typically a 1-2 day standard residential review.

What is the fee schedule for an Expedited Plan Review with our Q-TEAM?

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<th>Maximum Fee</th>
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<td>10,001-50,000</td>
<td>$750</td>
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<td>50,001-100,000</td>
<td>$1,000</td>
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<td>100,001 and greater</td>
<td>$1,250</td>
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An additional $1,000.00 per hour for each hour of the actual Q-TEAM Review Meeting will be charged at the end of the plan review before a permit is issued.

Who schedules the Expedited Plan Review meeting?
Staff will schedule Q-TEAM Meetings. Call 214-948-4337 for assistance.

How quickly can I get on the Q-TEAM’s calendar?
Meetings will generally be scheduled within 10-15 working days after the initial permit applications are completed.

What can I expect at an Expedited Plan Review Meeting?
Plan reviewers meet with the applicant and simultaneously review their part of the plans. If the review requires changes in the drawings, the changes may be made immediately to the drawings during the review, and signed as required. If revisions can not be completed at the meeting, a follow up review with the same team will be scheduled.

Who should attend the Q-TEAM Review Meetings?
Have all of your consultants on hand and ready to make on-the-spot decisions, changes, etc., as required. (remember to bring stamps, seals, etc.) This will allow the Q-TEAM Review Team to issue a permit following the meeting. Contractors and owners are encouraged to attend but are not required to be present.

After the meeting, how quickly is a permit issued?
Upon approval of the plans, staff will determine the fee balance based on the Q-TEAM Meeting. A team member will escort the applicant and their approved application with approved plans to the cashier in the Permit Center. If the plans are approved after the cashier window has closed, the permit may be issued at 8:00 a.m. the next business day.

NEED AN EXPEDITED PLAN REVIEW?

Hire our Q-Team!
Call 214-948-4337 to ask for more info or visit our Building Inspection Division website at www.dallascityhall.com to learn more.
Attachment G

Early Release Guidelines
REQUEST FOR EARLY RELEASE OF BUILDING PERMIT, $300 PER PERMIT

The Early Release of Building or Foundation permit requirements are defined in the Dallas Development Code, Sec. 51A-8.702. Generally no building or foundation permit may be issued before the completion and filing for record of a final plat. The subdivision Administrator of the City of Dallas may release the Building Permit subject to approval of building plans and certain conditions.

No Certificate of Occupancy shall be issued nor shall the final inspection be made until the final plat is properly filed for record.

APPLICATION: The following information must be furnished to the Subdivision Administrator of the City of Dallas to determine if any early release of the building permit can be authorized.

1) A letter from the property owner requesting release of the building permit. (see Sample below)
2) Name and address of property owner.
3) Name & Phone No. of person submitting request for property owner (architect, engr., contractor, etc.)
4) Street address of project; and whether it's in a “PD” or “SUP” zone.
5) A copy of the building permit application. (If available)
6) Four (4) copies of the preliminary plat approval letter from the City of Dallas Development Services department, advising that the City Plan Commission approved the preliminary plat and outlines the conditions of the preliminary plat approval.
7) Four (4) folded copies of the preliminary plat initialed for lot & block accuracy by a staff person from the G.I.S. Dept. in room #LL07 at 320 E. Jefferson.
8) Four (4) folded copies of site plans which shows the following:
   a) Boundary lines of the property
   b) Existing Streets.
   c) Pavement widths and surface compositions for existing and proposed driveways, sidewalks, and areas intended for vehicular travel.
   d) Improvements existing on the property and all proposed improvements.
   e) Locations of all public easements and / or rights of way being abandoned.

SAMPLE LETTER

Paul Nelson, Subdivision Administrator
Development Services Department
320 E. Jefferson Blvd., Room 115
Dallas, TX 75203

Dear Mr. Nelson:

The issuance of a building permit at (ADDRESS) is being denied pending final recording of a subdivision plat on the property. The preliminary plat on this property, City Plat #(S xxx-xxx) was approved by the City Plan Commission on (DATE).

This is to request that you release this building permit subject to compliance with all City of Dallas codes and ordinances. I understand that no Certificate of Occupancy will be issued for this project until such time as a final plat on this property has been approved by the City Plan Commission and recorded with the county. I also understand that the Development Services department, Building Inspection Division, Engineering Section may require submittal of grading / engineering plans and necessary private development contracts for required infrastructure improvements before they release an early release request for the building permit.

Sincerely,

(PROPERTY OWNER)
Attachment H
FIRM Map 48113C0170K
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/27/2019 at 6:28:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Attachment I

AT&T Will-Serve Letter
Oncor Will-Serve Letter
Re: 11070 N. Stemmons Fwy. Dallas, TX. 75229.

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Cole Bridges
New Construction Manager
2005 S. Cockrell Hill Rd.
Dallas, TX. 75211.

Christina Jones
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, TX. 75069.

Cole Bridges
New Construction Manager
2005 S. Cockrell Hill Rd.
Dallas, TX. 75211.

thomas.bridges@oncor.com
December 17, 2019

Christina Jones  
Cross Engineering Consultants, Inc.  
CJones@CrossEngineering.biz  
1720 W. Virginia Street  
Mckinney, Texas 75069  
RE: 11070 North Stemmons Freeway, Dallas, TX 75229

Mrs. Jones,

Thank you for considering AT&T as a communications service provider for the proposed development.

The above mentioned tract is within the AT&T serving area and services will be available to the proposed development. This letter will serve as a verification of availability of communication services. Please send me the final approved site plans for this new development for its design.

Please call or email me should you have any questions and to coordinate your installation needs.

Thank you,

James N Jones  
Lead OSP Plng & Engrg Design  
At&t Southwest  
469-295-8559  
jj8610@att.com