St. Andrews Townhomes
SITE DESIGN AND DEVELOPMENT FEASIBILITY REPORT

2045 SE Green Oaks Blvd
Arlington, TX 76017

Prepare For:
St. Andrews Townhomes – TDHCA Application #20111

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

Prepared By:
BGE, Inc.
777 Main Street, Ste. 1900
Fort Worth, TX  76102
February 27, 2020
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All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.

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

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<thead>
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<td>Location Map</td>
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<td></td>
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I. EXECUTIVE SUMMARY

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

- The St. Andrews Townhomes project is an 62-unit new construction multi-family development located on a 7.5 acre lot. The Subject Property’s address is 2045 SE Green Oaks Boulevard, Arlington, TX. 76017.

- The existing zoning for the Subject Property is inconsistent with the proposed use. A zoning change request has been prepared and submitted to the City of Arlington. This submittal occurred on February 24, 2020.

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

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

- The platting activity will not require a right-of-way dedication along Green Oaks Blvd & New York Ave at this time.

- The site plan for development of the Subject Property indicates 62 residential dwelling units in a total of 10 residential buildings and a leasing center/clubhouse building. The site plan features a clubhouse, pool, playground and passive open spaces. The site plan also indicates that each residential building will have garage parking being provided, also 10 spaces for clubhouse/pool 5 of which are covered parking spaces Please refer to Section 1 of the Appendix for the Site Plan for the Subject Property.

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

- Development of the site will require an internal water loop connecting at the 12” line in New York Avenue and the 12” line in Green Oaks Blvd. The internal water line loop will be used to provide domestic, irrigation and fire protection.

- Sanitary sewer service for the Subject Property will be via connection to the existing 8” line that runs along Green Oaks Blvd on the south side of the property.
The proposed development will increase the amount of storm water runoff being generated by the site. However, due to the site’s proximity to a major drainage way, no on-site detention is anticipated at this time. Downstream assessment will be required to verify that the proposed development’s peak runoff rates will create no adverse conditions downstream. If the City Engineer says otherwise, a detention pond will be installed to hold and detain enough run off to allow for the discharge to be maintained at the pre-developed rate.

The Subject Property has approximately 222’ of street frontage along its western line, New York Avenue. The City’s Master Thoroughfare Plan does not show any future development for the streets surrounding the subject property. New York Avenue currently has a variable width right-of-way.

The Subject Property has approximately 284’ of street frontage along its southern line, SE Green Oaks Blvd. The City’s Master Thoroughfare Plan does not show any future development for the streets surrounding the subject property.

The Subject Property has no area within the FEMA 100-year floodplain limits according to Map Number 48439C0365L, dated 3/21/2019.

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

The Subject Property is 7.5 acres of land that is located on the northeast corner of New York Ave and Green Oaks Blvd, just east of New York Ave in Arlington, Tarrant County, Texas. The associated address with the site is 2045 SE Green Oaks Blvd, Arlington, Texas. For ease of reference, the site will be called the “Subject Property”.

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

The Subject Site parcel per the Tarrant Appraisal District. The following are the account numbers:

| Parcel | 40362248 |

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

III. ANNEXATION, ZONING AND DEVELOPMENT PERMIT PROCESS

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

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

- Existing Zoning = CC – Community Commercial, and RS-5 Residential Single-Family
- Requested Zoning = PD-RMF, Residential Multi-Family

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

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

**Fire Code**

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

**Zoning Ordinance – (MF district)**

- Maximum Lot Coverage 50%

**Subdivision**

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

o Preliminary Plat – The City of Arlington requires a Preliminary Plat of the entire subject tract to be approved prior to the Final Plat step. Preliminary civil engineering plans and drainage studies must be prepared and submitted along with the plat. The city has thirty (30) days to provide comments. After addressing comments and resubmitting, the city has fifteen (15) days to approve or deny the preliminary plat. If denied, the preliminary plat process starts over with another 30 day window.

o Final Plat – After receiving Preliminary Plat approval, The City of Arlington requires a final plat be processed and approved. Full civil engineering plans are required to be submitted with the Final Plat along with detailed drainage studies. The Final Plat approval process follows the same 30 day initial review and 15 day shot clock process as the Preliminary Plat. Typical time to reach Final Plat at Planning Commission is 2 months.

• Based on the City’s Master Thoroughfare Plan, the platting activity will not be affected by a right-of-way dedication along SE Green Oaks Blvd and New York Ave.

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

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

IV. WATER DISTRIBUTION

According to the information and plans provided by the City of Arlington, there is an existing 12” water line running north/south along the western right-of-way of New York Ave. There is also an existing 12” water line running west/east along the northern right-of-way line of SE Green Oaks Blvd. The Subject Property can be served by these existing lines for domestic, irrigation and fire purposes. An internal public water loop connecting the line in New York Ave with the line in SE Green Oaks Blvd may be necessary to ensure adequate pressure and capacity. Public meters will be tapped into this loop.

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

According to information and plans provided by the City of Arlington, there is an existing 8” line running east along the southern property line on SE Green Oaks Blvd. There is also an existing 8” line running north on New York Ave just west of the site.

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

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

VI. FRANCHISE UTILITIES

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

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

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

VII. DRAINAGE / FLOODPLAIN

The Subject Property is located within the limits of FEMA FIRM Panel 365 of 495 Map number 48439C0365L (dated March 21, 2019). The Subject Property is designated as Zone X which indicates that it has an elevation that is above the 500-year floodplain.

The site currently drains southeast to the storm system along SE Green Oaks Blvd. Based on the Existing Drainage Area Map, it appears that detention should not be necessary due to its proximity to a major drainage way. Downstream assessment will be required to verify that the proposed development’s peak runoff rates will create no adverse conditions downstream. However, this will ultimately be the City Engineer’s decision and if required an on-site detention pond will mitigate the increased runoff rates.

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

VIII. TRANSPORTATION

The Subject Property is located on the northeast corner of New York Ave and SE Green Oaks Blvd.

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

Additionally, Green Oaks Blvd is a 4 lane, bi-directional road with landscaped medians and asphalt pavement in a Variable width right-of-way. This roadway is under the City of Arlington’s jurisdiction. TXDOT has confirmed that Green Oaks Blvd is a city street and not a TXDOT road. The City’s Master Thoroughfare Plan does not show any future development for the streets surrounding the subject property. The required platting activity will not need to include a right-of-way dedication.

There is approximately 222’ of frontage along New York Avenue. The Site Plan indicates one point of access along this roadway. No issues are anticipated.

There is approximately 284’ of frontage along Green Oaks Blvd. The Site Plan indicates one point of access along this roadway. No issues are anticipated.

Bases on the preliminary evaluation, a Traffic Impact Analysis will need to be completed. However, this may change as the project evolves and confirmation from the city staff is still to be discussed.

*Please refer to Section 5 of the Appendix for TxDOT ROW controlled streets Map.*

**IX. TAXING JURISDICTION**

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

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

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>ACCT No.</th>
<th>LEGAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel</td>
<td>40362248</td>
<td>BALCH, J ADDITION Lot 16A</td>
</tr>
</tbody>
</table>

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

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

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

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

Based on the site plan, it is anticipated that the 10 multi-family buildings can be served by a single 2” water meter. The Clubhouse can be served by a single 1” water meter. Irrigation for the Subject Property can be addressed with a single 2” water meter.

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

<table>
<thead>
<tr>
<th>METER SIZE</th>
<th>DOMESTIC</th>
<th>IRRIGATION</th>
<th>WATER</th>
<th>WASTE WATER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1”</td>
<td>1 (Club House)</td>
<td>-</td>
<td>$2,070.32</td>
<td>$1,045.00</td>
</tr>
<tr>
<td>2”</td>
<td>10 (MF)</td>
<td>1 (Site)</td>
<td>$72,875.44</td>
<td>$36,784.00</td>
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<td></td>
<td></td>
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<td>$74,945.76</td>
<td>$37,829.00</td>
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The City of Arlington assesses a Roadway Impact fee for new development. The City’s Fee Schedule lists the fee as $312.50 per vehicle miles (afternoon peak). The calculation for the roadway impact fee results in total charge of $48,281.

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

The City of Arlington assesses a building permit fee based on the overall construction value. The table below shows a detailed breakdown of the fees based on valuation of proposed work. The estimated value of the construction is $6,000,000, making the building permit fee $21,157.86.
The following codes are listed as being effective January 1, 2020:

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

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

XI. FEE STUDY

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

<table>
<thead>
<tr>
<th>ITEM</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning, PD</td>
<td></td>
<td>$2674</td>
<td></td>
<td>PD modification, submittal fee, see zoning application for details and receipt</td>
</tr>
<tr>
<td>Final Plat</td>
<td>1</td>
<td>$550</td>
<td>$889</td>
<td>Additional charge of $45/ ac</td>
</tr>
<tr>
<td>Engineering Review &amp; Inspection Fee</td>
<td>1</td>
<td>$1,720</td>
<td>$1,720</td>
<td>4% of public improvements</td>
</tr>
<tr>
<td>Water Impact Fees</td>
<td></td>
<td>$112,774</td>
<td></td>
<td>See above section for price breakdown</td>
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<tr>
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<td>Amount</td>
<td>Note</td>
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<td></td>
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<td>-------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>Roadway Impact Fees</td>
<td>$48,281</td>
<td>See above section for price breakdown</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Permit</td>
<td>$19,712</td>
<td>See above section for price breakdown</td>
<td></td>
<td></td>
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<td><strong>TOTAL</strong></td>
<td><strong>$186,049</strong></td>
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SPECIAL WARRANTY DEED

THAT, Capital Venture I, a Texas joint venture ("Grantor"), for and in consideration of the sum of $10.00 cash in hand paid by St. Andrews United Methodist Church of Arlington, Inc., a Texas non-profit corporation ("Grantee"), whose address is 2045 Southeast Green Oaks Bivd., Arlington, Texas 76018, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of real property situated in Tarrant County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters described in Exhibits "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

As an additional Permitted Exception, this conveyance is made and accepted IN TRUST that the Property shall be kept, maintained, and disposed of for the benefit of the United Methodist Church and subject to the usages and the Discipline of the United Methodist Church. This provision is solely for the benefit of Grantee, and Grantor reserves no right or interest in the Property, nor will this provision bind subsequent owners of all or any portion of the Property.

Texas Methodist Foundation, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by that certain note of even date executed by Grantee and payable to the order of Texas Methodist Foundation in the principal amount of $2,371,516.00 ("Note"). The Note is secured by a first and superior vendor's lien and superior title is retained in this Deed in favor of Texas Methodist Foundation, and by a first lien deed of trust of even date from Grantee to Robert Hoppe, Trustee. The first and superior vendor's lien against and superior title to the Property (the "Reservations from Conveyance") are retained for the benefit of Texas Methodist Foundation, and are transferred to Texas Methodist Foundation, without recourse, against Grantor. The Reservations from Conveyance are retained until the Note is fully paid according to its terms, at which time this Deed shall become absolute.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Reservations from Conveyance and the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise, subject to the Reservations from Conveyance and the Permitted Exceptions.

Grantee acknowledges that, except for the special warranty of title contained in this Deed, neither Grantor nor its representatives have made any representations or warranties as to the Property or its environmental or physical condition, upon which Grantee has relied. Grantee further acknowledges and agrees that: (1) GRANTEE RELEASES GRANTOR FROM CLAIMS BASED ON SELLER'S NEGLIGENCE AND CLAIMS BASED ON STRICT LIABILITY, AND (2) GRANTOR HAS NOT MADE, DOES NOT MAKE AND EXPRESSLY DISCLAIMS, ANY WARRANTIES, REPRESENTATIONS, COVENANTS OR GUARANTEES, EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, AS TO THE MERCHANTABILITY, HABITABILITY, QUANTITY, QUALITY OR ENVIRONMENTAL CONDITION OF THE PROPERTY OR ITS
SUITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR USE. GRANTEE AFFIRMS THAT IT (a) HAS INVESTIGATED AND INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS FAMILIAR AND SATISFIED WITH THE CONDITION OF THE PROPERTY, AND (b) HAS MADE ITS OWN DETERMINATION AS TO (i) THE MERCHANTABILITY, QUANTITY, QUALITY AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE POSSIBLE PRESENCE OF TOXIC OR HAZARDOUS SUBSTANCES, MATERIALS OR WASTES OR OTHER ACTUAL OR POTENTIAL ENVIRONMENTAL CONTAMINATES, AND (ii) THE PROPERTY'S SUITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR USE. GRANTEE HEREBY ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS", INCLUDING ENVIRONMENTAL, BASIS AND ACKNOWLEDGES THAT (a) WITHOUT THIS ACCEPTANCE, THIS CONVEYANCE WOULD NOT BE MADE, AND (b) THAT GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIR, ALTERATION, REMEDIATION OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE AND ITS SUCCESSORS AND ASSIGNS HAVE, AND SHALL BE DEEMED TO HAVE, ASSUMED ALL RISK AND LIABILITY WITH RESPECT TO THE PRESENCE OF TOXIC OR HAZARDOUS SUBSTANCES, MATERIALS OR WASTES OR OTHER ACTUAL OR POTENTIAL ENVIRONMENTAL CONTAMINATES ON, WITHIN OR UNDER THE SURFACE OF THE PROPERTY, WHETHER KNOWN OR UNKNOWN, APPARENT, NON-APPARENT OR LATENT, AND WHETHER EXISTING PRIOR TO, AT OR SUBSEQUENT TO, TRANSFER OF THE PROPERTY TO GRANTEE. GRANTOR IS HEREBY RELEASED BY GRANTEE AND ITS SUCCESSORS AND ASSIGNS OF AND FROM ANY AND ALL LIABILITY, OBLIGATIONS AND CLAIMS, KNOWN OR UNKNOWN, INCLUDING, WITHOUT LIMITATION (1) ANY OBLIGATION TO TAKE THE PROPERTY BACK OR REDUCE THE PRICE, OR (2) ACTIONS FOR CONTRIBUTION OR INDEMNITY, THAT GRANTEE OR ITS SUCCESSORS AND ASSIGNS MAY HAVE AGAINST GRANTOR OR THAT MAY ARISE IN THE FUTURE BASED IN WHOLE OR IN PART UPON THE PRESENCE OF TOXIC OR HAZARDOUS SUBSTANCES, MATERIALS OR WASTES OR OTHER ACTUAL OR POTENTIAL ENVIRONMENTAL CONTAMINATES ON, WITHIN OR UNDER THE SURFACE OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, ALL LIABILITY, OBLIGATIONS AND CLAIMS THAT MAY ARISE UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, AS AMENDED 42 U.S.C. §9601 ET SEQ. GRANTEE FURTHER ACKNOWLEDGES THAT THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY EXPLAINED TO GRANTEE AND THAT GRANTEE FULLY UNDERSTANDS AND ACCEPTS THE SAME.
EXECUTED to be effective the 16th day of December, 2002.

GRANTOR:

Capital Venture I,
a Texas joint venture

By: ____________________________
    Robert E. Mead
    Venture Manager

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on December 16, 2002, by Robert E. Mead, Venture Manager of Capital Venture I, a Texas joint venture, on behalf of said joint venture.

[Signature]
Cynthia A. George
Notary Public, State of Texas

My Commission Expires:
03-19-05

Cynthia A. George
Printed/Typed Name
EXHIBIT "A"

LEGAL DESCRIPTION

Lot 16, John Balch Addition, an Addition to the City of Arlington, Texas, according to the Map thereof recorded in Cabinet A, Slide 4942, of the Plat Records of Tarrant County, Texas.
EXHIBIT "B"

PERMITTED EXCEPTIONS

(1) The lien for 2003 ad valorem taxes not yet due and payable.

(2) Restrictive covenants recorded in Volume 13771, Page 68, Deed Records of Tarrant County, Texas.


(4) Access Easements and 10% utility easement as shown on the plat recorded in Cabinet A, Slide 4942, Plat Records of Tarrant County, Texas, and as shown on survey by Landes & Associates, Inc., certified to by Coy D. Landes, R.P.L.S. No. 1886, dated October 4, 2002.

(5) Undivided one-half interest in oil, gas and other minerals described in instrument filed 03/05/1936, recorded in Volume 1281, Page 452, Deed Records of Tarrant County, Texas.


(8) Easements and/or rights, if any, and none are inferred herein, of third parties with respect to Overhead Electrical Lines running along the West side of the Land as shown on survey by Landes & Associates, Inc., certified to by Coy D. Landes, R.P.L.S. No. 1886, dated October 4, 2002.
INDEXED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT

TO:  REPUBLIC TITLE

RECEIPT NO  REGISTER REC'D BY  PRINTED DATE  TIME
203104535  DR96  WIL  12/17/2002  14:46

INSTRUMENT FEE: $0
INDEXED  TIME  RECV'D
1  D202362171  WD  20021217  14:46  CK 9510

TOTAL: DOCUMENTS: 01  FEE: $0  17.00

BY: 

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL, OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
APPLICATION  
ZONING  

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Development Information

PROJECT ADDRESS:  2045 SE Green Oaks Blvd

Project Name:  St. Andrews Townhomes

Legal Description:  Lot 16A, Balch J Addition  Acreage: 7.5 acres


Current Use:  Undeveloped  Proposed Use:  Residential Townhomes

Owner Information

Firm Name (authorized representing agent, if applicable):  Bruce Dalton

Owner Name:  St. Andrews United Methodist Church Arlington

Address:  2045 SE Green Oaks Blvd  City:  Arlington  State:  TX

ZIP Code:  76017  Telephone:  817-465-3043  Email:  daltonfamily@sbcglobal.net

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

Representative/Agent Information

Firm Name:  BGE Inc

Name:  David Greer

Address:  777 Main Street, Ste. 1900  City:  Ft. Worth  State:  TX

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

Preparer’s Signature:  

Printed Name:  

Date:  

FOR OFFICE USE ONLY

AMANDA Sequence Number:  

12/29/2014  Submit completed form to One Start Development Center | 2nd Floor City Hall | 101 W Abram St Arlington TX 76010  
817-459-6502 | www.arlinton_tx.gov/cdp  
Page 1 of 5
Owner Certification and Disclosure of Interest

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

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

☐ YES  ☐ NO

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

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

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

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

Bruce Daily
Owner Signature

02/19/2020
Date
Bruce Delton - 13th A.D. Chair
Owner Name (print)

D. Curley
Agent Signature

02/20/2020
Date
David Grier
Agent Name (print)

Notary Statement – All Signatures Must Be Notarized

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

Given under my hand and seal of office on this 19th day of February, 2020.

Notary Public in and for the State of Texas

KATE NGUYEN
Notary ID #126349334
My Commission Expires December 10, 2023

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

Given under my hand and seal of office on this 24th day of February, 2020.

Notary Public in and for the State of Texas

CINDY HUGHES
Notary ID #7143271
**REQUIRED FEES**

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

Request City Staff to place notification sign on site for additional fee of $100  

- Yes  
- No

**APPLICATION SUBMITTAL REQUIREMENTS**

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

**ALL APPLICATIONS**

The following items are required with all types of applications:

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

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

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

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

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

ZONING CHANGE

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

PD DEVELOPMENT PLAN

☐ Notes from the completed pre-application conference.

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

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

Site Layout

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

Landscape Plan

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

Building Elevations

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

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

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

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

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

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

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

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

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

MULTI-FAMILY DEVELOPMENT PLAN

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

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

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

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

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

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

BEING a 7.500 acre tract of land situated in the J. Balch Survey, Abstract Number 83, located in the City of Arlington, Tarrant County, Texas, being part of a 16A of the Plat Revision of John Balch Addition, recorded in Instrument Number 203288622, of the Official Public Records of Tarrant County, Texas (OPRTCT), said 7.500 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod on the east right-of-way line of New York Avenue (called 90' wide) and the northwest corner of said Lot 16A;

THENCE North 89 degrees 26 minutes 05 seconds East, with the north line of said 16A, a distance of 612.96 feet to a found 1/2" iron rod at an angle point on the north line of said lot 16A, from which a found 1/2" iron rod at the northeast corner of said Lot 16A bears North 51 degrees 47 minutes 46 seconds East, a distance of 386.60 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, across said Lot 16A, a distance of 132.18 feet to a set 1/2" iron rod with cap stamped “ypassociates.com”;

THENCE North 89 degrees 54 minutes 40 seconds West, continuing across said Lot 16A, a distance of 103.48 feet to a set 1/2" iron rod with cap stamped “ypassociates.com”;  

THENCE South 25 degrees 59 minutes 12 seconds West, continuing across said Lot 16A, a distance of 21.84 feet to a set 1/2" iron rod with cap stamped “ypassociates.com”;

THENCE South 38 degrees 10 minutes 35 seconds East, continuing across said Lot 16A, a distance of 159.95 feet to a point for corner;

THENCE North 51 degrees 48 minutes 17 seconds East, continuing across said Lot 16A, a distance of 88.30 feet to a set 1/2" iron rod with cap stamped “ypassociates.com”;  

THENCE South 38 degrees 12 minutes 45 seconds East, continuing across said Lot 16A, a distance of 400.48 feet to a set 1/2" iron rod with cap stamped “ypassociates.com” on the south line of said Lot 16A and on the north right-of-way line of SE Green Oaks Blvd (120' wide), from which a found 1/2" iron rod at the southeast corner of said Lot 16A bears North 51 degrees 49 minutes 24 seconds East, a distance of 565.43 feet;

THENCE South 51 degrees 49 minutes 24 seconds West, with the north right-of-way line of said SE Green Oaks Blvd and with the south line of said Lot 16A, a distance of 245.37 feet to a found 1/2" iron rod with cap stamped “LANDES & ASSOC” at the southern most southwest corner of said Lot 16A and the southeast corner of Lot 16B2 of the Replat of John Balch Addition, recorded in Instrument Number D205189212, OPRTCT, from which a found 1/2" iron rod with cap stamped “LANDES & ASSOC” bears South 51 degrees 49 minutes 24 seconds East, a distance of 19.09 feet;

THENCE North 38 degrees 10 minutes 09 seconds West, with the west line of said Lot 16A and the east line of said Lot 16B2, a distance of 249.99 feet to a set 1/2" iron rod with cap stamped “ypassociates.com” at an ell corner of said Lot 16A and the northeast corner of said Lot 16B2;

THENCE South 51 degrees 49 minutes 51 seconds West, with the south line of said Lot 16A and the north line of said Lot 16B2, a distance of 140.15 feet to a found 5/8" iron rod with illegible cap at an
angle point on the south line of said Lot 16A, the northwest corner of said Lot 16B2, and the northeast corner of Lot 16B1 of said Replat of John Balch Addition;

THENCE South 89 degrees 21 minutes 40 seconds West continuing with the south line of said Lot 16A and the north line of said Lot 16B1, a distance of 236.32 feet to a found 1/2" iron rod with cap stamped “LANDES & ASSOC” at the a southwest corner of said Lot 16A and the northwest corner of said Lot 16B1;

THENCE North 00 degrees 36 minutes 08 seconds West, with the west line of said Lot 16A, a distance of 56.59 feet to a set 1/2" iron rod with cap stamped “ypassociates.com” at an ell corner of said Lot 16A on the south line of Lot 16C Lot 16C of said Plat Revision of John Balch Addition;

THENCE North 89 degrees 23 minutes 52 seconds East, with the north line of said lot 16A and the south line of said Lot 16C, a distance of 34.00 feet to a found 1/2” iron rod at an ell corner of said Lot 16A and the southeast corner of said Lot 16C, from which a found 5/8” iron rod with cap stamped “ACLS 4365” bears North 89 degrees 24 minutes East, a distance of 0.9’ (surveyor's note: found ½” iron rod fits with found original “LANDES ASSOC.” corners that established common line between Lot 16C and Lot 16A);

THENCE North 00 degrees 36 minutes 08 seconds West, with the west line of said Lot 16A and the east line of said Lot 16C, a distance of 300.00 feet to a found 1/2” iron rod with cap stamped “LANDES & ASSOC” at an ell corner of said Lot 16A and the northeast corner of said Lot 16C;

THENCE South 89 degrees 23 minutes 52 seconds West, with the south line of said Lot 16A and the north line of said Lot 16C, a distance of 249.88 feet to a found 1/2” iron rod with cap stamped “LANDES & ASSOC” at the western most southwest corner of said Lot 16A and the northwest corner of said Lot 16C on the east right-of-way line of said New York Avenue;

THENCE North 00 degrees 36 minutes 48 seconds West, with the east right-of-way line of said New York Avenue and the west line of said Lot 16A, a distance of 221.48 feet to the POINT OF BEGINNING and containing 7.500 acres of land, or 326,700 square feet of land, more or less.
City Of Arlington
Receipt # 580399
(This is not a permit)

Receipt For: Zoning Case, Zoning Amendment, All other Requests
"For licenses, use sub type and folder group"

Payment Date: 02/24/2020       Invoice No.: 2986582       Reference ID: 2020-019265-ZC
Property Name: 2045 SE GREEN OAKS BOULEVARD
Property Address: 2045 SE GREEN OAKS BLV ARLINGTON TX 76018
Legal Description: BALCH J 16A

Payee Information:
Organization: BGE, Inc
Name: David Greer
Address: ARLINGTON TX USA
Phone No.: (817) 872-6005
Payment Method: VISA
Account Number: N/A
Payment Received: $1,375.00
Amount Applied: $1,375.00
Change: $0.00       Balance: N/A

Comments:
PHONE PAYMENT REC'D BY DAVID GREER

Receipt Details

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

Internal Information
Reference No.: 2543779
Department Name: Community Development & Planning
Receipt Issued By: VICKIE SLOAN
Contact Number: 817-459-6502
February 14, 2020

City of Arlington
101 W. Abram Street – First Floor
P.O. Box 90231 MS 01-0200
Arlington, TX 76004

RE: St. Andrews Arlington Project – Utility Request Letter

To whom it may concern:

The MVAH Partners has contracted with BGE, Inc., to provide engineering services for the construction of the St. Andrews Arlington Project in The City of Arlington. Enclosed is a location map showing the project construction area.

Please send a copy of your Company’s Record Maps and land use agreements within the proposed construction area. Also, please indicate any pending new facilities that are expected to be installed within the next 6 months.

Please submit the following information to Jaime Soria Jr.

- Record/as-built mapping within project area
- Related easement mapping and new easement requirements
- Any planned or future facilities within project area

We appreciate your prompt attention to our requests. Please forward your responses to the address shown below.

    Attn. Jaime Soria Jr
    BGE, Inc
    777 Main Street, Suite 1900
    Fort Worth, Texas 76102

Your input is critical; your immediate response would be greatly appreciated. If you desire further information concerning the proposed work, feel free to contact Jaime Soria Jr. at (817) 872 6010.

Sincerely,

BGE, Inc.

Jaime Soria Jr.,
Engineer

Enc: Location Map,