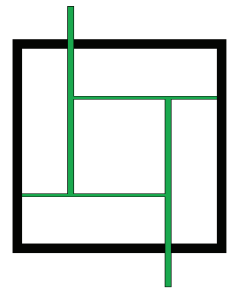


SITE ASSESSMENT REPORT

Downtown Arlington



PREPARED FOR:
Afallon Investments Inc.
Attn: Mr. Bob Johnson
201 E. Abram St.
Arlington, TX 76010

mlmja

PREPARED BY:
Mycoskie & Associates, Inc.
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Arlington | Burleson



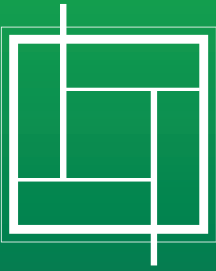
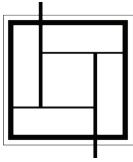


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Site Assessment Report – Downtown Arlington

ARLINGTON, TEXAS

EXECUTIVE SUMMARY

Mycoskie & Associates, Inc. (MMA) is pleased to present Afallon Investments Inc. the following Site Assessment Report for the Afallon Investments – Downtown Arlington Redevelopment, which is generally located north of E. Abram St., west of S. East St., and east of S. Mesquite St. in Arlington, Texas (the “Property”). The Property is approximately 7.32-acres and is currently developed with a mix of professional offices, vacant bank with drive thru, and associated parking areas. This report was compiled based on information gathered from correspondence with City of Arlington staff, general knowledge of the development process, and independent research. To evaluate the potential impacts of a redevelopment project and complete this site assessment, MMA researched applicable development codes, zoning ordinances, design criteria manuals, as-built plans, utilities, and other available resources in a full effort of due diligence. To the best of our knowledge, the following report and exhibits are an accurate representation of the site conditions and land use regulations. [Refer to Appendix A – Aerial.](#)



Aerial

PLATTING, ZONING and LAND USE

The Property is platted as Lot 1 (2.086-acres), Lot 2 (0.974-acres), Lot 3 (1.487-acres), Block 22-R of the Original Town of Arlington Addition and a remainder portion of Block 22-R totaling approximately 2.46-acres. Based on recent experience and final number of future lots, the city will require a preliminary plat followed by a final plat. [Refer to Appendix J – Plats.](#)

According to the City of Arlington’s online Zoning Map, the Property is zoned Downtown Business (“DB District”). Depending on the proposed future land uses, a zoning change to create a unified, master planned development will most likely be required. [Refer to Appendix C – Zoning Map.](#) An excerpt from the Unified Development Code (UDC) states, “*The DB district provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. The DB district is intended to aid in the revitalization of Arlington’s original downtown area, and to establish an identity for the downtown area by permitting uses that enhance its role as a unique civic and ceremonial heart of the City. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for member of the public and development community.*”

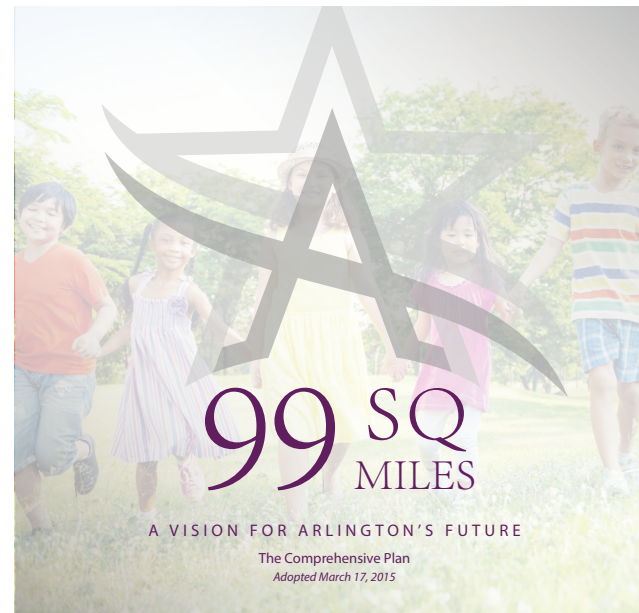
The DB District allows a variety of land uses subject to certain development and design standards. For example, it permits a maximum density of 60 units/acre with a single use in a structure or a mixed-use development with up to 100 units/acre when the second non-residential use occupies a minimum of

15% of the gross floor area of the same structure. Although multi-family is a permitted use as part of a mixed-use development, all new projects which have a multi-family component are required to receive development plan approval from the Planning and Zoning Commission and City Council and would adhere to the city's Mixed-Use Design Standards. [Refer to Appendix L – Unified Development Code.](#)

COMPREHENSIVE PLAN

The 2015 Comprehensive Plan, 99 Square Miles, serves as the city's key policy document and outlines the general direction for the city. According to the Future Development Areas Map, the Property is in the Downtown/University Neighborhood area where *“a mix of residential uses and mixed-use buildings is encouraged to maximize the area's potential. There should be retail, educational, office, government, cultural, and entertainment venues to serve those living in and around the area. Most intense uses should be centered in an area bounded by Cooper St. to Collins St. and extending from Division St. to UT Arlington's boundary.”* Additionally, the comprehensive plan identifies several target areas where there are transformational redevelopment opportunities, one of which is Downtown Arlington. *“Recent development projects such as **Park Place, Block 300, and Urban Union** have helped generate interest in this area. A focus on creating better linkages and attracting professional services, residential offerings, shopping, and lodging will be key to creating a vibrant center for employment, housing, and nightlife.”*

According to the Comprehensive Plan, the Downtown/University Neighborhood area can support up to 18 units/acre for single family including single family detached and townhomes and up to 100units/acre for multi-family and encourages public spaces such as pocket parks and plazas. One of the Economic Development goals identified in the comprehensive plan is to rejuvenate and transform key economic centers into vibrant destinations. The plan acknowledges the public sector must have a strong role to foster transformational redevelopment in these target areas. [Refer to Appendix M – Comprehensive Plan.](#)



DOWNTOWN MASTER PLAN

The 2018 Downtown Master Plan establishes a strategic framework and specific action items to guide the next generation of development of Downtown Arlington. The document seeks to mobilize the long-term visions through many goals and strategies including attracting more people to live and work, establish the area as a destination with a distinct identity, foster a diversity of housing types, activate streets, open spaces, and parks, strengthen the arts, culture, and music scene, and create a diverse community that welcomes all residents, employees, students, and visitors.

The Downtown Master Plan identified several focus areas, and *“a key goal of the plan is to strengthen and connect these emerging destinations.”* The Property falls within the Downtown Core *“where the intensity and density of uses will be the highest”* and *“it is surrounded by and connected to”* the

East Main St., “which has the potential to thrive as a mixed-use industrial district.” According to the economic study conducted during the master planning process, “there is the potential to add 1,300 to 2,300 additional dwelling units and 100,000 to 170,000 square feet of ground-floor retail, food and beverage, and other commercial spaces of the next 10 to 12 years.” Refer to Appendix N – Downtown Master Plan.

ADJACENT PROPERTIES

The land uses surrounding the Property consists primarily of commercial uses such as multi-family, mixed use, offices, restaurants, and auto service. Immediately adjacent to the north of the Property is the proposed Doggie Depot Dog Park, the Union Pacific Railroad, and new professional offices and multi-family dwellings apart of **Urban Union**. There is a mix of auto service, residential, and commercial properties located to the east across S. East St. The **101 Center** mixed use project is located to the west across S. Mesquite St. and the **Park Place** mixed use development and **Block 300** development is located south across E. Abram St. The Property is also located two blocks north of the edge of the University of Texas at Arlington campus, northeast of the Levitt Pavilion, one block east of City Hall and the downtown public library, two blocks west of the Tarrant County Sub-Courthouse.

LANDMARK and HORIZON PROJECTS

There are several Landmark and Downtown Arlington developments which are game changers for the redevelopment of the city’s downtown core.

The Levitt Pavilion for the Performing Arts is housed inside Founders Plaza, a City of Arlington Park in the heart of downtown. The Levitt Pavilion is known as the catalyst development which reinvigorated the reinvestment into downtown Arlington. Located directly across from city hall, the Levitt Pavilion offers 50 free concerts a year and holds several other community events throughout the year. Founders Plaza includes a spacious lawn, walkways, seating walls, an interactive fountain, and a history garden. More recently, the Levitt Center was added to provide an event venue offering a space for events such as luncheons, retreats, VIP parties, meetings, and receptions.

Vandergriff Town Center, located just north of the Downtown core, is home to Arlington Music Hall, Babe’s Chicken, Mellow Mushroom, Grease Monkey Burger Shop, and office lease space.

Block 300, located along W. Abram St., is a commercial mixed-use development. This redevelopment project created a hip new place for casual dining and is home to Flying Fish Seafood, Namoo Korean Bowl, Twisted Root Burger Company, and Hooligans Pub.



Levitt Pavilion



Block 300

Urban Union is an adaptive mixed use redevelopment project located on 7 acres and north of the Downtown area. Urban Union is comprised of 8 buildings and boasts more than 70,000 square feet of lease space. It has a mix of fast-casual and sit-down restaurants and is home to Cane Rosso, Hurtado BBQ, Hayters Bar & Lounge, The Hive, Salter Brothers Coffee Roasters, Wild West Comics and Games, Boad & Brush, Cartel Taco Bar, Inspirations Catering and Gourmet Shop, 4 Kahunas Tiki Lounge, Sugar Bee Sweets Bakery, Lone Star Axe Throwing, The Tippy Oak, Union Worx, and Camp Tuf Fitness, Salvaged Stories, Cidercade Arlington, Sutton Frost Cary and multi-family residential housing.



Urban Union



101 Center



404 Border

Over the past 10 years, there have been several mixed use and multi-family residential developments which have located downtown. **404 Border Apartments** is a 135-unit multi-family development steps away from the University of Texas at Arlington. **101 Center** is a vertical mixed used building with multi-family residential and commercial uses fronting E. Abram St. It is home to Inclusion Coffee, Rita's Italian Ice, Kintaro Ramen, Ann's Natural Grocery and Nutrition, Kung Fe Tea, Frost Bank, and Amore Mio Trattoria. **Park Place** is located on two city block between E. Abram St. and E. Border St. and is a vertical mixed use building with multi-family residential and commercial uses fronting E. Abram St. It is home to Insomnia Cookies, Taipo Fast Food, Commodities, and Zio Al's Pizza and Pasta.

Government buildings are prominent in the downtown core. These include City Hall, the Arlington Municipal Court, Tarrant County Southeast Courthouse, and Central Library

In addition to Founders Plaza, there are several other public spaces within walking distance of the site. These include the Rotary Dream Park along E. Front St., and the Mineral Well Public Plaza located between City Hall and the Central Library. Planned soon is the Downtown Arlington Doggie Depot which is immediately north of the subject site.

All of these projects are part of the redevelopment of Downtown District Arlington.

[Refer to Appendix F – Landmark and Downtown Projects.](#)

TRANSPORTATION and CIRCULATION

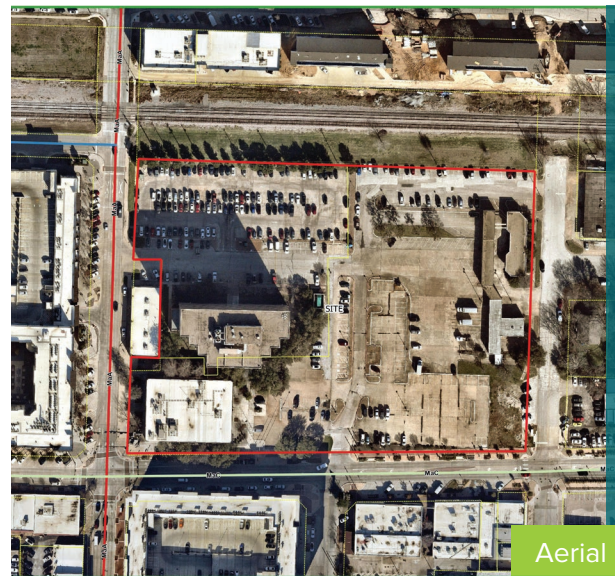
The Property offers access from multiple major and minor thoroughfares including E. Abram St., N. Center St., and S. East St. The City of Arlington maintains jurisdiction on these thoroughfares. Depending on the redevelopment plans, improvements to the existing thoroughfare such as deceleration lanes may be required but no major improvements are anticipated provided the adjacent roadways are mostly developed. Should the Property introduce a new land use such as multi-family; however, the city could require a Traffic Impact Analysis (TIA) to analyze the impacts to the adjacent roadway system and result in off-site transportation improvements. There is currently adequate access to the Property via the adjacent roadways. [Refer to Appendix G – Thoroughfare Development Plan.](#)

RIGHT-OF-WAY and EASEMENTS

There appears to be sufficient right-of-way based on the city's Thoroughfare Development Plan and Subdivision Regulations and the required right-of-way for the adjacent streets are as follows:

- South Mesquite St. (Major Arterial, 3 lanes one-way, 120-foot Right-of-Way)
- East Abram St. (Major Collector, 3 lanes, 70-foot Right-of-Way)
- South East St. (Local, 2 lanes, 50-foot Right-of-Way)

It is recommended to request an updated survey of the Property to verify if adequate right-of-way has been dedicated. Additionally, the survey would identify existing easements which may encumber the Property. The easements, if any, could affect any new development; therefore, investigation is necessary to understand impacts of existing easements and the need for additional easements. The city requires a 10-foot by 10-foot corner clip for local/local street intersections and 15-foot by 15-foot corner clip for all other intersections. Based on recent projects and experience working with franchise companies, it is common for the city or a franchise company such as Oncor to request a 10-foot perimeter utility easement to be dedicated on private property as well as large easements for transformers and switchgears. Further discussions with the franchise companies will be required to confirm future easement needs. [Refer to Appendix G – Thoroughfare Development Plan.](#)



Aerial

UTILITIES

Water

Based on the as-built plans and the city's GIS maps, there are existing water public utility lines adjacent to and within the property. The following description outlines the line locations and sizes. Beginning in the northwest corner of the property there is a 12-inch water line on the west side of N. Mesquite St., a 12-inch water line on the north side of E. Abram St., and 6-inch and 8-inch water line on the east and west sides of S. East St. There is a 36-inch transmission line on the east side of S. East St. There is a 6-inch water line which bisects the property from east to west. The city's fire code

stipulates fire hydrants shall have an effective radius of 300'. Based on the city's GIS data, the Property appears to be deficient in providing adequate fire protection coverage, internally to the property. Water utilities would need to be extended and/or realigned internally to serve future development plans. The minimum line size required by the City of Arlington for fully developed commercial sites is an 8-inch line. The 6-inch lines specified above do not meet current City of Arlington design standards, therefore, the upsizing of these facilities may be required. Depending on the proposed land uses, the city may require a water demand study to confirm the adequacy of existing facilities to serve a future development. [Refer to Appendix H –City Utilities.](#)

Sanitary Sewer

Based on the as-built plans and the city's GIS maps, there are existing public sanitary sewer lines adjacent to and within the Property. The following description outlines the line locations and sizes based on the general sanitary sewer flow. Beginning in the southeast corner of the study area (intersection of N. Mesquite and E. Abram) there is a 15-inch sanitary sewer line in East Abram St. This line increases to an 18-inch to the intersection of East Abram St. and South East St. A 6-inch sewer line bisects the property and flows from west to east, connecting to an 8-inch line in South Mary St. Per the City of Arlington Design Criteria Manual (DCM), sanitary sewer lines are to be a minimum of 8-inches. Depending on the proposed land uses, the city may require a sanitary sewer demand study to confirm the adequacy of existing facilities to serve a future development. Additionally, the lines bisecting the Property could be relocated to maximize the development area of the Property. Confirmation and coordination with the City of Arlington would be required. [Refer to Appendix H – City Utilities.](#)

Storm Drain

Portions of the Property are fully developed or were fully developed in the past with commercial development with most of them having impervious cover. Existing developments include the City of Arlington Municipal Tower (101 S. Mesquite St.), Pinnacle Building (201 E. Abram St.), and Commercial Building (103 S. Mesquite St.). There are two existing, unoccupied, buildings on the eastern edge of the property. Most of the Property is in the Johnson Creek Drainage Basin. FEMA designated hazard areas are not present within the Property.



Based on the as-built plans and the city’s GIS maps, there is storm drainage infrastructure located in North Mesquite St. (north/south connection) and along East Abram St. (east/west connection). [Refer to Appendix H –City Utilities.](#)

Land within the Property is fully developed. However, further investigation will need to be performed to ensure the surrounding streets, storm systems, and inlets have capacity to contain the design storm based on the City of Arlington Design Criteria Manual (DCM).

ECONOMIC DEVELOPMENT

The City of Arlington offers a variety of Economic Development incentives designed to create jobs, new capital investment and spur redevelopment throughout the community. Incentive offerings are provided on a case-by-case basis and are designed to meet the specific needs of each development and client. The Property is in Tax Increment Reinvestment Zone (TIRZ) No. 1 Downtown. The purpose of the TIRZ district is to reimburse private developers for public infrastructure improvements which may contribute to a financial gap on a specific project as well as demolition cost associated with a redevelopment project. This reimbursement is funded by the added taxes and increased value generated by the new development which occurs within the boundaries of the TIRZ district.

In November 2020, the citizens of Arlington voted to authorize the adoption of an additional quarter-cent City sales and use tax used to form and fund the Arlington Economic Development Corporation (AEDC). The AEDC is a nonprofit organization whose mission is to recruit business and industry, help local companies grow and generate quality job opportunities throughout the Arlington metro area. AEDC aids new businesses considering the area for expansion and new investment. AEDC also provides retention and expansion assistance to existing industry. [Refer to Appendix I – TIRZ Map. AEDC](#)

DEVELOPMENT CRITERIA

The city has a multi-step process for review and approval of engineering and architectural construction plans. [Refer to Appendix X – Development Process for complete breakdown of development process from zoning to building permit.](#)

CONCLUSION

The Property is located in a highly visible part of the city and our belief is city staff and city officials would be generally supportive of a redevelopment initiative. Along with the recent redevelopment projects within Downtown Arlington and recent roadway improvements, the Property can continue the momentum of transforming a high-profile development through this corridor into a center of economic growth and community pride. MMA appreciates the opportunity to provide you with this information and we look forward to discussing the next steps.







APPENDIX



APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2005 AERIAL



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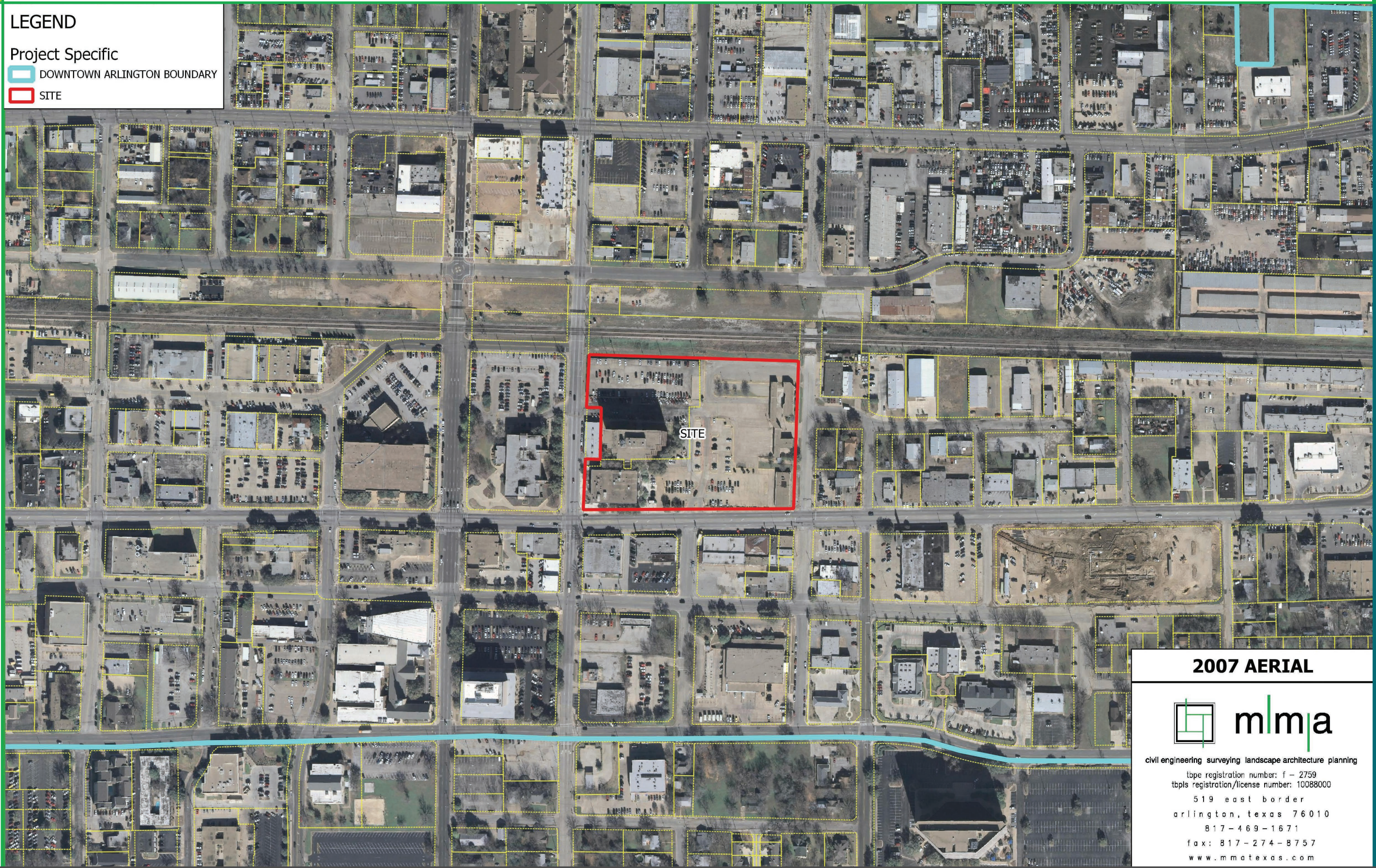
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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2007 AERIAL



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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2009 AERIAL



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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2011 AERIAL



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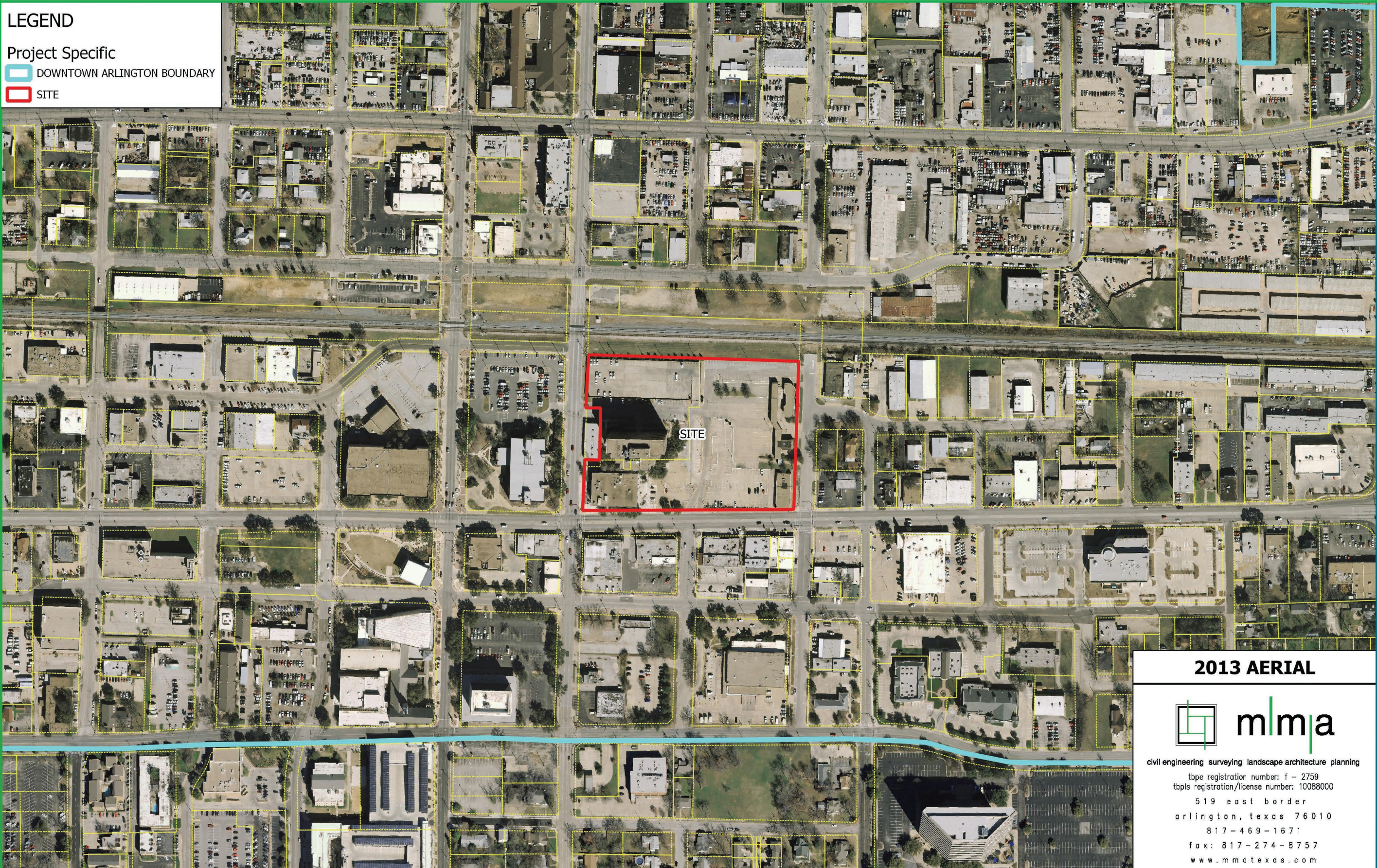
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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
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2013 AERIAL



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APPENDIX A // AERIAL

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Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
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2015 AERIAL



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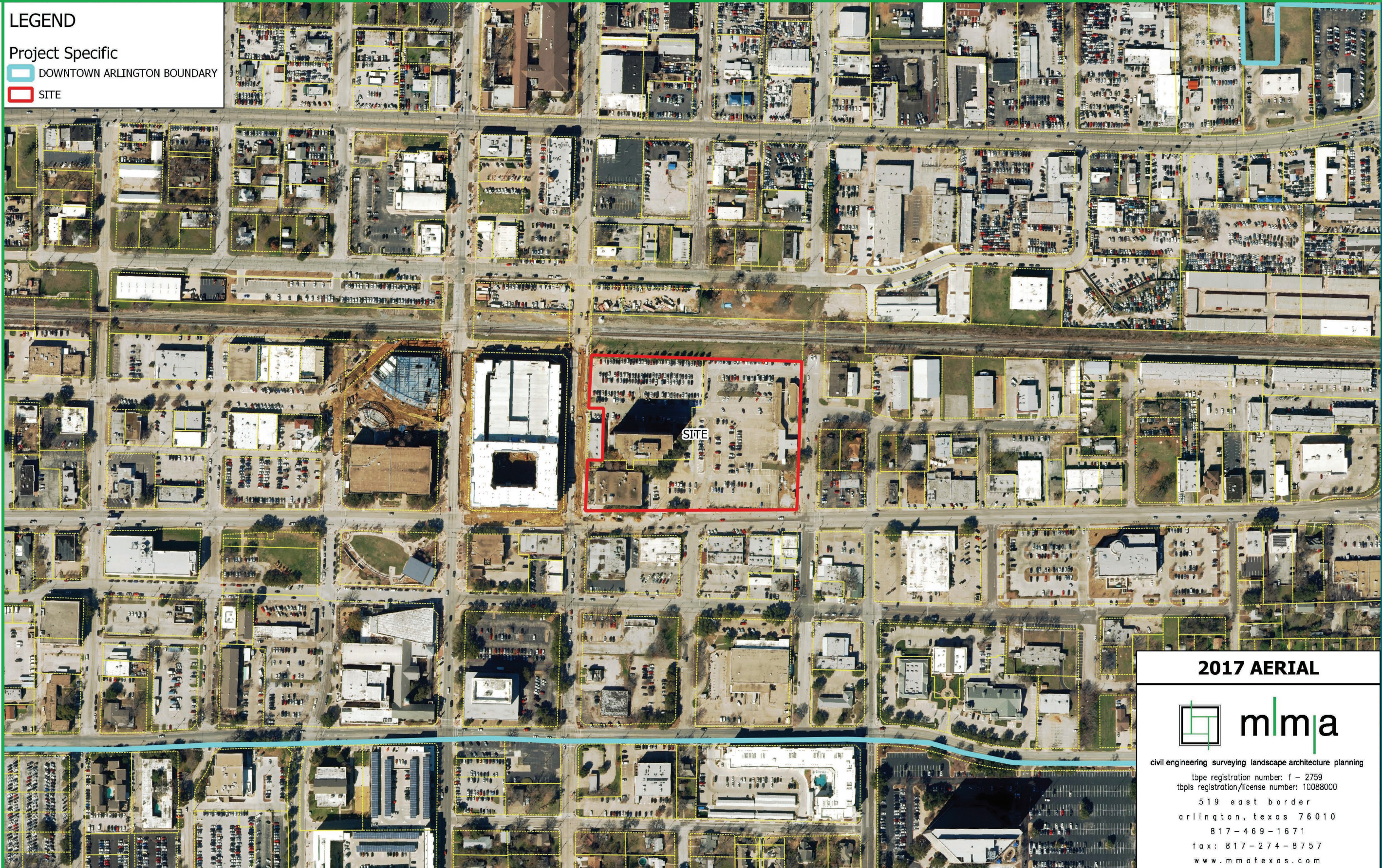
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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2017 AERIAL



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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2020 AERIAL



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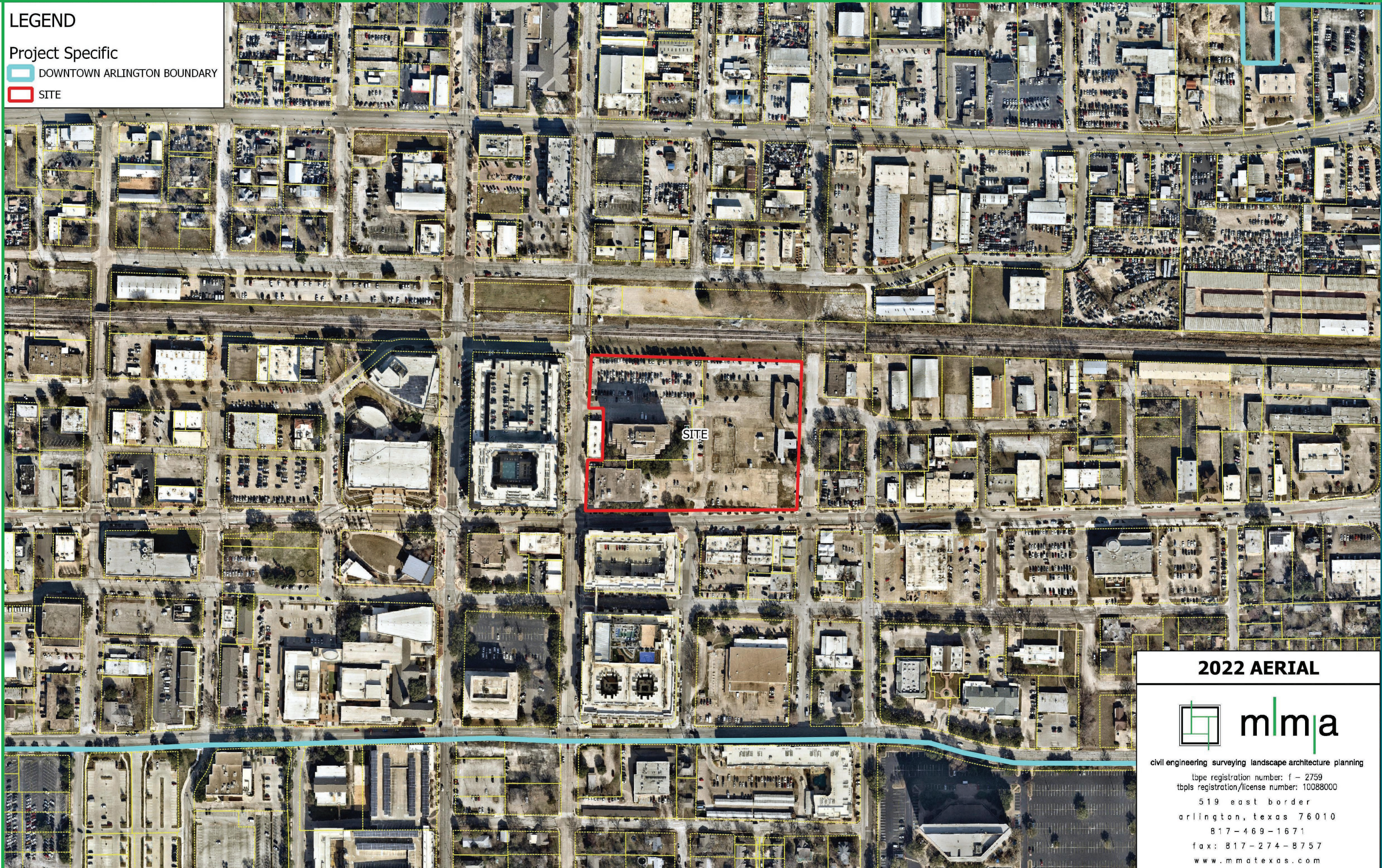
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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2022 AERIAL



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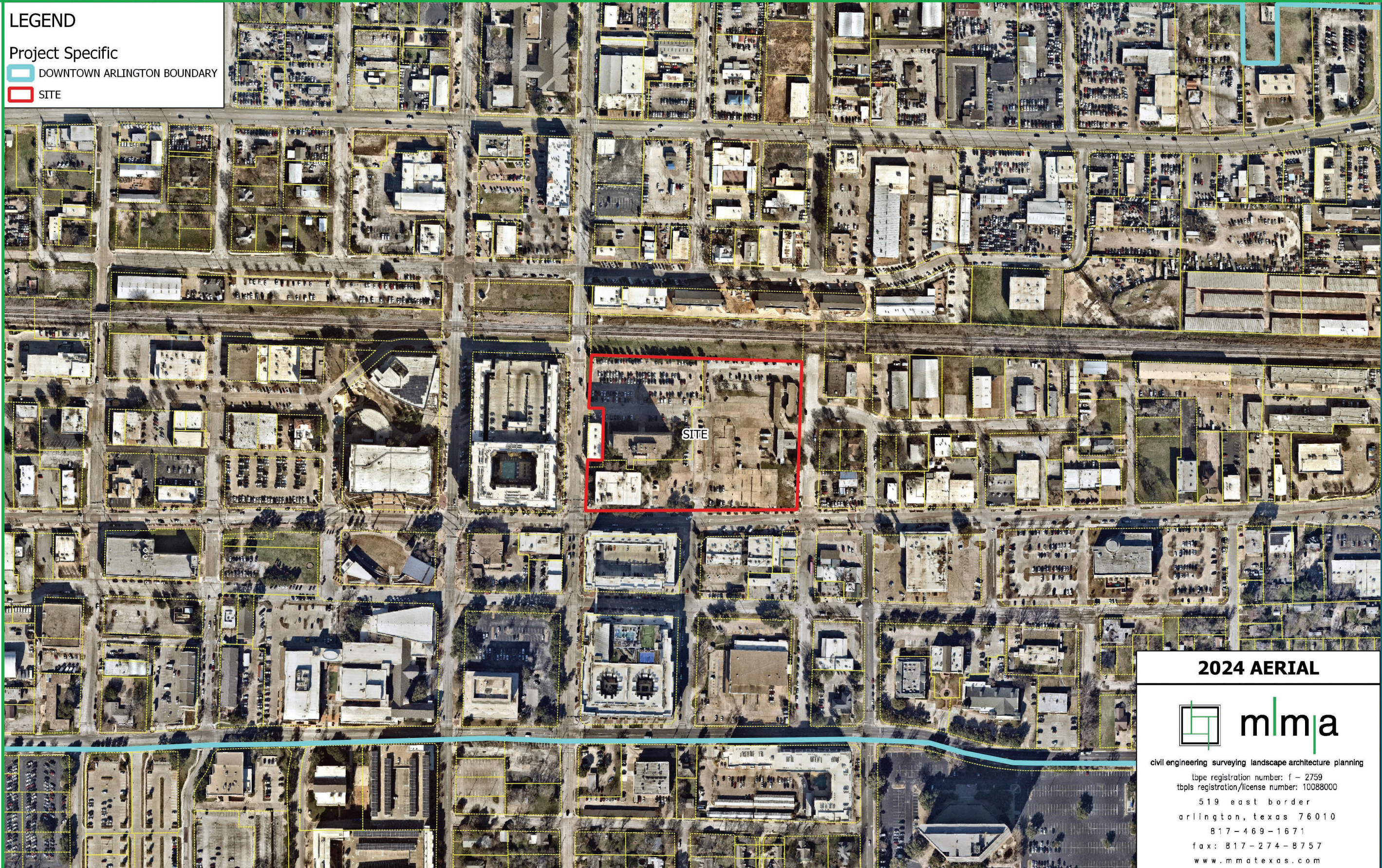
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APPENDIX A // AERIAL

LEGEND

Project Specific

-  DOWNTOWN ARLINGTON BOUNDARY
-  SITE



2024 AERIAL



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APPENDIX B // TOPOGRAPHY

LEGEND

Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

 SITE

Contours

 Minor

 Major



TOPOGRAPHY



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APPENDIX C // ZONING MAP

LEGEND

Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

 SITE

Zoning

 DB

 GC

 LI

 PD



ZONING



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APPENDIX D // ZONING OVERLAYS

LEGEND

Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

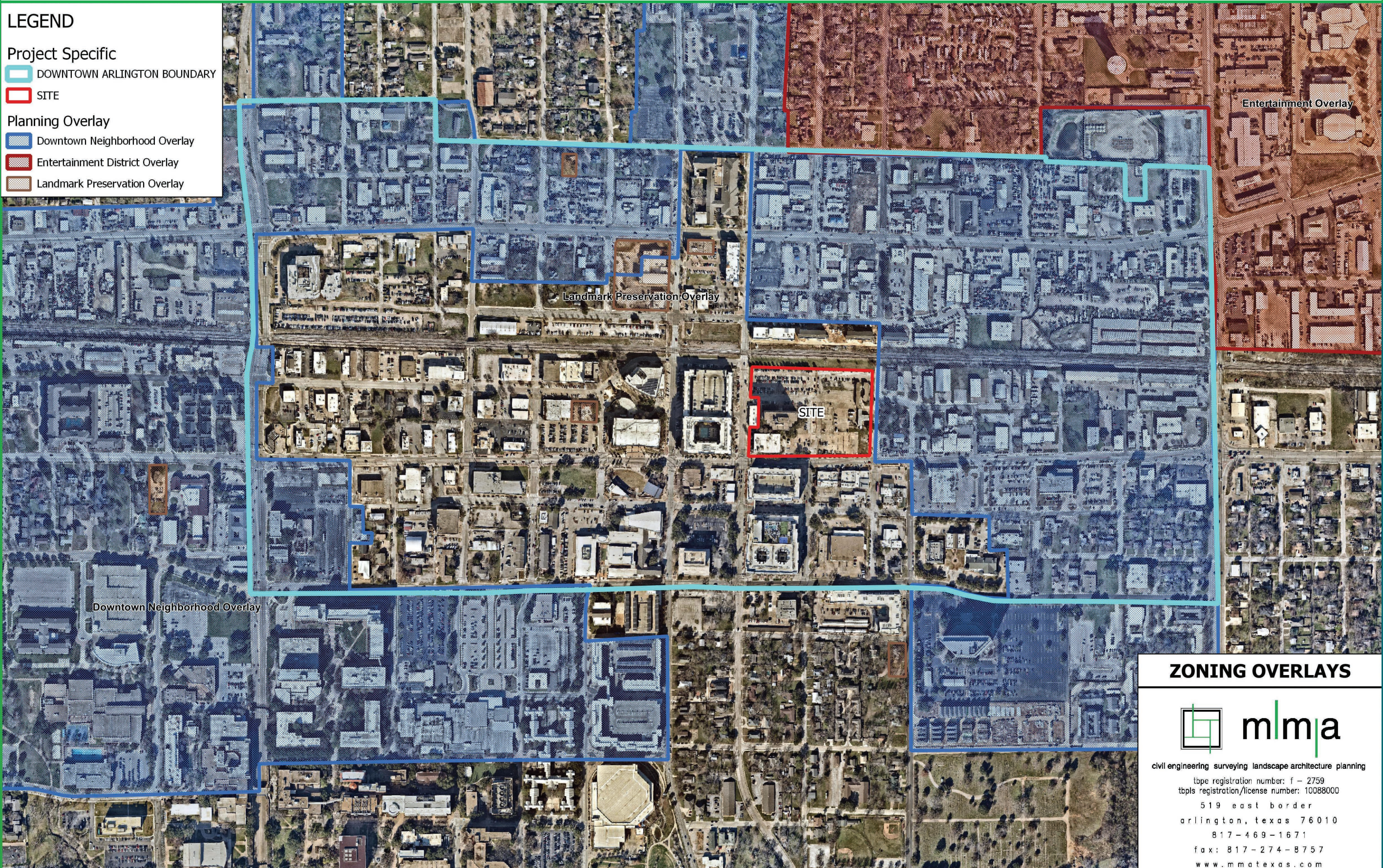
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Planning Overlay

 Downtown Neighborhood Overlay

 Entertainment District Overlay

 Landmark Preservation Overlay



ZONING OVERLAYS



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APPENDIX E // LAND USE

LEGEND

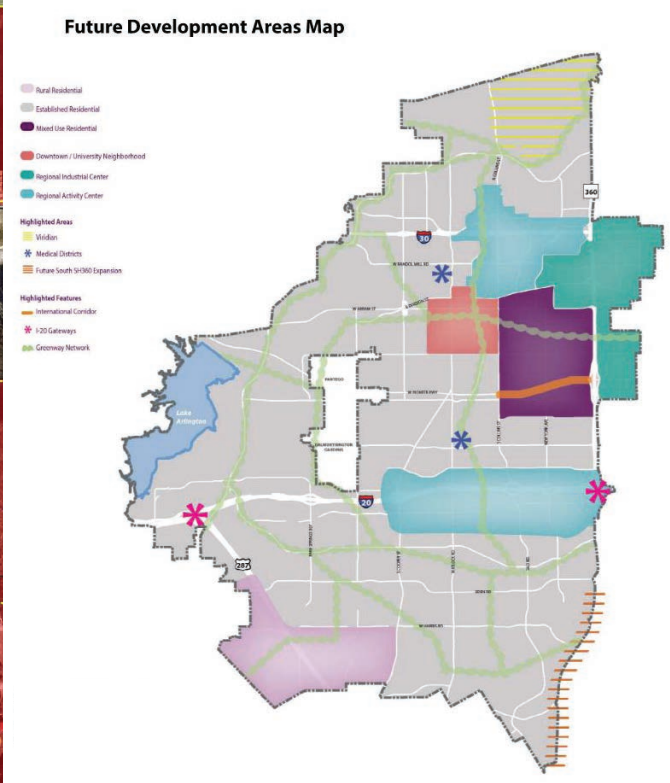
Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

 SITE

Landuse

-  Commercial/Retail
-  Institutional
-  Manufacturing/Warehouse/Industrial
-  Mixed Use
-  Office
-  Park/Open
-  Parking
-  Single Family
-  Transportation/Utilities/Communication
-  Vacant - Under Development
-  Vacant-Developable
- 

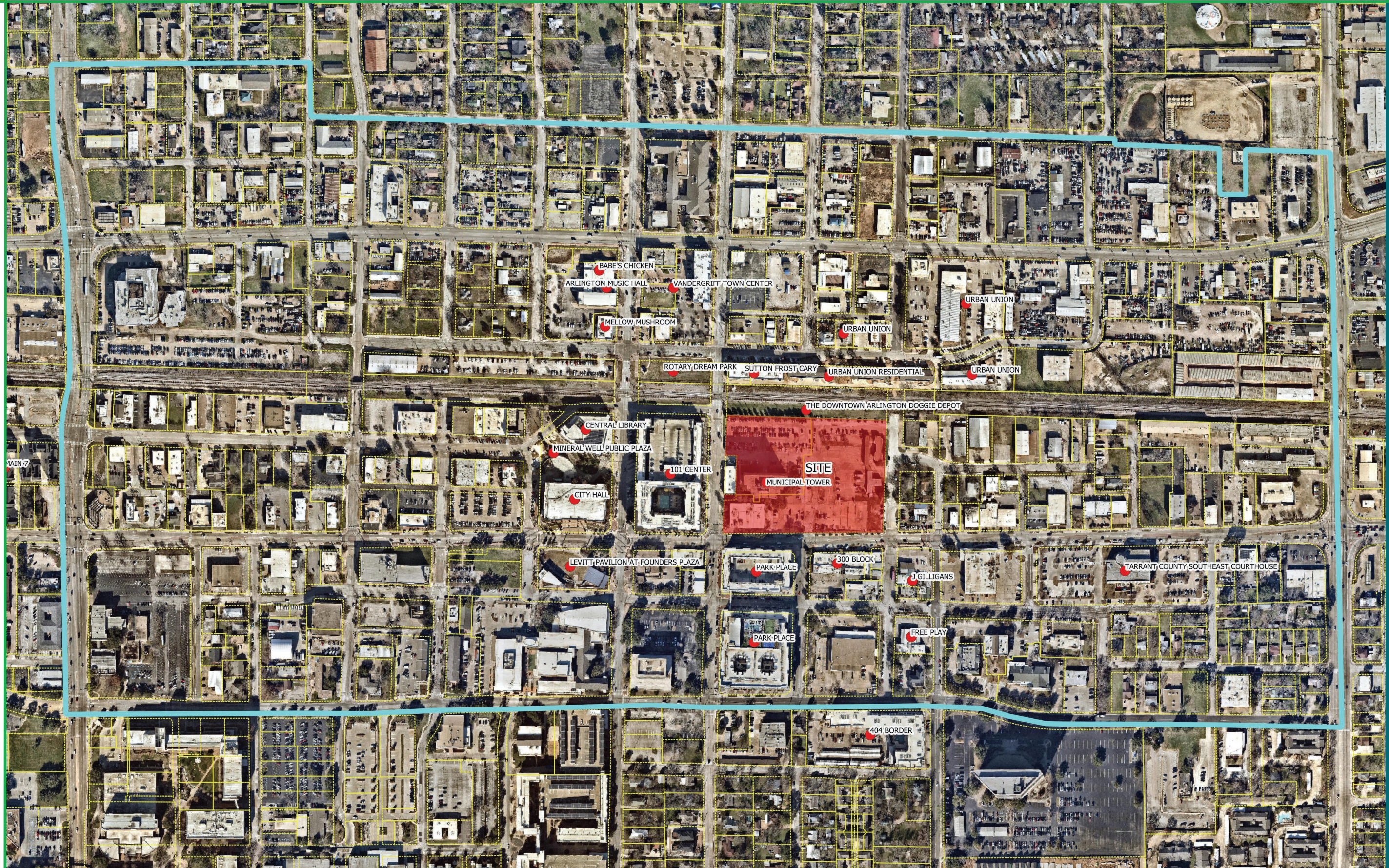


LANDUSE



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APPENDIX F // LANDMARK and HORIZON PROJECTS



APPENDIX G // THOROUGHFARE DEVELOPMENT PLAN

LEGEND

Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

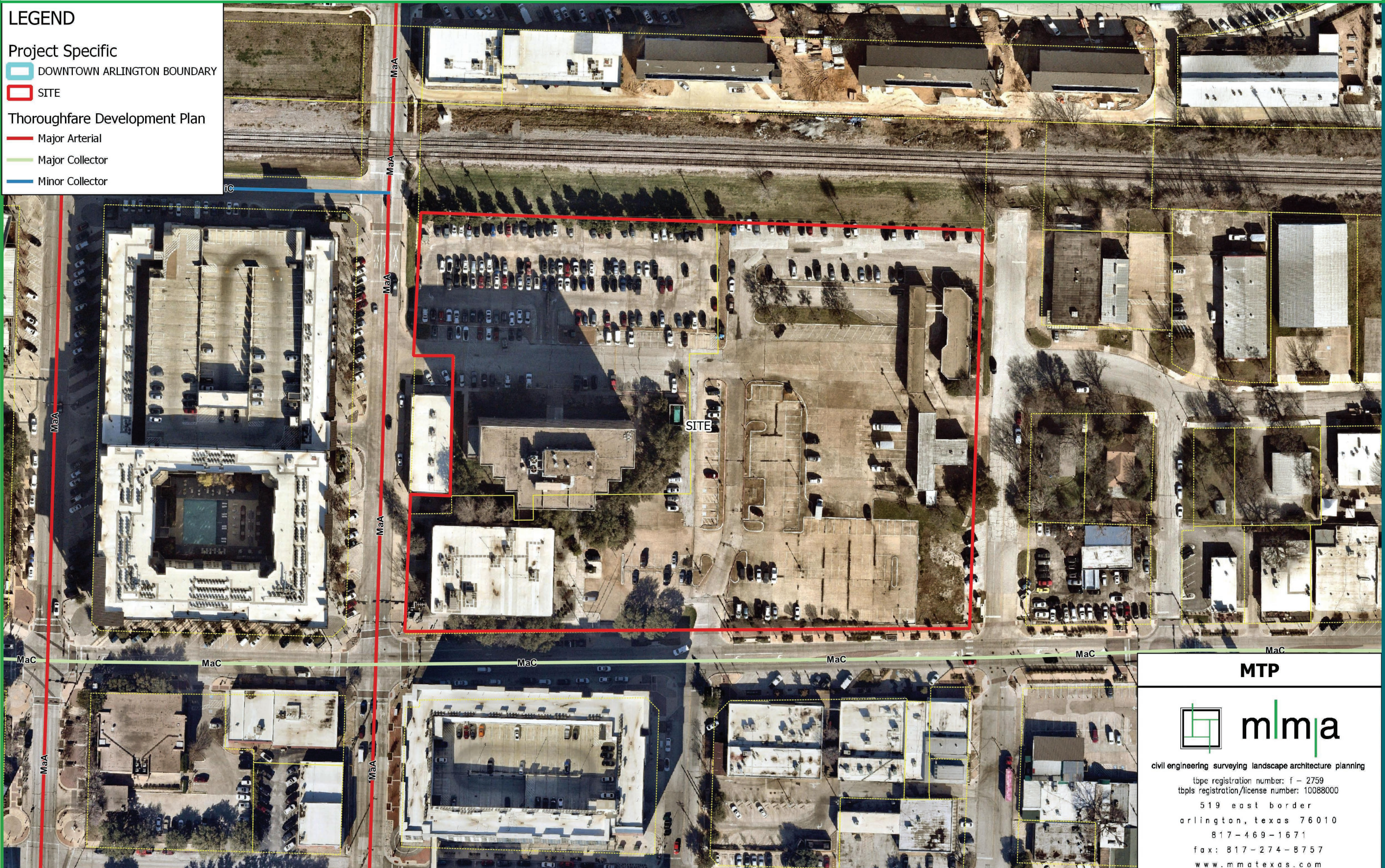
 SITE

Thoroughfare Development Plan

 Major Arterial

 Major Collector

 Minor Collector

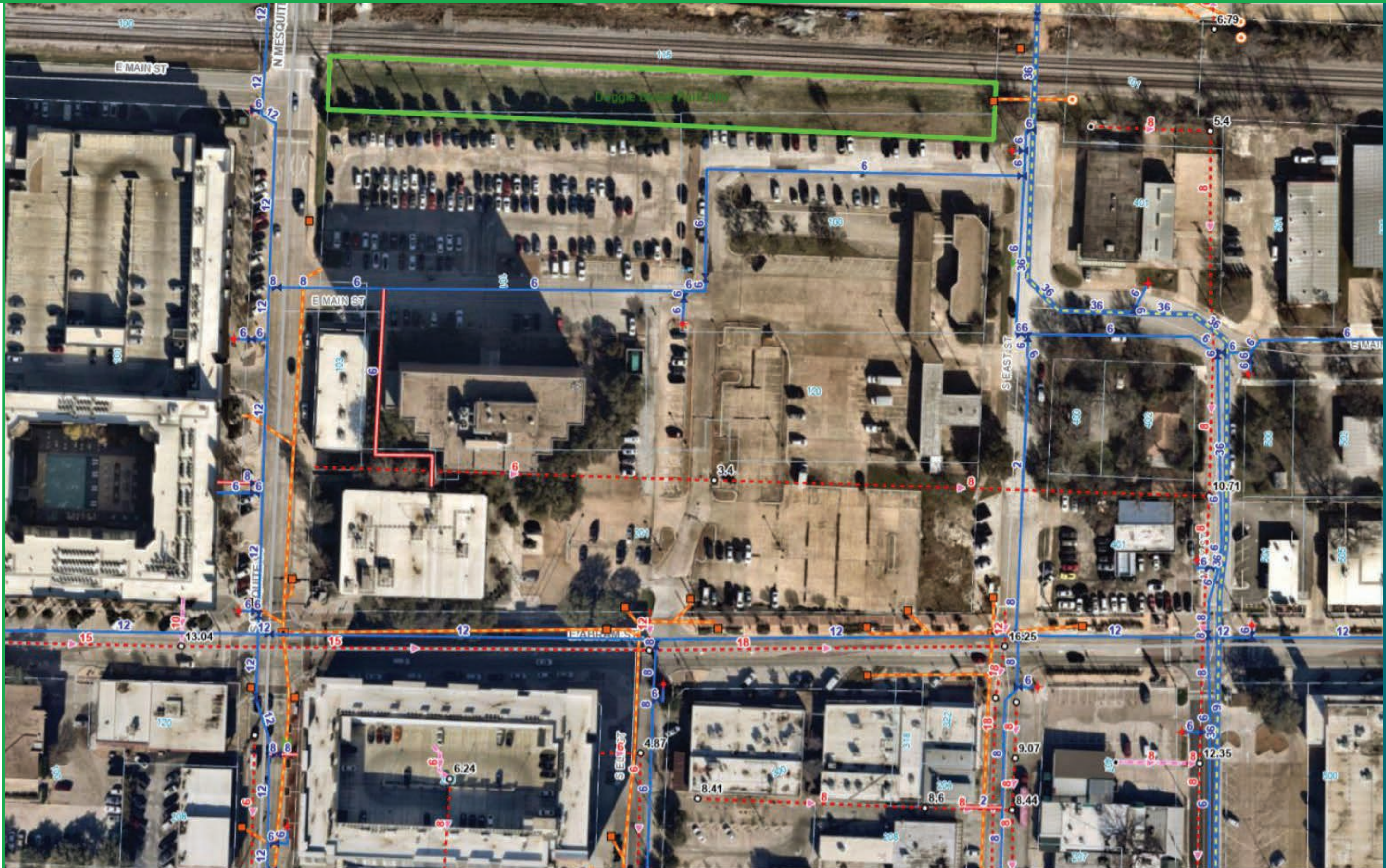


MTP



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APPENDIX H // CITY UTILITIES



APPENDIX I // TIRZ DISTRICTS


LEGEND

Project Specific

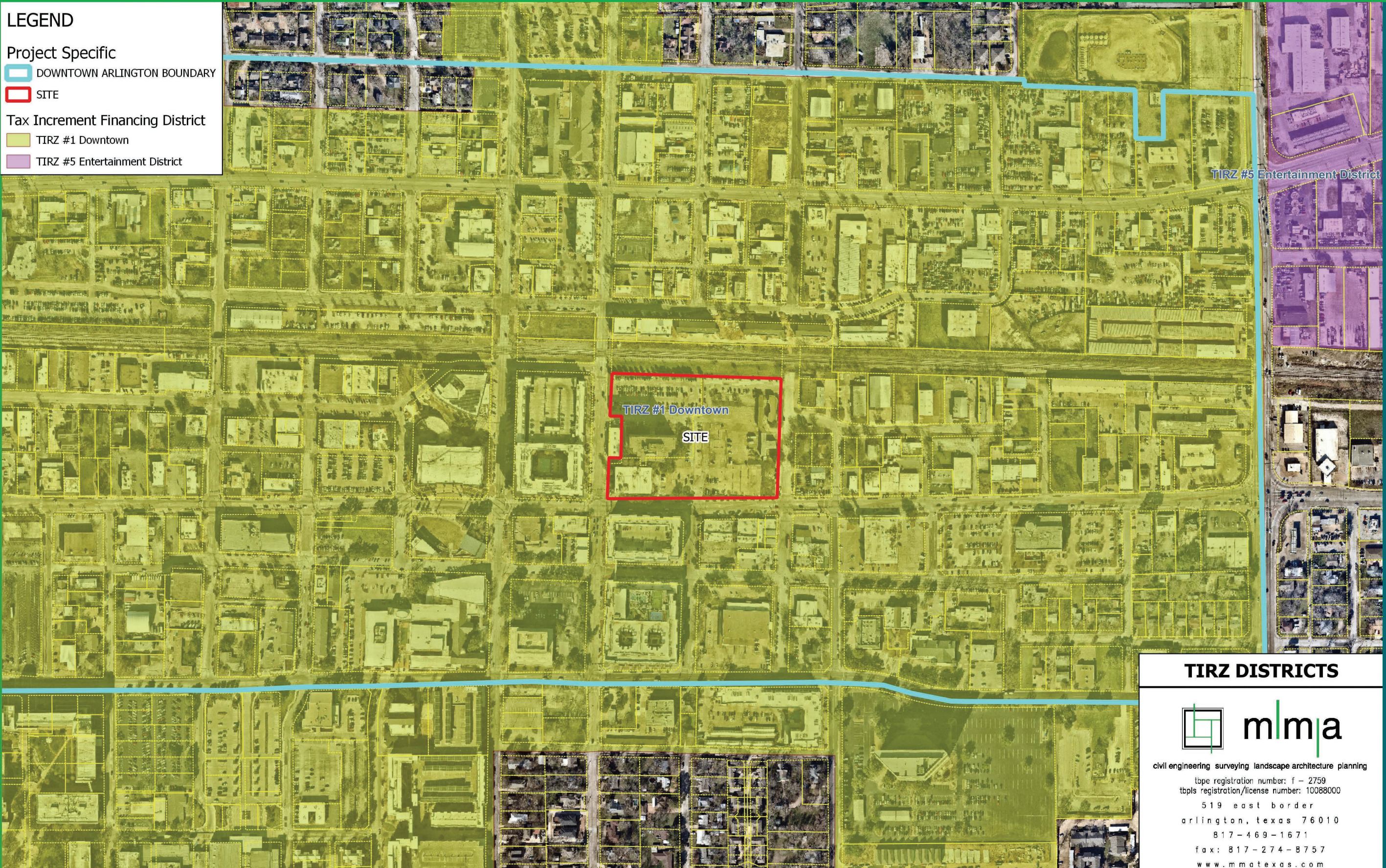
 DOWNTOWN ARLINGTON BOUNDARY

 SITE

Tax Increment Financing District

 TIRZ #1 Downtown

 TIRZ #5 Entertainment District



TIRZ DISTRICTS



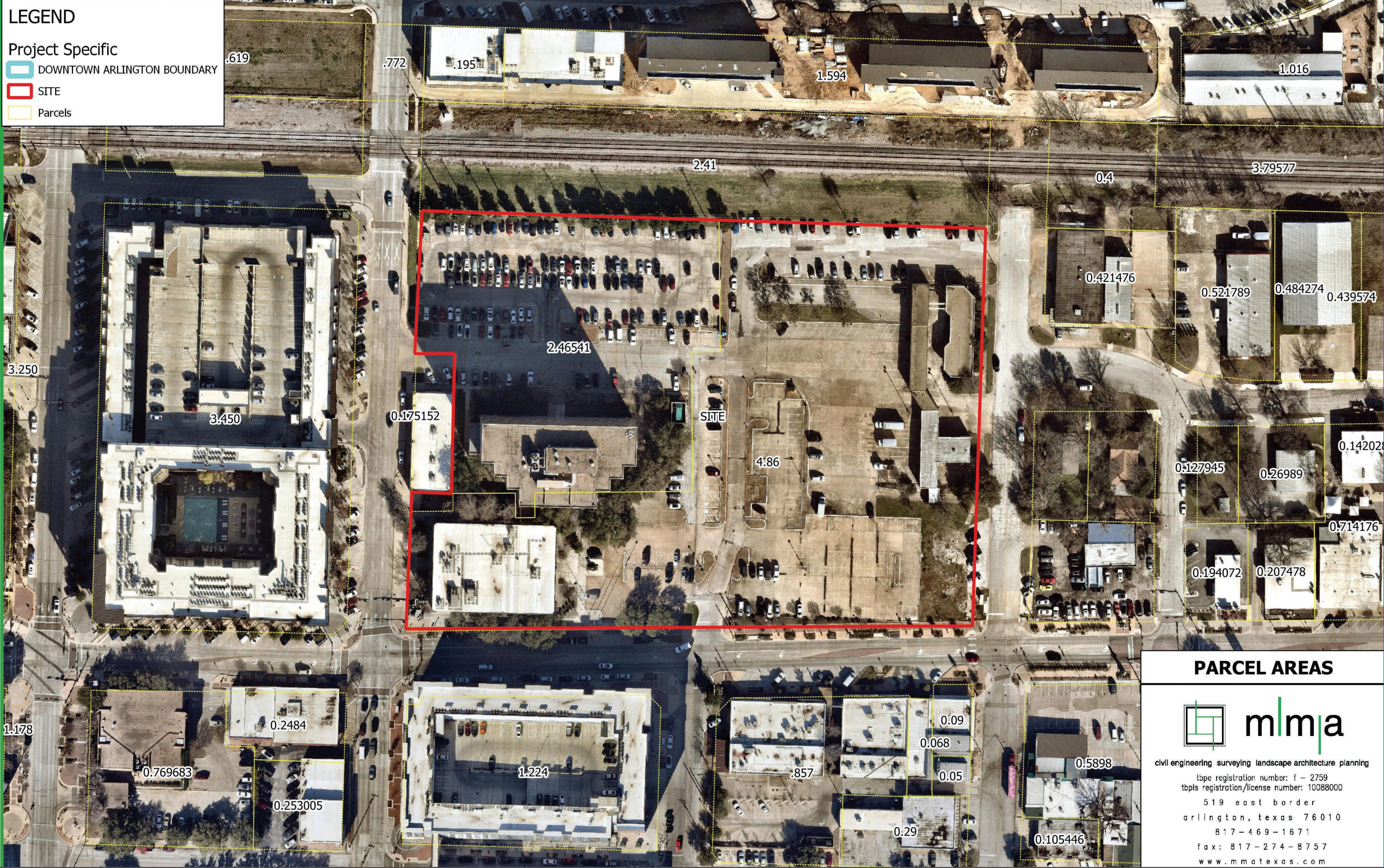
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APPENDIX J // PLATS

LEGEND

Project Specific

- DOWNTOWN ARLINGTON BOUNDARY
- SITE
- Parcels

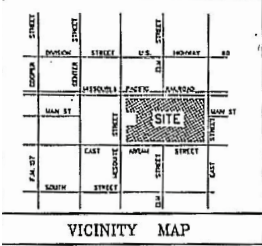


PARCEL AREAS

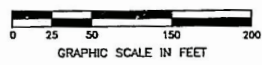
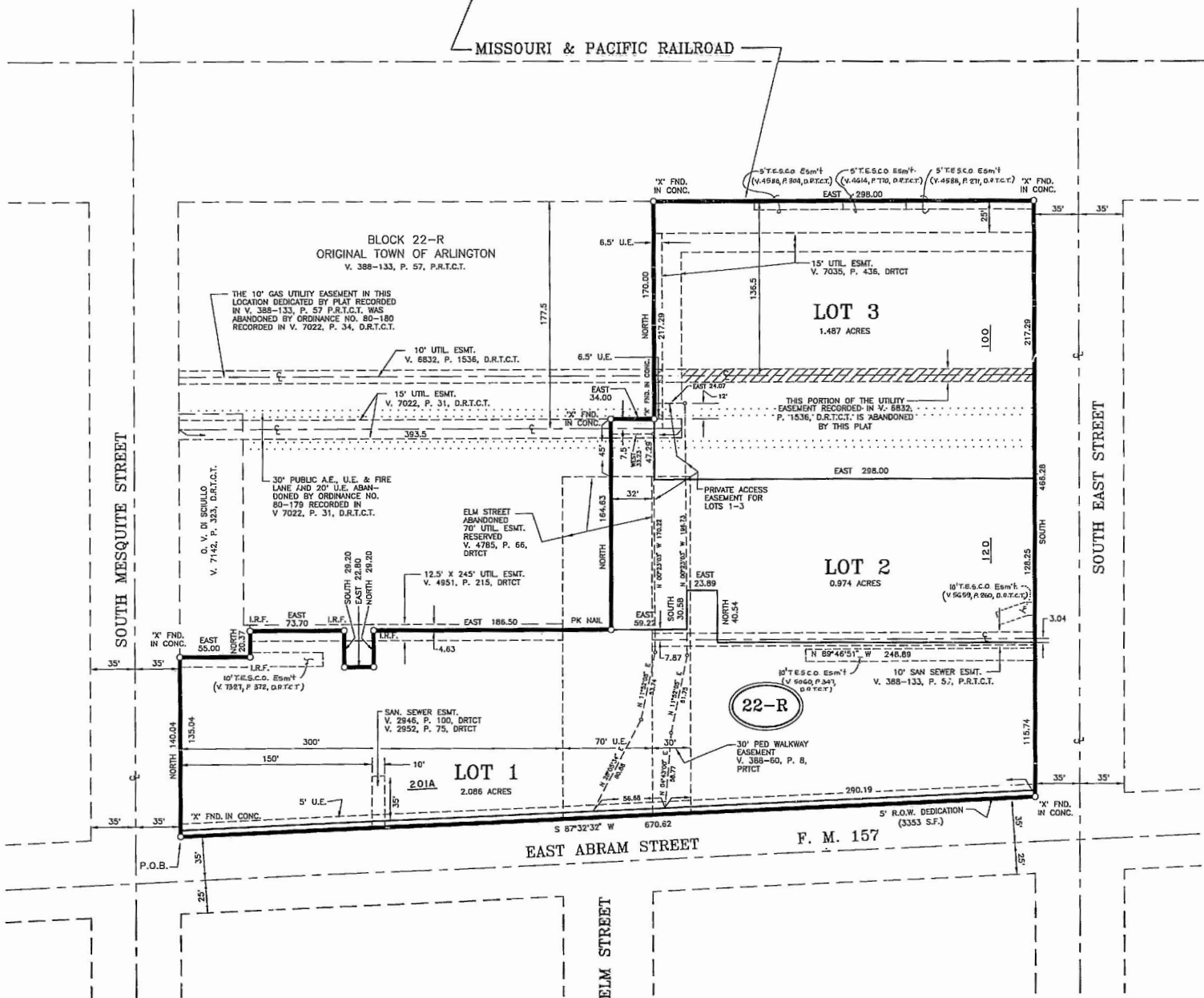


civil engineering surveying landscape architecture planning
 tboe registration number: f - 2759
 tbois registration/license number: 10088000
 519 east border
 arlington, texas 76010
 817-469-1671
 fax: 817-274-8757
 www.mmatexas.com

APPENDIX J // PLATS



- NOTES:
1. Visibility Triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
 2. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
 3. This plat does not alter or remove existing deed restrictions or covenants, if any on this property.



APPROVED 4/16 1994
 PLANNING AND ZONING COMMISSION
 ARLINGTON, TEXAS
 CHAIRMAN [Signature]
 SECRETARY [Signature]

4.823 ACRES
 OWNER / DEVELOPER
 CENTRAL BANK AND TRUST
 777 WEST ROSEDALE
 FORT WORTH, TEXAS 76110
 817-347-8201

PLAT REVISION
 LOTS 1, 2, AND 3, BLOCK 22-R,
 ORIGINAL TOWN OF ARLINGTON
 BEING A PORTION OF BLOCK 22-R, ORIGINAL TOWN OF ARLINGTON
 AS RECORDED IN VOLUME 388-133, PAGE 57, P.R.T.C.T.
 ARLINGTON, TARRANT COUNTY, TEXAS
 DATE: FEBRUARY, 1994 SCALE: 1=50' FILE: G.F.
 DI SCIULLO & TERRY, INC. CONSULTING ENGINEERS
 103 S. MESQUITE STREET P.O. BOX 506 ARLINGTON, TEXAS 76010 817-275-3361

STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, CENTRAL BANK & TRUST, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Sol Davis Survey, Abstract No. 425, City of Arlington, Tarrant County, Texas, according to the deed recorded in Volume 11463, Page 1127, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "x" found cut in concrete at the southwest corner of Block 22-R, Original Town of Arlington, said "x" being at the intersection of the north line of East Abram Street and the east line of South Mesquite Street;

THENCE North with the east line of South Mesquite Street, 140.04 feet to an "x" found in concrete for corner;
 THENCE East with the west line of Block 22-R, 55.0 feet to an "x" found in concrete for corner;
 THENCE North with the west line of Block 22-R, 20.37 feet to an iron rod found for corner;
 THENCE East departing the West line of Block 22-R, 73.70 feet to an iron rod found for corner;
 THENCE South 29.20 feet to an "x" set in concrete for corner;
 THENCE East 22.80 feet to an "x" set in concrete for corner;
 THENCE North 29.20 feet to an iron rod found for corner;
 THENCE East 186.50 feet to a "PK nail" found for corner;
 THENCE North 164.63 feet to an "x" found in concrete for corner;
 THENCE East 34.00 feet to an "x" found in concrete for corner;
 THENCE North 170.00 feet to an "x" found in concrete in the north line of Block 22-R, same being the south line of the Missouri & Pacific Railroad right-of-way for corner;
 THENCE East with the south line of the Missouri & Pacific Railroad right-of-way, 298.00 feet to an "x" found cut in concrete at the northeast corner of Block 22-R, same being the west line of South East Street for corner;
 THENCE South with the west line of South East Street, 466.28 feet to an "x" found in concrete at the intersection of the west line of South East Street and the north line of East Abram Street for corner;
 THENCE S 87° 32' 32" W with the north line of East Abram Street, 670.62 feet to the Place of Beginning, containing 4.623 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CENTRAL BANK & TRUST, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, & 3, BLOCK 22-R, ORIGINAL TOWN OF ARLINGTON, an addition to the City of Arlington, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon, and does hereby certify that no deed restrictions exist upon the property included within this plat which is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot.

CENTRAL BANK & TRUST

[Signature]
 Mike Tyler
 Chief Financial Officer

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Mike Tyler, Chief Financial Officer of Central Bank & Trust, 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 bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2nd day of June 1994.

[Signature]
 Kathy Parks
 Notary Public, State of Texas



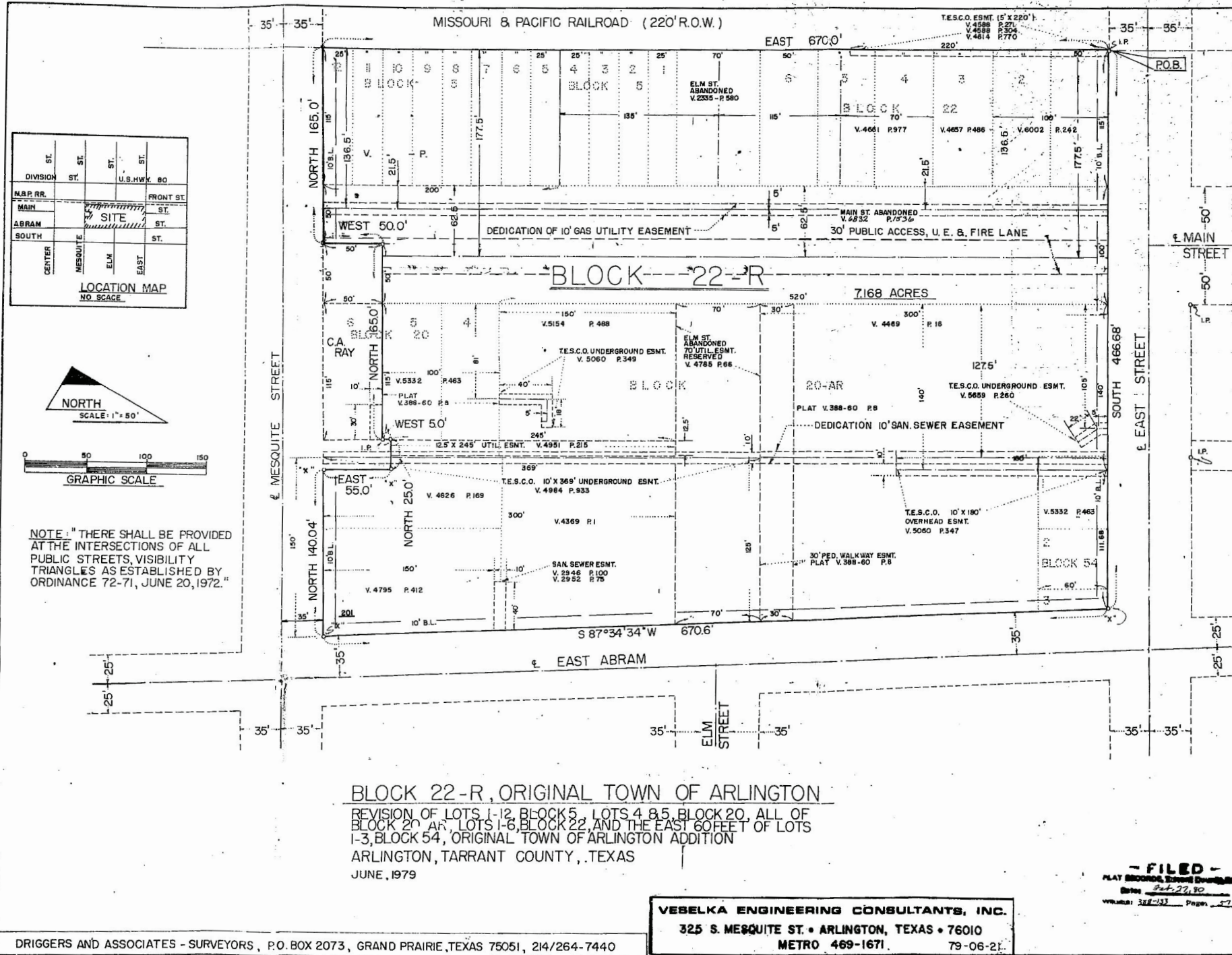
SURVEYOR'S CERTIFICATE

THIS is to certify that I, Jeffrey N. Terry, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature]
 Jeffrey N. Terry
 Registered Professional Land Surveyor
 Texas Registration No. 3597



THIS PLAT FILED IN CABINET A SLIDE NO. 1894 DATE 9/15/94



OWNER'S CERTIFICATE

WHEREAS, FIRST CITY NATIONAL BANK OF ARLINGTON, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Original Town of Arlington Addition, County of Tarrant, according to deed recorded in Vol. 4369, Page 1, Vol. 4469, Page 16, Vol. 4657, Page 486, Vol. 4661, Page 977, Vol. 4795, Page 412, Vol. 4825, Page 169, Vol. 5154, Page 488, Vol. 5332, Page 463, Vol. 6002, Page 242, Vol. 6662, Page 552, and Vol. 6798, Page 1801, Deed Records of Tarrant County, Texas, and more particularly described as follows:

BEGINNING at an iron pin on the West right-of-way line of East Street (a 70-foot public right-of-way) at its intersection with the South right-of-way line of the Missouri and Pacific Railroad (a 220-foot right-of-way);

THENCE, South, along the West right-of-way line of said East Street, a distance of 466.68 feet to a point on the North right-of-way line of East Abram Street (a 60-foot public right-of-way);

THENCE, South 87° 34' 34" West, along the North right-of-way line of East Abram Street, a distance of 670.60 feet to a point in the East right-of-way line of Mesquite Street (a 70-foot public right-of-way);

THENCE, North, along the East right-of-way line of Mesquite Street, a distance of 140.04 feet to a point in the South right-of-way line of a 25-foot public alley;

THENCE, East, along the South right-of-way of said alley, a distance of 55.0 feet to a point;

THENCE, North, a distance of 25.0 feet to a point;

THENCE, West, a distance of 5.0 feet to a point, said point being the Southeast corner of Lot 6, Block 20, of the Original Town of Arlington;

THENCE, North, a distance of 165.0 feet to a point;

THENCE, West, a distance of 50.0 feet to a point in the East right-of-way line of Mesquite Street (a 70-foot public right-of-way);

THENCE, North, along the East right-of-way line of Mesquite Street, a distance of 165.0 feet to a point, said point being the Northwest corner of Lot 12, Block 5, Original Town of Arlington, and a point on the South right-of-way line of the abovementioned Missouri and Pacific Railroad;

THENCE, East, along the South right-of-way line of said Railroad, a distance of 670.0 feet to the PLACE OF BEGINNING, and containing 7.168 acres of land, more or less.

AND, NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE FIRST CITY NATIONAL BANK OF ARLINGTON, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Block 22-R, Original Town of Arlington Addition, a revision of Lots 1 - 12, Block 5, Lots 4 and 5, Block 20, all of Block 20-AR, Lots 1 - 6, Block 22, and the East 60.0 feet of Lots 1 - 3, Block 54, all of the Original Town of Arlington, to the City of Arlington, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this the 26th day of June, 1979.

Bill G. Prince
 FIRST CITY NATIONAL BANK OF ARLINGTON
 BILL G. PRINCE, PRESIDENT

STATE OF TEXAS I
 COUNTY OF TARRANT I

BEFORE ME, the undersigned authority, on this day personally appeared BILL G. PRINCE, PRESIDENT of the First City National Bank of Arlington, a 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 considerations therein expressed, in the capacity stated and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of June, 1979.

Lorenda Gustafson
 Notary Public, Tarrant County, Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Doug Driggers, Registered Public Surveyor No. 1955, of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of reference shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Doug Driggers
 Doug Driggers, Registered Public Surveyor
 No. 1955
 June, 1979

APPROVED: City of Arlington Planning and Zoning Commission: Mar 7, 1979

Joe M. Fitts, Chairman or Secretary (Plat Revisions)

BLOCK 22-R, ORIGINAL TOWN OF ARLINGTON
 REVISION OF LOTS 1-12, BLOCK 5, LOTS 4 & 5, BLOCK 20, ALL OF BLOCK 20-AR, LOTS 1-6, BLOCK 22, AND THE EAST 60 FEET OF LOTS 1-3, BLOCK 54, ORIGINAL TOWN OF ARLINGTON ADDITION
 ARLINGTON, TARRANT COUNTY, TEXAS
 JUNE, 1979

VEBELKA ENGINEERING CONSULTANTS, INC.
 325 S. MESQUITE ST. • ARLINGTON, TEXAS • 76010
 METRO 469-1671 79-06-21

DRIGGERS AND ASSOCIATES - SURVEYORS, P.O. BOX 2073, GRAND PRAIRIE, TEXAS 75051, 214/264-7440

FILED
 PLAT REVISION, Original Town of Arlington
 Date: 6-26-79
 Volume: 268-133 Page: 27

POOR QUALITY DOCUMENT

APPENDIX K // SOILS









LEGEND

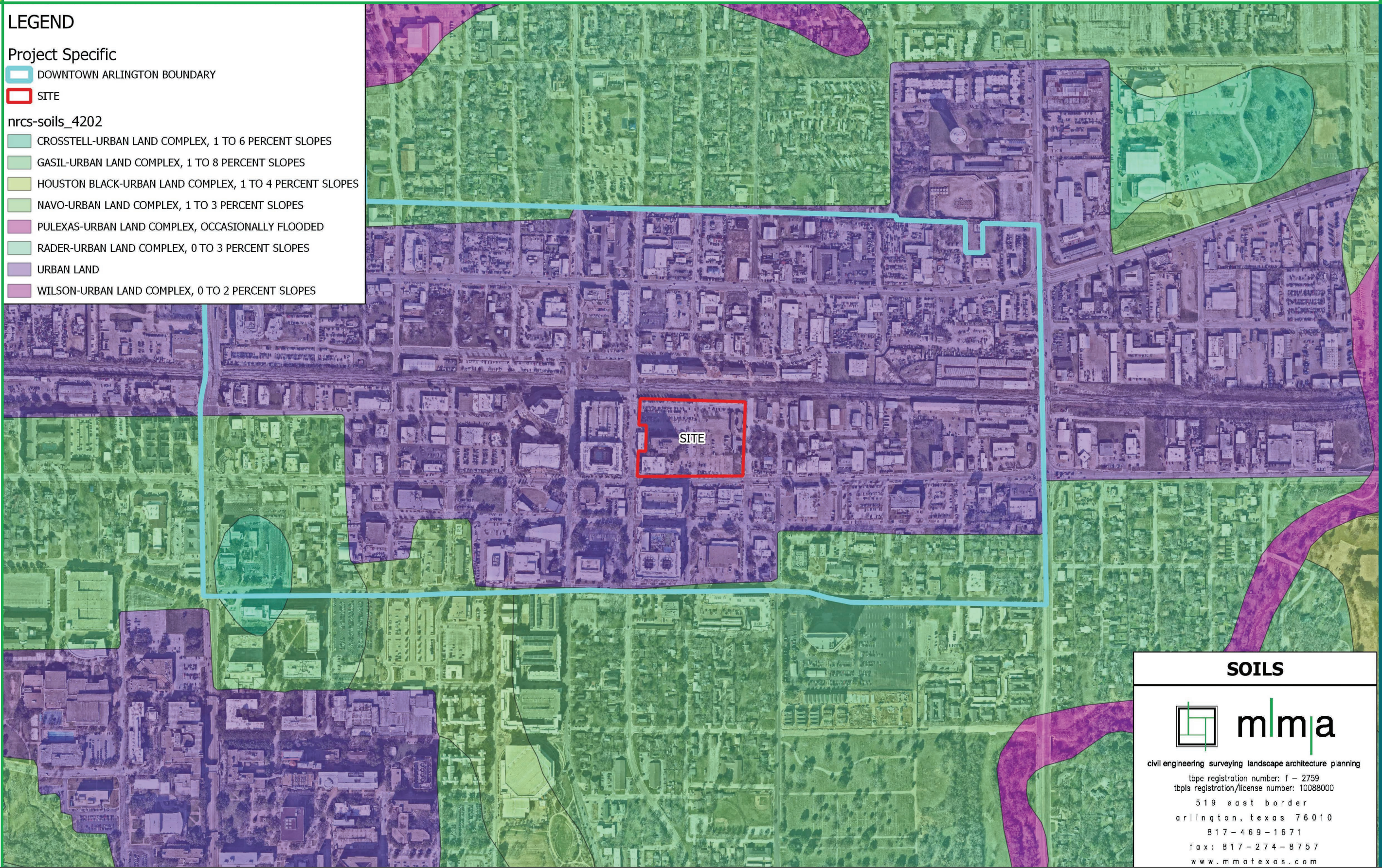
Project Specific

 DOWNTOWN ARLINGTON BOUNDARY

 SITE

nrcs-soils_4202

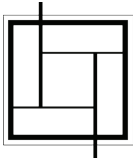
-  CROSTELL-URBAN LAND COMPLEX, 1 TO 6 PERCENT SLOPES
-  GASIL-URBAN LAND COMPLEX, 1 TO 8 PERCENT SLOPES
-  HOUSTON BLACK-URBAN LAND COMPLEX, 1 TO 4 PERCENT SLOPES
-  NAVO-URBAN LAND COMPLEX, 1 TO 3 PERCENT SLOPES
-  PULEXAS-URBAN LAND COMPLEX, OCCASIONALLY FLOODED
-  RADER-URBAN LAND COMPLEX, 0 TO 3 PERCENT SLOPES
-  URBAN LAND
-  WILSON-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES



SOILS



civil engineering surveying landscape architecture planning
 tpe registration number: f - 2759
 tpls registration/license number: 10088000
 519 east border
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 fax: 817-274-8757
 www.mmatexas.com



APPENDIX L // [UNIFIED DEVELOPMENT CODE](#)

APPENDIX M // [COMPREHENSIVE PLAN](#)

APPENDIX N // [DOWNTOWN ARLINGTON MASTER PLAN](#)