

5.5+/-Acres

*NWC Interstate 20 @ Robinson Road
Grand Prairie, Texas*

1100 W IH 20 Grand Prairie, TX 75052

Exclusive Listing Agent:

THOMAS S. METCALFE
COMMERCIAL REAL ESTATE

3941 LEGACY DR
SUITE 204
PLANO, TEXAS 75023
BUS: 214-458-8787
FAX: 972-208-6393
www.tmetcalfe@metrealestate.net

I-20 @ Robinson Road (NWC)

LOCATION	Part of the NWC Robinson Road (Formerly S. Beltline) at Interstate 20, Grand Prairie, Texas. Approximately ½ mile west of Carrier and 1-1/2 miles east of SH 360 with frontage along the, to be constructed, SH 161 (President George Bush Turnpike).
LAND AREA/ TOPOGRAPHY	5.7 ± Acres that slopes from North to South with a swale across the southwest corner of the subject site. Site terrain is rough. Net Acreage is unknown.
ZONING	P.D. 28, (Being Amended to exclude MF) which permits Retail, Apartment, Office and Service uses as prescribed for the OR District in Article IV “Permissible Uses” of the UDC of Grand Prairie. (See enclosed zoning information).
UTILITIES	There is a 12” water line coming from Robinson Road and TRA has a 21” line running through the property for sewer.
IMPROVEMENTS	None
PROPOSED USAGE	MULTI-FAMILY, RETAIL, LIGHT INDUSTRIAL
PRICE	MAKE OFFER

MULTIFAMILY NO LONGER ALLOWED

- PD-18
- PD-19
- PD-20
- PD-23
- PD-26
- PD-27
- PD-28
- PD-29
- PD-35
- PD-36
- PD-37

Special Complex

~~18 units to the acre density
(until a new P.D. has final approval, M.F. will be removed)~~

Planned Development District permitting retail, apartment, office and service uses as prescribed for the OR District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas plus automobile sales and service; office buildings, including two stores in height; wholesale offices and sales and commercial amusements; subject to the approval of a site plan by the City Commission after recommendation by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the City Council and the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed to function with the arrangement of Interstate Highway 20 as planned and developed. Where a variety of types of land use are proposed on a single tract, the site plan shall delineate the area proposed for each type of use. The density, coverage, and off-street loading standards, shall comply with the minimum standards specified for the OR district for the retail and service development, and buildings may be built to any legal height, provided that the FAR does not exceed the ratio specified for PD Districts in Article VII "Special Districts". The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

- PD-30

Light Industrial

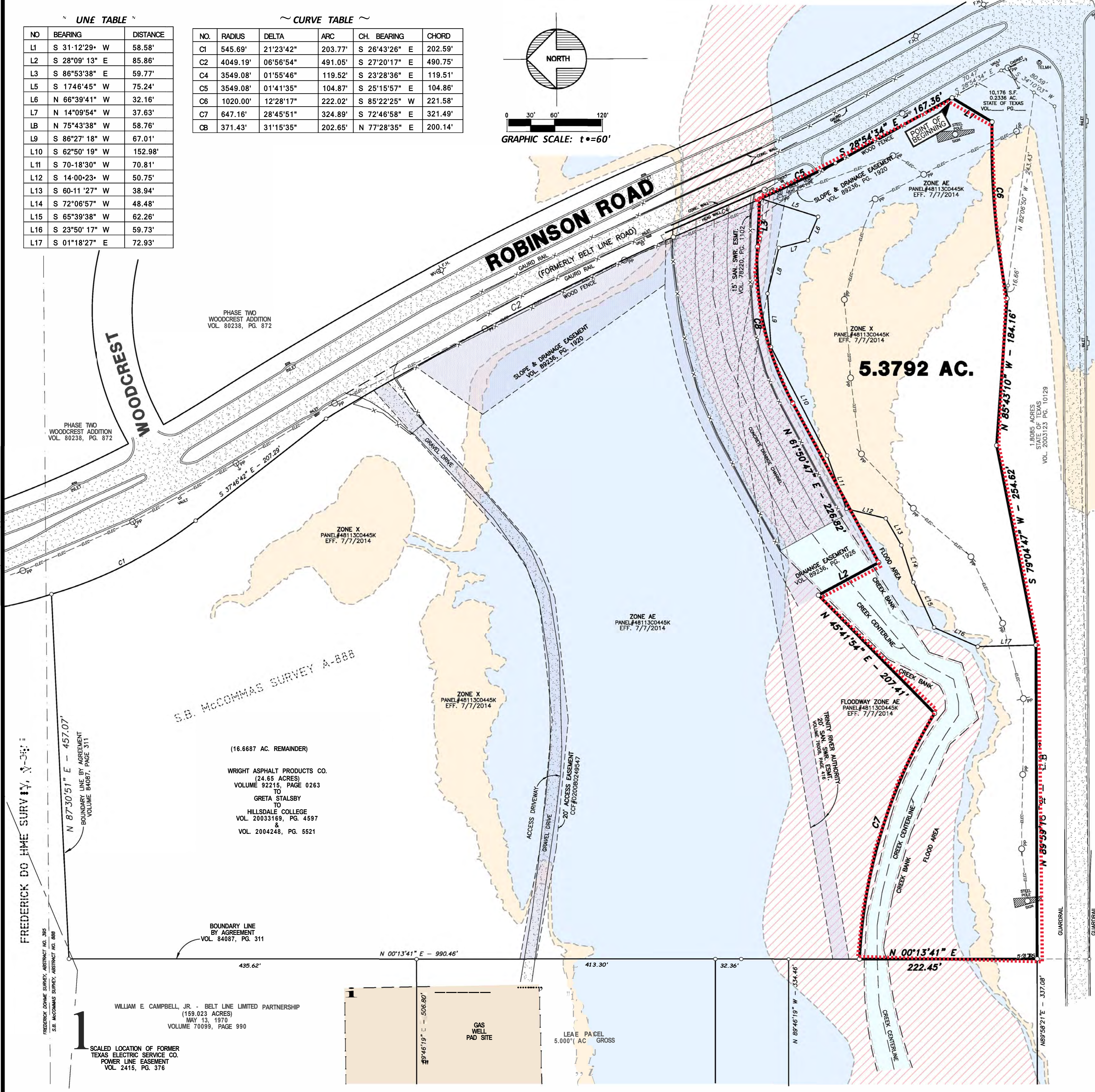
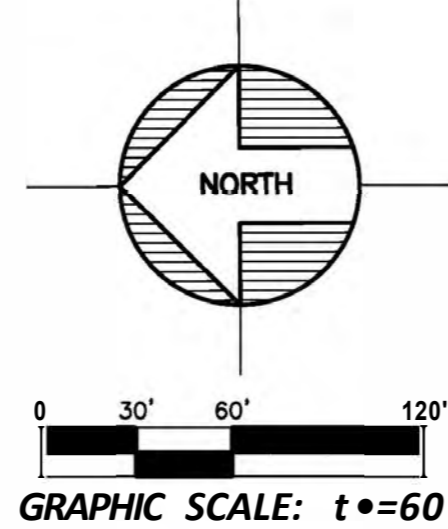
Planned Development District permitting light industrial uses as prescribed for the Light Industrial (LI) District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Toms, subject to the approval of a site plan by the City Council after recommendations by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the City Council and the Planning and Zoning Commission for access to the property to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed for function with the arrangement of I.H. 20 as planned and developed. Where a variety of types of land use are proposed on single tract, the site plan shall delineate the area proposed for each type use.

UNE TABLE

NO	BEARING	DISTANCE
L1	S 31°12'29" W	58.58'
L2	S 28°09'13" E	85.86'
L3	S 86°53'38" E	59.77'
L5	S 1746'45" W	75.24'
L6	N 66°39'41" W	32.16'
L7	N 14°09'54" W	37.63'
LB	N 75°43'38" W	58.76'
L9	S 86°27'18" W	67.01'
L10	S 62°50'19" W	152.98'
L11	S 70°18'30" W	70.81'
L12	S 14°00'23" W	50.75'
L13	S 60°11'27" W	38.94'
L14	S 72°06'57" W	48.48'
L15	S 65°39'38" W	62.26'
L16	S 23°50'17" W	59.73'
L17	S 01°18'27" E	72.93'

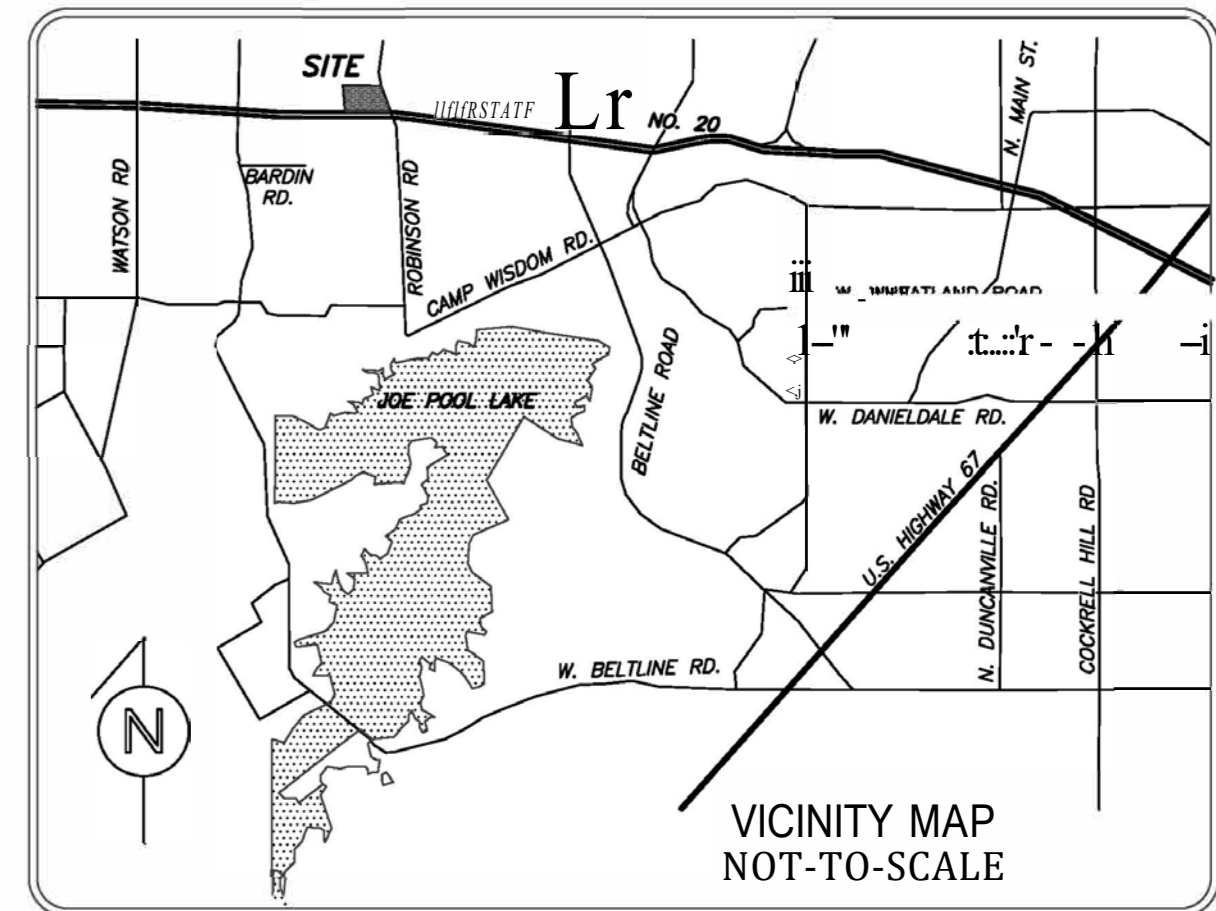
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	545.69'	21°23'42"	203.77'	S 26°43'26" E	202.59'
C2	4049.19'	06°56'54"	491.05'	S 27°20'17" E	490.75'
C4	3549.08'	01°55'46"	119.52'	S 23°28'36" E	119.51'
C5	3549.08'	01°41'35"	104.87'	S 25°15'57" E	104.86'
C6	1020.00'	12°28'17"	222.02'	S 85°22'25" W	221.58'
C7	647.16'	28°45'51"	324.89'	S 72°46'58" E	321.49'
CB	371.43'	31°15'35"	202.65'	N 77°28'35" E	200.14'



LEGEND

- (-)- F.H. FIRE HYDRANT
- 0-x 1/2" CHISELED "X" SET
- 0-x 1/4" CHISELED "X" FOUND
- 0-x 1/8" IRON ROD FOUND (SIZE AS NOTED)
- QIRS IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- SM SANITARY SEWER MANHOLE
- SMH STORM SEWER MANHOLE
- SMH WATER MANHOLE
- SMH SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- QB BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- EV ELECTRIC VAULT
- EB ELECTRIC BOX
- CM CABLE MARKER
- CB CABLE BOX
- AS SIGN
- OAS AUTO SPRINKLER TRANSFORMER PAD
- DIPAD LIGHT POLE
- TREE



NO. 20
W I C I U a W L Z
 (SERVICE)

SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S. B. McCOMMAS SURVEY ABSTRACT NO. 388 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (CALLED 24.65 ACRE) TRACT OF LAND CONVEYED TO WRIGHT ASPHALT PRODUCTS COMPANY BY DEED RECORDED IN VOLUME 92215 AT PAGE 263 OF DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY CONVEYED TO HILLSDALE COLLEGE BY DEEDS RECORDED IN VOLUME 2003169, PAGE 4597 AND VOLUME 2004248 AT PAGE 5521 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE NORTH END OF A CORNER CUP FOUND AT THE INTERSECTION OF WEST RIGHT OF WAY LINE OF ROBINSON ROAD, FORMERLY BELTLINE ROAD AS CONVEYED TO THE CITY OF GRAND PRAIRIE, BY INSTRUMENT RECORDED IN VOLUME 89236 AT PAGE 1937 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20, SAID POINT BEING THE NORTHEAST CORNER OF A 0.2336 ACRE TRACT OF LAND DESCRIBED IN DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 10129, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

HENCE SOUTH 31° 12' 29" WEST LEAVING THE WEST RIGHT OF WAY LINE OF ROBINSON ROAD AND ALONG THE SAID CORNER CLIP FOR A DISTANCE OF 58.58 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET WITH A CENTRAL ANGLE OF 12° 28' 17" AND A CHORD BEARING SOUTH 85° 22' 25" WEST AT A DISTANCE OF 221.58 FEET;

HENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR AN ARC DISTANCE OF 222.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

1. NORTH 85° 43' 10" WEST FOR A DISTANCE OF 184.16 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 79° 04' 47" WEST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 89° 59' 16" WEST FOR A DISTANCE OF 392.81 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE COMMON LINE OF THAT CERTAIN (CALLED 159.023 ACRE) TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. BY INSTRUMENT RECORDED IN VOLUME 70099 AT PAGE 930 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AFORESAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT AS ESTABLISHED BY BOUNDARY LINE AGREEMENT BY AND BETWEEN WILLIAM CAMPBELL, JR. AND WRIGHT ASPHALT PRODUCTS COMPANY BY INSTRUMENT DATED APRIL 1, 1984 AND RECORDED IN VOLUME 84087, PAGE 311, DEED RECORDS, DALLAS COUNTY, TEXAS;

HENCE NORTH 00° 13' 41" EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE (159.023 ACRE) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 222.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 371.43 FEET WITH A CENTRAL ANGLE OF 31° 15' 35" AND A CHORD BEARING NORTH T1° 28' 35" EAST AT A DISTANCE OF 200.14 FEET;

HENCE SOUTHEASTERLY AND LEAVING THE COMMON LINE OF SAID CAMPBELL-BELT LINE (159.023 ACRE) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 324.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE NORTH 45° 41' 54" EAST FOR A DISTANCE OF 207.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE SOUTH 28° 09' 13" EAST FOR A DISTANCE OF 85.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE NORTH 61° 50' 47" EAST FOR A DISTANCE OF 228.82 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 371.43 FEET WITH A CENTRAL ANGLE OF 31° 15' 35" AND A CHORD BEARING NORTH T1° 28' 35" EAST AT A DISTANCE OF 200.14 FEET;

HENCE NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 202.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE SOUTH 86° 53' 38" EAST FOR A DISTANCE OF 59.77 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3549.08 FEET WITH A CENTRAL ANGLE OF 01° 41' 35" AND A CHORD BEARING SOUTH 25° 15' 57" EAST AT A DISTANCE OF 104.86 FEET;

HENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 104.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

HENCE SOUTH 28° 54' 34" EAST CONTINUING ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 167.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3792 MRES OF LAND, MORE OR LESS.

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0445K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN "Z" ZONE "X" SHADED (OTHER FLOOD AREAS) AND PARTIALLY IN "Z" ZONE "X" UNSHADED (SPECIAL FLOOD HAZARD AREAS). AREAS PROTECTED BY LEVEES FROM 111 ANNUAL CHANCE FLOOD.

ZONE "X" SHADED IS DEFINED AS AREAS OF 0.211 ANNUAL CHANCE FLOOD AREAS OF 111 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 111 ANNUAL CHANCE FLOOD.

ZONE "X" UNSHADED IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 111 ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 111 ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.


CERTIFICATION

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT; THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

BOUNDARY SURVEY
HILLSDALE COLLEGE TRACT
5.3792 ACRES OF LAND
 S.B. McCOMMAS SURVEY, A-888
 GRAND PRAIRIE, DALLAS COUNTY, TEXAS



BLUE SKY SURVEYING & MAPPING CORPORATION
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 FAX: (214) 358-4600

DATE: AUGUST 16, 2019
 SCALE: 1"=60'
 DRP:PETREE@BLUESKYSURVEYING.COM
 TPLS REGISTRATION NO. 10105700
 F:\Mayfield\bellline\161 HilldaleCollege\5_ACDWG

1 SCALED LOCATION OF FORMER TEXAS ELECTRIC SERVICE CO. POWER LINE EASEMENT VOL. 2415, PG. 376

1 FREDERICK DOHME SURV. #1, N-33-1

N 87°30'51" E - 457.07'
 BOUNDARY LINE BY AGREEMENT
 VOLUME 84087, PAGE 311

(16.6687 AC. REMAINDER)
 WRIGHT ASPHALT PRODUCTS CO.
 (24.65 ACRES)
 VOLUME 92215, PAGE 0263
 TO
 GRETA STALSBY
 TO
 HILLSDALE COLLEGE
 VOL. 20033169, PG. 4597
 &
 VOL. 2004248, PG. 5521

BOUNDARY LINE BY AGREEMENT
 VOL. 84087, PG. 311

WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP
 (159.023 ACRES)
 MAY 13, 1979
 VOLUME 70099, PAGE 990

GAS WELL PAD SITE

LEA E. PACEL
 5.000' AC. GROSS



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 05/13)
Page 1 of 3

PERMIT NUMBER: DALL 20190827001H20			
	GPS*	ROADWAY	
REQUESTOR	LATITUDE, LONGITUDE	HWY NAME	IH 20
	32°40'35.98" N 97°01'07.30" W	FOR TxDOT'S USE	
NAME	Walter Shumac	CONTROL	2374
MAILING ADDRESS	206 W Church Street	SECTION	04
CITY, STATE, ZIP	Grand Prairie, TX 75050		
PHONE NUMBER	(972) 237-8139		
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>			

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Ash Charitable Remainder Unitrust, Hillsdale College, and Representative Cole Design Group, hereinafter called the Permittee, to construct / reconstruct a commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number IH-20 in Dallas County, located on IH-20 West bound Frontage Road @ Robinson Road

USE ADDITIONAL SHEETS AS NEEDED

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:

* Lane Closure must be between 9:00 A.M. to 3:30 P.M. COPY OF THIS DOCUMENT MUST BE KEPT ON

JOBSITE

- *** No irrigation apparatus allowed and Re-vegetation in the State ROW must be established prior to final inspection.
- *** The permittee shall contact the the state's representative when state ROW portion of work is complete for final inspection
- ***** Minimum of 10 ft. asphalt pavement to State Road are required when state roadway are paved with asphalt.
- *****

All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.
7. This permit will become null and void if the above-referenced driveway facilities are not constructed within 8 months ~~six (6) months~~ from the issuance date of this permit. From the DATE the Frontage Rd. is fully complete & fully open to traffic.
8. The Permittee will contact the State's representative Gerry Hennig Joel Garcia Joel.Garcia3@txdot.gov telephone, (214) 317-2454, at least twenty-four (24) hours prior to beginning the work authorized by this permit. (972) 291-4043
9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

Extension granted from April 1, 2021 to Dec 31, 2021.

A.Moser 7/20/2020

5/3/2022 <small>Date of Issuance</small>	2nd 180-Day Permit Extension	DocuSigned by: <i>Amanda Miller</i> <small>State Authorized Representative</small>
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8/27/2019

Date of Issuance

[Signature] P.E.

State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 7/26/2018

Signed: *[Signature]*
(Property owner or owner's representative)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Commercial and Industrial Driveway Access Request Form

Date: February 8, 2019
District: Grand Prairie
County: Dallas
Highway: IH-20
Limits: IH-20 West bound Frontage Road @ Robinson Road

1. Purpose of Request: *Explain the need for access driveway*

To access the parcel for future development and make the site more desirable for potential buyers to develop the site

2. Proposed use of the property: *Operations, facilities, frequency of access use, types and sizes of vehicles for each individual year of the next three year period*

Potential site for hotel or other commercial development (see attached conceptual site plan)

3. Background: *Dated chronology of previous correspondence, meetings, or discussions about driveway access, identification of property zoning or approved platting, if applicable*

Previous email correspondence with Luis Nieto and Gerry Hennig

1/29/2018 - 2/13/2018: Email thread determining who the PM was for the TxDOT project under construction near our site

2/14/2018 - 2/21/2018: Email thread containing approval of the conceptual driveway and deceleration lane

4. Participant(s) in the request process: *Including as applicable city, county, developers, consultants, legal counsel, etc.*

Patrick Flannery, Hillsdale College - Developer
Tom Metcalfe, Commercial Real Estate - Agent
Cole & Associates - Engineer

5. Highway layout showing the requested access site and upstream/downstream roadway system and other associated access: *Attach vicinity map (surrounding area, project location map (adjacent highway/ramps and local streets), location of access breaks (in relationship to property boundaries))*

Project location map (showing surrounding area, adjacent highway, ramps, and local streets) and location of access breaks attached



April 17, 2019

Mohamad K. Bur, P.E.
Dallas District Engineer
4777 E. Hwy 80
Mesquite, TX 75150

RE: Case Number CP190401 - Concept Plan NWC corner of IH-20 and S. Robinson Rd.

Be advised the Grand Prairie Planning and Zoning Commission approved this case, along with the requested driveway locations, at its meeting Monday, April 1, 2018.

Please respond if you have any questions about the specifics of approval or next steps.

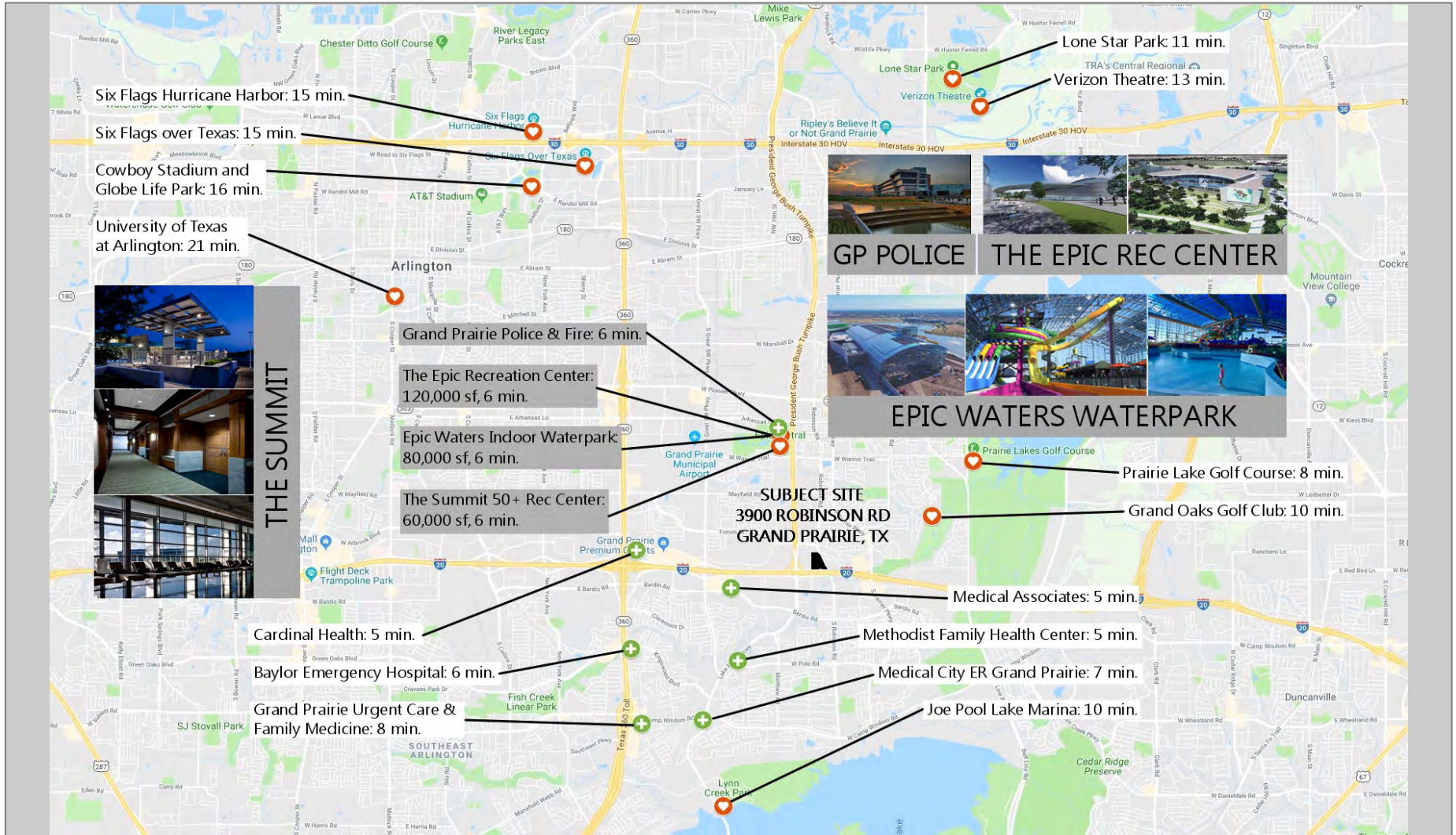
Sincerely,

A handwritten signature in black ink, appearing to read "David P. Jones", with a long horizontal flourish extending to the right.

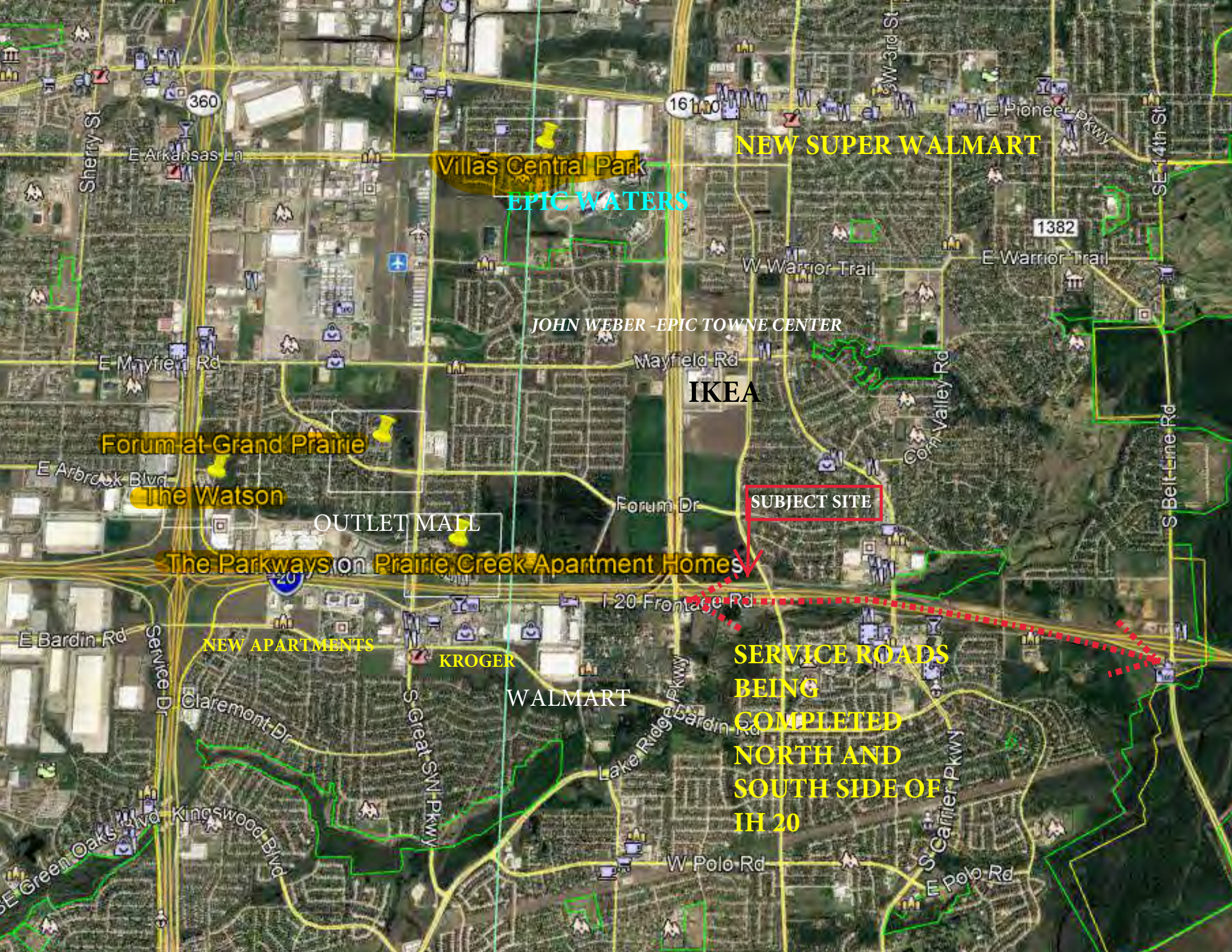
David P. Jones, AICP
Chief City Planner
(972) 237-8260

cc: Sandy Stephens
Cole Design Group
6175 Main St.
Frisco, TX 75034

Vicinity Map



3900 Robinson Road
Grand Prairie, Texas



NEW SUPER WALMART

Villas Central Park
EPIC WATERS

JOHN WEBER - EPIC TOWNE CENTER

IKEA

Forum at Grand Prairie

The Watson

OUTLET MALL

SUBJECT SITE

The Parkways on Prairie Creek Apartment Homes

NEW APARTMENTS

KROGER

WALMART

**SERVICE ROADS
BEING
COMPLETED
NORTH AND
SOUTH SIDE OF
IH 20**

Sherry St
E Arkansas Ln
360

161

1382

E Arbreack Blvd

E Bardin Rd

SE Green Oaks Blvd
Kingswood Blvd

Genice Dr

Claremont Dr

S Great SWN Pkwy

Lake Ridge Pkwy

W Polo Rd

S Carrier Pkwy
E Polo Rd

SE 14th St

S Belt Line Rd

SW 3rd St

Pioneer Pkwy

W Warrior Trail

E Warrior Trail

Mayfield Rd

E Myrtle Rd

Forum Dr

I-20 Frontage Rd

Bardin Rd

Area Map



3900 Robinson Road
Grand Prairie, Texas



Winding Creek
353 Units

Luxe
318 Units

Wolff
670 Units

Currently
under contract
\$257K per
unit 328 Units.
started in
2019

Avilla
140 Units

350 U
U/C

Forum/161
329 Units

mostly
unusable flood
plain

Forum
161
550
Units

350 U
projected for
this site under
contract.

SUBJECT
5.7 AC +/-
ACRES

Prairie Gate
264 Units

2,624 Units (Including Request)



16.6 acres +/-

5.7 acres +/-

ACCESS ROAD
DRIVEWAY
PERMITTED HERE

I-20 Frontage Rd

Inwood Ct
Woodcrest Dr
Wooddale Ct
Woodhaven Ln

Robinson Rd
S Robinson Rd

© 2013 Google

© 2010

32°40'41.76" N 97°01'10.61" W elev 0 ft

APPENDIX S: I. H. 20 OVERLAY DISTRICT

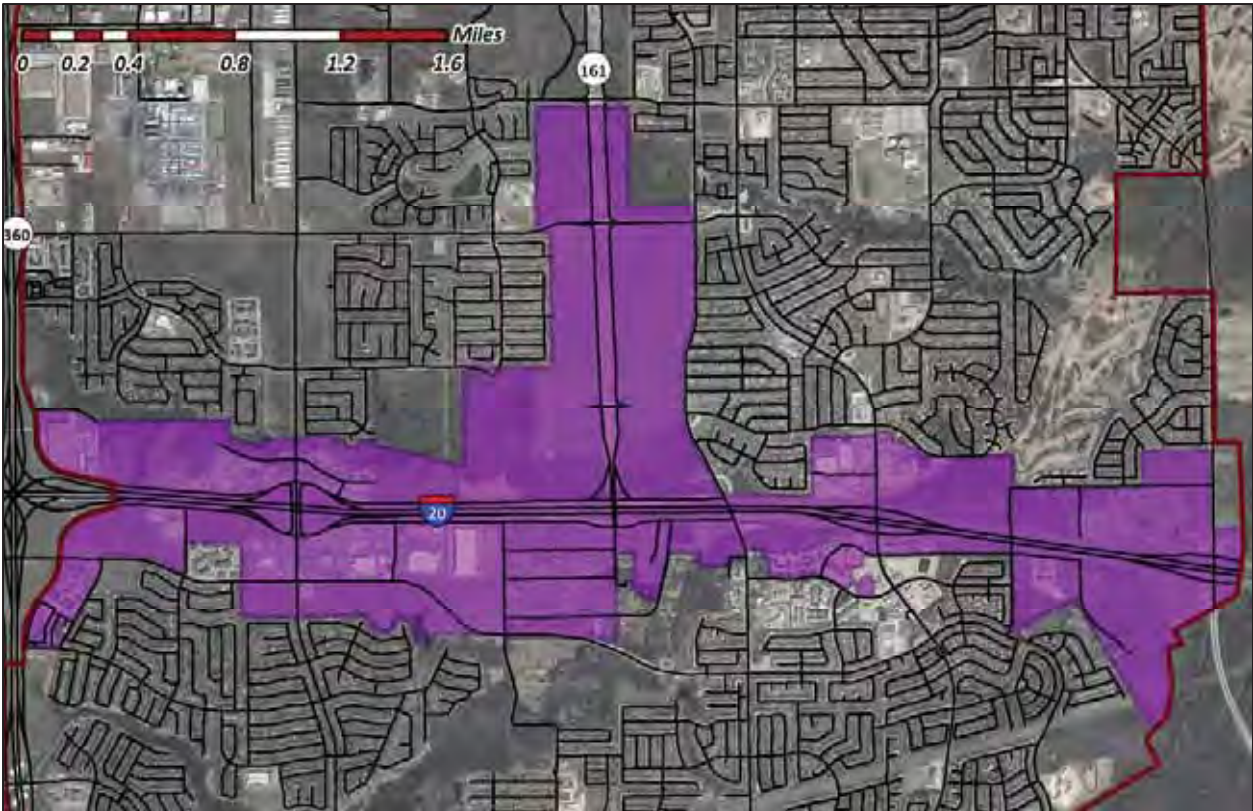


Figure 1: I.H. 20 Overlay District Boundaries

Continued on Next Page ...



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage ac. vi. es, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material informa. on about the property or transac. on received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Thomas S. Metcalfe	0302612	tmetcalfe@metrealestate.net	214-458-8787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date