

Applicable Urban Design Priorities Project Should Achieve

- [1] Emphasis should be placed on advancing pedestrian-oriented urban form along Ft. Worth Avenue.

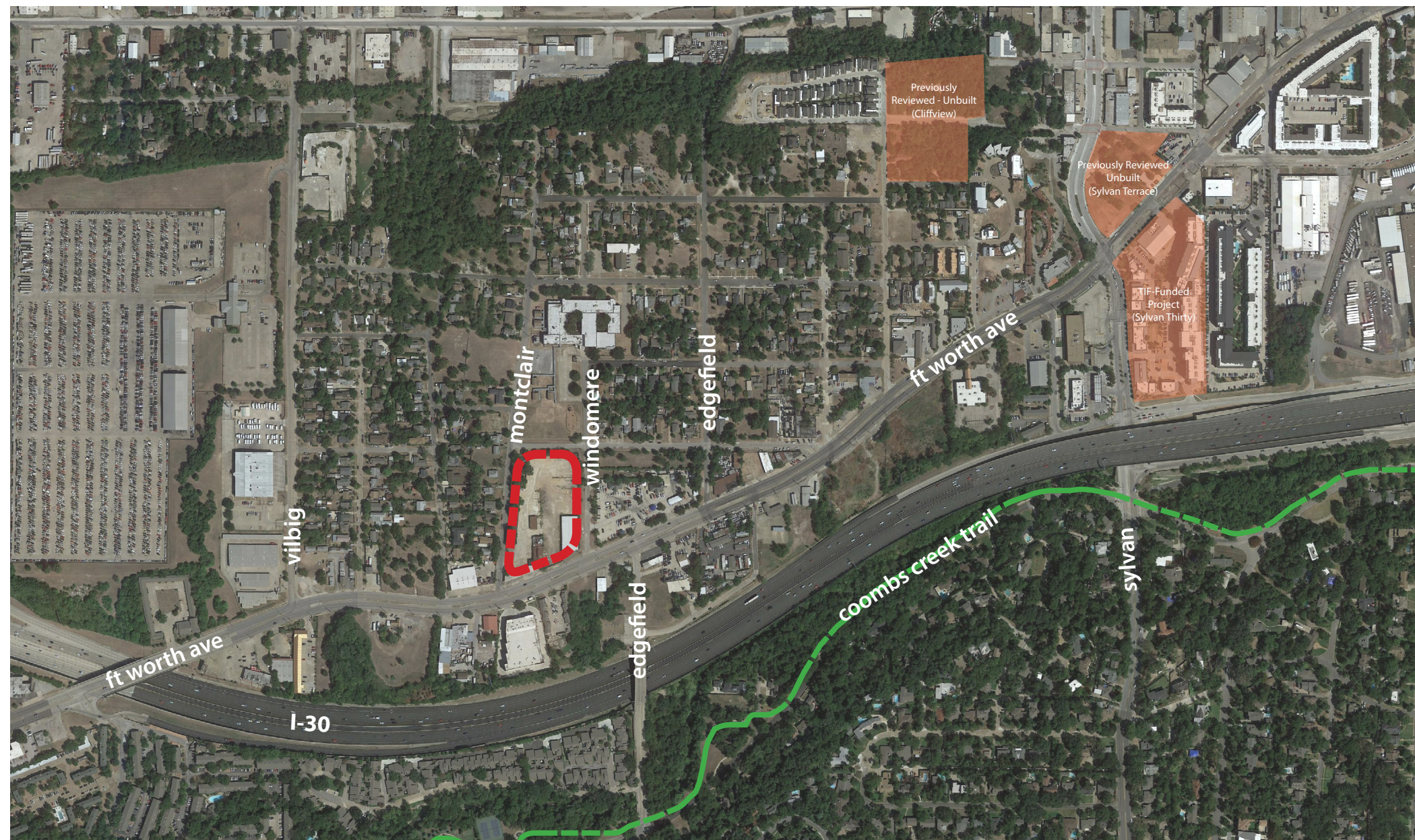
Wherever possible, driveway cuts, vehicular uses, and unbuilt area along the street frontage should be minimized in favor of pedestrian prioritized public realm design and activated building frontage. Particular attention should be given to the design and treatment of the proposed porte cochere and the two-story residential wing fronting Ft. Worth Avenue paralleling Montclair.

- [2] Explore opportunities for ground floor residential units to provide direct entries from the public realm.

Recognizing the potential limitations and scoring criteria for LIHTC, the development team should explore ways in which to provide safe and protected ground-level units that still work to activate the public realm and provide eyes on the street by allowing for direct access from the street through gated patios.

- [3] Surface parking in the rear of the development should be screened to create a more comfortable and inviting public realm.

Treatments such as landscaping, in addition to low walls, should be explored to screen the view of parking, headlights, and overhead lighting from the public realm.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Ft. Worth Avenue TIF District]

Context Description

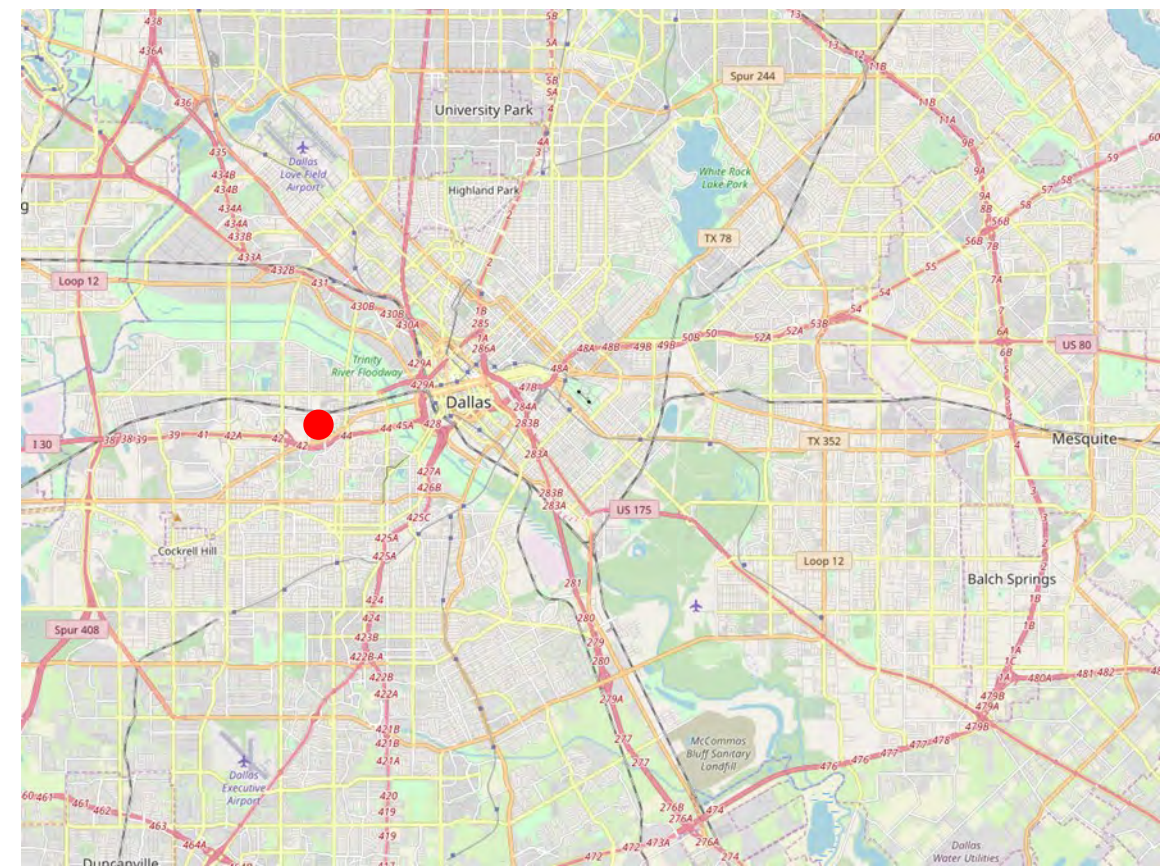
1515 Fort Worth Avenue, known as The Villas at Western Hills, is a 130-unit senior multifamily project that is seeking financing through both the Fort Worth Avenue TIF and Low-Income Housing Tax Credits (LIHTC). The project lies along Ft. Worth Avenue between Montclair Avenue and Windomere Avenue on a vacant 3.8 acre site just south of the Sidney Lanier Vanguard for the Expressive Arts.

Primary considerations for this project include the design of the Fort Worth Avenue street facade and streetscape, including the proposed porte-cochere, the design of the ground-level units and their relationship to the public realm, and the design of the surface parking towards the rear of the site and its treatment adjacent to the public realm.

1515 Fort Worth Avenue

Neighborhood:
West Dallas
Western Hills

Program:
Multifamily



The Sponsors plan to develop a 130-unit class 'A' apartment complex for elderly tenants. Villas at Western Heights will be located on the Northwest corner of Fort Worth Ave and North Windomere Ave (Former Dallas Lite and Barricade site). The site is in close proximity to Trinity Groves, Sylvan Thirty and Downtown Dallas. The development represents an excellent opportunity to allow the current residents of the surrounding neighborhood to age in place, and gives an affordable option not currently available to the Fort Worth Avenue corridor.

Project Highlights

Product Type	Class 'A' Apartments
# of Units	130 Units
# of Affordable Units	110 Units
Average Unit Size	863 SF
Total NRSF to be built	108,000+/- SF
Affordability Period	45 years
Target Population	55 and over, elderly limitation



Context Plan

Villas at
Western Heights

Mucasey and Associates
Architects



Fort Worth Ave

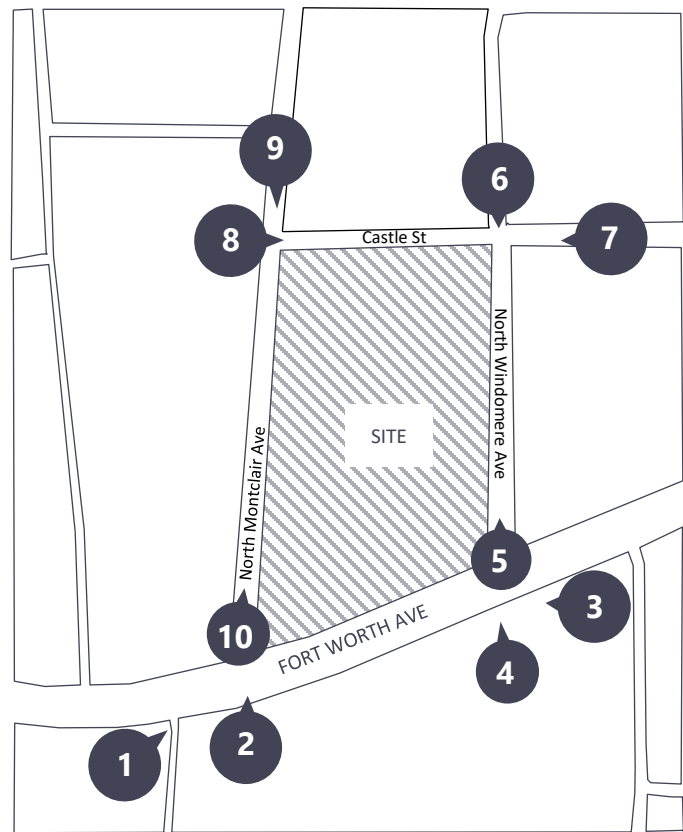
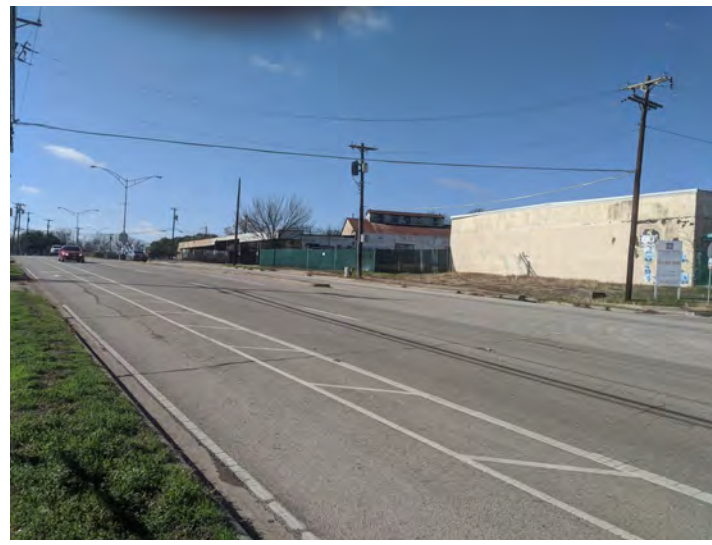
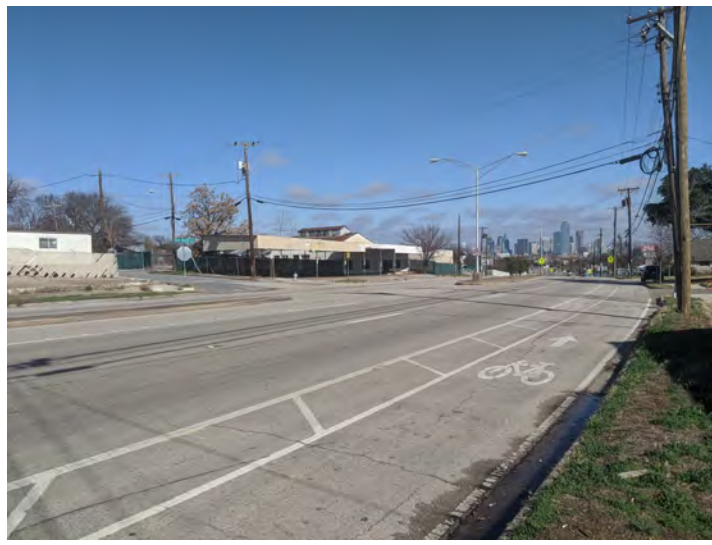
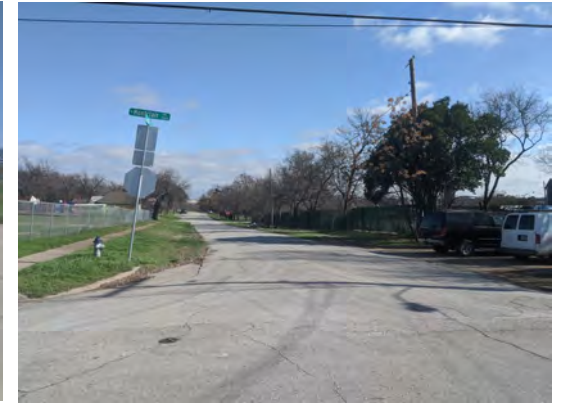


Photo Key

Windomere Ave



Castle St



Montclair Ave



PROPERTY DESCRIPTION

Tract 1:

Being a 159,371 square feet (3.6587 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of Lots 1 and Lot 2, Block 15/3976 of Flanders Heights, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 90, Page 20 of the Deed Records, Dallas County, Texas, being that same tract of land conveyed to Dallas Lite and Barricade Inc. by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2 inch iron rod being the northwest intersection of Fort Worth Avenue, (called 100 feet right-of-way) and N. Windomere Avenue (called 66 feet right-of-way), also being the southeast corner of the herein described tract, common with the southeast corner of said Lot 2;

Thence South 66 degrees 21 minutes 36 seconds West, along the southerly line of the herein described tract, common with the northerly right-of-way line of Fort Worth Avenue, a distance of 291.33 feet to a found mag nail at the beginning of a tangent curve to the right having a radius 904.93 feet;

Thence along said tangent curve to the right having a delta angle of 04 degrees 32 minutes 45 seconds, a chord that bears South 66 degrees 37 minutes 58 seconds West, a chord distance of 71.78 feet, and an arc length of 71.80 feet to a set mag nail at the end of said curve;

Thence North 82 degrees 26 minutes 22 seconds West, a distance of 11.09 feet to a set mag nail, lying on the easterly right-of-way line of N. Montclair Avenue (called 39 feet right-of-way);

Thence North 03 degrees 53 minutes 58 seconds East, along the westerly line of the herein described tract, common with the easterly right-of-way line of said N. Montclair Avenue, a distance of 445.86 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the most westerly northwest corner of the herein described tract, common with the southwest corner of a 8,991 square feet (0.2064 acres) tract conveyed to Dallas Lite and Barricade Inc. by General Warranty Deed recorded in document number 201500194130 of the Official Public Records of Dallas County, Texas, from which a found 5/8 inch rod reference bears South 22 degrees 34 minutes 27 seconds West, a distance of 5.52 feet;

Thence South 86 degrees 06 minutes 02 seconds East, departing the easterly right-of-way line of said N. Montclair Avenue, along the southerly right-of-way line of said Dallas Lite and Barricade (8,991 square feet) tract, a distance of 59.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for an interior corner, from which a found 5/8 inch rod reference bears South 07 degrees 06 minutes 23 seconds West, a distance of 4.19 feet;

Thence North 03 degrees 53 minutes 58 seconds East, along the most interior westerly line of the herein described tract common with the easterly line of said Dallas Lite and Barricade (8,991 square feet) tract, a distance of 154.79 feet to a found 5/8 inch iron rod for the most northerly northwest corner of the herein described tract, common with the northeast corner of said Dallas Lite and Barricade (8,991 square feet) tract, lying on the southerly right-of-way line of Castle Street (called 66 feet right-of-way);

Thence North 89 degrees 15 minutes 36 seconds East, along the northerly line of the herein described tract, common with the southerly right-of-way line of said Castle Street, a distance of 231.22 feet to a found 1/2 inch iron rod for the northeast corner of the herein described tract, common with the southwest intersection of said Castle Street and said N. Windomere Avenue;

Thence South 01 degree 26 minutes 22 seconds East, departing the southerly right-of-way line of said Castle Street, along the easterly line of the herein described tract, common with the westerly right-of-way line of said N. Windomere Avenue, a distance of 462.16 feet to the Place of Beginning and containing 159,371 square feet or 3.6587 acres of land.

Tract 2:

Being a 31,729 square feet (0.7284 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of City of Dallas Block Number B/3958, and a portion of Commerce Heights, an addition to the City of Dallas, Texas, being that same tract of land conveyed to Dallas Lite and Barricade Inc. by deed recorded in Volume 73176, Page 484 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1 inch iron pipe for the northeast corner of the herein described tract, common with the southeast corner of a 7,941 square feet (0.1823 acres) tract of land conveyed to Dallas Lite and Barricade Inc. by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas, and lying on the westerly right-of-way line of N. Montclair Avenue (called 39 feet right-of-way);

Thence South 03 degrees 53 minutes 58 seconds West, along the easterly line of the herein described tract, common with the westerly line of said N. Montclair Avenue, a distance of 128.89 feet to an "X" set for the northwest intersection of said N. Montclair Avenue and Fort Worth Avenue (called 100 feet right-of-way), said corner being the beginning of a non tangent curve to the right having a radius of 904.93 feet;

Thence along said non tangent curve to the right having a delta angle of 13 degrees 22 minutes 01 seconds, a chord that bears South 81 degrees 20 minutes 15 seconds West, a chord distance of 210.64 feet, and an arc length of 211.12 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" at the end of said curve, also being the southwest corner of the herein described tract, and lying on the easterly right-of-way line of Neal Street (30 feet right-of-way);

Thence North 01 degree 52 minutes 48 seconds West, departing the northerly right-of-way line of said Fort Worth Avenue, along the westerly line of the herein described tract, common with the easterly right-of-way line of said Neal Street, a distance of 158.50 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the northwest corner of the herein described tract, common with the southwest corner of a tract of land conveyed to Jose C. Marrufo and wife Maria E. Marrufo by deed recorded in Volume 90045, Page 48, of the Deed Records of Dallas County, Texas;

Thence North 89 degrees 29 minutes 10 seconds East, departing the easterly right-of-way line of said Neal Street, along the northerly line of the herein described tract, common with the southerly line of said Marrufo tract passing a found 5/8 inch iron rod, at a distance of 91.53 feet for the southeast corner of said Marrufo tract common with the southwest corner of said Dallas Lite and Barricade (31,729 square feet) tract, and continuing along the northerly line of the herein described tract for a total distance of 222.22 feet to the Place of Beginning and containing 31,729 square feet or 0.7284 acres of land.

Tract 3:

Being a 7,941 square feet (0.1823 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of City of Dallas Block Number B/3958, and a portion of Commerce Heights, an addition to the City of Dallas, Texas, being that same tract of land conveyed to Dallas Lite and Barricade Inc. by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1 inch iron pipe for the southeast corner of the herein described tract, common with the northeast corner of a tract of land conveyed to Dallas Lite and Barricade Inc. by deed recorded in Volume 73146, Page 484 of the Deed Records of Dallas County, Texas, and lying on the westerly right-of-way line of N. Montclair Avenue (called 39 feet right-of-way);

Thence South 89 degrees 29 minutes 10 seconds West, departing the westerly right-of-way line of said N. Montclair Avenue, along the southerly line of the herein described tract, common with the northerly line of said Dallas Lite and Barricade (31,729 square feet) tract, for a distance of 130.68 feet to a found 5/8 inch iron rod for the southwest corner of the herein described tract, common with the southwest corner of a tract of land conveyed to Jose C. Marrufo and wife Maria E. Marrufo by deed recorded in Volume 90045, Page 48, of the Deed Records of Dallas County, Texas;

Thence North 00 degrees 05 minutes 14 seconds West, departing the northerly line of said Dallas Lite and Barricade (31,729 square feet) tract, along the westerly line of the herein described tract common with the southerly line of said Marrufo tract, a distance of 59.83 feet to a found 5/8 inch iron rod for the northwest corner of the herein described tract, common with the southwest corner of a tract of land conveyed to Ramiro Plaza by Warranty Deed with Vendor's Lien recorded in Volume 97122, Page 4690 of the Deed Records of Dallas County, Texas and the southeast corner of a tract of land conveyed to Mac Arthur Davis and wife, Nicole Davis by Texas General Warranty Deed in Document Number 201700197895, of the Official Public Records of Dallas County, Texas;

Thence North 89 degrees 29 minutes 45 seconds East, along the northerly line of the herein described tract, common with the southerly line of said Plaza tract, a distance of 134.86 feet, to a found 1/2 inch iron rod, for the northeast corner of the herein described tract, common with the southeast corner of said Plaza tract, and lying on the westerly right-of-way line of N. Montclair Avenue;

Thence South 03 degrees 53 minutes 58 seconds West, along the easterly line of the herein described tract, common with the westerly right-of-way line of said N. Montclair Avenue, a distance of 99.85 feet to the Place of Beginning and containing 7,941 square feet or 0.1823 acres of land.

Tract 4:

Being a 8,991 square feet (0.2064 acres) tract of land situated in the William Coombs Survey, Abstract No. 290 in the City of Dallas, Dallas County, Texas, also being a part of Lot 1, Block 15/3976 of Flanders Heights, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 90, Page 20 of the Deed Records, Dallas County, Texas, being that same tract of land conveyed to Dallas Lite and Barricade Inc. by General Warranty Deed recorded in Document Number 201500194130 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 3/4 inch iron rod being the northwest corner of the herein described tract, common with the southeast intersection of N. Montclair Avenue, (called 39 feet right-of-way) and Castle Street (called 66 feet right-of-way);

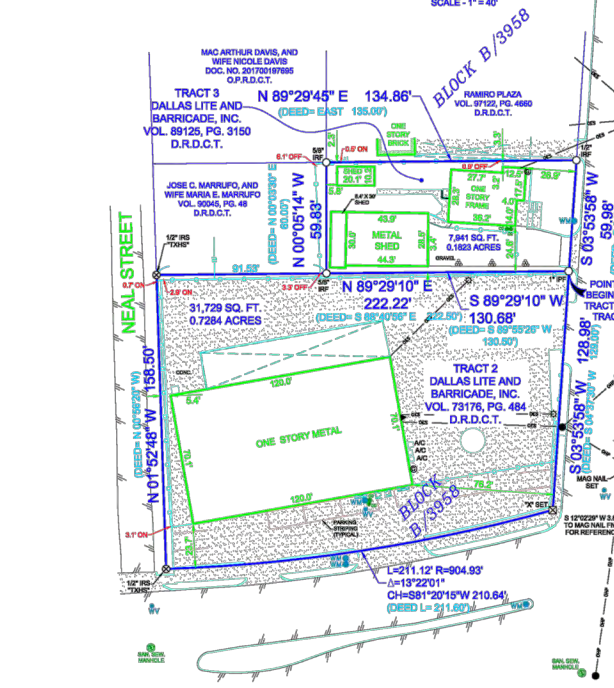
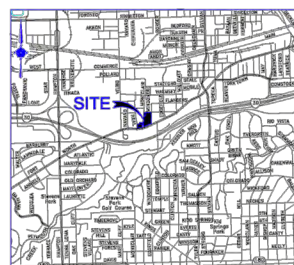
Thence North 89 degrees 15 minutes 36 seconds East, departing the easterly right-of-way line of said N. Montclair Avenue, along the northerly line of the herein described tract, common with the southerly right-of-way line of said Castle Street, a distance of 59.19 feet to a found 5/8 inch iron rod for the northeast corner of the herein described tract, common with the most northwesterly corner of a tract of land conveyed to Dallas Lite and Barricade Inc., (159,371 square feet) by deed recorded in Volume 89125, Page 3150 of the Deed Records of Dallas County, Texas;

Thence South 03 degrees 53 minutes 58 seconds West, departing the southerly right-of-way line of said Castle Street, along the easterly line of the herein described tract, a distance of 154.79 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the southeast corner of the herein described tract, from which a found 5/8 inch rod reference bears South 07 degrees 06 minutes 23 seconds West, a distance of 4.19 feet;

Thence North 86 degrees 06 minutes 02 seconds West, along the southerly line of the herein described tract, a distance of 59.00 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS" for the southwest corner of the herein described tract, lying on the easterly right-of-way line of said N. Montclair Avenue, from which a found 5/8 inch rod reference bears South 22 degrees 34 minutes 27 seconds West, a distance of 5.52 feet;

Thence North 03 degrees 53 minutes 58 seconds East, along the westerly line of the herein described tract, common with the easterly right-of-way line of said N. Montclair Avenue, a distance of 150.00 feet to the Place of Beginning and containing 8,991 square feet or 0.2064 acres of land.

VICINITY MAP - NOT TO SCALE



EXCEPTIONS TO THE TITLE COMMITMENT

AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY AND BENCHMARK TITLE, G.F. NO. PL17-21149 WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2017 AND AN ISSUED DATE OF SEPTEMBER 27, 2017.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10 c.	Easement to Texas Power & Light Company, dated September 29, 1923, filed May 31, 1924, executed by Henry C. Struck, recorded in Volume 1102, Page 129 Deed Records, Dallas County, Texas.	NO	NO

SURVEYOR'S CERTIFICATE

Certify To: Austral Asian Capital, LLC; Chicago Title Insurance Company and Benchmark Title, in connection with the transaction referenced in GF No. PL17-21149.

I hereby certify that on the 31th day of November 2017, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Fort Worth Avenue, N. Montclair Avenue and Castle Street, same being paved, dedicated public right-of-ways maintained by The City of Dallas, which abuts the subject property, and are physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

REVISIONS

No.	Revision/Issue	Date

LEGEND

⊕	HANDICAPPED SPACE	⊕	SANITARY SEWER MANHOLE COVER
○	PARKING SPACE	⊙	LIGHT POLE
⊗	IRON ROD FOUND	⊙	POWER POLE
⊗	IRON ROD SET "TXHS"	⊙	BRICK COLUMN
⊗	IRON PIPE FOUND	⊙	AC AIR CONDITIONING
⊗	FENCE POST CORNER	⊙	FIRE HYDRANT
⊗	"X" FOUND / SET	⊙	ELECTRIC METER
⊗	CONTROL MONUMENT	⊙	GAS METER
—	ASPHALT PAVING	—	
—	CHAIN LINK FENCE	—	
—	WOOD FENCE (CENTER POST)	—	
—	WIRE FENCE	—	
—	IRON FENCE	—	
—	PIPE FENCE	—	
—	COVERED PORCH, DECK OR CARPORT	—	
—	CONCRETE PAVING	—	
—	GRAVEL/ROCK ROAD OR DRIVE	—	
—	OES	—	OVERHEAD ELECTRIC SERVICE
—	CHP	—	OVERHEAD POWER LINE
—	SS	—	SANITARY SEWER LINE

GENERAL NOTES

- 1) According to the F.L.R.M. No. 48113C030J, the subject property lies in Zone X₁ and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).
- 3) Reference Bearing is the westerly right-of-way line of N. Windomere Avenue, (S 01°26'22" E).

TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tsh heritage.com
Firm No. 10169300

CATEGORY 1A CONDITION II

TRACTS 1 AND 4, IN BLOCK 15/3976 FLANDERS HEIGHTS ADDITION & TRACTS 2 AND 3, IN BLOCK B/3958 W. COOMBS SURVEY, ABSTRACT NO. 290 DALLAS, DALLAS COUNTY, TEXAS

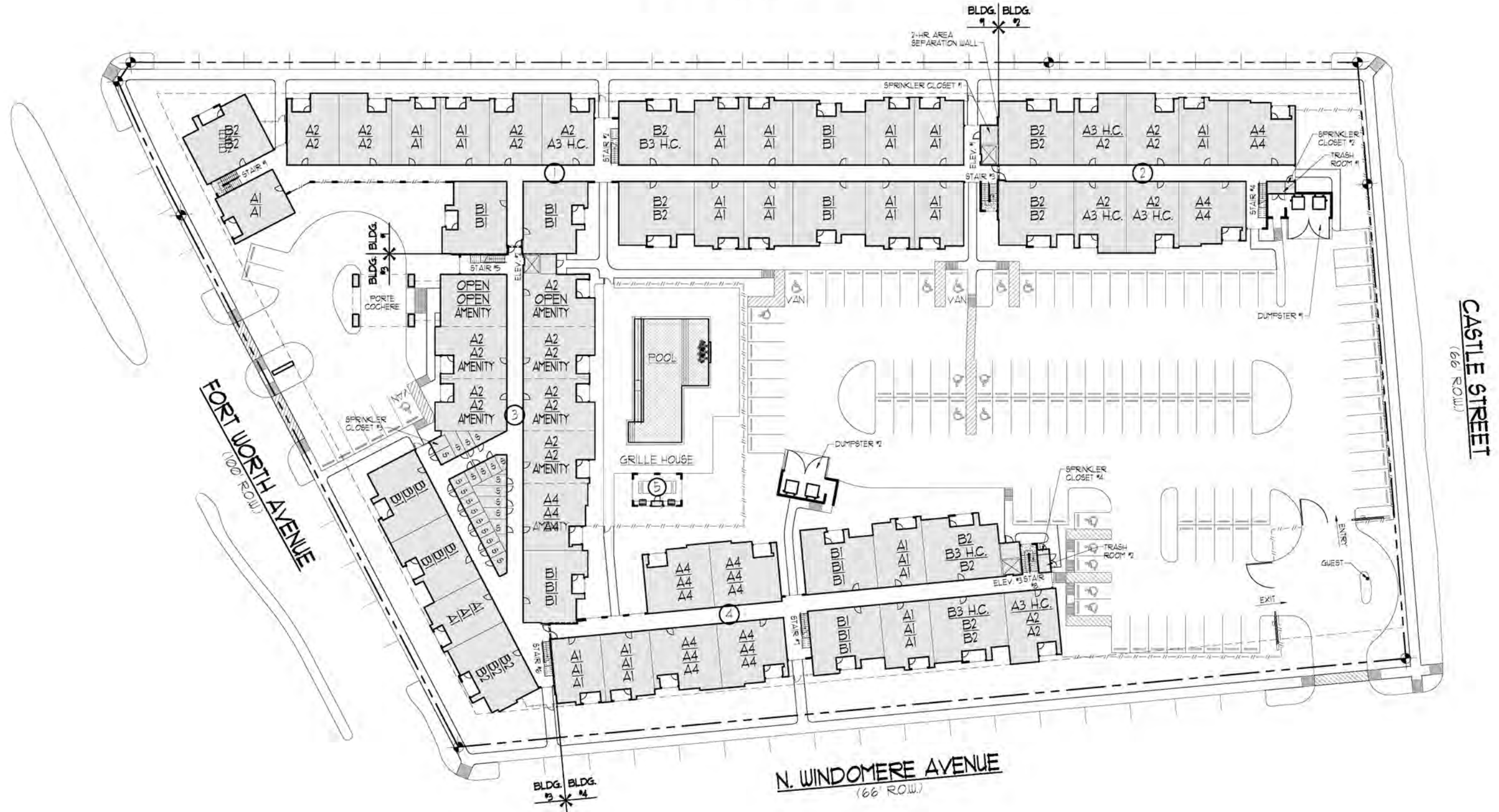
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Drawn By JAM
Date 11/29/2017
Scale 1" = 40'



Villas at Western Heights



N. MONTCLAIR AVENUE
(39' ROW.)



Ground Floor
Plan

Villas at
Western Heights

Mucasey and Associates
Architects

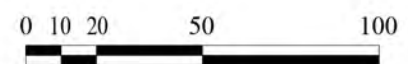


N. MONTCLAIR AVENUE
(39' ROW.)



Apartments:

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	39	700 s.f.
A2	One Bedroom, 1 Bath	25	777 s.f.
A3	One Bedroom, 1 Bath (H.C.)	5	777 s.f.
A4	One Bedroom/Den, 1 Bath	19	895 s.f.
Total One Bedroom Units		88 Units	
B1	Two Bedroom, 2 Bath	23	943 s.f.
B2	Two Bedroom, 2 Bath	13	1,014 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	6	1,014 s.f.
Total Two Bedroom Units		42 Units	
Apartments Net Rentable Total		130 Units	108,570 s.f.





Detail View



View from Fort Worth Avenue

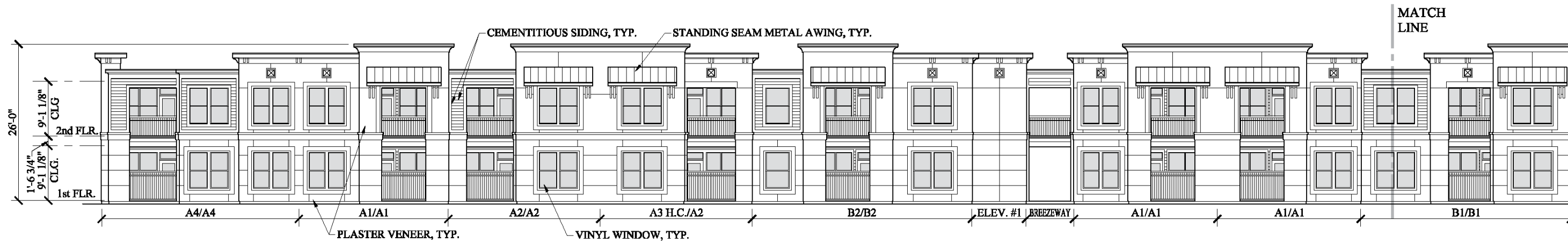


Elevations

Villas at
Western Heights

Mucasey and Associates
Architects





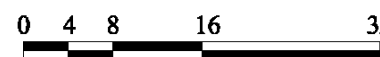
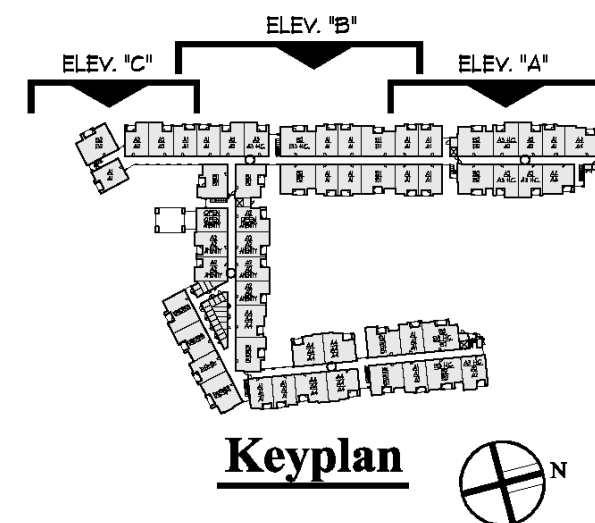
ELEVATION - N. MONTCLAIR AVENUE - "A"

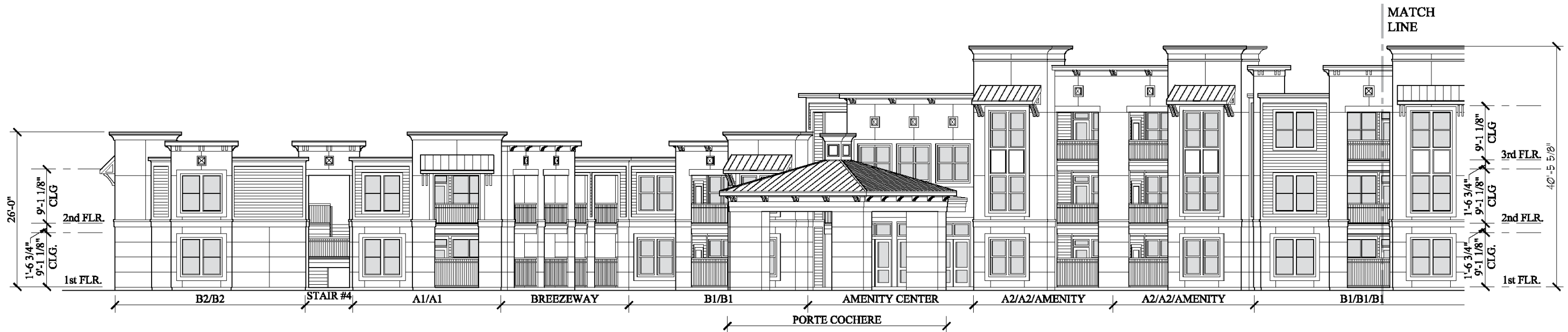


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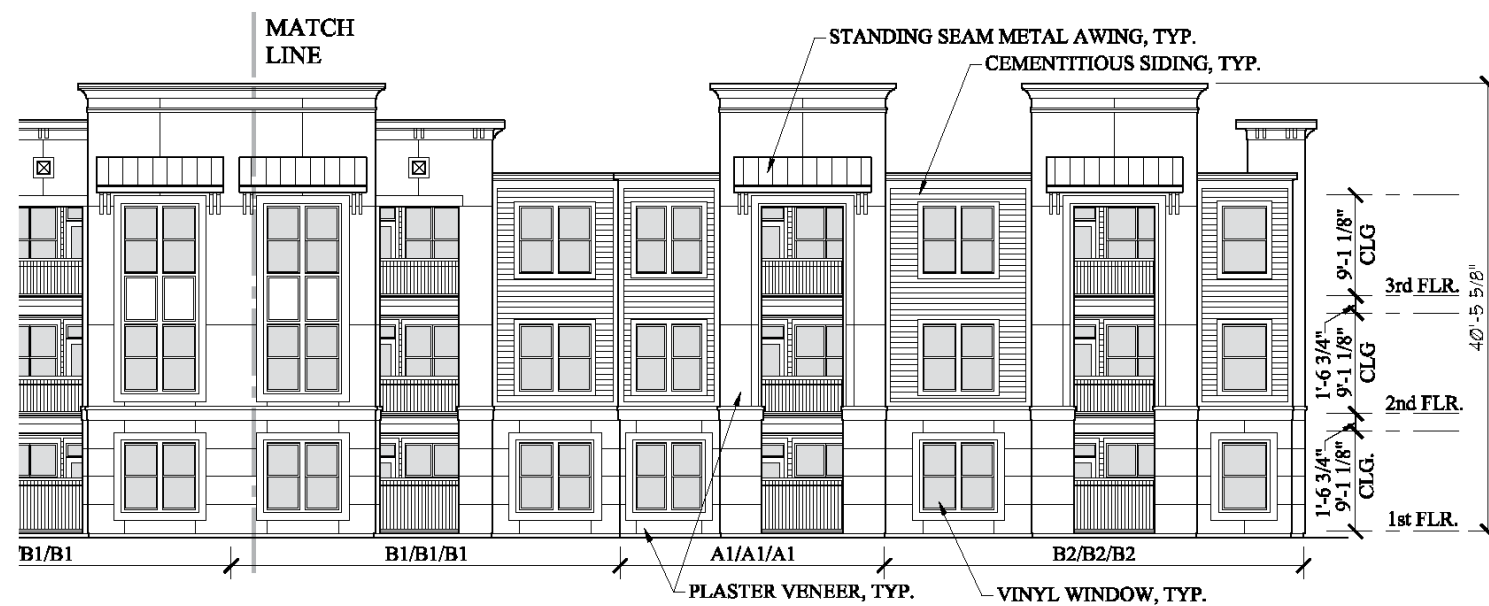


ELEVATION - N. MONTCLAIR AVENUE - "C"

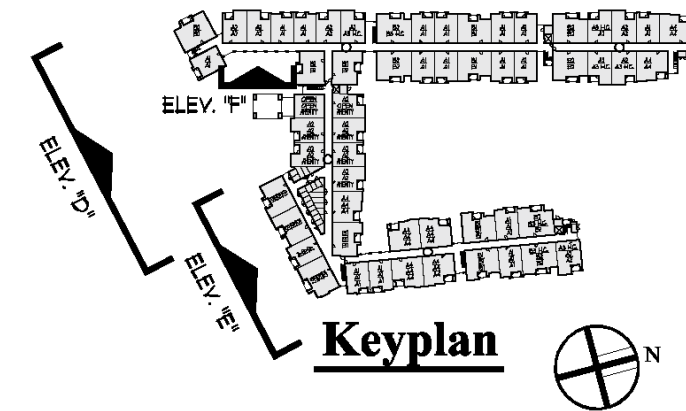




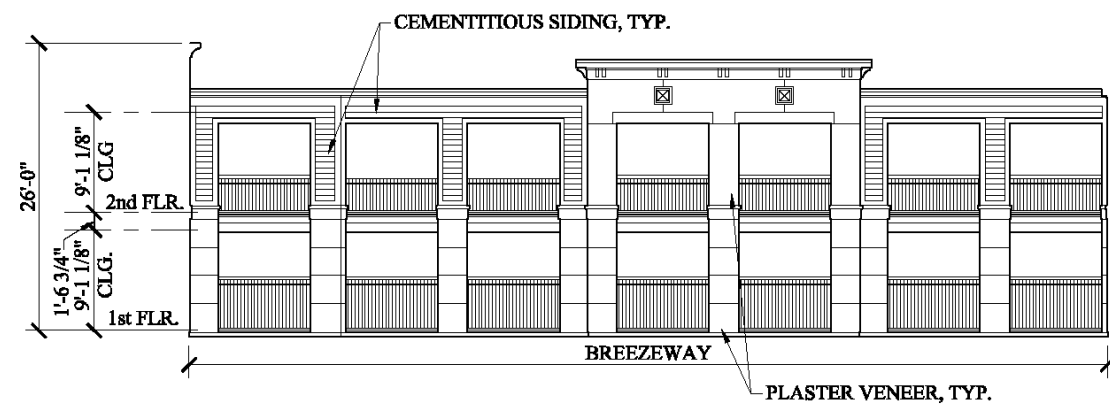
ELEVATION - FORT WORTH AVENUE - "D"



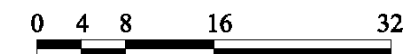
ELEVATION - FORT WORTH AVENUE - "E"



Keyplan



ELEVATION - "F"

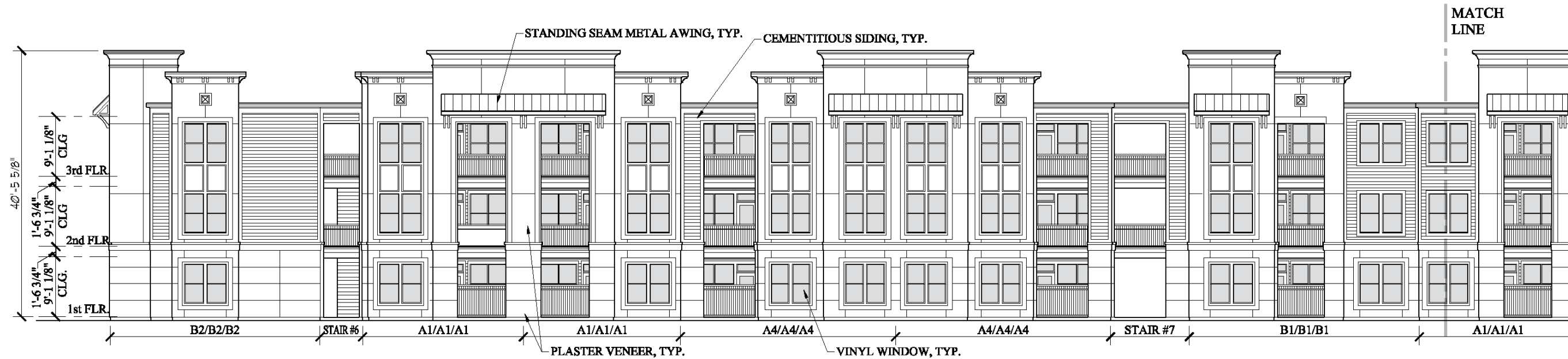


Elevations

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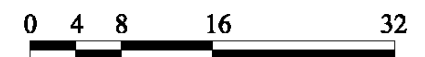
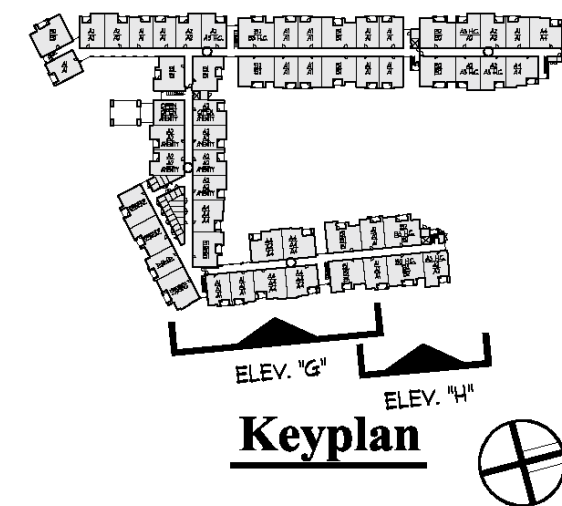


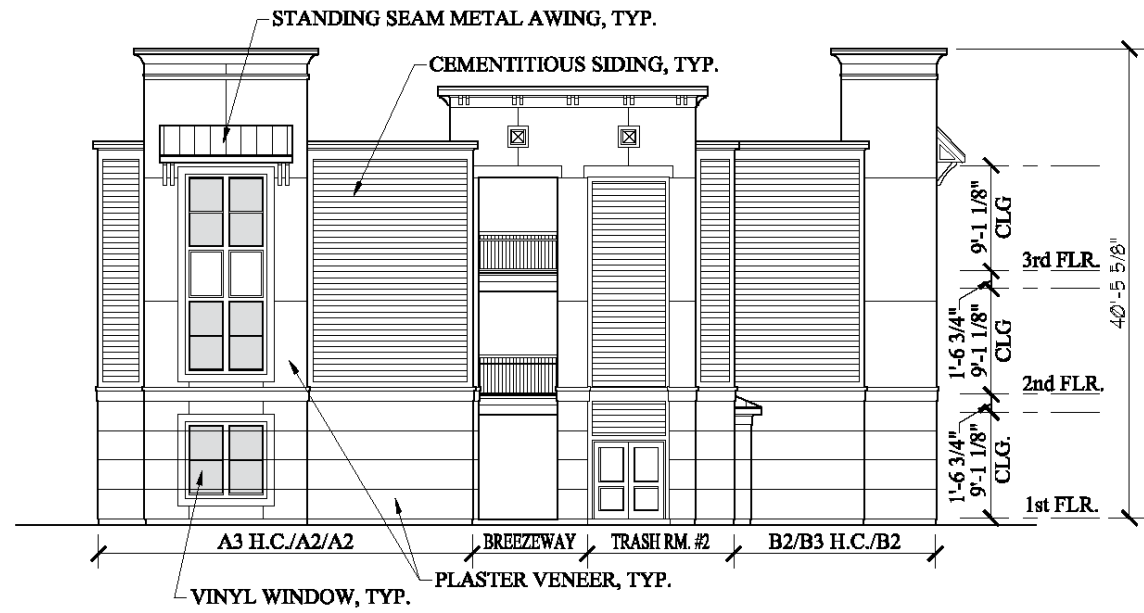


ELEVATION - N. WINDOMERE AVENUE - "G"

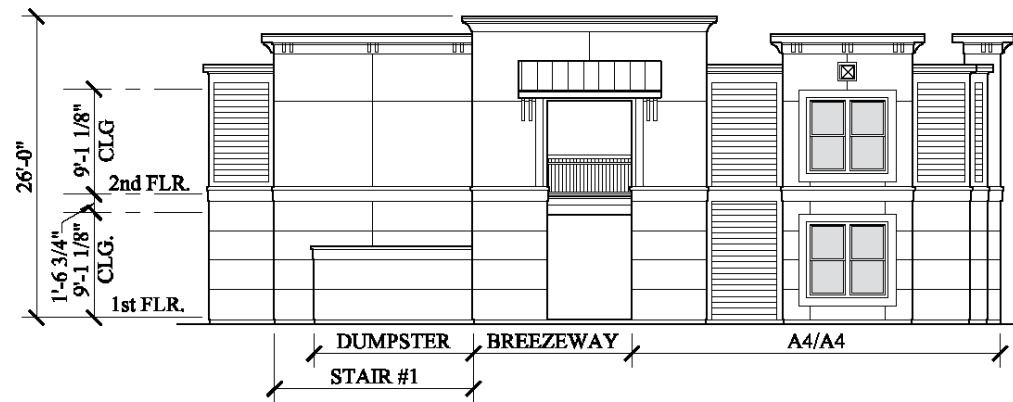


ELEVATION - N. WINDOMERE AVENUE - "H"

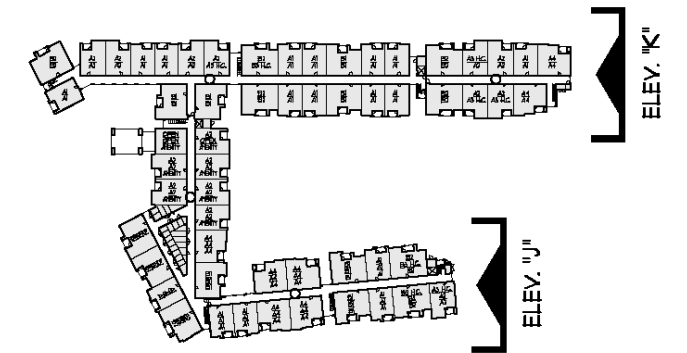




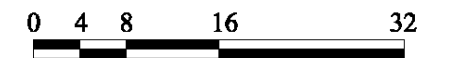
ELEVATION - CASTLE STREET- "J"

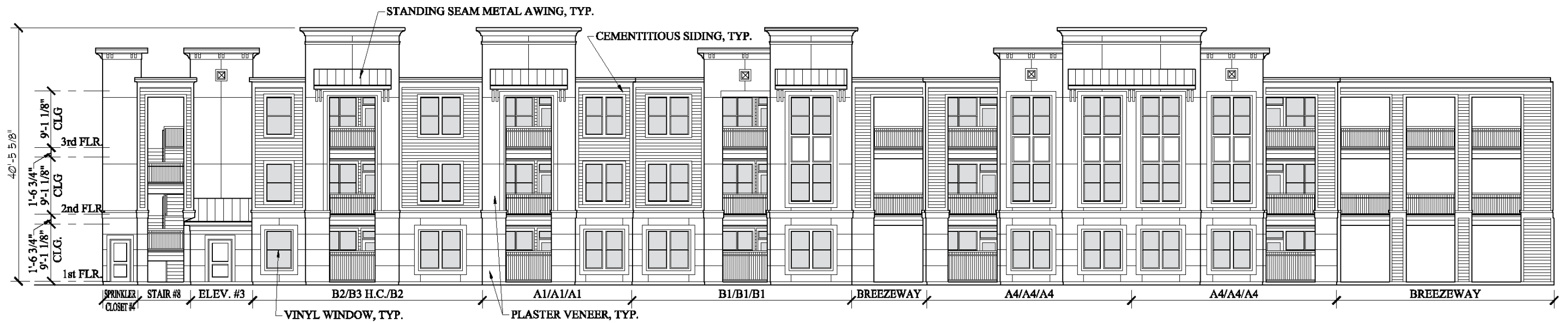


ELEVATION - CASTLE STREET- "K"

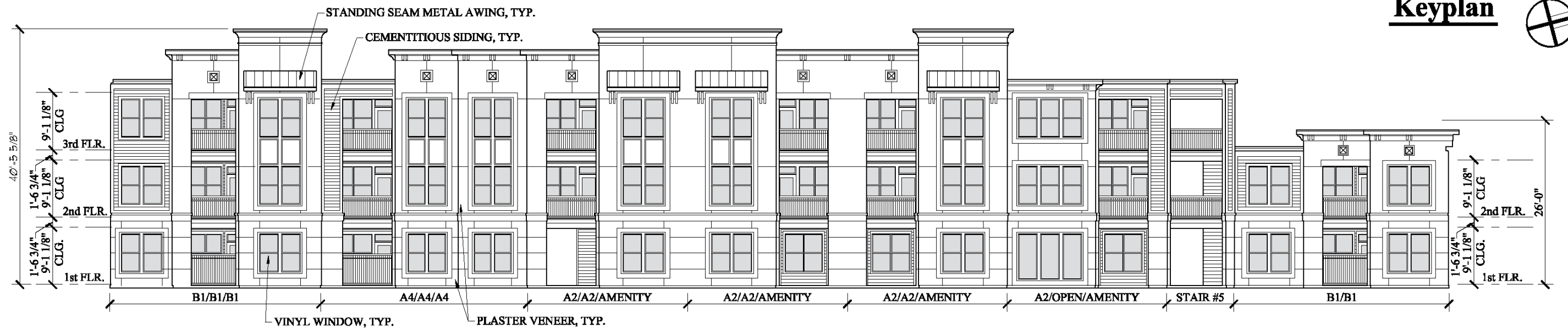
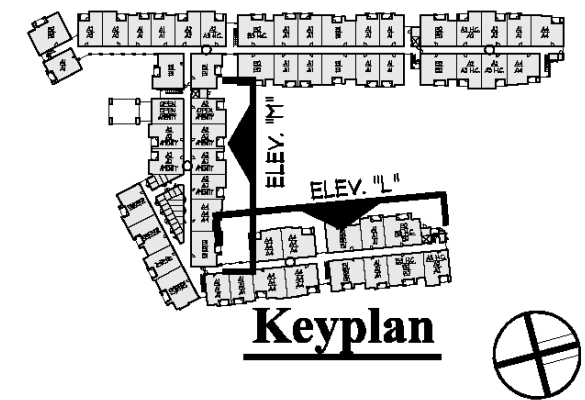


Keyplan

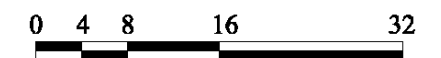




ELEVATION - COURTYARD - "L"



ELEVATION - COURTYARD - "M"

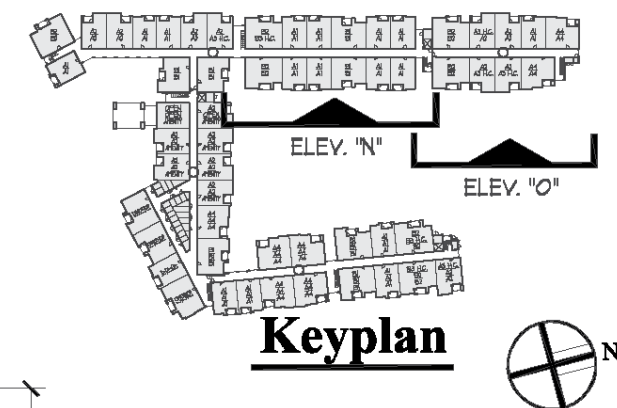




ELEVATION - COURTYARD - "N"



ELEVATION - COURTYARD - "O"



Elevations

Villas at
Western Heights

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