Addison!

BUILDINGINSPECTION DEPARTMENT 16801 Westgrove Dr Addison Texas 75001 972/450-2881 fax: 972/450-2837

Application for Meritorious Exception to the Town of Addison Sign Ordinance

Application Date: 6/30/15 Filing Fee: $200.00

Application: One Hanover Investors, LP c/o PM Realty Group

Address: 16633 Dallas Parkway Suite#: 325

Addison (City) TX (State) 75001 (Zip) Phone#: 972-521-3099

Fax#:

Status of Applicant: Owner X Tenant Agent

Location where exception is requested:

One Hanover Park – 16633 Dallas Parkway Addison, TX 75001

Reasons for Meritorious Exception:

1. Bringing the City of Addison a higher education provider.
   a. This will be ACU's Dallas HQ for their online programs and business development. In addition, ACU is expecting to add 75-100 full time jobs at this location over the course of the next 18 months.
   b. ACU is an accredited university offering both undergraduate and graduate level programs.
   c. $500 million university endowment.
   d. Ranked #2 on the "America's Best Colleges – Up-and-Comers" list 6 of the past 7 years.
   e. Named a "College of Distinction" in 2014-2015 for its exemplary commitment to students, teaching, & communities. ACU is one of 13 Texas universities recognized.
   f. Included in *America's 100 Best College Buys for 2014-2015*.To be included on this list universities must provide "the highest quality of education at the lowest cost."
   G. For the seventh consecutive year, ACU has earned recognition by the *Chronical of Higher Education* as one of the nation's Great Colleges to Work For 2014.
2. 25,426 SF of absorption on a space that has been vacant for more than 6 years.
   a. One Hanover Park will now be 95% occupied; increased value/tax base.
3. The Addison multi-family and retail sectors should greatly benefit from the influx of students attracted to the local area.
   a. This campus will primarily serve young professionals looking to expand their education, and will likely choose to live in the area through their expected graduation date.
   B. For students attending the campus for course testing purposes, the local retail sector is expected to provide convenient shopping and dining options.

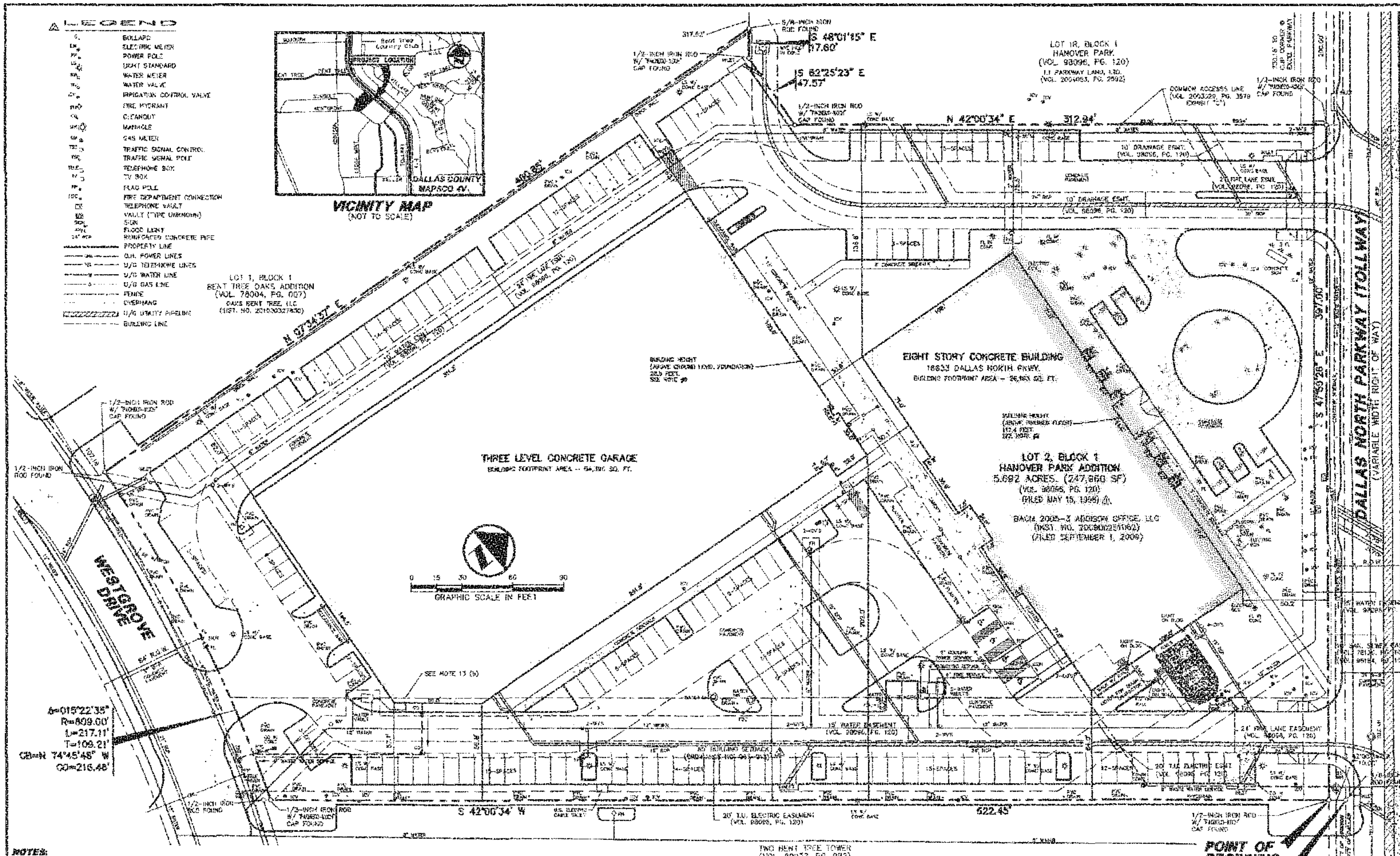
YOU MUST SUBMIT THE FOLLOWING:

12 COPIES OF THE PROPOSED SIGN SHOWING:

1. Lot Lines
2. Names of Adjacent Streets
3. Location of Existing Buildings
4. Existing Signs
5. Proposed Signs
6. Sketch of Sign with Scale and Dimensions Indicated

(8.5 x 11 PLEASE)

Date Fees Paid 7/1/15 Check # NA Receipt # 544300



DESCRIPTION OF PROPERTY SURVEYED

TRACT 1:

DESCRIPTION of a 5.692 acre tract of land situated in the William Lomax Survey, Abstract No. 792, City of Addison, Dallas County, Texas; said tract being all of a 5.692 acre tract of land described in a Substitute Trustee's Deed to BACM 2005-3 Addison Office, LLC, a Texas limited liability company as recorded in Instrument No. 200900251062 of the Official Public Records of Dallas County, Texas; said tract also being Lot 2, Block 1 of the Hanover Park Addition, an addition to the City of Addison as recorded in Volume 98096, Page 120, Deed Records, Dallas County, Texas; said 5.692 acre tract being more particularly described as follows:

COMMENCING, at the 5/8-inch iron rod found, said point being in the southwest line of the Dallas North Parkway (a variable width right-of-way), and the northeast corner of Two Bent Tree Tower, an addition to the City of Addison, Texas, according to the plat recorded in Volume 80232, Page 982 of the Deed Records of Dallas County, Texas;

THENCE, South 42 degrees, 00 minutes, 34 seconds West, along the northwest line of said Two Bent Tree Tower, a distance of 10.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner at the POINT OF BEGINNING; said point being the east corner of said Lot 2;

THENCE, South 42 degrees, 00 minutes, 34 seconds West, continuing along said northwest line of Two Bent Tree Tower, a distance of 622.45 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being in a northeast line of Westgrove Drive (a 64 foot wide right-of-way); said point also being on a curve to the left whose center bears South 22 degrees, 55 minutes, 29 seconds West, a distance of 809.00 feet from said point;

THENCE, northwesterly, along said northeast right-of-way line and said curve to the left, through a central angle of 15 degrees, 22 minutes, 35 seconds, an arc distance of 217.11 feet, a chord bearing of North 74 degrees, 45 minutes, 48 seconds West, a chord distance of 216.48 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found; said point being in the southeast line of Lot 1, Block 1, Bent Tree Oaks Addition, an addition to the City of Addison, Texas according to the plat recorded in Volume 78004, Page 007 of the Deed Records of Dallas County, Texas;

THENCE, North 07 degrees, 34 minutes, 37 seconds East, departing said northeast right-of-way line of Westgrove Drive and along said southeast line of Bent Tree Oaks Addition, a distance of 480.85 feet to a 5/8-inch iron rod found at the east corner of said Bent Tree Oaks Addition; said point being in a southwest line of Lot 1R, Block 1 of said Hanover Park Addition;

THENCE, South 48 degrees, 01 minutes, 15 seconds East, along said southwest line of Lot 1R, a distance of 17.60 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the most westerly southeast corner of said Lot 1R;

THENCE, South 82 degrees, 25 minutes, 23 seconds East, along a south line of said Lot 1R, a distance of 47.57 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the most southerly southwest corner of said Lot 1R;

THENCE, North 42 degrees, 00 minutes, 34 seconds East, along a southeast line of said Lot 1R, a distance of 312.94 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the east corner of said Lot 1R; said point being in the said southwest right-of-way line of Dallas North Parkway;

THENCE, South 47 degrees, 59 minutes, 26 seconds East, with said southwest right-of-way line, a distance of 397.00 feet to the POINT OF BEGINNING;

CONTAINING, 247,960 square feet or 5.692 acres of land, more or less.

TRACT 2 (Not surveyed on the ground):

Easement estate created pursuant to that certain reciprocal agreement by and between Interwest-Parkway, Ltd. and One Hanover Park Limited partnership filed 02/12/2003, recorded in Volume 2003029, Page 5372, Deed Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATE

To: 300/GP One Hanover Park Owner, LLC (Buyer/Borrower);
BACM 2005-3 Addison Office, LLC, a Texas limited liability company (Seller);
JPMorgan Chase Bank, N.A., its successors and assigns (Lender);
CCS Title Agency, LLC (Title Company); and
Fidelity National Title Insurance Company (Underwriter);

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11(b) of Table A thereof. The field work was completed on the 25th day of June, 2012.

Date of Plat or Map: 26th day of June, 2012

Michael Larry Davis, Jr.
Registered Professional Land Surveyor
No. 5773
mdavis@pkce.com

NOTES:

1. Bearing system for this survey is based on a bearing of South 89 degrees, 38 minutes, 35 East for the south right-of-way line of Bent Tree Plaza Parkway according to the plat of Bent Tree Tower Addition No. 2, an addition to the City of Addison, Texas recorded in Volume 08112, Page 161 of the Deed Records of Dallas County, Texas.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0055 L, Community-Panel No. 481089 0055 L, Effective Date: June 22, 2007. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

   Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as on significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a title commitment provided by CCS Title Agency, LLC, as agent for Fidelity National Title Insurance Company, GF No. 2233CCSTX, issued September 19, 2012, effective date August 30, 2012.
4. All underground utility information depicted on the survey is based on available record information on file of the City of Dallas and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records.
5. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
6. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
7. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
8. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
9. The height of the building shown is from the adjacent grade to the peak of the roof at the place indicated.
10. No evidence of cemeteries was observed on the subject property while performing this survey.
11. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
12. Except as specifically stated or shown on this plat, this survey reflects evidence of the easements and servitudes in the Record Documents and evidence of any easements and servitudes which were observed, though not in the Record Documents.

NOTES:

13. As of the date of this survey the subject tract is zoned "PD 097-013" Planned Development. Based on information provided by The Planning & Zoning Resource Corporation, on August 20, 2012 the development standards are as follows:

    Setbacks:
    a) North Property Line: 72-foot setback for a 10 story building; 60-foot setback for a 8 story building; none specified for 3 story building per Ordinance No. 097-013.
    b) East Property Line: 60-feet for office building, none specified for parking garage per Ordinance No. 097-013.
    c) Western & Southern Property Lines: None specified per Ordinance No. 097-013.

    Parking spaces required: 693 total parking spaces.
14. The 10-foot drainage easement referenced in the Schedule "B" Exception 10(j)(4) is labeled as a "10' DRAINAGE EASEMENT" on the recorded plat. Plotting the easement using the dimensions on the face of the plat puts its width at 15 feet. It is our opinion that the survey matches the plat of record.

The following is a summary of the observed marked standard, handicapped accessible and compact parking spaces as of the date of the survey:

a) 693 standard parking spaces

b) 15 handicapped accessible parking spaces

c) 708 total parking spaces

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

1. Restrictive covenants as recorded in Volume 95104, Page 1396 and Volume 2002242, Page 3225, Deed Records, Dallas County, Texas are part of the same property shown hereon.

10(j) The following items as shown on plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas:

1. Twenty four foot (24') fire lane easement as shown on recorded plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affects the subject property as shown hereon.

2. Twenty foot (20') T.U. Electric easement as shown on recorded plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affects the subject property as shown hereon.

3. Fifteen foot (15') water easements as shown on recorded plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affect the subject property as shown hereon.

4. Ten foot (10') drainage easement as shown on recorded plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affects the subject property as shown hereon.

5. Ten foot (10') water easement as shown on recorded plat recorded in Volume 98096, Page 120, Map Records, Dallas County, Texas affects the subject property as shown hereon.

10(k) Terms, provisions, easements and conditions contained in Reciprocal Agreement executed by and between Interwest-Parkway, LTD and Hanover Park Limited Partnership, dated February 12, 2003, filed for record on February 12, 2003 and recorded in Volume 2003029, Page 5376, Deed Records, Dallas County is part of the same property shown hereon.

ALTA/ACSM LAND TITLE SURVEY
5.692 ACRE TRACT

LOCATED IN THE CITY OF ADDISON, TEXAS
AND BEING OUT OF THE
WILLIAM LOMAX SURVEY, ABSTRACT NO. 792,
DALLAS COUNTY, TEXAS

GF NO. 2233CCSTX

NO.	DATE	REVISION
3	09/20/2012	UPDATED TITLE / ADDRESS COMMENTS
2	09/18/2012	UPDATED TITLE / ADDRESS COMMENTS
1	08/31/2012	UPDATED TITLE / ADDRESS COMMENTS

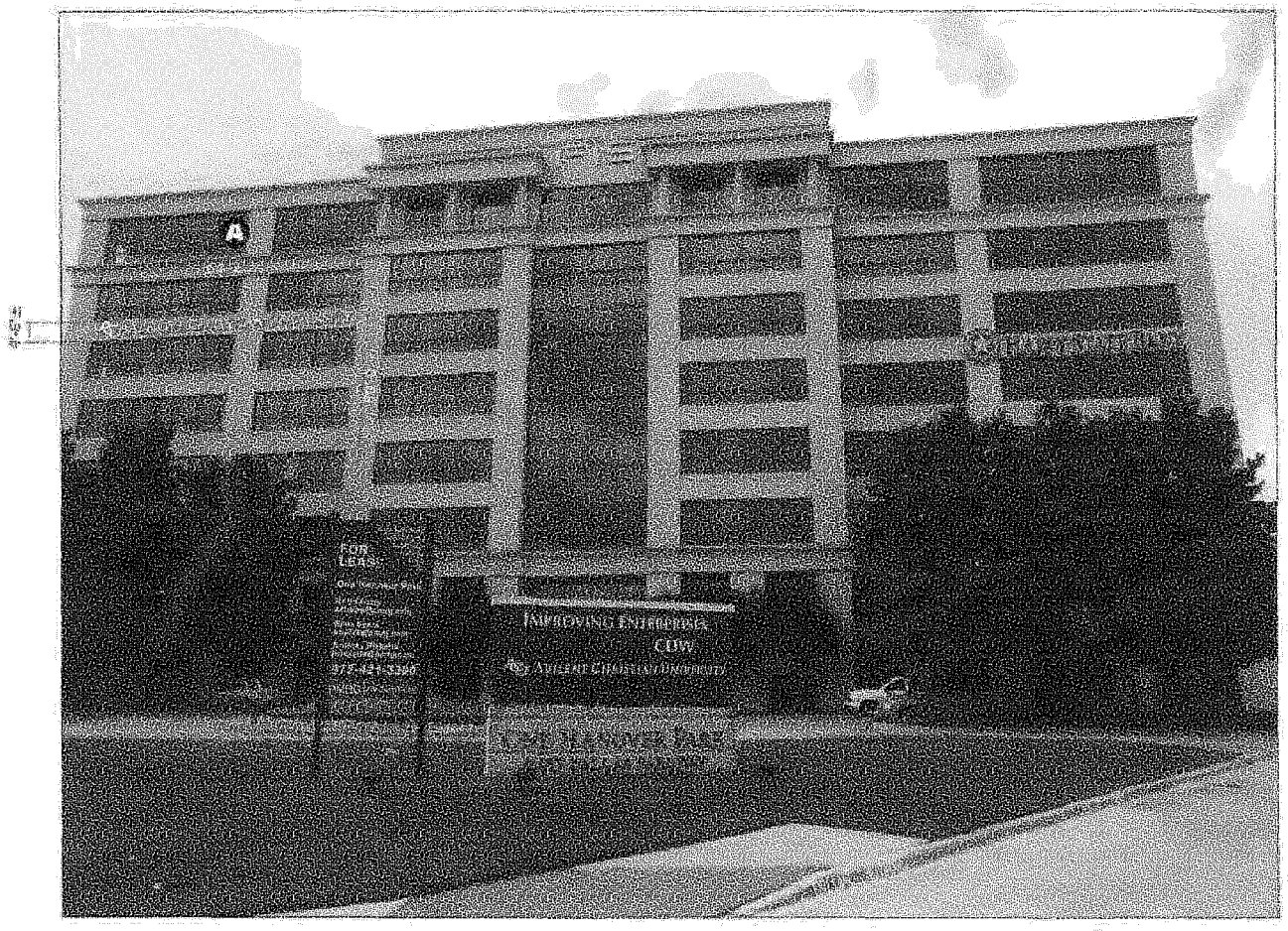
Pacheco Koch — 8000 WESTERN PLACE, SUITE 635, FORT WORTH, TX 76107 817.412.7155 — TX REG. ENGINEERING FIRM F-469 — DALLAS • FORT WORTH • HOUSTON — TX REG. SURVEYING FIRM LS-100080-01

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MCB	MLL	1"=30'	06/26/2012	1767-12.189

DWG FILE: 1767-12.139AS.DWG

ALTA/ACSM LAND TITLE SURVEY - 5.692 ACRE TRACT

CURRENT ELEVATION



PROPOSED ELEVATION

NOT TO SCALE

0384282A

Sheet 1 of 3

ABILENE CHRISTIAN

15301 DALLAS PKW
ADDISON, TX 7500

Account Rep. MSV

Designer R

Date 6-24-1

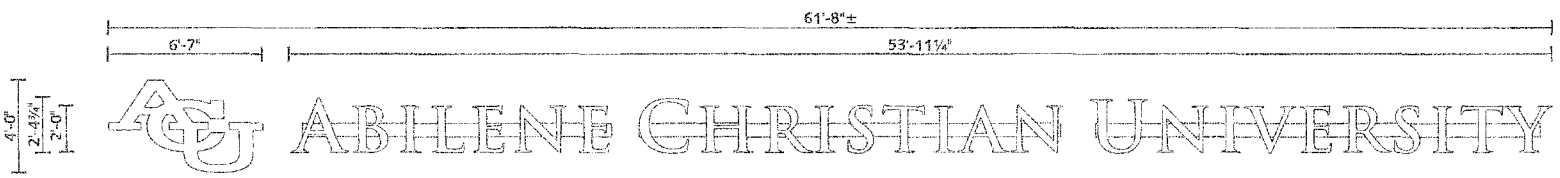
Approval Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

Chandler Sign

FINAL ELECTRICAL CONNECTION BY CUSTOMER

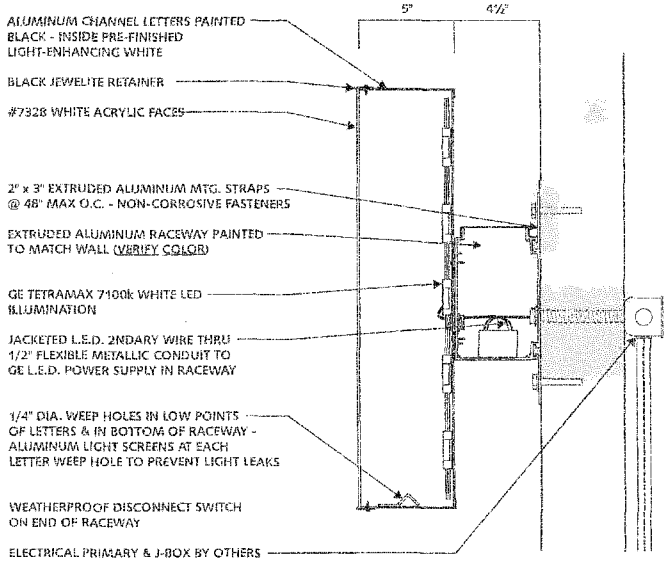


A CHANNEL LETTERS

SCALE: 3/16"=1'-0"

(1) SET REQUIRED - MANUFACTURE & INSTALL

NOTE: CUSTOMER TO PROVIDE VECTOR ART BEFORE MANUFACTURING



CL LED FACE-LIT CHANNEL LETTER SECTION NTS

RACEWAY-MOUNTED

Design #
0384282A
Sheet 2 of 3
Client
ABILENE CHRISTIAN
Address
15301 DALLAS PKW
ADDISON, TX 7500
Account Rep. MSV
Designer R
Date 6-24-1
Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord
Revision / Date

Chandler Sign

www.chandlersigns.com

3201 Manor Way Dallas, TX 7
214-902-2000 Fax 214-902-2
17319 San Pedro Avenue, Suite
San Antonio, TX 78232
210-349-5804 Fax 210-349-
1335 Park Center Drive, Ur
Vista, CA 92081
760-967-7003 Fax 760-967-
2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-1100 Fax 863-424-
965 Baxter Avenue, Suite
Louisville, KY 40204
502-479-1075 Fax 502-417-
37 Waterfront Park Court
Gaysonville, GA 30534
800-851-7063 Fax 210-349-
P.O. Box 125 206 Doral D
Portland, TX 78374
361-563-5599 Fax 361-643-

FINAL ELECTRICAL CONNECTION BY CUSTOMER