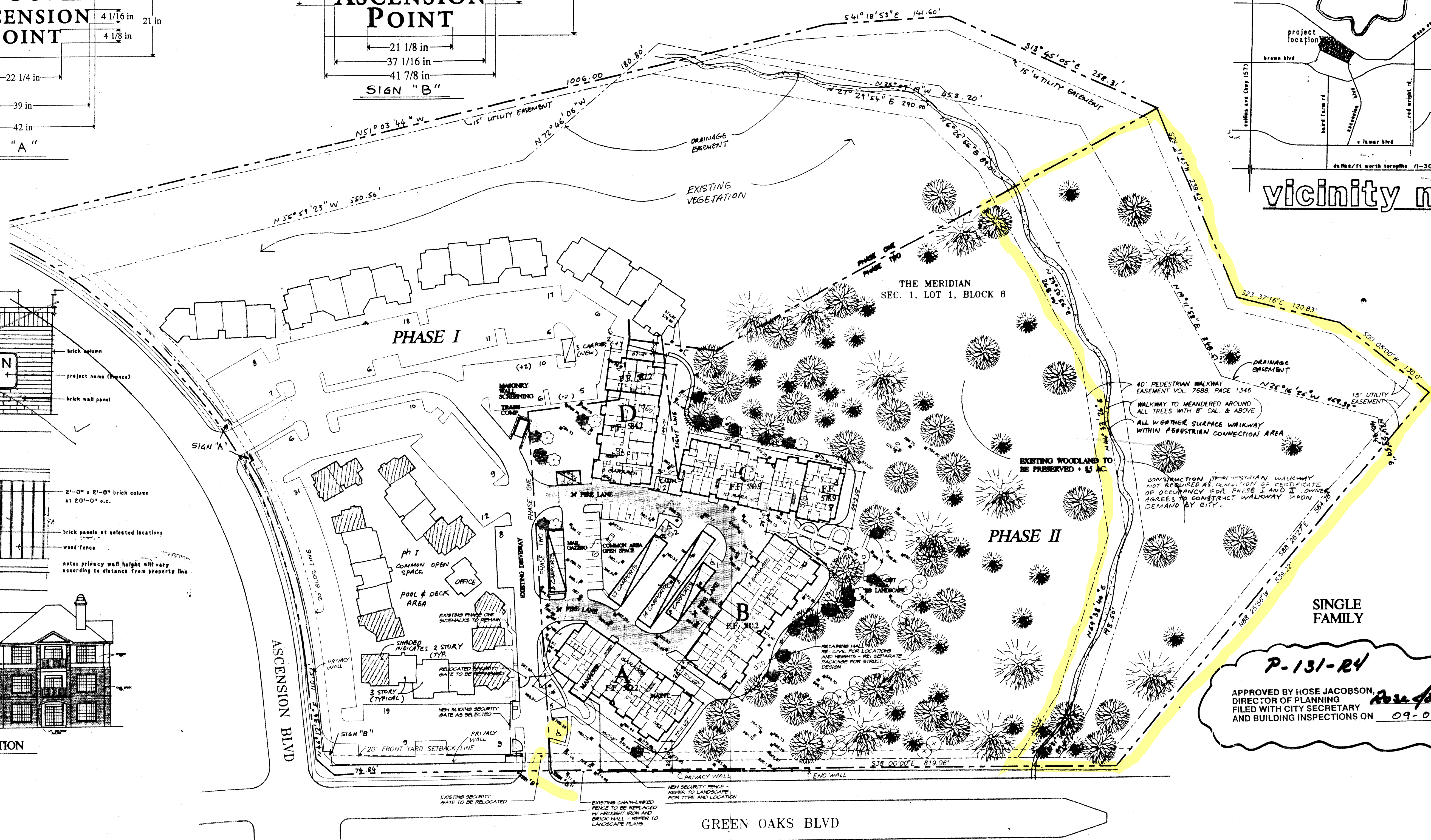
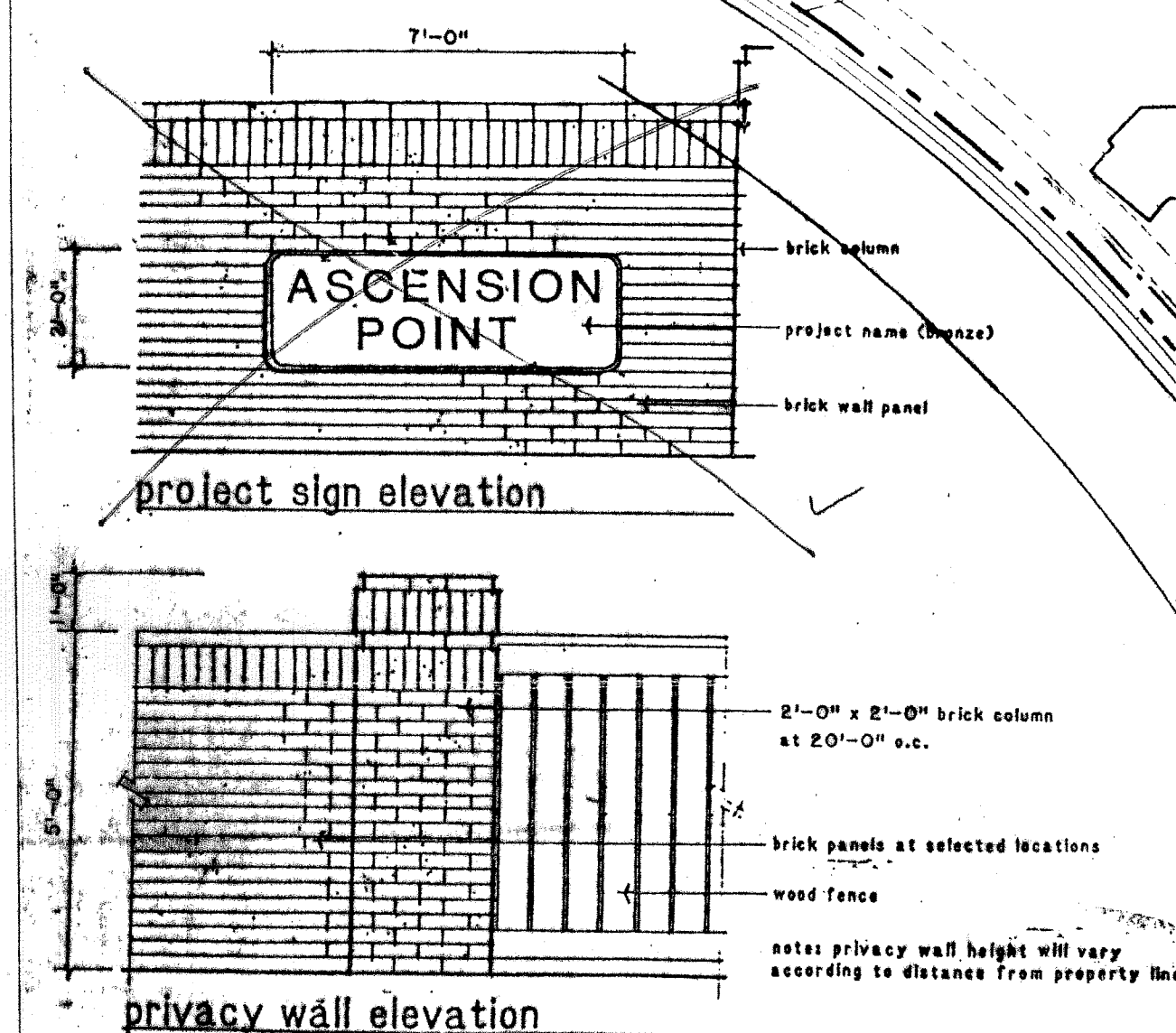
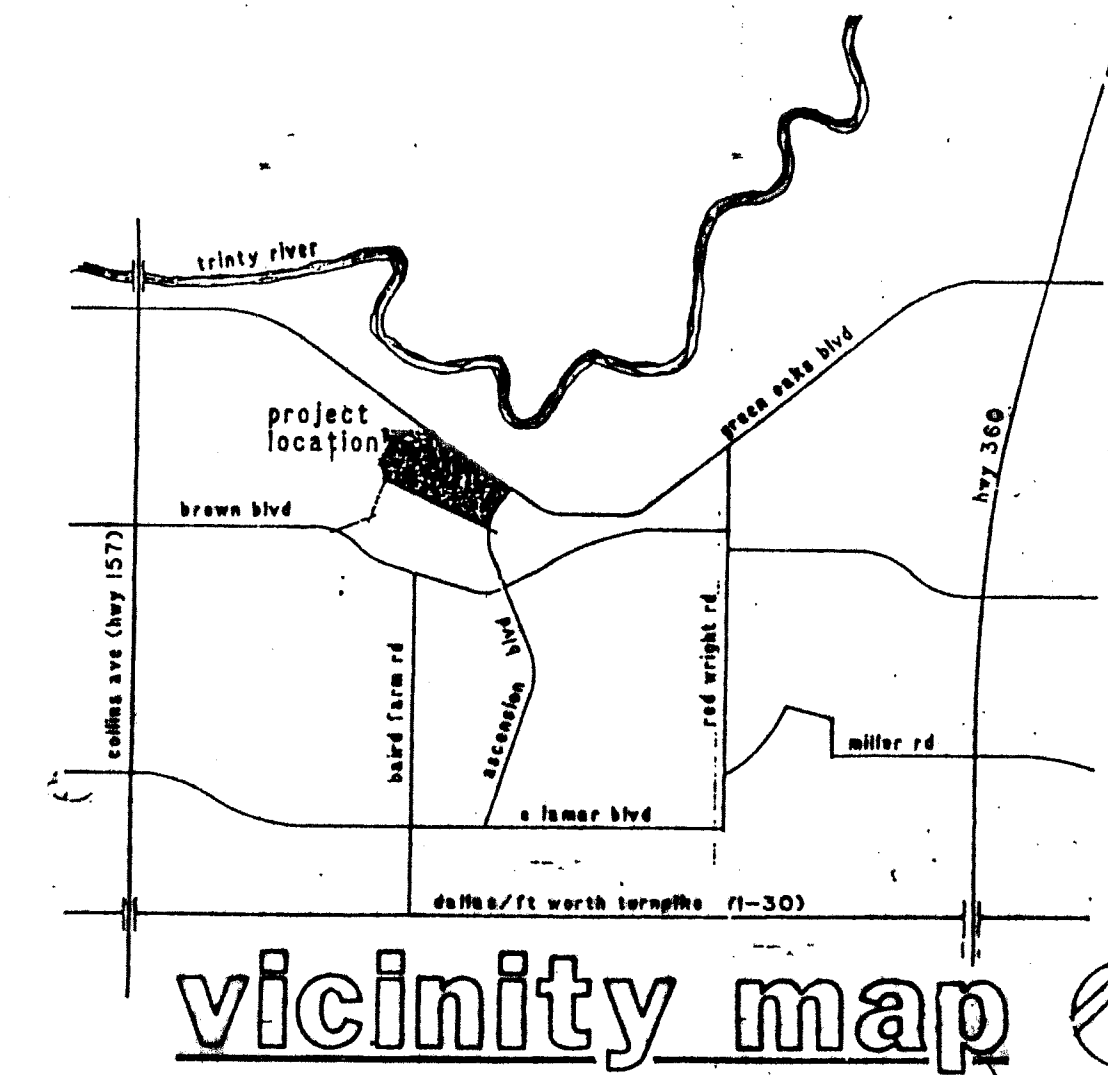
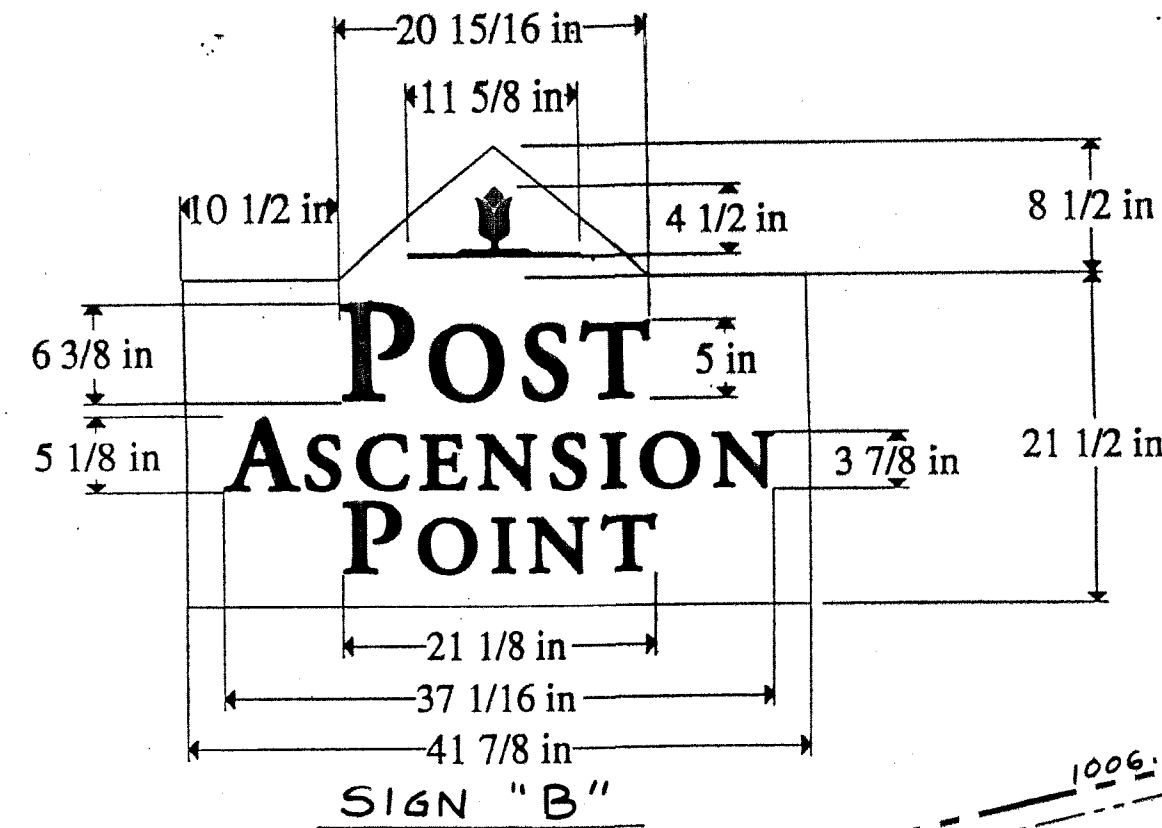
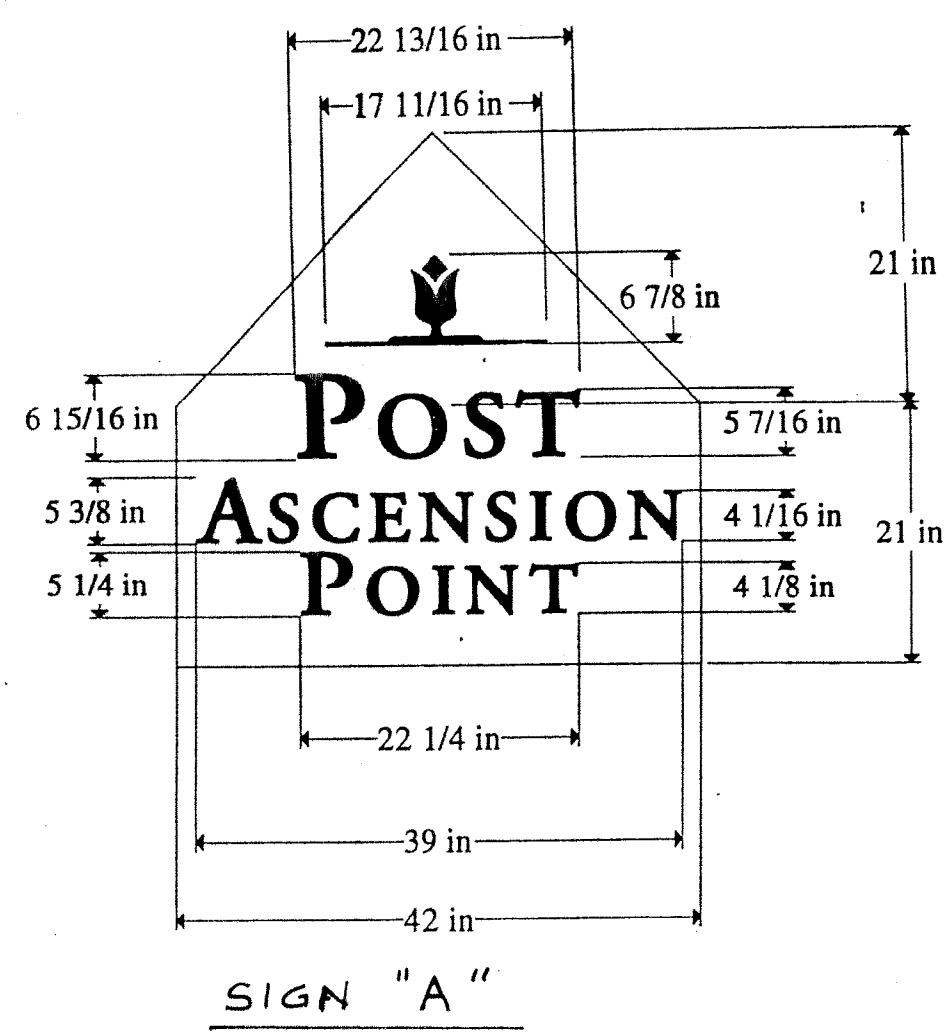




P-131-R4

APPROVED BY ROSE JACOBSON, ASST. DIRECTOR OF PLANNING
FILED WITH CITY SECRETARY AND BUILDING INSPECTIONS ON 09-01-94

Rose Jacobson 8/3/94

SITE DATA (PHASE I & 2)

LAND AREA: 22.049 ACRES (960,454 SF)
MAX. DENSITY ALLOWED - PD : 12 U/Ac
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 178
SITE COVERAGE:
BLDGs-59,215; PATIOS-8,088; PVMNT-119,389; GARAGES-11,767=20.7%
MIN. OPEN SPACE REQUIRED (563,322 SF) - 52.7 %
OPEN SPACE PROVIDED: 761,758 SF - 79.3 %
PARKING REQUIRED : 324 SP.
PARKING PROVIDED: 328 SP.

SITE DATA - PHASE I (EXISTING)

LAND AREA: 11.50 ACRES (500,940 SF)
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 92
SITE COVERAGE:
BLDGs-33,253; PATIOS-6,636; PVMNT-92,000= 26.3%
OPEN SPACE PROVIDED: 369,051 SF - 73.6 %
PARKING REQUIRED : 174 SP.
PARKING PROVIDED: 218 SP.

SITE DATA (PHASE II)

LAND AREA: 10.54 ACRES (459,514 SF)
DENSITY GROSS : 8.16 U/Ac
TOTAL NUMBER UNITS: 86
SITE COVERAGE:
BLDGs-25,962; PATIOS-1,452; PVMNT-27,389; GARAGES-11,767=14.5%
OPEN SPACE PROVIDED: 392,944 SF - 85.6 %
PARKING REQUIRED : 150 SP.
PARKING PROVIDED: 110 SP.

NOTES (PHASE II)

- ALL PARKING SPACES TO BE 9' x 18'
- APT. BUILDINGS TO BE 3 STORY
- DEVELOPMENT SCHEDULE (APPROX.)
- START CONSTRUCTION: SEPT 15, 1994
- COMPLETE CONSTRUCTION: JULY 15, 1995

PROJECT DATA (PHASE II)

DEVELOPER: COLUMBUS REALTY TRUST
15861 N. DALLAS PARKWAY, SUITE 655
DALLAS, TX 75248 (214) 770-5151

ARCHITECT: CNK ASSOCIATES, INC.
2045 N. HWY 360, SUITE 160
GRAND PRAIRIE, TX 76060 (817) 640-0100

ENGINEER: HUITT-ZOLLARS, INC.
3131 MC KINNEY AVE. SUITE 600
DALLAS, TX 75204 (214) 871-3311

NOTE: ALL BUILDINGS NOT WITHIN 150' OF FIRELANE MUST BE SPRINKLER PLUS ATTIC.
40' PUBLIC PEDESTRIAN WALKWAY ESM'T DEDICATED BY SEPARATE INSTRUMENT FILED 12-12-93 D.R.T.C., TX. VOLUME: 7839 PAGE: 1348
MAINTENANCE AGREEMENT FOR WALKWAY ESM'T. FILED 12-12-93 D.R.T.C., TX. VOLUME: 7888, PAGE: 1349

NOTES (PHASE II)

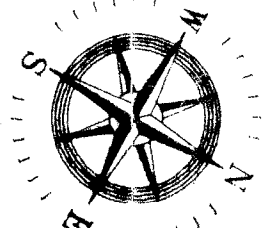
- ALL PARKING SPACES TO BE 9' x 18'
- APT. BUILDINGS TO BE 3 STORY
- DEVELOPMENT SCHEDULE (APPROX.)
- START CONSTRUCTION: SEPT 15, 1994
- COMPLETE CONSTRUCTION: JULY 15, 1995

PROJECT DATA (PHASE II)

DEVELOPER: COLUMBUS REALTY TRUST
15861 N. DALLAS PARKWAY, SUITE 655
DALLAS, TX 75248 (214) 770-5151

ARCHITECT: CNK ASSOCIATES, INC.
2045 N. HWY 360, SUITE 160
GRAND PRAIRIE, TX 76060 (817) 640-0100

ENGINEER: HUITT-ZOLLARS, INC.
3131 MC KINNEY AVE. SUITE 600
DALLAS, TX 75204 (214) 871-3311



01 SITE PLAN

SCALE: 1" = 60'-0"

0 60 120'

THIS REVISED PLAN **P-131-R5** WAS APPROVED BY QUINTUS GREENE, ASST. DIRECTOR OF PLANNING ON 12-14-98 AND FILED WITH THE CITY SECRETARY, AND BUILDING INSPECTIONS ON 12-15-98

ORD. No. 83-189

P-131-R5

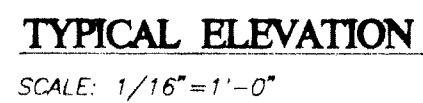
ORD.# 83-189

JOB NO:	9408
ISSUE DATE:	FOR APPROVAL 8/3/94
SHEET INFO:	ARCH SITE PLAN
SHEET NO.	102

CNK ASSOCIATES, INC.
ARCHITECTS & PLANNERS

2045 N. HIGHWAY 360, STE 160 GRAND PRAIRIE, TEXAS 75060
(817) 640-0100 • FAX (817) 633-3308

ASCENSION POINT PH II
ARLINGTON, TEXAS



REVISIONS:

CONK ASSOCIATES, INC.
2045 N. Highway 360 Suite 160
Grand Prairie, Texas 75050
817-640-0100 (Fax) 817-633-3309

**ASCENSION POINT CONDOMINIUMS
PHASE II - PLANNED DEVELOPMENT
ARLINGTON, TEXAS**

JOB NUMBER:

9408

DATE:

3-31-94

BY:

KDN

SHEET NO.:

Site Plan

SCALE: 1" = 60'-0"

P-131-R2

P-131-R2
APPROVED BY JANET THARP,
ASST. DIRECTOR OF PLANNING APRIL 06, 1994
FILED WITH CITY SECRETARY
AND BUILDING INSPECTIONS ON APRIL 08, 1994
APPROVED SUBJECT TO A REVISED DRAINAGE
PLAN BEING SUBMITTED AND APPROVED

ORD. # 03-189

TABULATIONS

SITE DATA (PHASE 1 & 2)

LAND AREA: 22.049 ACRES (960,454 SF)
MAX. DENSITY ALLOWED - PD : 12 U/Ac
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 178
SITE COVERAGE:
BLDGs-60,601; PATIOS-8,141; PVMNT-129,630= 20.7%
MIN. OPEN SPACE REQUIRED: (563,322 SF)- 52.7 %
OPEN SPACE PROVIDED: 762,082 SF - 79.3 %
PARKING REQUIRED : 324 SP.
PARKING PROVIDED: 336 SP.

SITE DATA -- PHASE I (EXISTING)

LAND AREA: 11.50 ACRES (500,940 SF)
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 92
SITE COVERAGE:
BLDGs-33,253; PATIOS-6,636; PVMNT-92,000= 26.3%
OPEN SPACE PROVIDED: 369,051 SF - 73.6 %
PARKING REQUIRED : 174 SP.
PARKING PROVIDED: 218 SP.

SITE DATA (PHASE II)

LAND AREA: 10.54 ACRES (459,514 SF)
DENSITY GROSS : 8.16 U/Ac
TOTAL NUMBER UNITS: 86
SITE COVERAGE:
BLDGS-27,348; PATIOS-1,505; PYMNT-37,630= 14.5%
OPEN SPACE PROVIDED: 393,031 SF - 85.5 %
PARKING REQUIRED : 150 SP.
PARKING PROVIDED: 120 SP.

NOTES: 1. ALL BUILDINGS NOT WITHIN 150' OF FIRELANE
MUST BE SPRINKLER PLUS ATTIC.

2. 40' PUBLIC PEDESTRIAN WALKWAY ESM'T. DEDICATED
BY SEPARATE INSTRUMENT FILED 12-12-83 D.R.T.C., TX.
VOLUME 7688 PAGE 1346

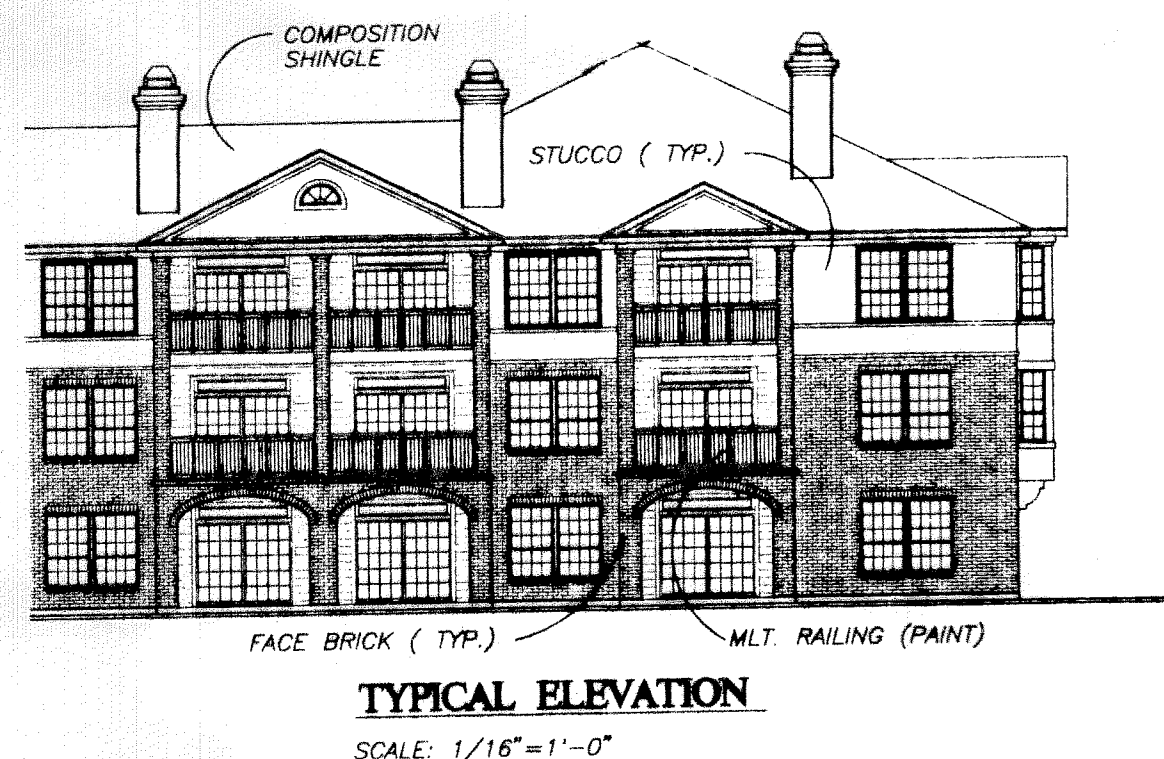
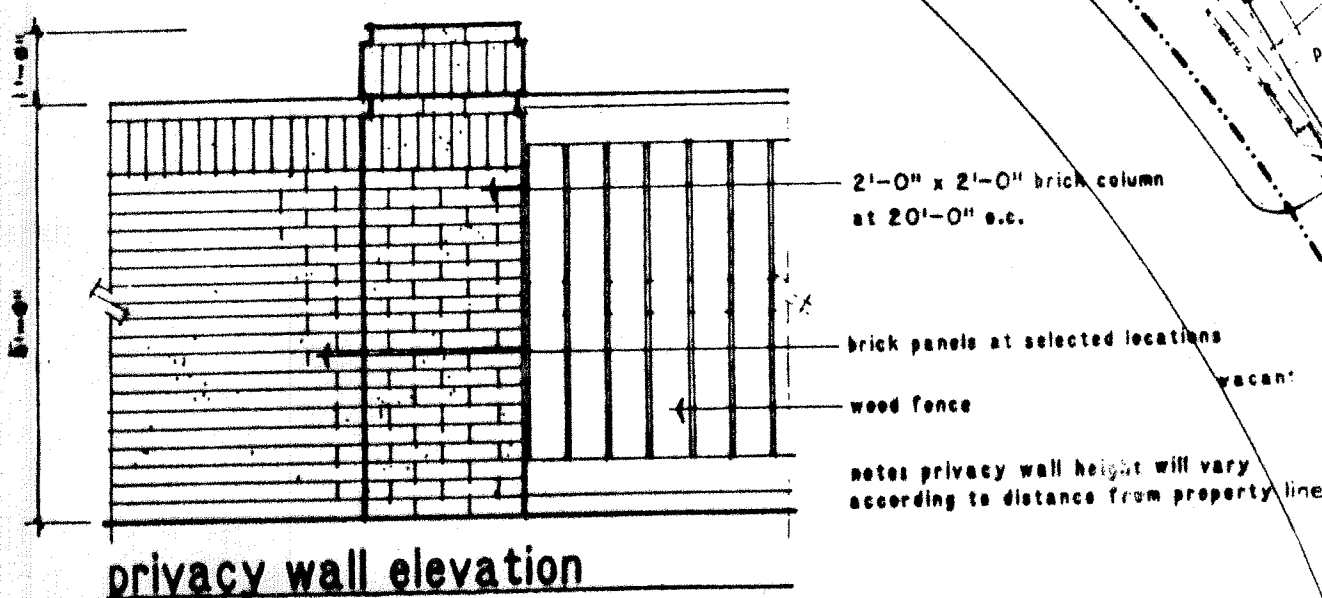
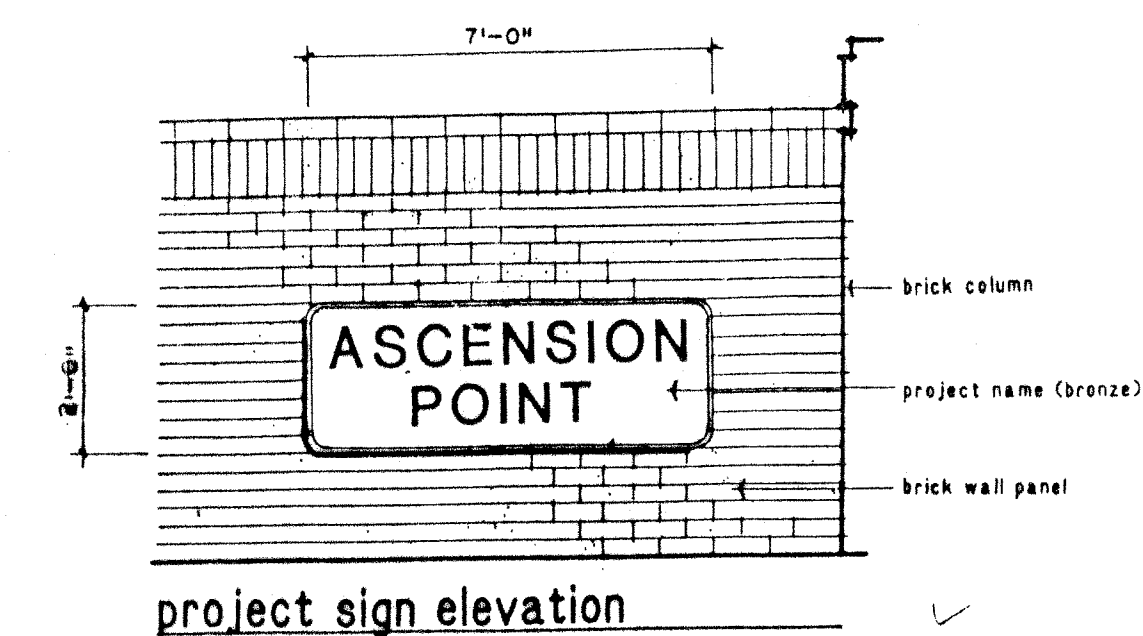
3. MAINTENANCE AGREEMENT FOR WALKWAY ESM'T.
FILED 12-12-83 D.R.T.C., TX.
VOLUME 7688 PAGE 1349

NOTES (PHASE II)

- ALL PARKING SPACES TO BE 9' x 18'
- APT. BUILDINGS TO BE 3 STORY
- DEVELOPMENT SCHEDULE (APPROX.)
START CONSTRUCTION: JULY 15, 1994
COMPLETE CONSTRUCTION: MAY 15, 1995

PROJECT DATA (PHASE II)

DEVELOPER: COLUMBUS REALTY TRUST
15651 N. DALLAS PARKWAY, SUITE 855
DALLAS, TX 75248 (214) 770-5151
ARCHITECT: CNK ASSOCIATES, INC.
2045 N. HWY 360, SUITE 160
GRAND PRAIRIE, TX 75050 (817) 640-0100
ENGINEER: HUTTON ZOLLARS, INC.
3131 MC KINNEY AVE. SUITE 600
DALLAS, TX 75204 (214) 871-3311



TABULATIONS

SITE DATA (PHASE I & 2)

LAND AREA: 22.049 ACRES (960,454 SF)
MAX. DENSITY ALLOWED - PD : 12 U/Ac
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 178
SITE COVERAGE:
BLDGS-60,601; PATIOS-8,141; PVMNT-129,630= 20.7%
MIN. OPEN SPACE REQUIRED:(563,322 SF)- 52.7 %
OPEN SPACE PROVIDED: 762,082 SF - 79.3 %
PARKING REQUIRED : 324 SP.
PARKING PROVIDED: 336 SP.

SITE DATA - PHASE I (EXISTING)

LAND AREA: 11.50 ACRES (500,940 SF)
DENSITY GROSS : 8 U/Ac
TOTAL NUMBER UNITS: 92
SITE COVERAGE:
BLDGS-33,253; PATIOS-6,636; PVMNT-92,000= 28.3%
OPEN SPACE PROVIDED: 369,051 SF - 73.6 %
PARKING REQUIRED : 174 SP.
PARKING PROVIDED: 218 SP.

SITE DATA (PHASE II)

LAND AREA: 10.54 ACRES (459,514 SF)
DENSITY GROSS : 8.16 U/Ac
TOTAL NUMBER UNITS: 86
SITE COVERAGE:
BLDGS-27,348; PATIOS-1,505; PVMNT-37,630= 14.5%
OPEN SPACE PROVIDED: 393,031 SF - 85.5 %
PARKING REQUIRED : 150 SP.
PARKING PROVIDED: 120 SP.

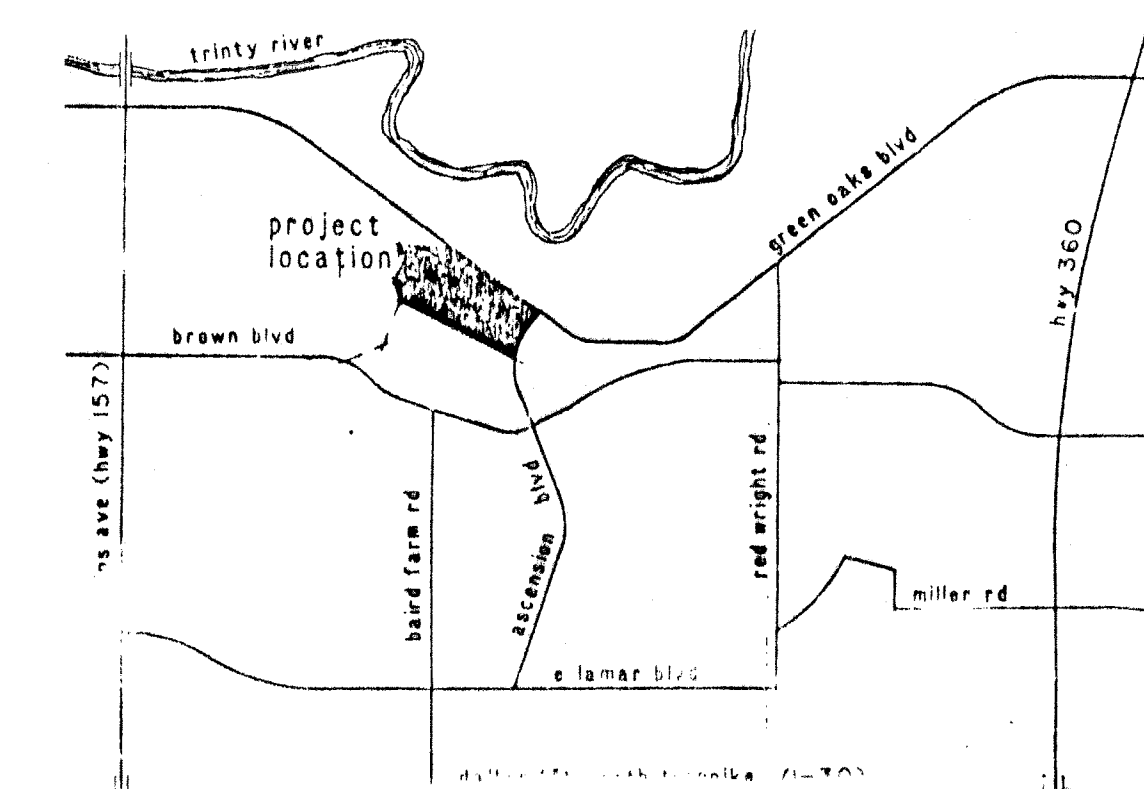
NOTES : ALL BUILDINGS NOT WITHIN 150' OF FIRELANE
MUST BE SPRINKLER PLUS ATTIC.
APARTMENTS AVERAGE SIZE : 926 S.F.
40' PUBLIC PEDESTRIAN WALKWAY ESM'T DEDICATED BY
SEPERATE INSTRUMENT FILED 12-12-83 D.R.T.C., TX.
VOLUME : 76-88 PAGE : 1246
MAINTENANCE AGREEMENT FOR WALKWAY ESM'T, FILED
12-12-83 D.R.T.C., TX. VOLUME: 76-88 PAGE: 1349

NOTES (PHASE II)

- ALL PARKING SPACES TO BE 9' x 18'
- APT. BUILDINGS TO BE 3 STORY
- DEVELOPMENT SCHEDULE (APPROX.)
START CONSTRUCTION: JULY 15, 1994
COMPLETE CONSTRUCTION: MAY 15, 1995

PROJECT DATA (PHASE II)

DEVELOPER: COLUMBUS REALTY TRUST
15851 N. DALLAS PARKWAY, SUITE 855
DALLAS, TX 75248 (214) 770-5151
ARCHITECT: CNK ASSOCIATES, INC.
2045 N. HWY 360, SUITE 160
GRAND PRAIRIE, TX 75050 (817) 640-0100
ENGINEER: HUITT-ZOLLARS, INC.
3131 MC KINNEY AVE. SUITE 600
DALLAS, TX 75204 (214) 871-3311



SINGLE FAMILY

P-131-R3 Site Plan

SCALE: 1"= 60'-0"

P-131-R3
APPROVED BY JANET THARP,
ASST. DIRECTOR OF PLANNING
FILED WITH CITY SECRETARY
AND BUILDING INSPECTIONS ON April 15, 1994
Approved subject to a revised
drainage plan being submitted and
approved.

Ord. #83-189

REVISIONS:

CNK ASSOCIATES, INC.
2045 N. Highway 360, Suite 160
Grand Prairie, Texas 75050
817-640-0100 (Fax) 817-633-3309

ASCENSION POINT CONDOMINIUMS
PHASE II - PLANNED DEVELOPMENT
ARLINGTON, TEXAS

JOB NUMBER:

9408

DATE:

3-31-94

BY:

KDN

SHEET NO.:

DEVELOPMENT PLAN
BAIRD FARM PROPERTY

ARLINGTON, TEXAS
LEASECO, INC. - OWNERS
8821 FORUM WAY P.O. BOX 4037 FORT WORTH, TEXAS 76140

NOTES:
* COMMON-USE OPEN SPACE
MAY NOT BE USED FOR
DWELLING STRUCTURES OR
REQUIRED PARKING

L. W. HOLT SURVEY

APPROXIMATE
STANDARD PROJECT
FLOODLINE

COMMON-USE OPEN SPACE

PROPOSED
PD
MULTI-FAMILY
(MAX. 16 D.U. PER ACRE)
62,4876 AC. GROSS
MIN. 45% OPEN SPACE (COMMON & PRIVATE)
HIGH RISE / BUILDINGS PERMITTED

TRACT 14

TRACT 13

PROPOSED
PD
LOW DENSITY
RESIDENTIAL
16,0860 AC. GROSS
(MAX. 6 D.U. PER ACRE)
MIN. 45% OPEN SPACE
(COMMON & PRIVATE)

TRACT 11

PROPOSED
PD
MULTI-FAMILY
9,4768 AC. GROSS
(MAX. 12 D.U. PER ACRE)
MIN. 45% OPEN SPACE (COMMON & PRIVATE)
HIGH RISE BUILDINGS PERMITTED

L. BARNES SURVEY

TRACT 10

PROPOSED
O(S)
GARDEN
OFFICES
4,4542 AC. GROSS

TRACT 9

TRACT 12

PROPOSED
PD
MULTI-FAMILY
15,5267 AC. GROSS
(MAX. 12 D.U. PER ACRE)
MIN. 45% OPEN SPACE (COMMON & PRIVATE)
HIGH RISE BUILDINGS PERMITTED

TRACT 6

PROPOSED
A-2
MULTI-FAMILY
20,5446 AC. GROSS
(MAX. 22 D.U. PER GR AC)

TRACT 7

PROPOSED
PD
MULTI-FAMILY
10,1091 AC. GROSS
(MAX. 16 D.U. PER ACRE)
MIN. 45% TOTAL
OPEN SPACE
(COMMON & PRIVATE)

TRACT 5

PROPOSED
LB
MULTI-FAMILY
MAX. 22 D.U. PER GR AC
14,9574 AC. GROSS

TRACT 4

PROPOSED
LB
MULTI-FAMILY
3,7981 AC. GROSS
(MAX. 16 D.U. PER ACRE)
MIN. 45% TOTAL
OPEN SPACE
(COMMON & PRIVATE)

TRACT 3

PROPOSED
LB
(PROBABLE USE-
HIGH-RISE & MID-RISE)
OFFICE BLDGS
25,2520 AC. GROSS

TRACT 2

PROPOSED
O(S)
OFFICE
5,2001 AC. GROSS

TRACT 1

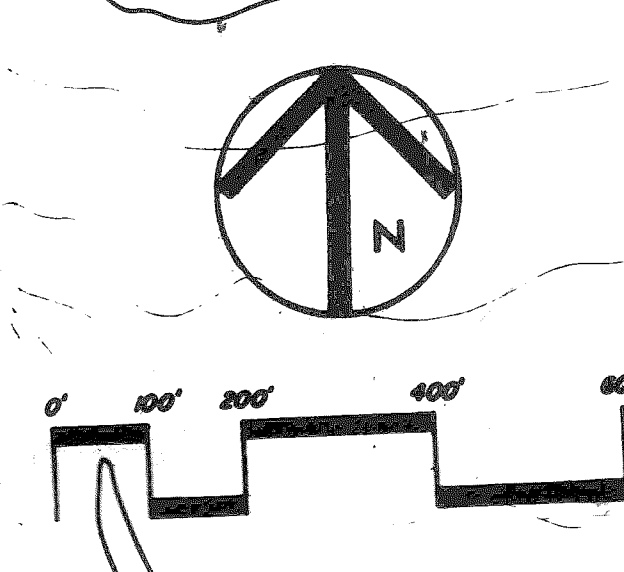
C. H. MCCLURE SURVEY

"WET & WILD"
AMUSEMENT CENTER

INTERSTATE HIGHWAY 30

PROCTOR BOWERS & ASSOCIATES
LANDSCAPE ARCHITECTS
2008 GARLAND STREET SUITE 100 DALLAS, TEXAS 75201
(214) 220-0000

James & Associates
201 EAST MONROE STREET
ARLINGTON, TEXAS 76010
(817) 261-1000



Received
4-13-82
230-33 P-91 As Approved with
changes incorporated in this plan by C.C.
4-7-82

P-91