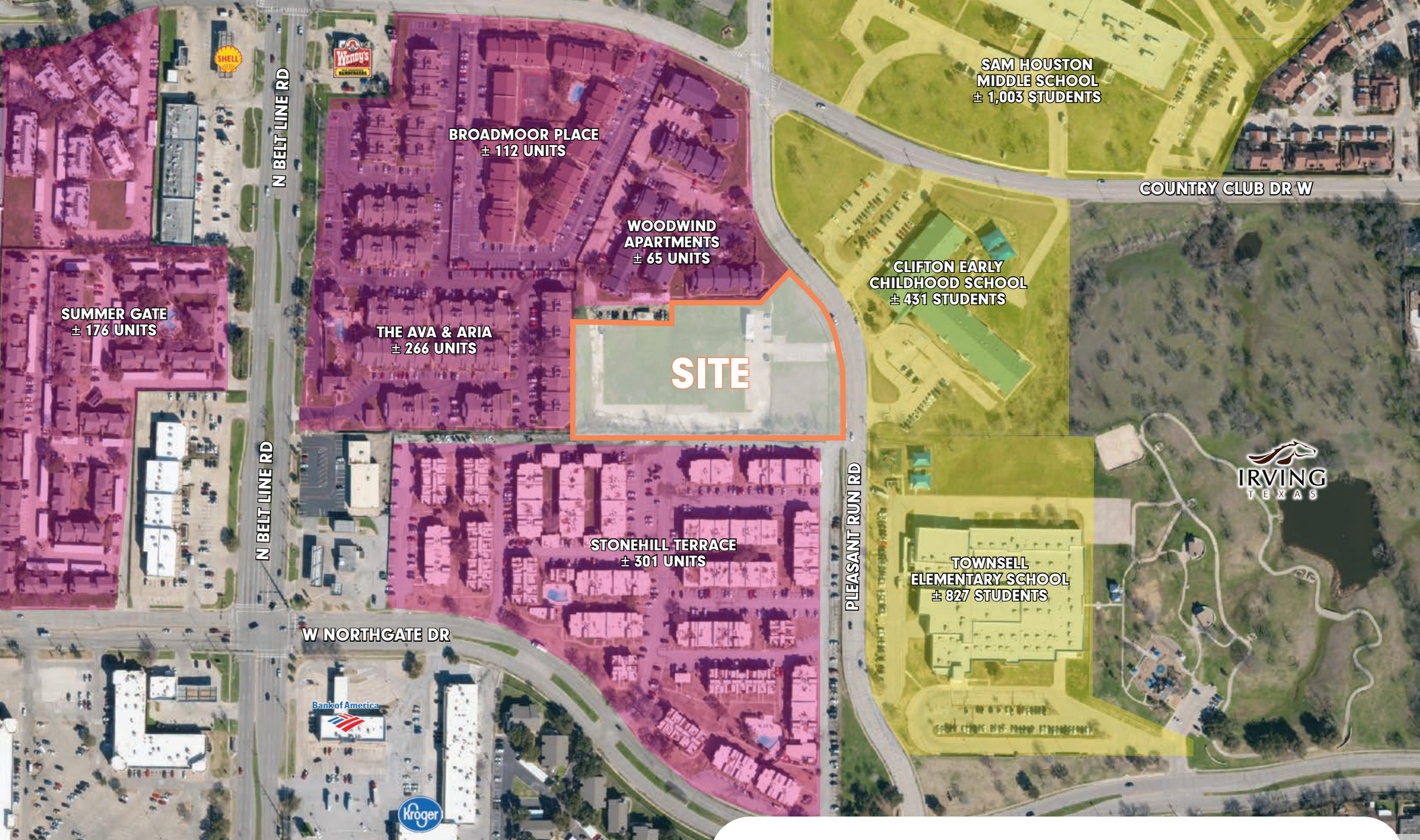




**3947 PLEASANT RUN RD
IRVING, TX 75038**

DILLON COOK 214.416.8223 dcook@rangerealtyadvisors.com	DANIEL BATEY 214.416.8217 dbatey@rangerealtyadvisors.com	CORBIN FREDERICK 214.416.8225 cfrederick@rangerealtyadvisors.com
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PROPERTY OVERVIEW



LOCATION

3947 Pleasant Run Rd
Irving, TX 75038



ACREAGE

Gross: ± 3.68
Net: ± 3.57



ZONING

R-MF-2 (18 units/acre)



PROPOSED USE

Mid Density Residential



UTILITIES

Water: To Site
Sewer: To Site



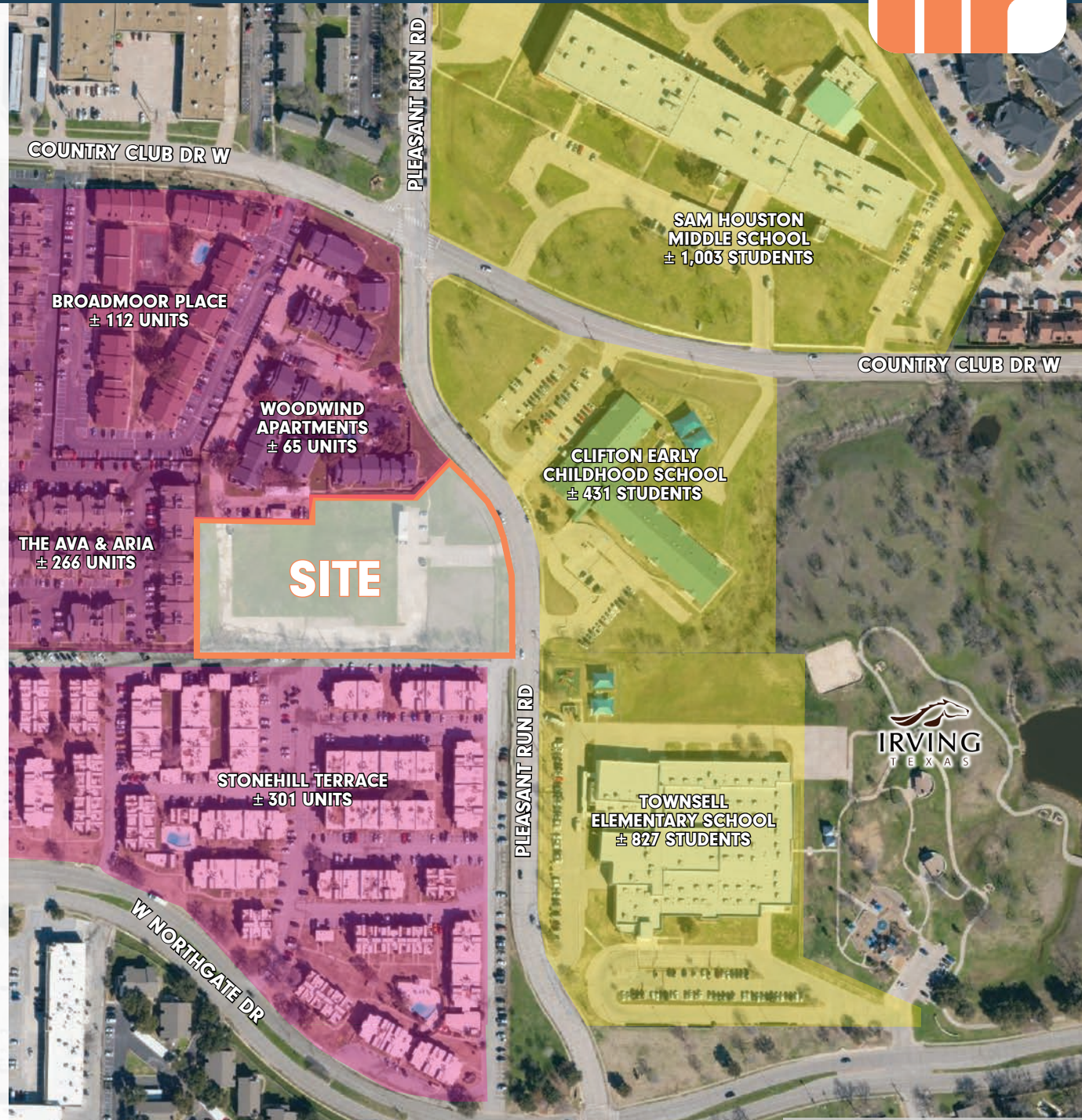
ISD

Irving ISD

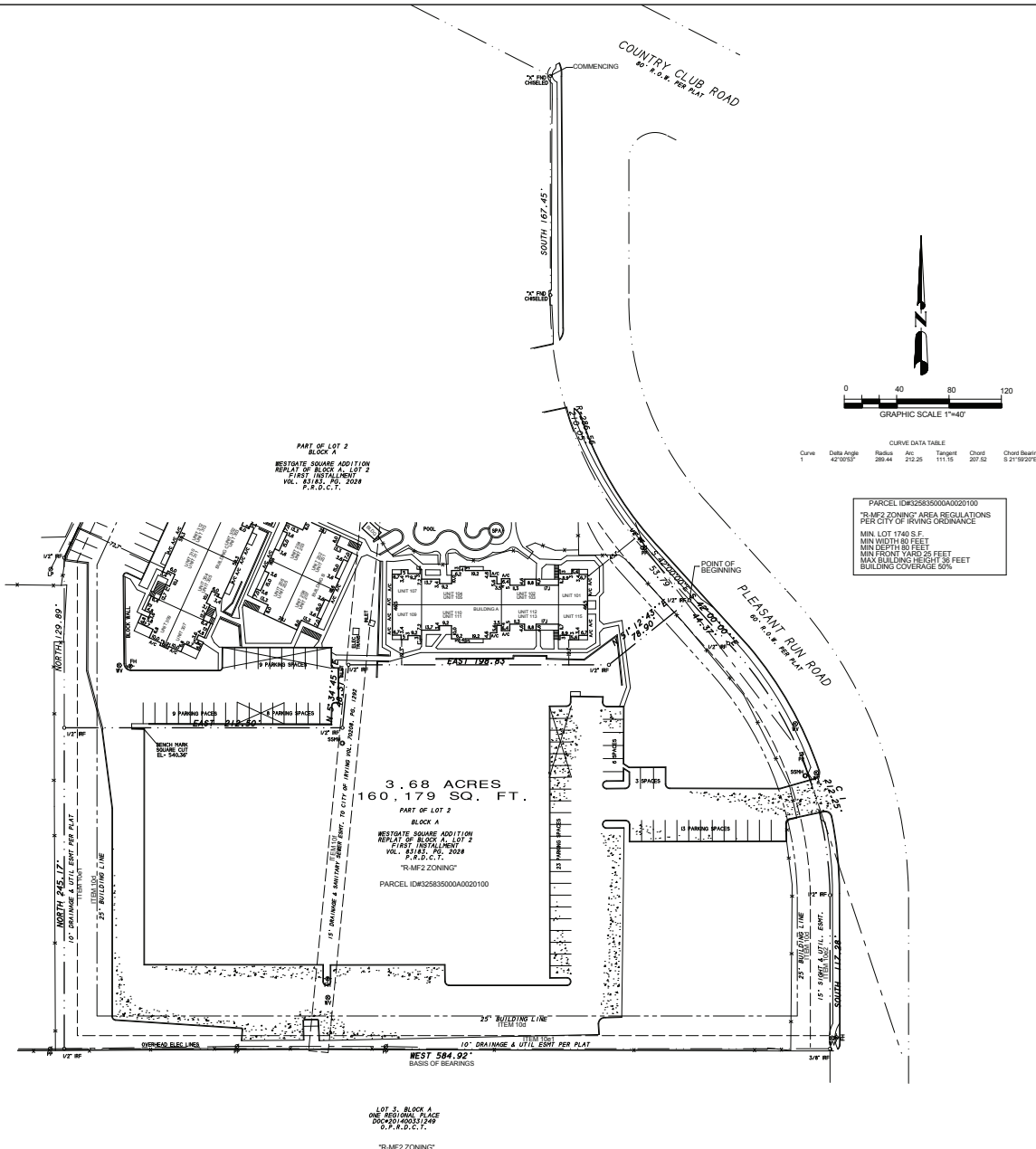


VPD

W Northgate Dr & N Belt Line Rd E:
 $\pm 15,416$



SURVEY



NOTES CORRESPONDING TO SCHEDULE "B"
OF TITLE COMMITMENT G16 OF 13001800A

ITEM 10d: 25 foot setback line. Affects this tract as shown on the survey.

ITEM 10e(1): 10 foot drainage & utility easement. Affects this tract as shown on the survey.

ITEM 10e(2): 15 foot & utility easement. Affects this tract as shown on the survey.

ITEM 10f: Fifteen (15) foot drainage and utility easement granted in favor of THE CITY OF IRVING, recorded in Volume 70209, Page 1252, of the Deed Records, as reflected on the Plat recorded in Volume 63183, Page 2538, Plat of Map Records, Dallas County, Texas. Affects this tract as shown on the survey.

ITEM 10h: Aviation Release and Hold Harmless Agreement dated June 8, 1970, filed August 17, 1970, Easement granted in favor of THE CITY OF IRVING, recorded in Volume 70109, Page 547, of the Deed Records of Dallas County, Texas. Affects this tract but cannot be plotted on the survey.

ITEM 10i: Right of Entry Agreement granted in favor of GROUP WCABLE, INC., recorded in Volume 91130, Page 970, Real Property Records of Dallas County, Texas. Affects this tract but cannot be plotted on the survey.

ITEM 10j: Terms, provisions, stipulations, and conditions of Easement And Memorandum Of Agreement as described in instrument(s) recorded in County Clerk's File No. 201400252934, of the Official Public Records of Dallas County, Texas. Affects this tract, not plottable.

CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	42°05'53"	289.44	212.25	111.15	207.52	S 21°59'20"E

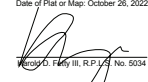
PARCEL ID#32583500A0020100
"R-MF2 ZONING" AREA REGULATIONS
PER CITY OF IRVING ORDINANCE
MIN LOT 1740 S.F.
MIN WIDTH 80 FEET
MIN DEPTH 80 FEET
MIN FRONT YARD 25 FEET
MAX BUILDING HEIGHT 36 FEET
BUILDING COVERAGE 50%

DESCRIPTION
Being a part of Lot 2, Block A, of the First Installment of the Westgate Square Addition, an Addition to the City of Irving, Texas, according to the original Record of Report in Volume 70121, Page 1620, and the Revised Map recorded in Volume 72022, Page 566, and Volume 63183, Page 2538, Map Records of Dallas County, Texas, and being more particularly described as follows:
COMMENCING at an "X" found chiseled in concrete at the intersection of the South line of Country Club Road (80 foot R.O.W.) and the West line of Pleasant Run Road (80 foot R.O.W.);
THENCE SOUTH with the said West line of Pleasant Run Road, a distance of 167.45 feet to an "X" found chiseled in concrete for corner;
THENCE along a curve to the left having a central angle of 41 deg. 59 min. 54 sec., a radius of 289.44 feet, tangent of 111.15 feet, a chord bearing S. 21 deg. 59 min. 20 sec. E. chord distance of 207.52 feet, along said right-of-way line, an arc distance of 212.25 feet to a 1/2" iron rod found for corner;
THENCE S. 42 deg. 00 min. 00 sec. E. along said right-of-way line, a distance of 63.79 feet to a 1/2" iron rod found at the TRUE POINT OF BEGINNING;
THENCE S. 42 deg. 00 min. 00 sec. E. along said right-of-way line, a distance of 44.37 feet to a 1/2" iron rod found for corner;
THENCE along a curve to the right having a central angle of 42 deg. 00 min. 53 sec., a radius of 289.44 feet, tangent of 111.15 feet, a chord bearing S. 21 deg. 59 min. 20 sec. E. chord distance of 207.52 feet, along said right-of-way line, an arc distance of 212.25 feet to a 1/2" iron rod found for corner;
THENCE SOUTH, along said right-of-way line, a distance of 117.28 feet to a 3/8" iron rod found for corner at the southeast corner of said Lot 2, Block A, and the northeast corner of Lot 3, Block A;
THENCE WEST, along the south line of said Lot 2, Block A, and the north line of Lot 3, Block A, a distance of 245.17 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 2;
THENCE NORTH, along the west line of said Lot 2, Block A, a distance of 245.17 feet to a 1/2" iron rod found for corner;
THENCE EAST, a distance of 212.50 feet to a 1/2" iron rod found for corner;
THENCE N. 05 deg. 34 min. 45 sec. E. a distance of 48.31 feet to a 1/2" iron rod found for corner;
THENCE EAST, a distance of 198.63 feet to a 1/2" iron rod found for corner;
THENCE N. 51 deg. 12 min. 43 sec. E. a distance of 78.90 feet to the POINT OF BEGINNING and containing 160,179 square feet or 3.68 acres of land.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48113C0305 K dated July 7, 2014, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034".
 - 4) This property has direct access to Pleasant Run Road, a public right-of-way.
 - 5) Observed utility locations are shown on this survey.
 - 6) No observable cemeteries, burial grounds or grave sites were found on this site.

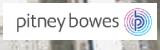
SURVEYOR'S CERTIFICATE
To Fidelity National Title Insurance Agency, Inc., Trust Bank, as Administrative Agent, its successors and/or assigns as their authorized map approver, Fidelity National Title Insurance Company, and Woodland Apartments, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 7(a), 7(c), 8, 13, 16, 17, 18 and 20 of Table A thereto. The fieldwork was completed on October 20, 2022.

Date of Plat or Map: October 26, 2022

Surveyor's Signature:  H.D. Fetty, Land Surveyor, LLC
Firm Registration No. 101508-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE: tracy@hdfetty.com

Surveyor's Seal: 

Legend:



FORMER EXXON CAMPUS
(PROPOSED MIXED USE)

Neiman Marcus

WATERSIDE
± 48 LOTS

LAKEPOINTE
AT LAS COLINAS
± 247 UNITS

FOUNTAIN
POINTE AT
LAS COLINAS
± 386 UNITS

VIA LAS COLINAS
± 510 UNITS

JEFFERSON
LUMEN
± 453 UNITS

PROMEN
LAS CO
± 357

MUSIC FACTORY
MONTERRA
± 282 UNITS



CHRISTUS
Health

VUE
LAS COLINAS
± 139 LOTS

WINDSOR
RIDGE
± 86 LOTS

ENCLAVE AT
TPC LAS COLINAS
± 118 LOTS

FAIRWAYS AT
LAS COLINAS
± 163 UNITS

MARBELLA AT
LAS COLINAS
± 415 UNITS

GRAND
TREVISO
± 247 UNITS



SITE

CORTLAND
WALNUT HILL
± 378 UNITS

THE AYVA
APARTMENTS
± 416 UNITS

WESTGATE
± 576 UNITS

SILVERTON
± 256 UNITS

WOODLAND
RIDGE
± 114 UNITS

WOODLAND HILLS
± 250 UNITS

SUMMER
GATE
± 178 UNITS

THE AVA
& ARIA
± 266 UNITS

STONEHILL
TERRACE
± 301 UNITS

WOODWIND
APARTMENTS
± 65 UNITS

SAM HOUSTON
MIDDLE SCHOOL
± 1,003 STUDENTS

KENSLEY
APARTMENTS
± 441 UNITS

TOWNSHILL
ELEMENTARY SCHOOL
± 827 STUDENTS

CLIFTON EARLY
CHILDHOOD SCHOOL
± 451 STUDENTS

STEEPLECHASE
± 316 UNITS

VILLAS DE
ESTANCIA
± 206 UNITS

CROSSINGS
ON WALNUT HILL
± 176 UNITS

THE CLUB
± 94 UNITS

VILLAS AT
COTTONWOOD CREEK
± 115 UNITS

FIONA
APARTMENTS
± 88 UNITS

IRVING ISD

W WALNUT HILL LN

MACARTHUR BLVD

W WALNUT HILL LN

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

114 TEXAS

N BELT LINE RD

N BELT LINE RD

N BELT LINE RD

W NORTHGATE DR

COUNTRY CLUB DR

MARKET OVERVIEW



SUMMARY

IRVING IS LOCATED WITHIN THE DALLAS-FORT WORTH METROPLEX, ONE OF THE LARGEST METROPOLITAN AREAS IN THE UNITED STATES. ITS CENTRAL POSITION PROVIDES CONVENIENT ACCESS TO BOTH DALLAS AND FORT WORTH, AS WELL AS NEIGHBORING CITIES, MAKING IT AN ATTRACTIVE DESTINATION FOR BUSINESSES AND RESIDENTS ALIKE.

THE CITY IS RECOGNIZED FOR ITS CONTINUOUS URBAN GROWTH, FOCUSING ON THE DEVELOPMENT OF MODERN RESIDENTIAL, COMMERCIAL, AND RETAIL SPACES.

IRVING ALSO SERVES AS THE HEADQUARTERS OR OFFICE LOCATION FOR SEVERAL MAJOR CORPORATIONS, INCLUDING EXXONMOBIL, MICROSOFT, FLUOR CORPORATION, AND SOUTHWEST AIRLINES.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	108,718	242,380	861,009
2029 POPULATION	107,262	241,349	876,470
POP. GROWTH 2024-2029	-0.3%	-0.1%	0.4%
2024 TOTAL HOUSEHOLDS	40,360	93,072	331,333
MEDIAN HOUSEHOLD INCOME	\$63,010	\$69,588	\$70,962
2024 TOTAL BUSINESSES	6,713	13,214	57,587
2024 TOTAL EMPLOYMENT	80,796	172,258	636,199



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)



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.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 information about the property or transaction 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0