

# Exhibit 3 to AIS



Michael A. Bates, Architect | Mark Martin, Architect

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## Project Narrative

1. We want to abandon the 30'x150' easement as there shows to be nothing in it as far as public utilities and the placement of the easement prohibits overall future design on our property since it cuts the property in two.
2. The subject easement does not currently have any public utilities, facilities or franchise utilities. We have spoken with Donald McLaughlin at DME and he has stated that DME does not need this easement.
3. The future development plans for this easement will be for apartments and partially public access and utility easements for the apartments, a possible hotel, retail, restaurants, office and a possible parking garage.
4. There aren't any alternatives to abandoning this easement.
5. The proposed start date for a future project would be this summer for design and finish for next August.
6. There are no ruling pending development actions such as platting, zoning or permitting with City Departments.
7. The subject land rights abandonment initiative will impact the health, safety and welfare of the Citizens of Denton by allowing further expansion of a development that will have apartments, a hotel, retail, restaurant, office and a potential parking garage. This mixed-use development will bring in new taxes, provide places to live and further expand the vitality of the renewed downtown area.

Regards,

A handwritten signature in black ink, appearing to read "Mark Martin", written in a cursive style.

Mark Martin, Architect