

4B DEVELOPMENT CORPORATION

MEETING AGENDA

MARCH 28, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Corporation on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Corporation with regard to matters on the agenda will be received at the time the item is considered. The Corporation is not allowed to converse, deliberate or take action on any matter presented during citizen input.

REPORTS

1. Miracle League Presentation.
- [2.](#) Porter Park Update.
- [3.](#) Financial Reports.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

- [4.](#) Consideration and possible action on 4B minutes from 2/28/2023

ACTION ITEMS

- [5.](#) Consideration and possible action on Property Enhancement Incentive Program application for 1008-1114 Stemmons, Sanger, Texas.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for

which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Corporation or at the call of the President.

ADJOURN

NOTE: The Corporation reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on March 24, 2023 at 10:00 a.m.

Stefani Dodson

Stefani Dodson, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 28, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Porter Park Update.

SUMMARY:

- Ryan Nolting, Director of Parks and Recreation will provide an update on the Porter Park project.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 28, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports

SUMMARY:

- Financial Reports for the period ending January 31, 2023.
- Revenues and expenditures reflect activity from October 1, 2022 through January 31, 2023.
- Sales Tax Collections for January 2023.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Monthly Financial Report
Revenue Expense Report
Balance Sheet
Sales Tax Report

Sanger Texas Development Corporation
Fund 4B
January 31, 2023

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	800,000	261,565	33%
Interest Income	30,000	11,136	37%
Total Revenue	<u>830,000</u>	<u>272,701</u>	<u>33%</u>
Expenditures			
Salaries and Benefits	60,500	20,046	33%
Transfer to Debt Service Fund	227,500	227,500	100%
Supplies and Materials	38,750	12,776	33%
Maintenance and Operation	800	324	40%
Contract Services	15,000	11,143	74%
Grant Expenses	50,000		0%
Capital Outlay	<u>479,000</u>	<u>1,929</u>	<u>0%</u>
Total Expenditures	<u>871,550</u>	<u>273,718</u>	<u>31%</u>
Revenues Over Expenditures	<u>(41,550)</u>	<u>(1,017)</u>	
Cash in Bank - Checking			201,690
Certificate of Deposit			284,764
Claim on Cash			<u>1,954,658</u>
Total Cash			<u>2,441,113</u>

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

42 -4B CORPORATION

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
TAXES	800,000	61,973.71	261,565.17	0.00	538,434.83	32.70
INTEREST	<u>30,000</u>	<u>3,642.67</u>	<u>11,135.79</u>	<u>0.00</u>	<u>18,864.21</u>	<u>37.12</u>
TOTAL REVENUES	830,000	65,616.38	272,700.96	0.00	557,299.04	32.86
<u>EXPENDITURE SUMMARY</u>						
74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00
76-4B FUND	644,050	8,744.74	46,218.32 (	12,340.67)	610,172.35	5.26
TOTAL EXPENDITURES	871,550	8,744.74	273,718.32 (	12,340.67)	610,172.35	29.99
REVENUE OVER/(UNDER) EXPENDITURES	(41,550)	56,871.64 (	1,017.36)	12,340.67 (	52,873.31)	27.25-

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

Item 3.

42 -4B CORPORATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<hr/>						
<u>TAXES</u>						
00-4325 STATE SALES TAX	<u>800,000</u>	<u>61,973.71</u>	<u>261,565.17</u>	<u>0.00</u>	<u>538,434.83</u>	<u>32.70</u>
TOTAL TAXES	800,000	61,973.71	261,565.17	0.00	538,434.83	32.70
<hr/>						
<u>INTEREST</u>						
00-4800 INTEREST INCOME	<u>30,000</u>	<u>3,642.67</u>	<u>11,135.79</u>	<u>0.00</u>	<u>18,864.21</u>	<u>37.12</u>
TOTAL INTEREST	30,000	3,642.67	11,135.79	0.00	18,864.21	37.12
<hr/>						
TOTAL REVENUE	830,000	65,616.38	272,700.96	0.00	557,299.04	32.86
	=====	=====	=====	=====	=====	=====

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

Item 3.

42 -4B CORPORATION

74-TRANSFERS % OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<hr/>						
<u>74-TRANSFERS</u>						
74-7403 TRANSFER TO DSF	212,500	0.00	212,500.00	0.00	0.00	100.00
74-7499 TRANSFER TO ISF	<u>15,000</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL 74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00
<hr/>						
TOTAL 74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

42 -4B CORPORATION

76-4B FUND

% OF YEAR COMPLETED: 33.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>51-SALARIES AND BENEFITS</u>						
76-5110 REGULAR SALARIES	43,050	3,246.66	14,609.97	0.00	28,440.03	33.94
76-5125 LONGEVITY PAY	350	0.00	306.00	0.00	44.00	87.43
76-5128 AUTO ALLOWANCE	3,000	250.00	1,000.00	0.00	2,000.00	33.33
76-5129 CELL PHONE ALLOWANCE	300	25.00	100.00	0.00	200.00	33.33
76-5130 FICA	3,600	265.75	1,210.81	0.00	2,389.19	33.63
76-5140 RETIREMENT	5,600	460.01	1,541.30	0.00	4,058.70	27.52
76-5150 HEALTH INSURANCE	4,200	91.94	1,154.69	0.00	3,045.31	27.49
76-5160 WORKER'S COMPENSATION	250	0.00	123.54	0.00	126.46	49.42
76-5170 T W C	<u>150</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>
TOTAL 51-SALARIES AND BENEFITS	60,500	4,339.36	20,046.31	0.00	40,453.69	33.13
<u>52-SUPPLIES AND MATERIALS</u>						
76-5210 OFFICE SUPPLIES	500	0.00	36.80	0.00	463.20	7.36
76-5213 COMPUTER HARDWARE	1,500	0.00	0.00	609.81	890.19	40.65
76-5214 COMPUTER SOFTWARE	3,500	0.00	2,000.00 (	2,000.00)	3,500.00	0.00
76-5215 FOOD	200	0.00	0.00	0.00	200.00	0.00
76-5220 POSTAGE	50	0.00	0.00	0.00	50.00	0.00
76-5226 MARKETING & PROMOTION	20,000	794.14	6,391.30	46.89	13,561.81	32.19
76-5235 DUES & SUBSCRIPTIONS	8,000	50.00	4,113.18	0.00	3,886.82	51.41
76-5240 CONFERENCES & TRAINING	<u>5,000</u>	<u>159.42</u>	<u>234.42</u>	<u>0.00</u>	<u>4,765.58</u>	<u>4.69</u>
TOTAL 52-SUPPLIES AND MATERIALS	38,750	1,003.56	12,775.70 (	1,343.30)	27,317.60	29.50
<u>53-MAINTENANCE AND OPERAT</u>						
76-5332 OFFICE MACHINE LEASE	<u>800</u>	<u>106.82</u>	<u>323.68</u>	<u>0.00</u>	<u>476.32</u>	<u>40.46</u>
TOTAL 53-MAINTENANCE AND OPERAT	800	106.82	323.68	0.00	476.32	40.46
<u>54-CONTRACT SERVICES</u>						
76-5425 LEGAL SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5430 PROFESSIONAL SERVICES	13,000	1,620.00	5,063.33 (	3,350.00)	11,286.67	13.18
76-5450 TECHNICAL SUPPORT	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5452 WEBSITE	<u>0</u>	<u>0.00</u>	<u>6,080.00</u> (	<u>5,972.37</u>) (	<u>107.63</u>)	<u>0.00</u>
TOTAL 54-CONTRACT SERVICES	15,000	1,620.00	11,143.33 (	9,322.37)	13,179.04	12.14
<u>56-GRANT EXPENSES</u>						
76-5603 PROPERTY ENHANCEMENTS IN	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL 56-GRANT EXPENSES	50,000	0.00	0.00	0.00	50,000.00	0.00

CITY OF SANGER
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

42 -4B CORPORATION

76-4B FUND

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>65-CAPITAL PROJECTS</u>						
<u>70-DEBT PAYMENTS</u>						
<u>74-TRANSFERS</u>						
TOTAL 76-4B FUND	644,050	8,744.74	46,218.32 (	12,340.67)	610,172.35	5.26
TOTAL EXPENDITURES	871,550	8,744.74	273,718.32 (	12,340.67)	610,172.35	29.99
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENDITURES	(41,550)	56,871.64 (	1,017.36)	12,340.67 (	52,873.31)	27.25-

BALANCE SHEET

AS OF: JANUARY 31ST, 2023

Item 3.

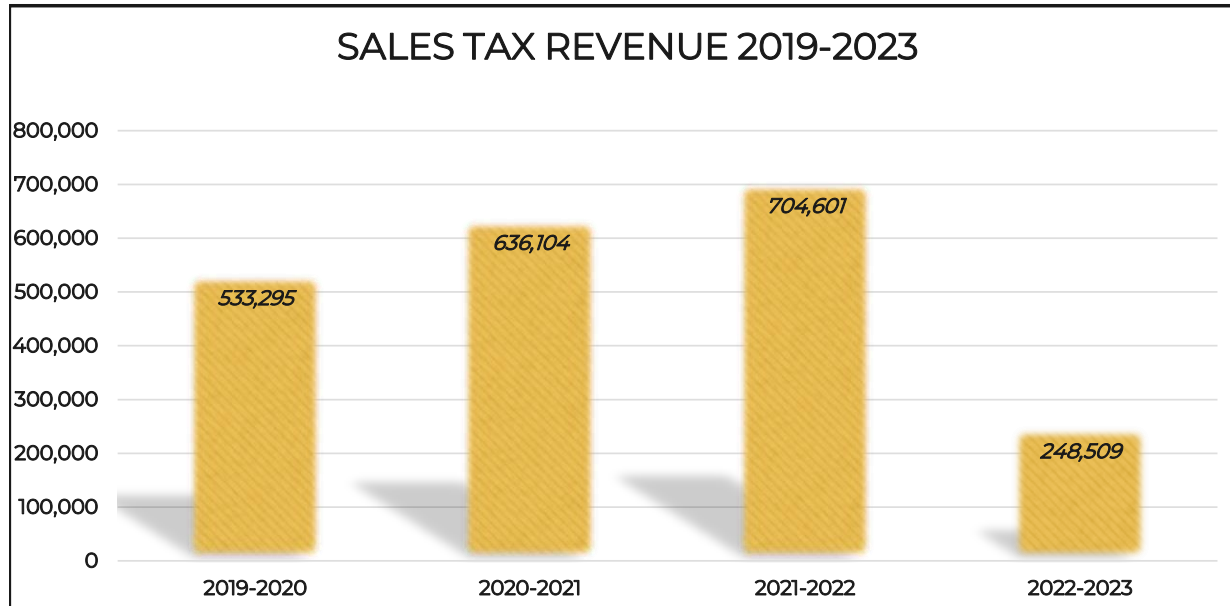
42 -4B CORPORATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
42-00-1000	CLAIM ON CASH	1,845,111.26
42-00-1010	CKG - 4B CASH (2379694)	202,272.91
42-00-1013	CD - 4B #653500	22,171.55
42-00-1014	CD - 4B #659924	21,927.25
42-00-1015	CD - 4B #664243	22,023.17
42-00-1016	CD - 4B #673277	21,976.37
42-00-1017	CD - 4B #686115	22,018.48
42-00-1018	CD - 4B #689521	21,978.06
42-00-1019	CD - 4B #694371	22,047.87
42-00-1020	CD - 4B #697230	22,158.43
42-00-1021	CD - 4B #699934	22,065.85
42-00-1022	CD - 4B #702285	21,860.70
42-00-1023	CD - 4B #706078	21,771.07
42-00-1024	CD - 4B #720097	21,498.56
42-00-1025	CD - 4B #720119	21,487.84
42-00-1153	SALES TAX RECEIVABLE	<u>65,621.30</u>
		<u>2,397,990.67</u>
TOTAL ASSETS		2,397,990.67
=====		
LIABILITIES		
=====		
42-00-2000	ACCOUNTS PAYABLE CONTROL	4,992.20
42-00-2403	ACCRUED WAGES PAYABLE	1,623.48
42-00-2409	PREPAID RENTAL INCOME	900.00
42-00-2900	ENCUMBRANCE	(12,584.81)
42-00-2910	RESERVE FOR ENCUMBRANCE	<u>12,584.81</u>
TOTAL LIABILITIES		<u>7,515.68</u>
EQUITY		
=====		
42-00-3015	FUND BALANCE - RESTRICTED	<u>2,391,492.35</u>
TOTAL BEGINNING EQUITY		2,391,492.35
TOTAL REVENUE		272,700.96
TOTAL EXPENSES		<u>273,718.32</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		(1,017.36)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>2,390,474.99</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		2,397,990.67
=====		

Economic Development Sales Tax Report

Month	2019-2020	Total	2020-2021	Total	2021-2022	Total	2022-2023	Total
OCT	41,961	41,961	52,602	52,602	50,303	50,303	61,751	61,751
NOV	42,075	84,036	50,054	102,656	55,222	105,525	72,220	133,970
DEC	44,092	128,128	52,405	155,061	48,145	153,670	61,974	195,944
JAN	27,585	155,713	44,941	200,002	56,155	209,825	52,565	248,509
FEB	70,059	225,772	62,144	262,146	76,753	286,579		
MAR	40,966	266,738	49,700	311,846	57,471	344,049		
APR	35,736	302,474	48,180	360,026	44,446	388,495		
MAY	41,692	344,166	63,691	423,717	64,396	452,891		
JUN	50,482	394,647	47,099	470,816	65,968	518,859		
JUL	49,189	443,837	50,290	521,106	68,209	587,068		
AUG	47,386	491,222	62,523	583,629	51,911	638,979		
SEP	42,073	553,295	52,474	636,104	65,621	704,600		
TOTAL	533,295	533,295	636,104	636,104	704,601	704,601	248,509	
BUDGE	385,000	148,295	462,500	173,604	600,000	104,601	800,000	(800,000)

January			Year To Date		
Actual	Actual	%	Actual	Actual	%
2022	2023	Change	2022	2023	Change
\$ 56,155	\$ 52,565	-6%	\$ 209,825	\$ 248,509	18%





4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 28, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 2/28/2023

SUMMARY:

- 4A Board Minutes from 2/28/2023.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 2/28/2023.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

FEBRUARY 28, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum John Payne called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1	Guy Saenz
Board Member, Place 2	John Payne
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 6	Eddie Piercy

BOARD MEMBERS ABSENT

Board Member, Place 5	Jeff Springer
Board Member, Place 7	Carrie Bilyeu

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, and Secretary Stefani Dodson

INVOCATION AND PLEDGE

Board Member Payne led the invocation and Board Member Piercy led the pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 01-24-2023

Board Member Piercy makes a motion to approve the consent agenda as shown. Board Member Saenz seconded the motion.

Voting Yea: Board Member Payne, Board Member Howard, Board Member Wood.
Motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on Property Enhancement Incentive Program application for 1106 Stemmons, Sanger, Texas.

Board Member Piercy makes a motion to approve a \$10,000 grant for 1106 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Payne, Board Member Saenz, Board Member Wood. Motion passes unanimously.

3. Consideration and possible action on Property Enhancement Incentive Program application for 1108-1114 Stemmons, Sanger, Texas.

This item was pulled by the applicant.

REPORTS

4. Porter Park Update

Director Bradshaw gives a brief update on the Porter Park renovation. She explains that the Softball Association also donated \$5000.00 toward the scoreboards.

5. Monthly Sales Tax Report

Director Bradshaw gives a brief update to the board.

FUTURE AGENDA ITEMS

The board would like an update on the Miracle field and the action plan.

ADJOURN

As there were no further items on the agenda Board Member Payne adjourned the meeting at 6:19 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 28, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on Property Enhancement Incentive Program application for 1008-1114 Stemmons, Sanger, Texas.

SUMMARY:

- Owner will add eleven concrete parking spaces on the east of the strip center and 5 spaces to the north side of the building.
- Four new awnings will be added.
- New lighting will be added to the exterior of the building.
- Four new windows will replace the storefronts.
- Painting the building and replacing any metal that is damaged – the color will be dark gray with black trim around windows and doors.
- Replacement of brick where the two storefronts are being removed with a decorative brick edge.
- Maximum matching grant allow is \$10,000.
- Enhancement categories included Façade, Lighting, and Parking.
- 2 Bids have been received for the concrete work for additional parking.
- Total Renovation Cost is \$66,283

FISCAL INFORMATION:

Budgeted: Yes

Amount: \$50,000

GL Account: 76-5603

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

Property Enhancement Incentive Program Application – 1108-1114 Stemmons

**Grant Enhancement
Application
1108-1114 Stemmons
02-15-2023**

**Springer Properties, LLC
940 458-7758**

**Design by: Edrei Salmeron
940 442-8382**

Sanger, Texas

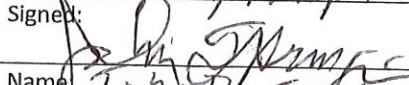
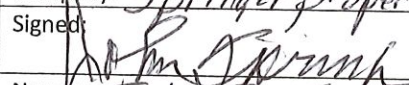
Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - sbradshaw@sangertexas.org

1	PROJECT INFORMATION							
A	Property Address: <u>1108-1114 Stemmons Sanger, Tx. 76266</u>							
B	Estimated Begin Work Date: <u>5-1-23</u>			Estimated Completion Date: <u>8-12-23</u>				
C	Years in business at this location: <u>Owned this building 25 yrs. (1998)</u>							
D	Reason for requesting grant: <u>To improve this I-38 property</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Within the City?	•				
B	<input checked="" type="checkbox"/>		Commercially zoned?	•				
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•				
E	<input checked="" type="checkbox"/>		No City liens existing?	•				
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•				
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•				
H			Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•				
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
C	<input checked="" type="checkbox"/>		Continuous operations of 6 months?	• (within the City)				
D	<input checked="" type="checkbox"/>		If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A			Facade: (Section 4.3) • <u>Awnings (4)</u>	<u>9853.55</u>	50 %	\$10,000	\$	\$
B			Interior Renovation: (Section 4.4) •	\$	50 %	\$10,000	\$	\$
C			Landscaping: (Section 4.5) •	\$	50 %	\$10,000	\$	\$
D			Lighting: (Section 4.6) <u>2 door lights</u> • <u>10 parking lights, 6 path lights</u>	<u>6391.97</u>	50 %	\$10,000	\$	\$
E			Parking / Driveways: (Section 4.7) • <u>Concrete work</u>	<u>27,888</u>	50 %	\$10,000	\$	\$
F			Pedestrian Amenities: (Section 4.8) • <u>4 new windows</u>	<u>8115.82</u>	50 %	\$10,000	\$	\$
G			Signage: (Section 4.9) •	\$	50 %	\$10,000	\$	\$
H			Utilities: (Section 4.10) <u>Brick</u> • <u>work removal of store front</u>	<u>5,983.64</u>	50 %	\$10,000	\$	\$
I			Code Compliance: (Section 4.11) •	\$	50 %	\$10,000	\$	\$
J			Demolition: (Section 4.12) • <u>Painting</u>	<u>8,050.08</u>	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:							
L	Describe any planned Non-Grant Enhancements:							

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A		✓	Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D	✓		Restaurant	•
E		✓	Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G	✓		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266 Company Name: Clay McCristion Concrete Contact Person: Clay McCristion Title: Owner Address: 3518 Lois Rd. East Sanger, Tx. 76266 Wk Phone: 940 391-1392 Cell: 940 391-1392 Fax: Email: claymccristion@yahoo.com Website:			
B	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266 Company Name: D-Baker Roofing, LLC Contact Person: Derrick Baker Title: President Address: P.O. Box 88 Sanger, Tx. 76266 Wk Phone: 214 574-0218 Cell: 214 574-0218 Fax: Email: dbakerroofing101@bepa.com Website:			
C	Contractor for: 1108-1114 Stemmons Company Name: Ferguson Electric Contact Person: Doug Ferguson Title: Owner Address: 2388 Lover's Lane Krum, Tx. 76249-7515 Wk Phone: 940 368-5459 Cell: 940 368-5459 Fax: Email: fergusonelectric@gmail.com Website:			
D	Contractor for: 1108-1114 Stemmons Sanger, Tx. Company Name: Springer Properties, LLC Contact Person: John Springer Title: President Address: P.O. Box 218 Sanger, Tx. 76266 Wk Phone: 940 458-7758 Cell: 940 367-3259 Fax: Email: springerproperties@earthlink.net Website:			

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:	
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.	
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.	
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.	
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.	
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.	
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.	
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.	
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.	

Property Owner		Applicant / Business Representative	
Company:	Springer Properties, LLC	Company:	Springer properties, LLC
Signed:		Signed:	
Name:	John D. Springer	Name:	John P. Springer
Title:	President	Title:	President
W:	940 458-7758	W:	940 458-7758
C:	940 367-3257	C:	940 367-3259
EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net
Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266

Springer Properties, LLC
P.O. Box 248
Sanger, Texas 76266 940 458-7758

February 7, 2023

Property Enhancement Grant Application: 1108-1114 Stemmons

We are making some much needed improvements to our strip center located at 1108-1114 Stemmons. We are planning on having two (2) restaurants in this building. Again, this property is now zoned I-1 and we understand that our city is planning on new zoning for this location.

The first improvement will be to add eleven (11) more concrete parking spaces to the east of the strip center. With this improvement will come an additional four (4) feet added to the lane and the eighteen (18) feet to create the parking spaces. We are also planning to add five (5) additional parking spaces on existing concrete to the north side of the building. All of these spaces will include stripping and concrete bumpers. Also, we will be removing the pipe poles from the west or front of the building. In place of these will be concrete bumpers.

The second improvement will be to the addition of four (4) awnings. The window awnings will measure two (2) feet deep and eleven (11) feet long. The awning over the south most unit will measure four (4) feet deep and ten (10) feet long. This awning is designed to cover the entrance into Roma's restaurant. The last awning will be for the Villa Grande restaurant and will measure four (4) feet deep and forty (40) feet long. All of these awnings will be standing seam awnings.

The third improvement will be the lighting on the exterior of the building. On the front or west side of the building we will install six (6) wall lights, two (2) lights under the awning at the entrance to each building, and three (3) large parking lights high on the building. These lights are designed to light up the parking area. On the east or back of the building we will install three (3) parking lights. On the north and south walls of the building will be two (2) parking lights on each side.

The fourth improvement to the building will be the addition of four new windows replacing the storefronts that will be removed.

The fifth improvement will be painting the building including replacing any metal that is damaged. The color will be a dark gray with black trim around the windows and doors.

The sixth improvement will be the replacement of brick where the two storefronts are removed along with a decorative brick ledge on top of the existing brick.

Thank you for your consideration of this grant enhancement application.

Springer Properties, LLC

John and Liz Springer

D-Baker Roofing LLC

Item 5.

ALWAYS ON TOP NEVER A DROP

Proposal Submitted To: <u>Springer Properties</u>	Job Name: <u>metal Awning</u>	Job #: <u>131</u>
Address: <u>Springer Center N. Stemmons 1108-1114</u>	Job Location: <u>Springer Center</u>	Date of Plans: <u>N. Stemmons</u>
Phone #: <u>214-574-0218</u>	Date: <u>2-7-23</u>	Architect: _____

We hereby submit specifications and estimates for: Material for metal frame & sturdy seam panels
awnings - 270' 8"x2" square metal tubing for frame's. lag bolts washers & nuts for
mounting brackets - 2 10"x4" flat steel weld for well flashing & Roll form flashing
panels mounting sturdy seam 16" metal panels - 8 pcs. D style drip edge -
1" pin head screws - 80' Z track. 6" gutter coil - 12 - 3x4 - 4" elbows 2 R & L end
Caps - 1 - 2320 - 2 - 10' 3x4 down spurs
Cut into R-panel with 8" chisel and awning mount to well
From 2x2" square tubing welded together & install brackets to Perlin beam with
lag bolts washers & nuts. Install D style drip edge - Install 16" mounting sturdy
seam metal panels on 40x4, 10x4. 2 - 11x2' awnings
Install Z track flashing & Roll form flashing -
Install well flashing 3/4" behind R-panel well panels on Z track flashing
Install 6" gutter to (40x4 10x4) & down spurs

material & labor

\$9853.55

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ nine thousand eight hundred fifty three dollars 55/100 Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: 2-8-23

Signature _____

Signature _____

AWNINGS



Ferguson Electric
2388 Lovers Lane, Krum, Texas 76249-7515 United States
940-368-5459
fergusonelectrictx.com

Estimate 13991535
Job
Estimate Date 2/4/2023

Billing Address
John & Liz Springer
1106 North Stemmons Street
Sanger, TX 76266 USA

Job Address
1108 N Stemmons
1108 North Stemmons Street
Sanger, TX 76266 USA

Estimate Details

1108 N Stemmons Street: - Remove 4 old security light fixtures
- Replace/add 12 - new outdoor security lights provided by customer
- Add switch controls for all security lights

Task #	Description	Quantity
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per drawings provided by customer.	
Potential Savings		\$0.00
Sub-Total		\$3,377.00
Tax		\$0.00
Total		\$3,377.00

Thank you for choosing Ferguson Electric. We appreciate your business!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Ferguson Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



1108-1114 Stem.
Sanger

INVOICE

UPC Vendor	Invoice Date	Item 5.
000000	02/15/2023	4
PO Date	PO Number	Page #
02/15/2023		1 of 1

Correspondence To
 Locke Supply Co.
 P.O. BOX 24980
 Oklahoma City, OK 73124
 TEL: 405-631-9701

Selling Branch
 119 EL DENTON
 2001 FORT WORTH DR
 Locke Supply
 DENTON, TX 76205-7668
 TEL: 940-591-1077

Cust # 914357
 Bill To SPRINGER FAMILY RENTALS
 PO BOX 248
 SANGER, TX 76266-0248

Ship To SPRINGER FAMILY RENTALS
 PO BOX 248
 SANGER, TX 76266-0248

Instructions	Taken By	Currency
	4580	
Ship Point	Via	Shipped
119 EL DENTON		Cash
Reference	Sales Rep In/Out	Freight Terms Description
	006 / 006	

Line #	Product And Description	Quantity Ordered	Quantity B/O	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
1	P8166 WSPL80LED 80W LED SLIMPAK PRO	11	0	0	each	230.00	2,530.00
2	Q9585 CUWZ-PC CAST LED EM SCONCE BRZ, PC	4	0	0	each	147.90	591.60
2	Lines Total	Qty Shipped Total		15		Subtotal	3,121.60
						Taxes	257.53
						VISA	3,379.13
						Total Due	0.00

VISA Card#: xxxxxxxxxxxx5179
 Auth: 011613 Ref: 304617168018
 Trans Date: 02/15/23 Amount: 3379.13

9- 230.00 20 0 + 175.95
 # 2,245.95

2-147.90 295.80 + tax 25.14
 # 320.94

Total: \$ 2,566.89

Item 5.

#12 lights

Deliver to Elizabeth Sanger 76266

All ▾

Search Amazon

1108-1114 Stem, Sanger

EN ▾

Hello, Liz Account & Lists ▾

Returns & Orders

All OneMedical Clinic Buy Again Amazon Outlet Amazon Business ▾ Health & Household

Shop women-owned businesses

Your Account ▾ Your Orders ▾ Order Details

Order Details

Ordered on February 17, 2023 Order# 111-0431514-9766656

[View or Print Invoice](#)

Shipping Address

Elizabeth A. Springer
P. O. Box 36
SANGER, TX 76266
United States

Payment Method

VISA **** 0550

Order Summary

Item(s) Subtotal: \$413.94
Shipping & Handling: \$0.00
Total before tax: \$413.94
Estimated tax to be collected: \$34.14

Grand Total: **\$448.08**

Transactions

Delivery 1 of 2 1 package via USPS

Delivered Feb 21, 2023

[Track package](#) [More actions](#)



Cerdecio Brandon Aluminum Modern Outdoor Wall Lamp, 13" Exterior Up Down Light Fixture [UL Listed]

\$137.98

[Buy it again](#)

\$68.99 Qty: 2 Sold by: Cerdecio

Delivery 2 of 2 pallets via USPS



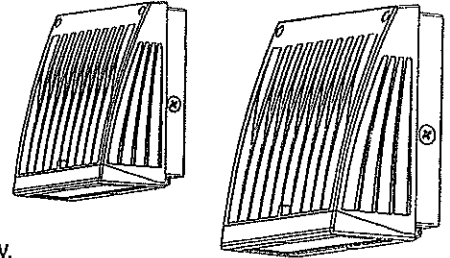
Model: WSPS | WSPL | WSPLD

IMPORTANT: READ BEFORE REMOVING FIXTURE FROM CARTON. RETAIN FOR FUTURE REFERENCE

SAFETY: This fixture must be wired in accordance with the NATIONAL ELECTRICAL CODE and applicable local codes and ordinances. A person familiar with the construction and operation of the product and the hazards involved must install this product. A qualified licensed electrician should complete all work. Proper grounding is required for safety.

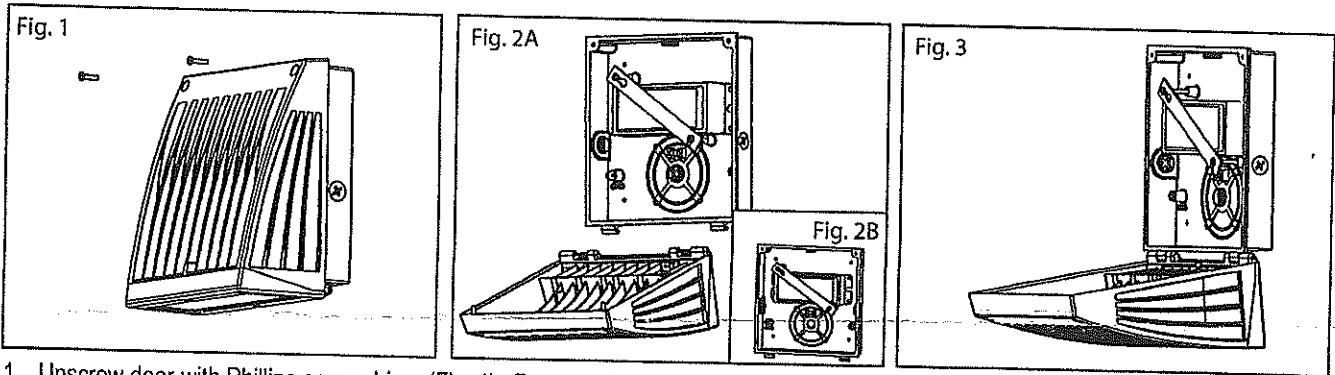
WARNING: Make certain power is OFF before installing or maintaining fixture.

RISK OF INJURY: Fixture may become damaged and/or unstable if not installed properly.



MOUNTING

NOTE: Turn off electrical supply at the breaker. Follow all local electrical codes for wiring and grounding requirements



1. Unscrew door with Phillips screw driver (Fig. 1). Remove door from back box (Fig. 2A). Using the leveling bubble in the wall mounting box, level the fixture (Fig. 2B). Mount back box to junction box or wall Mounting (hardware not provided).
2. Feed supply wires through the center knock out.
3. Wire the fixture using provided wire connectors.
4. Seal with weatherproof silicone sealant to prevent moisture from entering the fixture.
5. Secure door to back box by placing hinges back together (Fig. 3). Tightening door screws to seal fixture (Fig.1).

NOTE: Optional 0-10 V Dimming. Dimming provided through grey & purple wires. Refer to control manufacturer for wiring instructions.

ATLAS LIGHTING PRODUCTS, INC.'S LIMITED WARRANTY

THREE OR FIVE-YEAR LIMITED WARRANTY: Atlas warrants that its products will be free from failure in materials and workmanship for a period of three (3) years from the date on which the product was purchased from Atlas. This warranty applies to LED products for a period of five (5) years. When this three or five-year warranty period ends, all warranties (whether express or implied) and liability of Atlas shall immediately cease. The warranty period for all lamps and photocells is one (1) year.

LIMITATION ON IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, ARE LIMITED TO AND SHALL NOT EXCEED THE TERMS OF THIS LIMITED WARRANTY.

FURTHER LIMITATIONS OF THIS WARRANTY: This limited warranty **DOES NOT** cover damage resulting from accident, misuse, abuse, improper repair, lack of reasonable care, modification (including but not limited to use of unauthorized parts or attachments), alteration, loss of parts, installation and operation contrary to printed instructions, vandalism, acts of God (lightning, power surges, water damage or similar failure), or transit (including UPS shipments). This limited warranty also does not include labor costs associated with installing replacement parts for any failed parts returned to Atlas under this warranty.

DUTY AND PROCEDURE TO NOTIFY ATLAS OF FAILED PRODUCT: Notification of a failed product under this warranty must be provided to Atlas **within ninety (90) days** after discovery of the failure. Notification occurs only by sending the following to Atlas: (1) sales receipt, (2) the date of purchase, and (3) a brief explanation of the nature of the failure. This information must be either e-mailed to Atlas at returns@alpine.com or mailed to Atlas Lighting Products, Inc., Attn: Returns Department, P.O. Box 2348, Burlington, NC 27215. The date of the postmark of the mailing to Atlas shall constitute the date of notification under this warranty. If the information is e-mailed, the date that the e-mail is sent to Atlas shall constitute the date of notification under this warranty. Upon receiving a timely notification, Atlas will, if the notification reflects a failure of materials or workmanship, provide a Return Goods Authorization number and full instructions for returning failed merchandise. All returned goods must be accompanied by a Return Goods Authorization number issued by Atlas.

SOLE REMEDY: REPAIR OR REPLACEMENT: If, upon receiving a timely notification with the information stated above and receiving merchandise that appears to Atlas to have a failure in materials or workmanship, Atlas will — at Atlas's sole option — either repair the failed part(s) or provide a replacement part or parts. This remedy constitutes the sole remedy under this warranty and Atlas's sole liability in connection with any failed part(s). Atlas shall not be liable for any other expense, injury, loss or damage, whether direct, special, incidental, or consequential (including but not limited to loss of use, income, profit, or production, inconvenience, increased cost of operation, and spoilage of other damage to material and personal property). As stated above, this limited warranty does not include labor costs associated with installing replacement parts for any failed parts returned to Atlas under this warranty.

NO OTHER REPRESENTATIONS: No other representations, written or verbal, have been authorized by Atlas. No representative of Atlas has any authority to waive, alter, vary, or add to the terms hereof without prior approval in writing by an authorized representative of Atlas.

SEVERABILITY: The foregoing provisions are severable. If any provision shall be unenforceable for any reason, the other provisions shall remain in effect.

DISCLAIMER: ATLAS LIGHTING PRODUCTS, INC. MAKES NO REPRESENTATIONS (WRITTEN OR VERBAL) OR WARRANTIES (EXPRESS OR IMPLIED) AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION, MERCHANTABILITY, OR FITNESS FOR ANY PARTICULARLY PURPOSE OF ANY PRODUCT, EXCEPT AS EXPRESSLY SET FORTH UNDER THIS LIMITED WARRANTY.

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE.



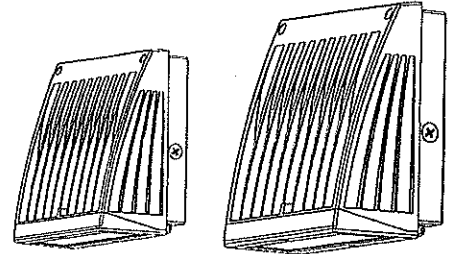
Model: WSPS | WSPL | WSPLD

IMPORTANTE: LEER ANTES DE SACAR EL ARTÍCULO DE LA CAJA. GUARDAR PARA FUTURA REFERENCIA

SEGURIDAD: Este artículo se debe conectar de acuerdo al CÓDIGO ELÉCTRICO NACIONAL y los códigos y ordenanzas locales aplicables. Este producto lo debe instalar una persona familiarizada con la fabricación y operación del producto y con los peligros asociados a su instalación. Un electricista autorizado calificado debe terminar el trabajo. Por seguridad se requiere una conexión a tierra correcta.

ADVERTENCIA: Antes de instalar o realizar el mantenimiento de este artículo asegúrese que la electricidad está APAGADA.

RIESGO DE LESIONES: El artículo puede dañarse o ser inestable si no se instala correctamente.



MONTAJE

NOTA: Apague el suministro eléctrico en la caja del interruptor. Consulte los códigos eléctricos locales para ver los requisitos de cableado y puesta a tierra.

NOTA: Opcional 0-10 voltios de atenuación. Oscurecimiento proporcionada a través de los cables gris y púrpura. Consulte el fabricante para controlar las instrucciones de cableado.

Fig. 1

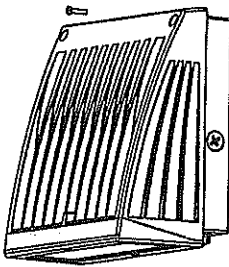


Fig. 2A

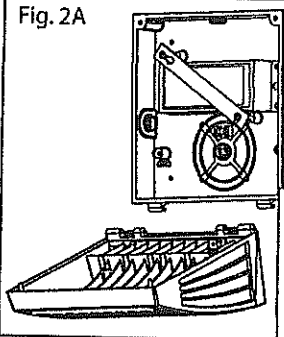
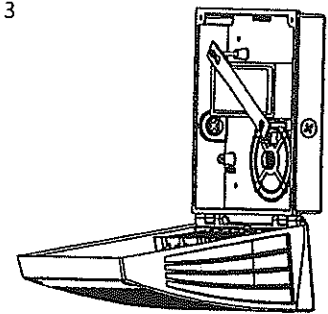


Fig. 3



1. Desatornille la puerta con un destornillador philips (Fig. 1). Retire la puerta de la caja trasera (Fig. 2A). Utilizando el nivel con burbuja en la caja de montaje en la pared, nivele el aplique. Vuelva a montar la caja en la caja de conexiones o en el Montaje de la pared (no se proveen piezas para esto).
2. Pase los cables de alimentación por el agujero troquelado.
3. Conecte el aplique usando los conectores de cable provistos.
4. Selle con sellador de silicon resistente a la intemperie para prevenir que la humedad entre en al dispositivo.
5. Asegure la puerta de la caja posterior mediante la colocación de las bisagras de nuevo juntos (Fig. 3). Apretar tornillos de la puerta para sellar dispositivo (Fig. 1).

GARANTÍA LIMITADA DE ATLAS LIGHTING PRODUCTS, INC.

GARANTÍA LIMITADA DE TRES O CINCO AÑOS: Atlas garantiza que sus productos estarán libres de defectos en sus materiales y mano de obra durante un periodo de tres (3) años desde la fecha en la que dicho producto fue comprado de Atlas. Esta garantía abarca los productos LED durante un periodo de cinco (5) años. Cuando el periodo de esta garantía de tres o cinco años llegue a su fin, todas las garantías (ya sea explícitas o implícitas), así como la responsabilidad de Atlas cesarán de inmediato. El periodo de garantía de todas las lámparas y células fotoeléctricas es de un (1) año.

LIMITACIÓN DE LAS GARANTÍAS IMPLÍCITAS: TODAS LAS GARANTÍAS IMPLÍCITAS, INCLUYENDO LAS GARANTÍAS DE USO COMERCIAL E IDONEIDAD PARA CUALQUIER FIN DETERMINADO. SE LIMITAN A Y NO EXCEDERÁN LOS TÉRMINOS DE ESTA GARANTÍA LIMITADA.

LIMITACIONES ADICIONALES DE LA PRESENTE GARANTÍA: Esta garantía limitada NO cubre los daños ocasionados por accidentes, usos indebidos, abusos, reparaciones inadecuadas, falta de cuidados razonables, modificaciones (incluyendo pero no limitándose solamente al uso no autorizado de piezas o accesorios), alteraciones, pérdida de piezas, instalaciones y operaciones contrarias a las instrucciones impresas, vandalismo, casos fortuitos (relámpagos, sobrecargas, daños por agua o fallas similares), o tránsito (incluyendo envíos por UPS). Además, esta garantía limitada no incluye los costos de mano de obra asociados con la instalación de las piezas de sustitución por cualquier pieza defectuosa devuelta a Atlas bajo la presente garantía.

OBLIGACIÓN Y PROCEDIMIENTO PARA NOTIFICAR A ATLAS DE LOS DEFECTOS: La notificación de un defecto bajo la presente garantía se debe proporcionar a Atlas dentro de los noventa (90) días del descubrimiento del defecto. La notificación solo tendrá lugar al enviar los siguientes datos a Atlas: (1) el recibo de la venta, (2) la fecha de la compra, y (3) una breve explicación de la naturaleza del defecto. Esta información se debe enviar a través del correo electrónico a Atlas@atlus.com o por correo postal a Atlas Lighting Products, Inc. Attn: Customer Service Department, P.O. Box 2348, Burlington, NC 27215. La fecha del mailing del envío a Atlas constituirá la fecha de notificación bajo la presente garantía. Si la información se envía mediante un correo electrónico, la fecha del envío del correo electrónico a Atlas constituirá la fecha de notificación bajo la presente garantía. En el momento de recibir la notificación debida, Atlas proporcionará, si la notificación refleja un defecto de los materiales o mano de obra, un número de autorización de devolución de mercancía y las instrucciones completas para devolver el producto defectuoso. Todas las devoluciones de mercancía deben estar acompañadas de un número de autorización de devolución de mercancía emitido por Atlas.

ÚNICO RECURSO: REPARACIÓN O SUSTITUCIÓN: Si, en el momento de recibir la notificación puntual con la información indicada arriba y a Atlas le parece en el momento de recibir la mercancía que está tiene un defecto en los materiales o mano de obra, Atlas, a su entera discreción, reparará la(s) pieza(s) defectuosa(s) o proporcionará una pieza o piezas de sustitución. Este recurso constituye el único recurso bajo la presente garantía y la única responsabilidad de Atlas relacionada con cualquier pieza defectuosa. Atlas no será responsable de cualquier otro gasto, lesión, pérdida o daño, ya sea directo, especial, accidental o consecuente (incluyendo pero no limitándose solo a la pérdida de uso, ingresos, beneficios, o producción, molestias, incremento en el costo de operaciones, y deterioro o daños en los bienes materiales y personales). Tal como se indica anteriormente, esta garantía limitada no incluye los costos de mano de obra asociados con la instalación de las piezas de sustitución por cualquier pieza defectuosa devuelta a Atlas bajo la presente garantía.

NINGUNA OTRA REPRESENTACIÓN: Atlas no ha autorizado ninguna otra representación escrita ni verbal. Ningún representante de Atlas está autorizado a renunciar, alterar, variar o añadir artículos a los términos presentes sin la previa autorización por escrito de un representante autorizado de Atlas.

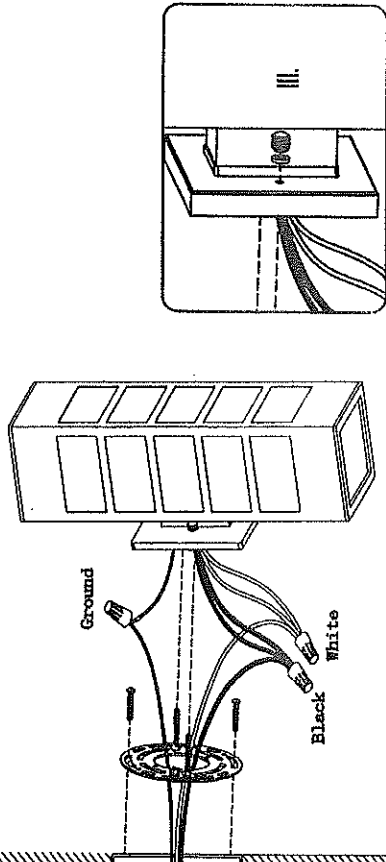
EXENCIÓN: Las anteriores disposiciones son divisibles. Si cualquiera de las disposiciones no se pudiera aplicar por cualquier motivo, las demás disposiciones permanecerán en efecto.

AVISO LEGAL: ATLAS LIGHTING PRODUCTS, INC. NO HACE NINGUNA REPRESENTACIÓN (ESCRITA O VERBAL) O GARANTÍA (EXPLÍCITA O IMPLÍCITA) SOBRE CUALQUIER ASUNTO DE NINGÚN MODO, INCLUYENDO SIN LÍMITES LA CONDICIÓN, LA COMERCIALIZACIÓN O IDONEIDAD PARA CUALQUIER FIN DETERMINADO DE NINGÚN PRODUCTO, CON LA EXCEPCIÓN DE LO EXPLÍCITAMENTE ESTABLECIDO EN LA PRESENTE GARANTÍA LIMITADA.

LA PRESENTE GARANTÍA LE OTORGA DERECHOS LEGALES ESPECÍFICOS Y, ADÉMÁS, PUEDE TENER OTROS DERECHOS QUE VARIAN SEGÚN EL ESTADO.

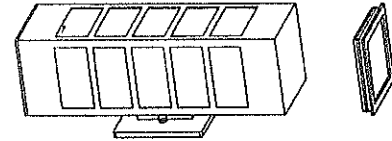
Lift the up/down covers. There's a gap between the cover and the light. Please be gentle to open the cover to avoid the damage from excessive force.
Install the E26/E27 socket light bulbs, and ensure bulbs rotating into the sockets fully. Then put the covers back.

STEP 4. Mounting the light on wall



4. Hide the wires into the outlet box, and cover the light on the mounting bracket. Screw up the ball nut and fix the light. Because the depth of outlet boxes are different, the ball nut may not twist to the end. If that happened, please use the Silicon Gasket(III.) below the ball nut. If not, you don't have to use the gasket.

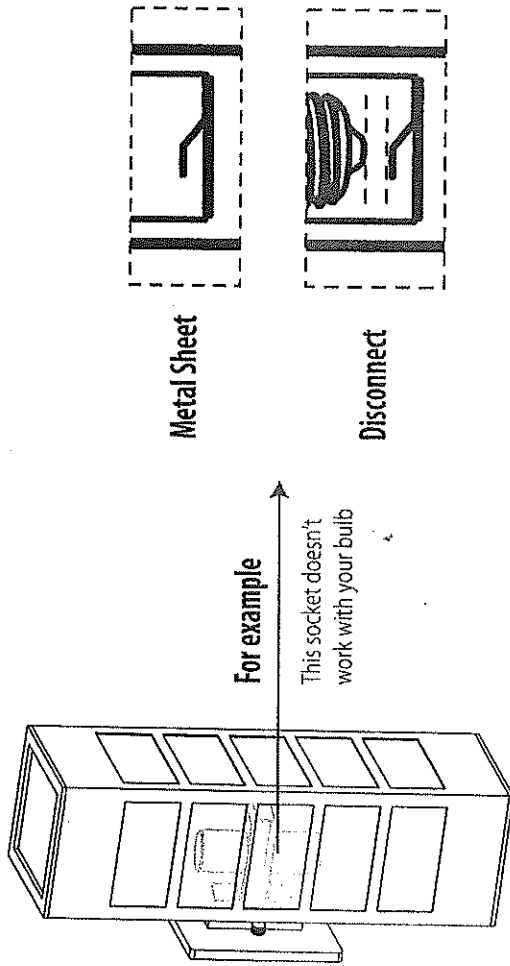
WET LOCATION CAUTION



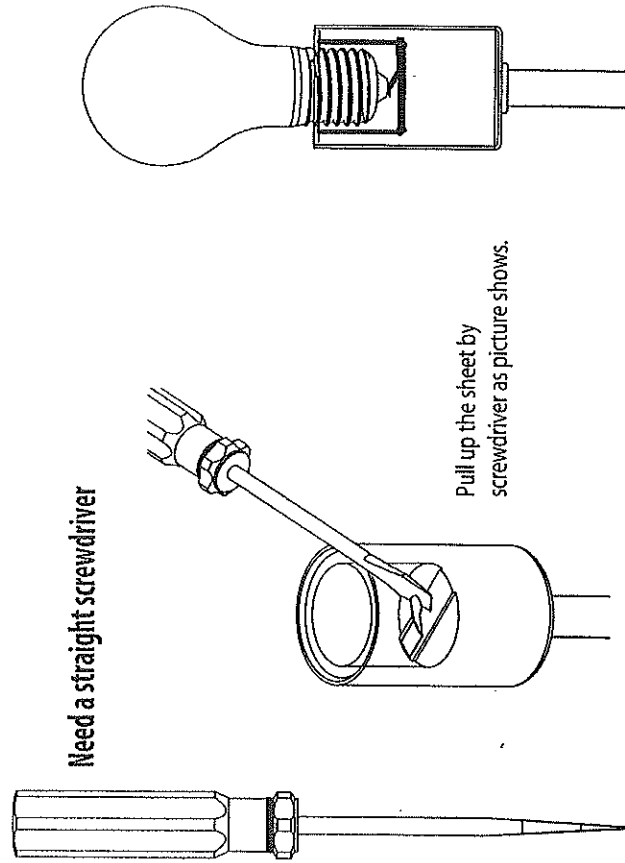
Use this light in these locations:
any rains for days or storm may hit directly
cal hu often on the high side/exceeds 80%
thout liter or eave
se remove the bottom cover to evacuate the steam or little leakage.

Solution for light doesn't work

Possible Problem A: Bad contact in Step 2: Wiring.
Solution: Redo the Step 2 to ensure the wires contact well.
Possible Problem B: Disconnected in light socket
Solution: Follow the steps below.



* PLEASE DISCONNECT POWER SUPPLY BEFORE THIS STEP



Installation & Safety Instructions

Amazon.com Channel

Warranty Information

This Cerdec light fixture is warranted against defects in material/craftsmanship or function for Two Years from your purchase day. This warranty does not cover damage of nature such as lightning, flood or fire. Damage caused from incorrect installation, man-made damage, or any other improper using are not included in this warranty.

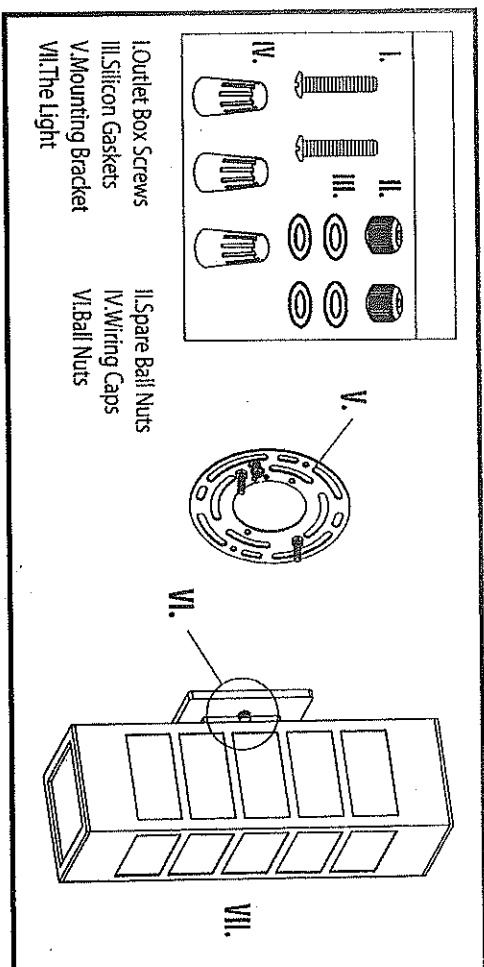
If this light fails for quality defects within this warranty, please contact:

1. Log-in your Amazon account and find your order to our lights. Click contact seller, and tell us about the defects. We'll make response within 24 hours.
2. review@cerdec.com. Please attach your purchase information like where & when you bought, your order id, and best to attach some pictures about the defective parts. We'll make response in 1-3 business day.

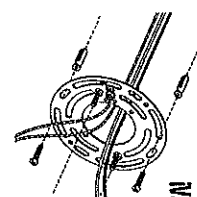
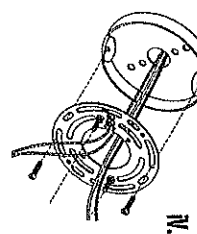
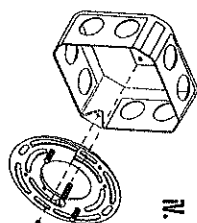
Warning

Read and follow this instructions. If you're not clear for this instructions, please contact us before your installation. You also could see the installation video in this product's selling page in Amazon. We recommend buyers consulting or hiring a qualified electrician to install this light to avoid any potential safety hazard. Correct wiring is essential for safe operation of this light. Incorrect wiring may cause the light bulbs couldn't work or it can lead to electricity leakage. This light uses UL qualified wires and it works in 100V-240V countries. Please don't install this fixture outside the voltage range. Since you can replace bulbs for this light, this light is NOT 100% sealed. It reaches 95%-97% waterproof rate, and it's fine for most general weathers. If you use this light in some area without any shelter and there'll be suffered from storms, floods, or any severe weather disasters, please refer to WET LOCATION part in page three. If you use this light in some traditional spaces like home doors and porches, you can skip the WET LOCATION part.

COMPONENT FOR INSTALLATION



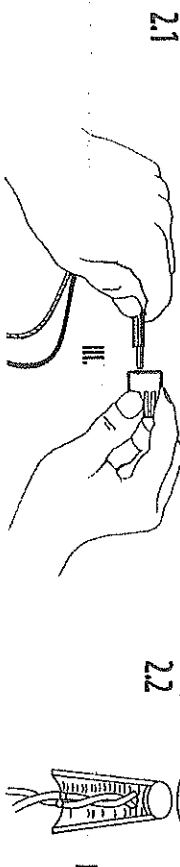
STEP 1. Mounting Bracket On Outlet Box



A/B: This Mounting Brackets(IV) is for different kinds of outlet boxes. Find the appropriate slot/hole between your outlet box and the bracket, and use Outlet box screws(I) to fix the mounting bracket on the outlet box.

C: If you don't have an outlet box, please find the appropriate place to drill two holes, and use Outlet box screws(I) to fix the bracket on wall.

STEP 2. Wiring



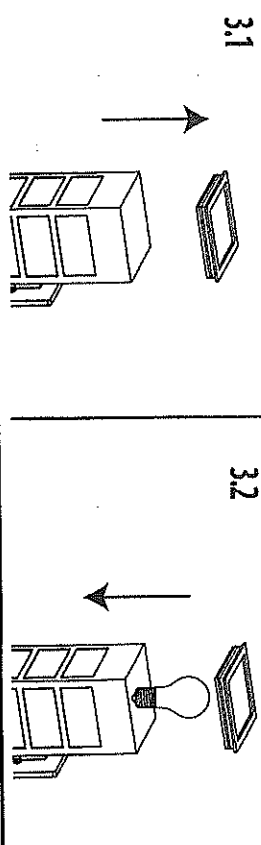
2.0: ATTENTION PLEASE: DISCONNECT THE POWER BEFORE PROCESSING THIS STEP, AND ENSURE NO LEAKAGE OCCURED.

2.1: Grouping wires by color. Two black/white wires from the light. Gather the wires in same color into the Red Wiring Cap(III). Black to black, white to white, ground/green to ground/green.

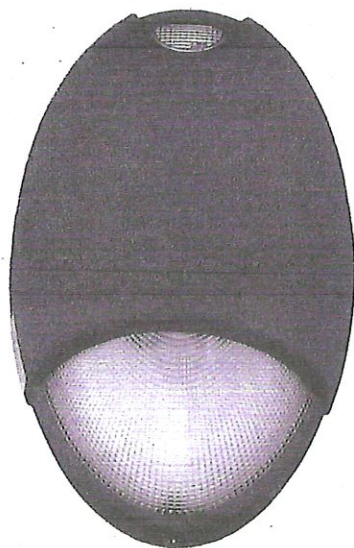
2.2: Twisting.

Ensure the exposed wires are insert to the cap adequately, and rotate the cap in one direction. Ca hold the wires tightly.

STEP 3. Open covers and install bulbs



#3



IMPORTANT SAFEGUARDS

When using electrical equipment, basic safety precautions should always be followed including the following:

READ AND FOLLOW ALL SAFETY INSTRUCTIONS

1. To avoid the possibility of electric shock, turn off power supply before installation or servicing.
2. Review the diagrams thoroughly before installation.
3. All electrical connections must be in accordance with the NEC and local codes. A qualified electrician should do all the work.
4. Do not let power supply cords touch hot surfaces.
5. Do not mount near gas or electric heaters.
6. Equipment should be mounted in locations where it will not be readily subject to tampering by unauthorized personnel.
7. The use of accessory equipment not recommended by the original manufacturer may cause an unsafe condition.
8. Do not use this equipment for other than intended use.
9. All servicing should be performed by qualified personnel only.

INSTALLER:

- SEE UNIT LABEL FOR ADDITIONAL MODEL SPECIFICATIONS
- SAVE THESE INSTRUCTIONS FOR USE BY OWNER/OCCUPANT

NOTE: Allow battery to charge for 24 hours before first use.

INSTALLATION

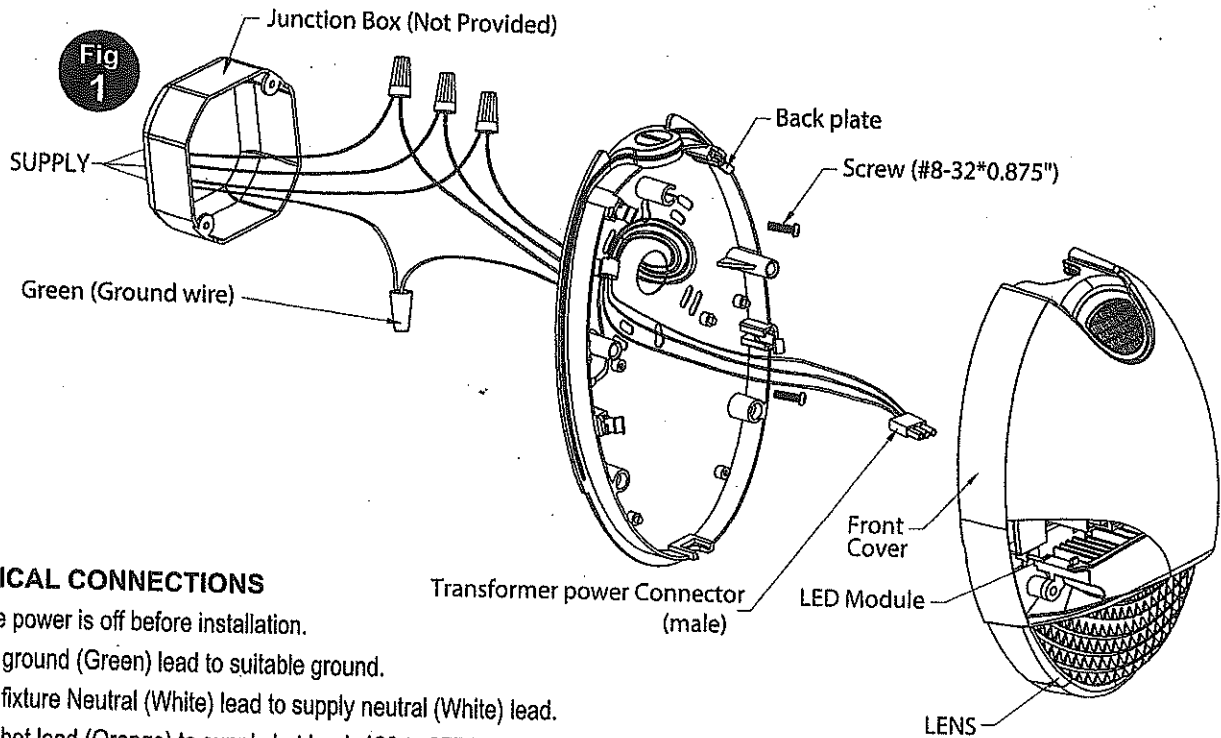
SURFACE MOUNTING

1. Separate front cover from back plate with a flat blade screwdriver. Open from top slot first and then from side slots gently (see Figure 2).
2. Remove knock out hole in the center of the back plate. Remove knock out slots on the back plate that correspond to the size of the junction Box.
3. Feed AC supply leads through the center hole in the back plate. Then make the proper electrical connections. See electrical connections section for proper instructions. Cap off unused hot lead.
4. Mount back plate to junction box with provided #8-32x0.875" screws (see Figure 1).
5. Attach battery connector and power connector.
6. Attach front cover to back plate (securely snaps into place).
7. Supply power and test the unit.

SURFACE CONDUIT FEED

1. Separate front cover from back plate with a flat blade screwdriver. Open from top slot first and then from side slots gently (see Figure 2).
2. Unscrew the pipe plug from top of back plate.
3. Secure back plate to wall. Feed conduit into conduit entry opening (see Figure 3). Secure with appropriate hardware (not provided).
4. Make the proper supply lead connections. See Electrical connections section for proper instructions. Cap off unused hot lead.
5. Attach battery connector and power connector.
6. Attach front cover to back plate.
7. Supply power and test the unit.

INSTALLATION

#3
SURFACE MOUNTING

ELECTRICAL CONNECTIONS

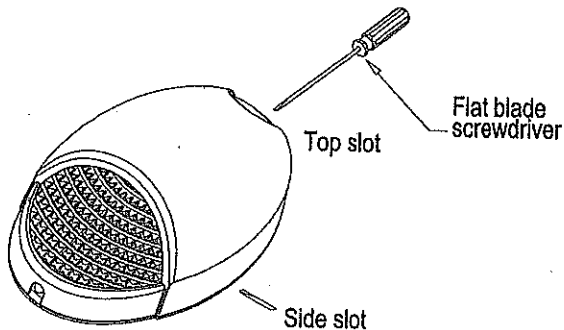
1. Verify the power is off before installation.
2. Connect ground (Green) lead to suitable ground.
3. Connect fixture Neutral (White) lead to supply neutral (White) lead.
4. Connect hot lead (Orange) to supply hot lead, 120 to 277 Vac.
5. Connect switch (Red) wire as required for operating fixture. As Required:
 - (a) Normally On - Connect Red wire to orange wire for fixture to be on in AC and emergency mode (see Fig. 4).
 - (b) Normally Off - Do not connect Red wire, cap off. Unit will only come on during emergency mode (see Fig. 5).
 - (c) Switched - Connect Red wire to switch leg of the device that will be controlling the fixture. Unit can be switched on and off. Unit will come on in emergency mode no matter what position the switch device is in (see Fig. 6).
 - (d) Photo Sensor Option - Cap-off the red wire. The photo sensor will be connected directly to the board (see Fig. 7).

NOTE: If photo sensor option is not provided, a jumper will be installed in place of the photo sensor.

Fig 2

OPENING FRONT COVER

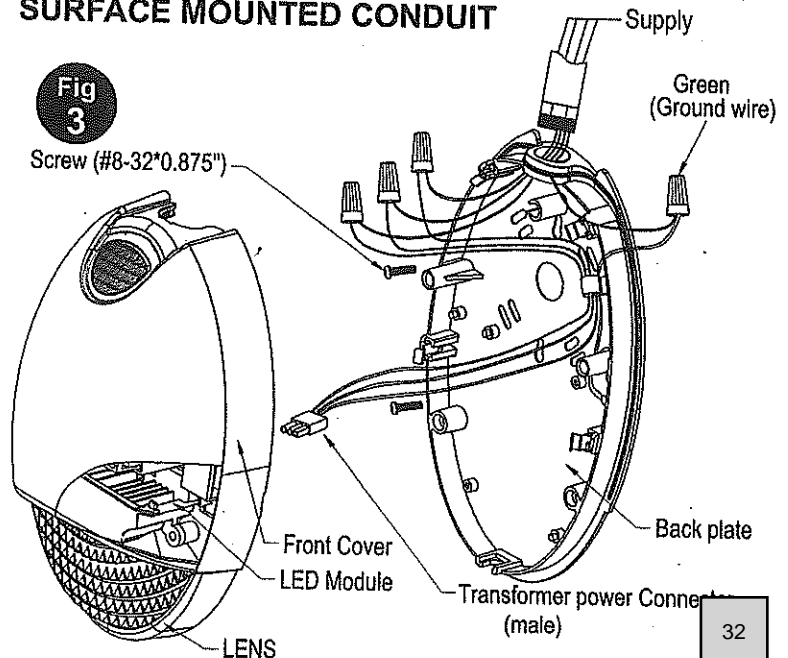
Open from top slot first then side slot



NOTICE-Use flat blade screwdriver to open. Insert screwdriver in the slot (one on the top, two on the sides) and gently pry off the cover.

SURFACE MOUNTED CONDUIT

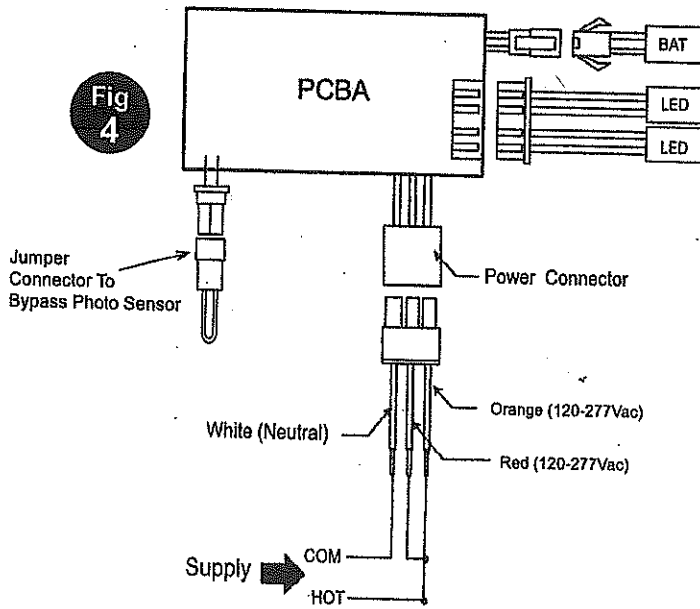
Fig 3



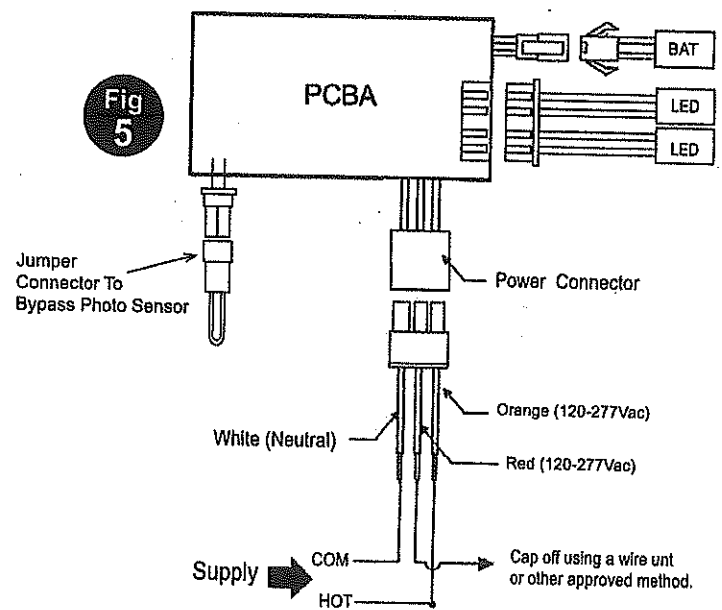
INSTALLATION

#3

NORMALLY ON



NORMALLY OFF



SWITCHED

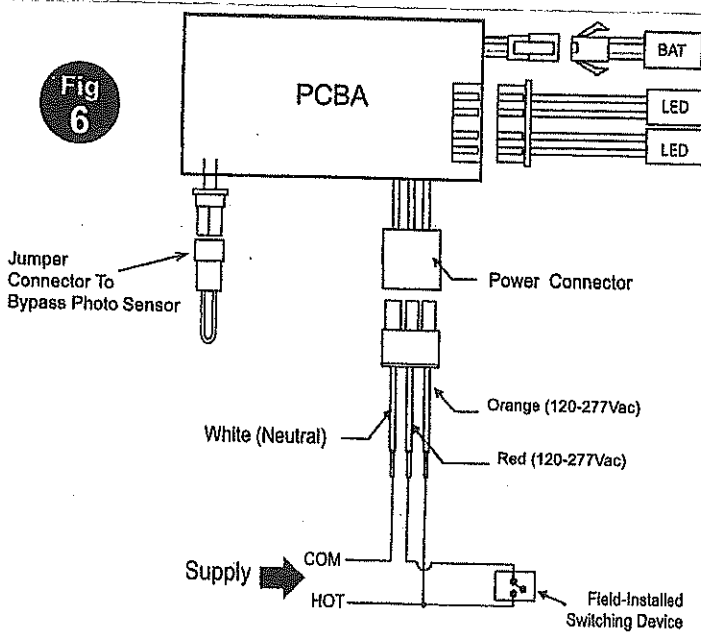
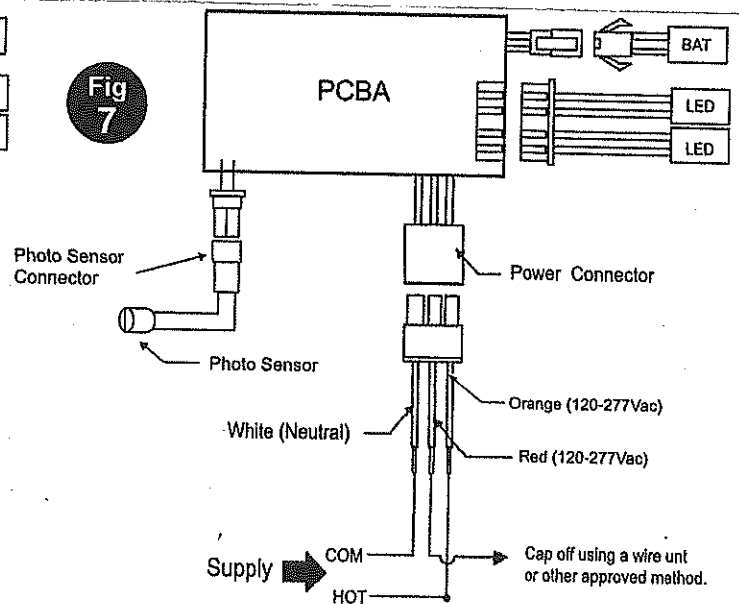


PHOTO SENSOR



#3

INSTRUCTIONS FOR SELF-DIAGNOSTIC TEST:

Once the unit is properly installed according to the installation instruction sheet and AC power supplied, the dual color LED indicator will come ON and the self-diagnostic test function will automatically initiate. The LED indicates the unit's status. A STEADY GREEN LED indicates normal service; FLASHING GREEN indicates the unit is testing; GREEN/RED FLASHING indicates the battery is charging; RED (in different combinations) would indicate a service alert. Refer to the SERVICE INDICATION chart below for more details. The LED would be OFF when the unit is in emergency mode.

SELF-DIAGNOSTIC SERVICE

The self-diagnostic function is factory preset and performs the following:

- Monitoring of battery, battery charger, and lamps.
- Self-testing and a 30-second or longer discharge once every 30 days, after AC power has been supplied for a minimum of 24 hrs.
- Self-testing and a 30-minute or longer discharge once every 180 days, after AC power has been supplied for a minimum of 24 hrs.
- Self-testing and a 90-minute discharge once every 365 days, after AC power has been supplied for a minimum of 24 hrs.

SERVICE INDICATION

LED Indicator	Status
One Flash Red	Replace Electronics
Two Flash Red	Replace Battery
Four Flash Red	Replace lamp head board
Steady Red	Battery Disconnected
Solid Green	Trickle Charge
Flashing Green	In Test
Red/Green Flashing	High Charge

MANUAL TESTING

The unit also provides for manual testing by pushing the test button in a specific pattern.

Action	Reaction & LED Indication
Push test button Once (within 2 seconds)	30-second test: FLASHING Green
Push test button Twice (within 2 seconds)	30-minute test: Green FLASHING twice
Push test button Three times (within 2 seconds)	90-minute test: Green FLASHING three times
Push test button and hold for 3 seconds (In test mode)	Cancels test. If self-test is cancelled it is recommended that a manual test of the same duration be performed at a more convenient time to ensure compliance
Push test button and hold for 6 seconds (In test mode)	System reset

WARNING:

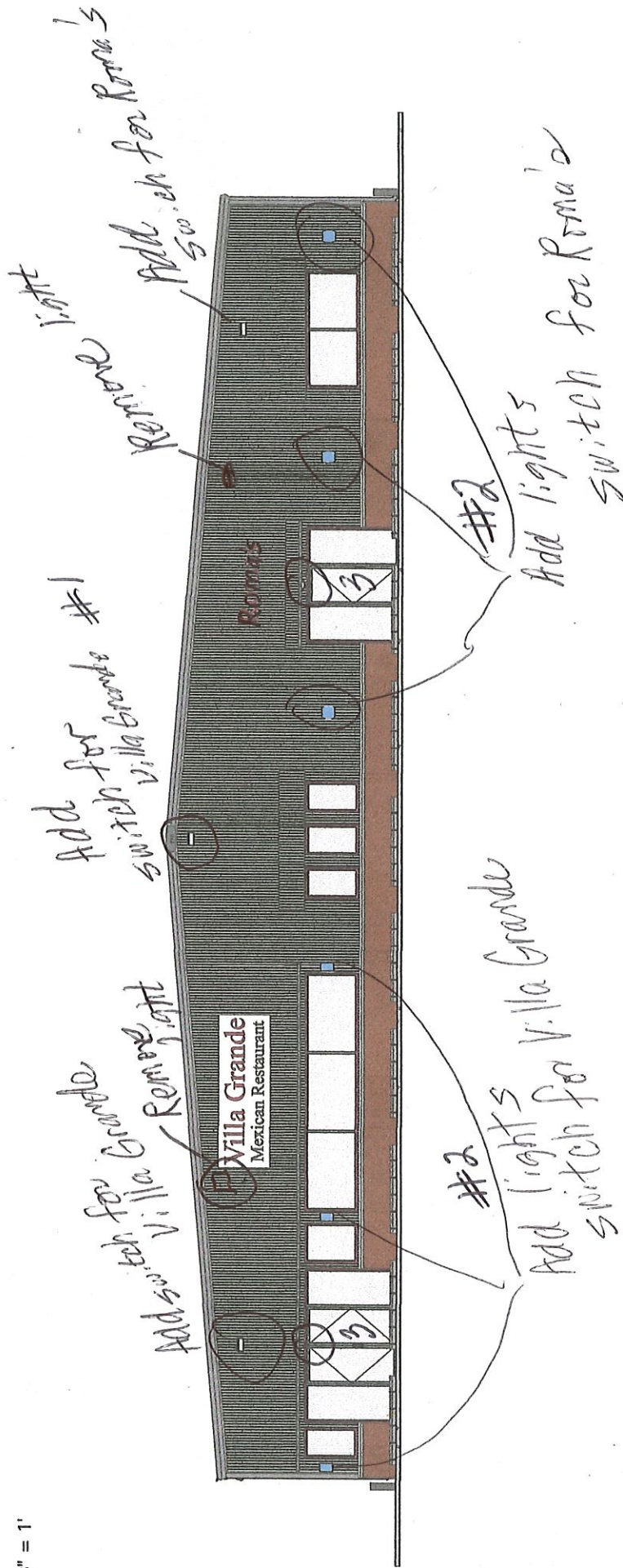
- Make sure that power is OFF before making any electrical connections.
- Unused wires must be capped using enclosed wire nuts.



RECYCLING INFORMATION
All steel, aluminum and
thermoplastic parts are recyclable.
All cartons contain recycled
materials.
Please recycle responsibly.

Notes: Lighting is updated, which includes three floodlights, six accent lights, and three hidden overhead lights. Covering devices are updated which includes four new metal awnings. The signage is updated and now includes the business name of a prospect tenant. Brick headers are added to hide the metal flashing on the low brick wall. Also, Four windows are added in replacement of the two doors that were taken down.

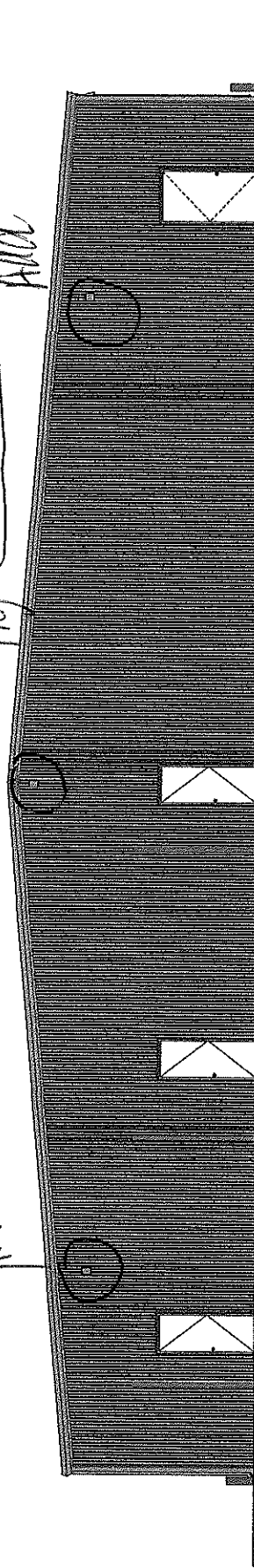
SCALE: 1/8" = 1'



Notes: three floodlights are added

SCALE: 1/8" = 1'

Switch for Remas' existing
Replace existing light
#1
Replacing flood
2 switches for Villa Grande
Add



Edrei Salmeron
940-442-8382
Sanger, TX 76266

North Stemmons

PVP New East Elevation
1/26/2023

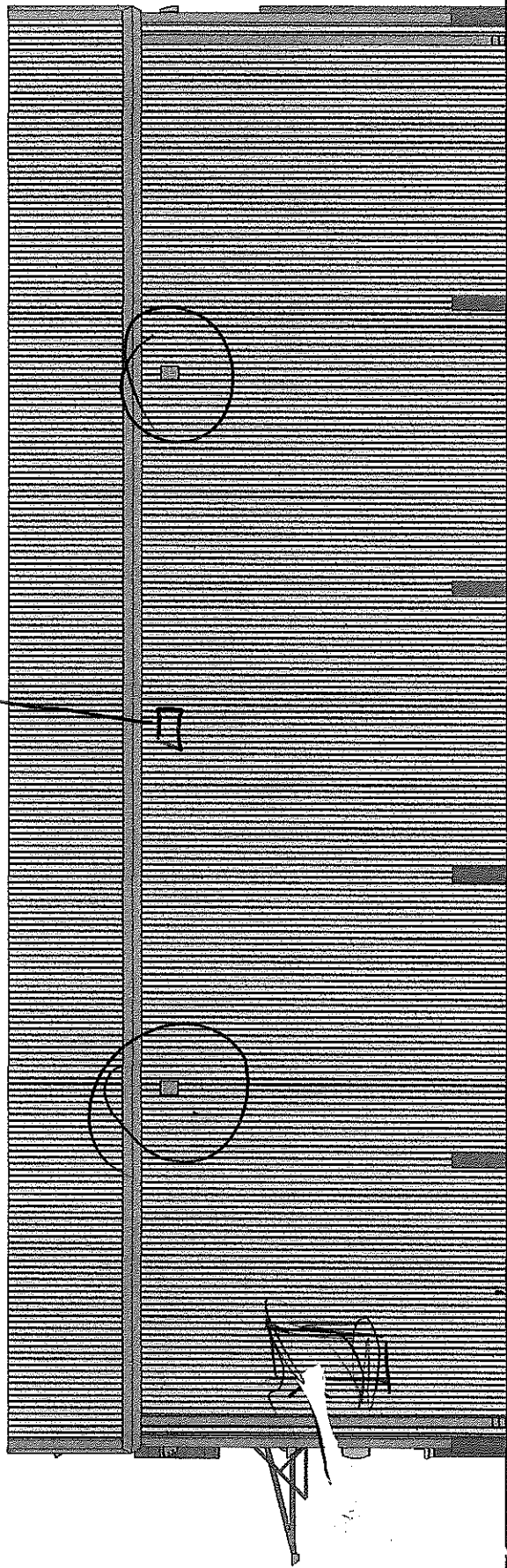
SD6.6

Item 5.

Notes: two floodlights are added

SCALE 1/4" = 1'

#1
switch for lights in rooms
two lights in light
existing remove



PVP New South Elevation
1/26/2023

SD69

Item 5.

~~North~~ Stemmons

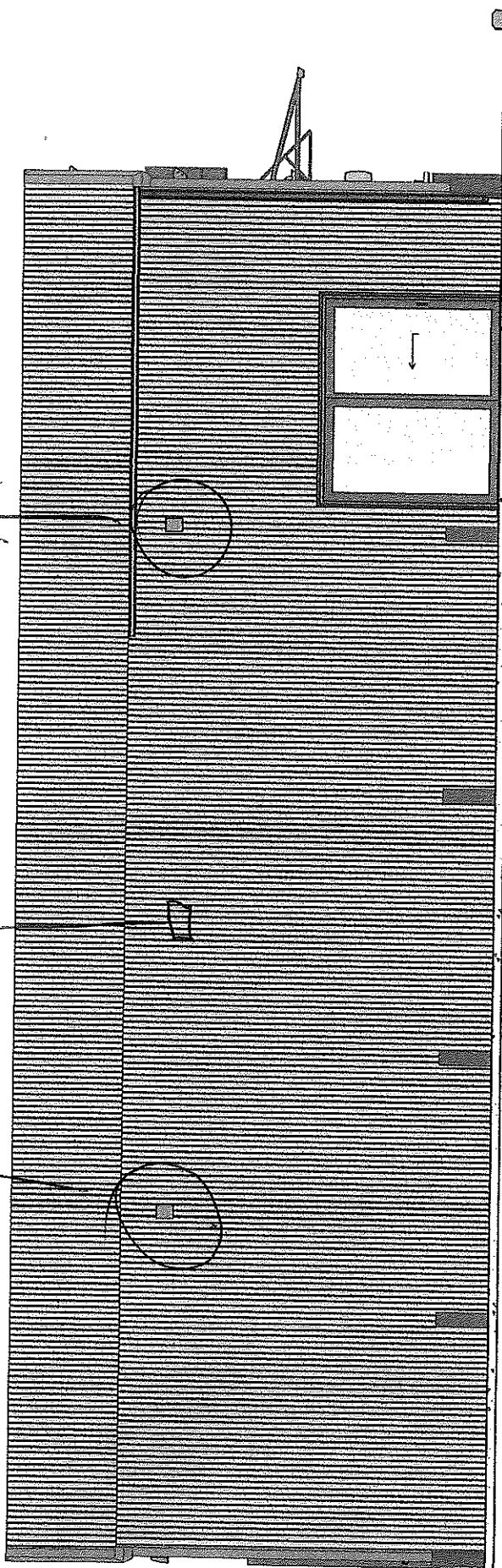
~~South~~

Edrei Salmeron
940-442-8382
Sanger, TX 76266

Notes: Two floodlights are added to the north side

SCALE: 1/4" = 1'

#1
Remove existing
Add
for Villa Grandea
Switch Grandea
Add



Edrei Salmeron
940-442-8382
Sanger, TX 76266

North Stemmons

PVP New North Elevation
1/26/2023

SD6.3

Item 5.



Item 5.

P.O. Box 272
Sanger, TX 76266

Estimate

Proposal submitted to:
John Springer

Job location:
1108-1114 N Stemmons Fwy Sanger Tx

Date: March 22, 2023

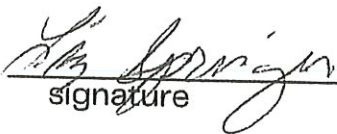
Clay McCuiston Concrete proposes hereby to furnish material and labor necessary for the completion of:

**Additional parking backside of building & fire lane
(approximately 3984 sq ft)**

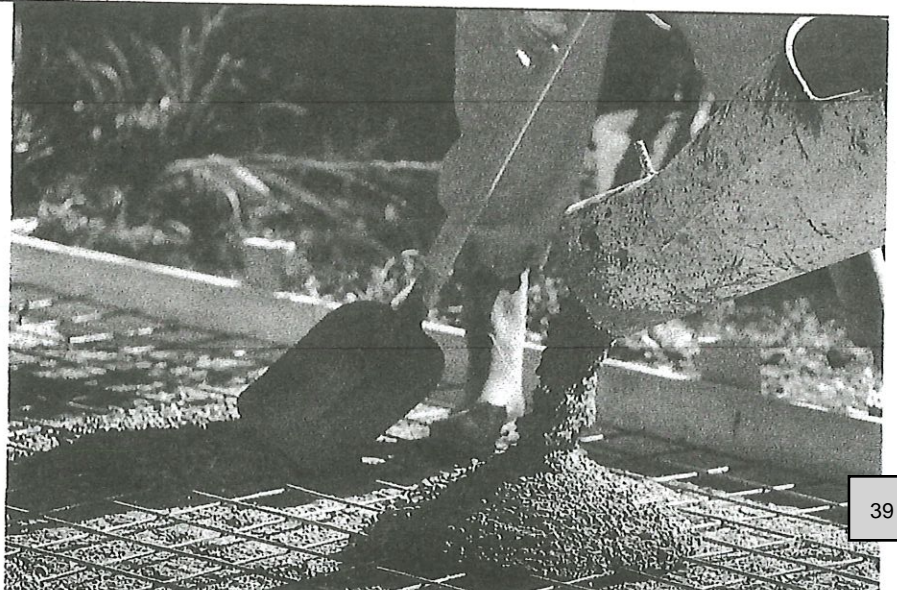
Price includes striping & wheel stops

TOTAL:
\$27,888

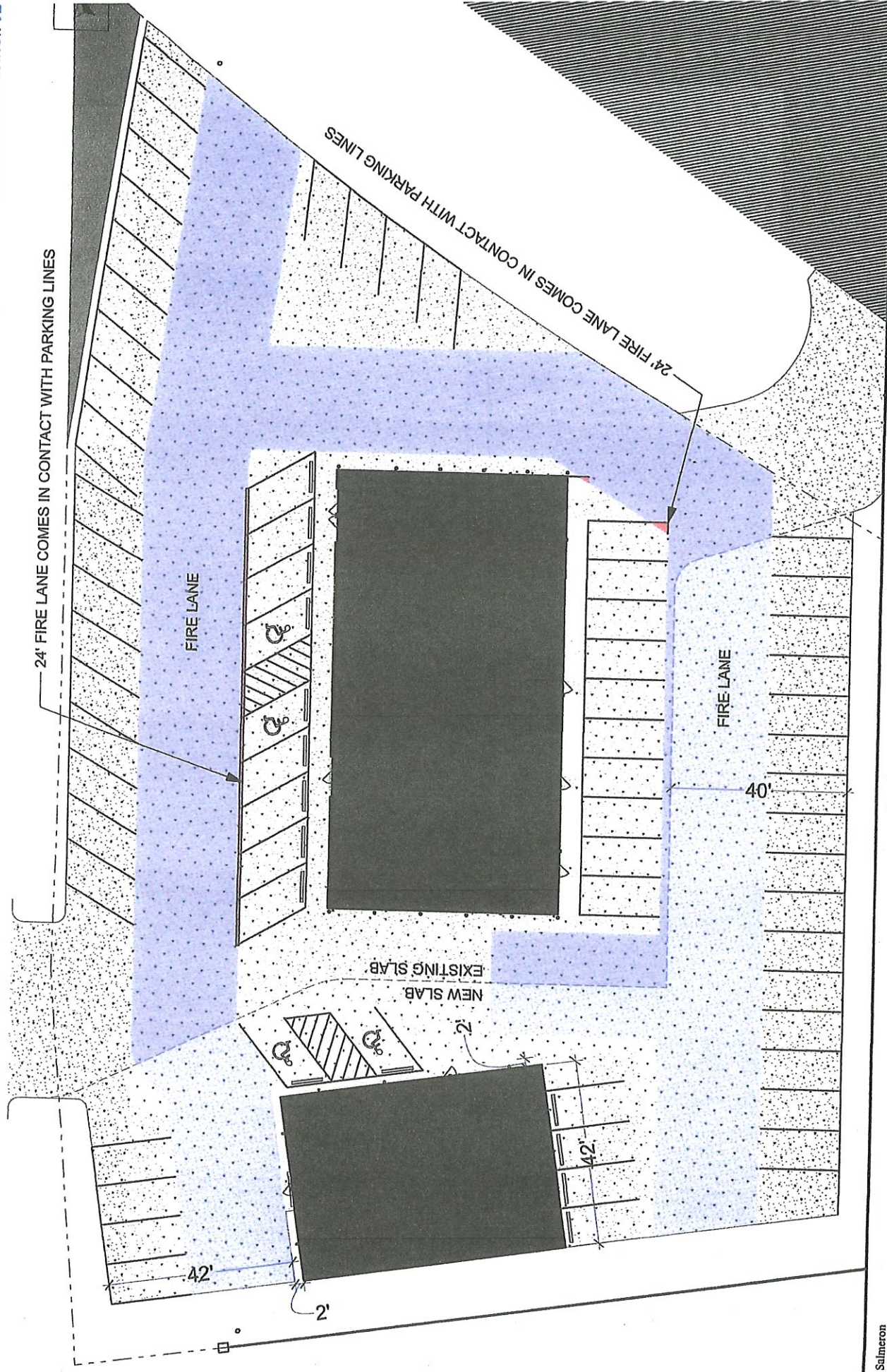
Acceptance of proposal:
The above prices and
specifications are
satisfactory and are
hereby accepted.


signature

3-22-23
date



[illegible]



Site Plan
3/19/2023

Springer Center & Morton
North Stemmons

Edrei Salmeron
940-442-8382
Sanger, Tx 76266

4
Item 5.

John & Liz Springer

Item 5.

2/15/2023
9:04:08 AM

Job Estimate

Bid Date: 12:00:00 AM
Estimator: Brian Winters
Job Name: SPRINGER
Contractor:
Job Contact:
Phone:
Fax:
Address1:
Address2:
Address3:

Vendor: Oldcastle 2015 r1

GAINESVILLE GLASS CO. INC.
331 N. CHESTNUT ST.
GAINESVILLE TEXAS 76240

Phone: (940) 665-3321
Fax: (940) 665-3044
bwinters@gvilleglassco.com
www.gvilleglassco.com
License #

Architect:	Addr1:
Contact:	Addr2:
Phone:	Addr3:
Fax:	

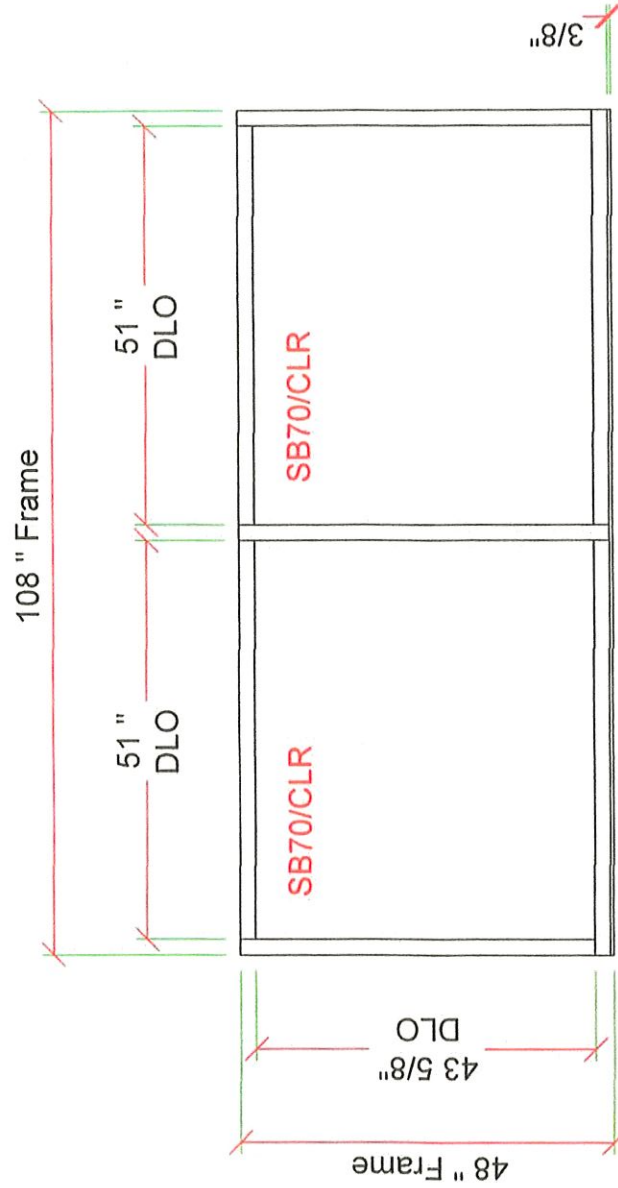
		Total Material:	\$4,457.09
Price per Square Foot		Total Labor:	\$1,931.69
Total Perimeter Ft:	62	Total Outside Costs:	\$.00
Total Square Ft:	63	Pre-Tax Total:	\$6,388.79
Price / Square Ft:	\$109.78	Sales Tax %	\$527.07
		Job Grand Total:	\$6,915.86

Sections Bid:

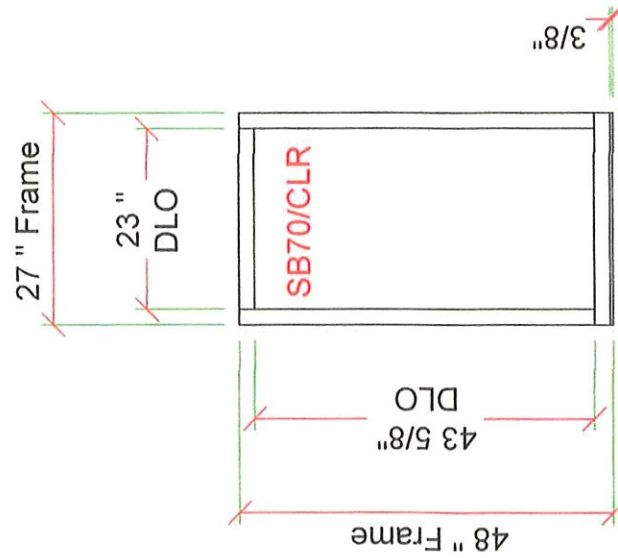
Exclusions:

Notes:

Windows



SPRINGER - 1 - 001 - 1 (1 Thus)
Frame: (Black) Series 3000 : Storefront : Thermal : Multiplane : Center Set :
Outside Glazed : Screw Spline



SPRINGER - 2 - 002 - 2 (3 Thus)
Frame: (Black) Series 3000 : Storefront : Thermal :
Multiplane : Center Set : Outside Glazed : Screw
Spline

Designed by/for: JOHN AND LIZ SPRINGER
1108 1114 N STEMMONS SANGER

Date: 2/16/2023

ARCHITECTURAL GUIDE SPECIFICATION SECTION 088000 GLAZING

Note to Specifiers:

The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED GLASS FABRICATOR

Oldcastle BuildingEnvelope®

GLAZING PRODUCTS

Glass Standards

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
2. USA - Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS. Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1M, Type 2-Tempered Glass, Class B-Float Glass.
4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated glass, Class B-Float Glass.
5. USA & Canada - Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

www.obe.com/systemselect



Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

Performance Datasheet

Sealed Insulating Glass (IG)
Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) and a secondary seal of silicone or an organic sealant depending on the application.
2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite: 6mm (1/4") Vitro Solarban® 70 Low-E #2
2. Cavity: 1/2" (Air Fill)
3. Interior Lite: 6mm (1/4") Guardian Clear
4. Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft ² ·F):	0.28	Visible Light Transmittance:	65%
Winter U-factor (W/m ² ·K):	1.62	Visible Light Reflectance (outside):	13%
Solar Heat Gain Coefficient:	0.28	Visible Light Reflectance (inside):	14%
Shading Coefficient:	0.32	Total Solar Transmittance:	24%
Light to Solar Gain:	2.36	Total Solar Reflectance (outside):	40%
		Ultraviolet Transmittance:	6%

www.obe.com/systemselect

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

Springer Properties, LLC

P.O. Box 248

Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

Preparation for new window openings	\$1,200.00
--	-------------------

Springer Properties, LLC
P.O. Box 248
Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

Remove store fronts, fill in brick, & install 100' of soldier brick

On top of existing brick

\$5,983.64

(Brick-\$983.64)



Point of Sale System - Branch Plant: 133900 - Denton Dist Yard
1315 Fort Worth Dr
Denton, TX 76205
940.382.7414

ORDER
SUMMARY Item 5.

Order Type: S5 Ship From: 133900 Order Date: 01/24/23 Order#: 7847978
Sold to: 2193697 SPRINGER, JOHN
Ship to: 4688304 Sales Code: 34 Constr Code: C
Date Printed: 01/24/23 Contact Name: Sprnger PO#: Sanger TX
Time Printed: 10:08:45 AM Contact Phone: 940 458 7758 Job Name: Springer Center

LINE#	QTY	UOM	CNF DATE	ITEM#	LOC LOT	DESCRIPTION	UNIT PRICE	PUOM	EXT. PRICE	EXT. WGT
1.000	1,088.00	EA		850838	NOT COMMITTED	Gunnison River HT, Brick 665045-KSZ-FBR-HER---A	\$575.000	M	\$625.60	4,569.60
2.000	12.00	EA		794573	3 45	Argos70lbCharcoalTypeN88-G	\$22.590	EA	\$271.08	840.00
Total Weight:									5,409.60	

Order Total: \$896.68
Handling Fee: \$12.00
Tax 8.25% \$74.96
Grand Total: \$983.64

Other Payments: \$0.00
Total Payments: \$0.00
Open Order Amt: \$983.64

Mans

Notified Customer:

Jennifer

Customer Signature:

Liz Springer

Printed Name:

Liz Springer

Thank you for your business

Cesar Suarez Construction LLC
 9405949312
 3821 S Bonnie Brae st
 Argyle, Texas
 76226
 United States



Prepared For
 John Springer
 United States

Estimate Date
 03/09/2023

Estimate Number
 0000172

Reference
 1114 Stemmons

Description	Rate	Qty	Line Total
Paint Power wash ,and 2 coats of paint Bldg 1 (Small Bldg)	\$3,800.00	1	\$3,800.00
Paint Power wash and paint 2 Coats Bldg 2 (big Bldg)	\$6,100.00	1	\$6,100.00
Repairs Remove front door and frame to set a window (window and sheet metal to installed to it by others) .and relocate (Install) door on other bldg.	\$2,800.00	1	\$2,800.00
Repairs Remove door and frame to set a window (window and sheet metal to be installed to it by others .)	\$1,200.00	1	\$1,200.00

Springer Properties, LLC
P.O. Box 248
Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

Provide paint at \$65.00 per gallon at Sherwin Williams	\$1,950.00
(30 gallons)	

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 9, 2017

Grantor: John D. Springer and wife, Elizabeth Ann Springer
Individually and d/b/a John & Liz Springer
Rentals and d/b/a J&L Rentals

Grantor's Mailing Address: P.O. Box 688
Sanger, Denton County, TX 76266

Grantee: Springer Properties, LLC

Grantee's Mailing Address: P.O. Box 248
Sanger, Denton County, TX 76266

Consideration: Cash and other good and valuable consideration.

Property (including any improvements): As listed on Exhibit A, attached and incorporated
by reference for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Property 28. 807 5th Street, Sanger, Denton County, Texas, more particularly described as follows:

Lot 1, of TOWNE NORTH ADDITION, an addition to the City of Sanger, Denton County, Texas, according to the Map or Plat thereof recorded in Volume 14, Page 14 of the Map Records of Denton County, Texas; and Lot 28 of TOWNE NORTH ADDITION, an Addition to the City of Sanger, Denton County, Texas, according to the Replat thereof recorded in Volume 15, Page 22, of the Map Records of Denton County, Texas.

Property 29. 1106-1114 N. Stemmons Freeway, Sanger, Denton County, Texas, more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land situated in the R. Beebe Survey, Abst. 29, City of Sanger, Denton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 35E, with Southwesterly right-of-way of Old U. S. Highway 77 and being more particularly described as follows:

BEGINNING at a steel pin at the intersection of North-Northeast corner of Lot 11, Block 1 of Northgate Addition to City of Sanger, map or which is recorded in Volume 3, Page 33, Plat Records of said County, with the Southwesterly right-of-way of said U. S. Highway 77;

THENCE North 87° 04' 42" West with the North boundary line of said Block 1 of said Northgate Addition part of the way, a total distance of 409.14 feet to a steel pin on East right-of-way of Interstate Highway 35E;

THENCE North 6° 42' 37" East with said right-of-way 90.14 feet to a concrete monument;

THENCE Northeasterly with said right-of-way around a curve to the left having a central angle of 2° 15' 04", a chord bearing and distance of North 11° 30' 52" East 230.99 feet, a radius of 5879.58 feet, a distance of 231.0 feet to a steel pin;

THENCE Southeasterly with the Southwesterly right-of-way of U. S. Highway 77, around a curve to the left having a central angle of 10° 5' 29", a chord bearing and distance of North 42° 37' 16" West 162.99 feet, a radius of 853.51 feet, a distance of 163.24 feet to the steel pin at end of said curve;

THENCE South 48° 06' East with said right-of-way 324.60 feet to the place of beginning, containing in all 1.443 acres of land.

Property 30. 202 N. 4th Street, Sanger, Denton County, Texas, more particularly described as follows:

Those lots, tracts or parcels of land in Denton County, Texas, and being all of Lots 1 through 7, Block 14, of the Original Town of Sanger, Denton County, Texas, according to the plat recorded in Volume 48, Page 630, Deed Records of Denton County, Texas.



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Original Receipt

Item 5.

Property Account Number:
60371DEN

Statement Date: 12/5/22
Owner: SPRINGER PROPERTIES LLC
Mailing Address: PO BOX 248
SANGER TX 76266-0248

Property Location: 0001112 N STEMMONS FWY
Acres: 1.4256
Legal: A0029A R. BEEBE
TR 133(PT)-
1.4256 ACRES
Q1 D DCAD SHT 4

Exemptions:
Receipt #: 41667674

Deposit #: 202212056933-2022/emilee.jenki

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$621,991.00	0.217543	12/5/22	\$1,353.10	\$0.00
2022	SANGER ISD	\$621,991.00	1.410600	12/5/22	\$8,773.81	\$0.00
2022	CITY OF SANGER	\$621,991.00	0.589497	12/5/22	\$3,666.62	\$0.00

BASE TAX \$13,793.53

TOTAL PAID \$13,793.53

Remitted By: SPRINGER PROPERTIES LLC
PO BOX 248
SANGER TX 76266-0248

Payment Type: CHECK
Check #: 7443

Remaining Amount Due As of 12/5/22
0.00

Receipt 12/5/22

SPRINGER PROPERTIES LLC
PO BOX 248
SANGER TX 76266-0248





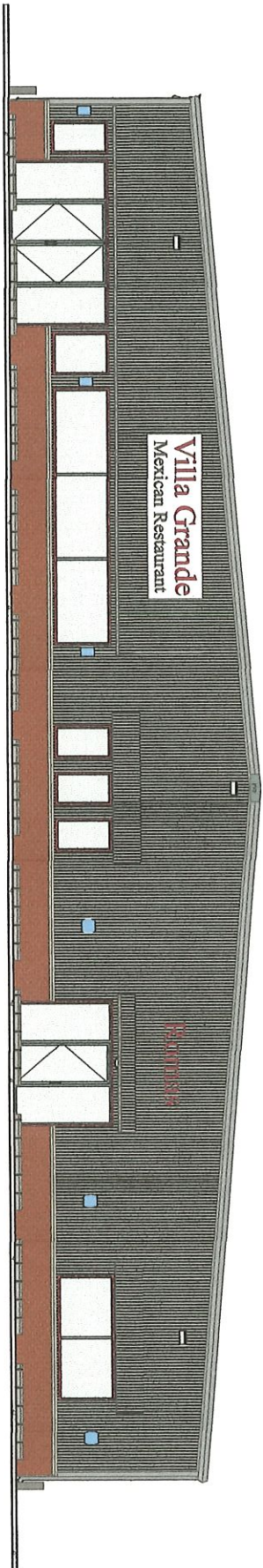






Notes: Lighting is updated, which includes three floodlights, six accent lights, and three hidden overhead lights. Covering devices are updated which includes four new metal awnings. The signage is updated and now includes the business name of a prospect tenant. Brick headers are added to hide the metal flashing on the low brick wall. Also, Four windows are added in replacement of the two doors that were taken down.

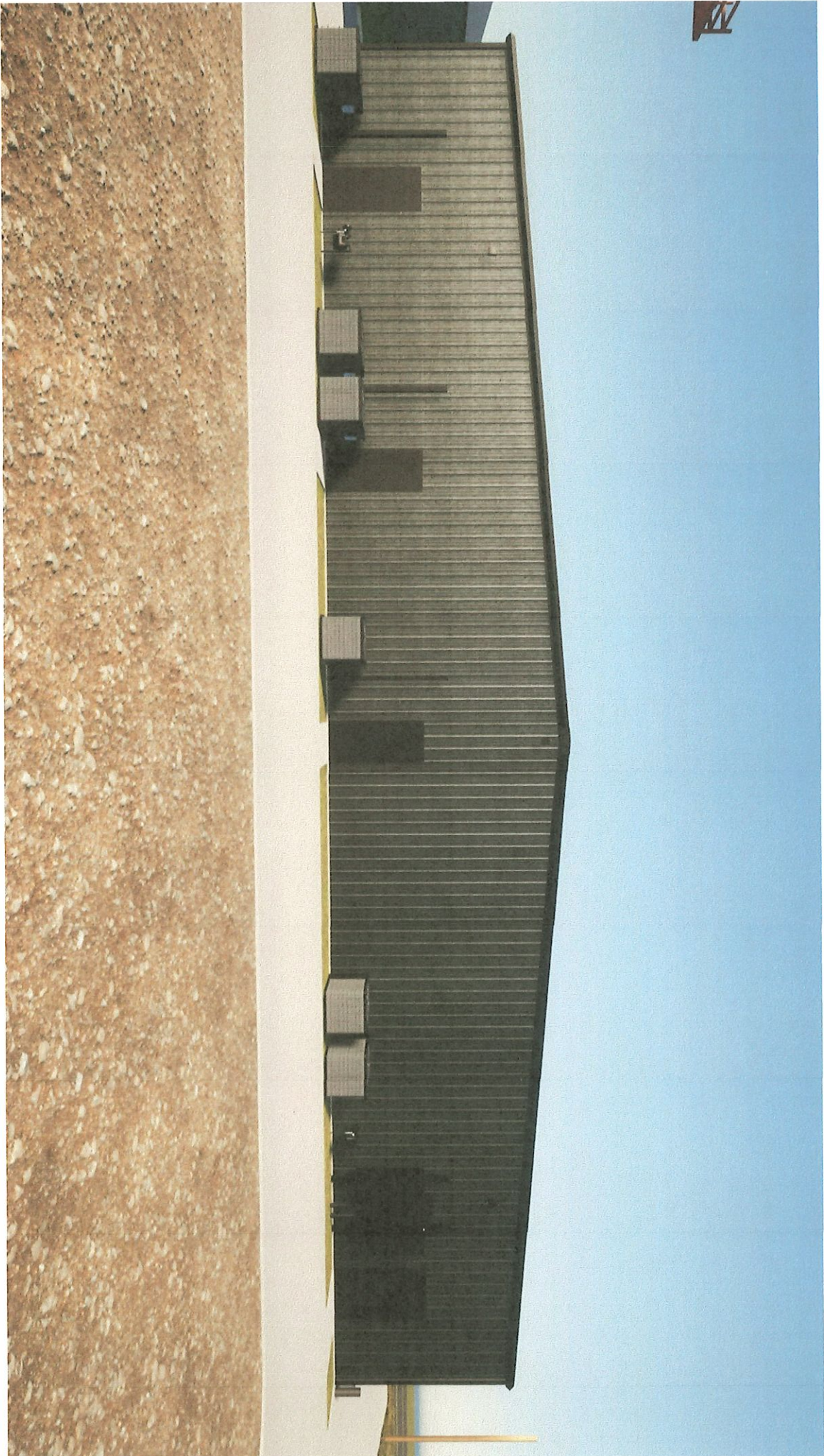
SCALE: 1/8" = 1'



Edrei Salmeron
940-442-8382
Sanger, Tx 76266

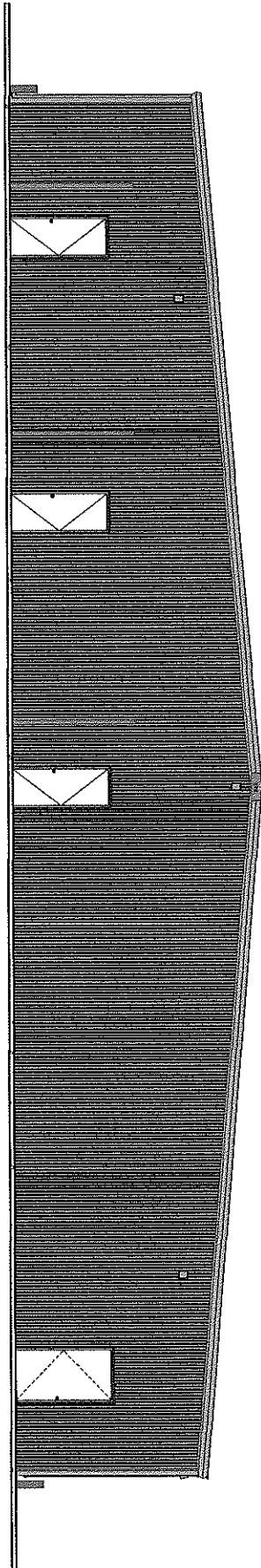
North Stemmons

PVP New West Elevation
1/26/2023
SD6.12



Notes: three floodlights are added

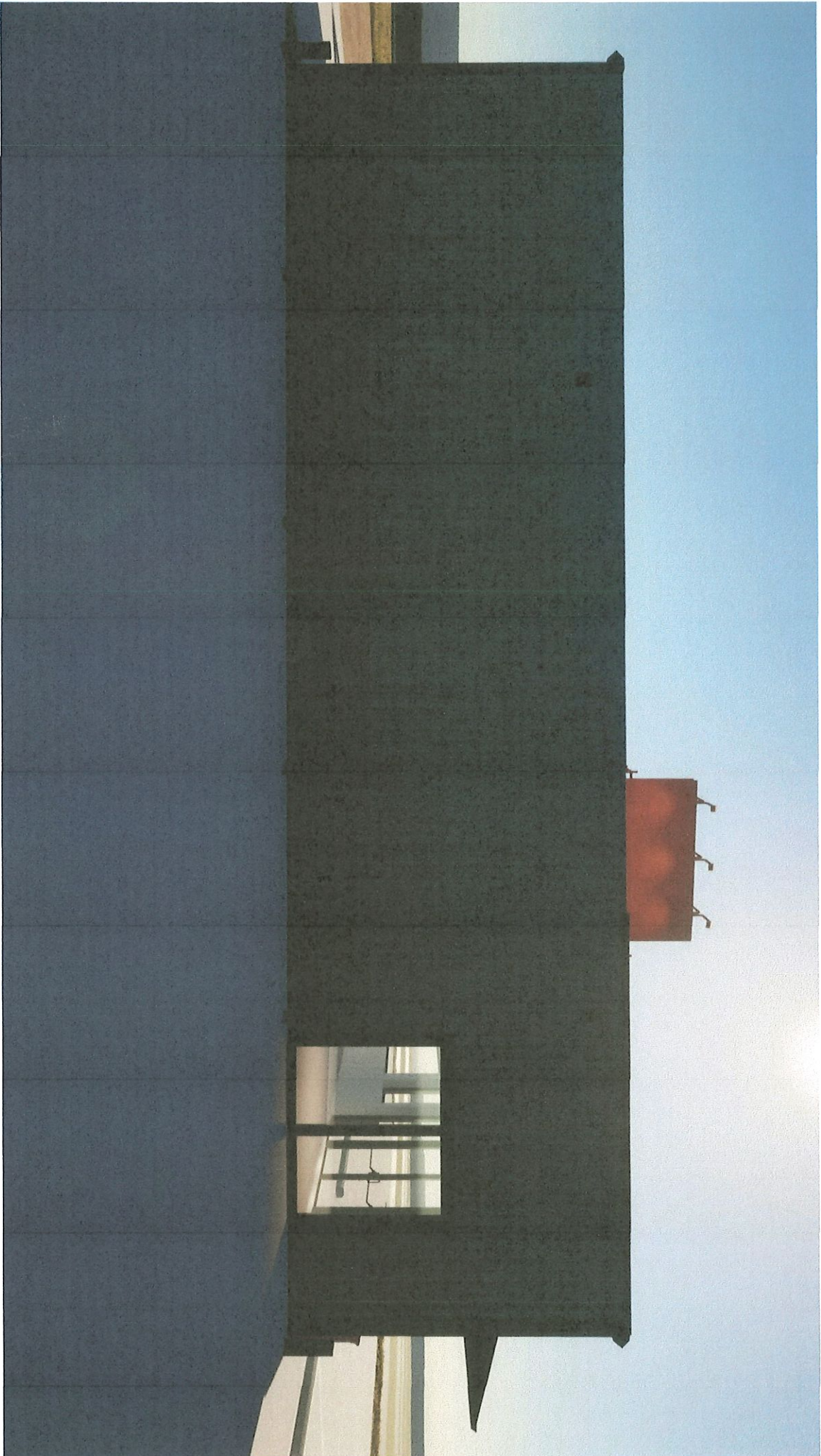
SCALE: 1/8" = 1'



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Sanger, Tx 76266

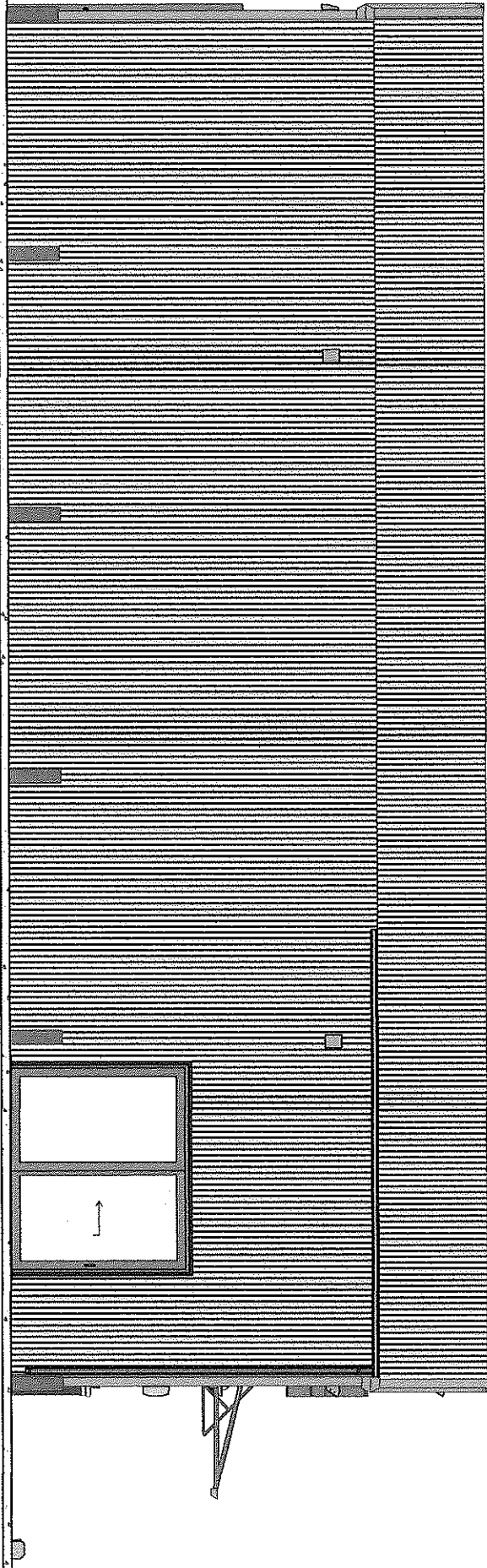
North Stemmons

PVP New East Elevation
1/26/2023
SD6.6



Notes: Two floodlights are added to the north side

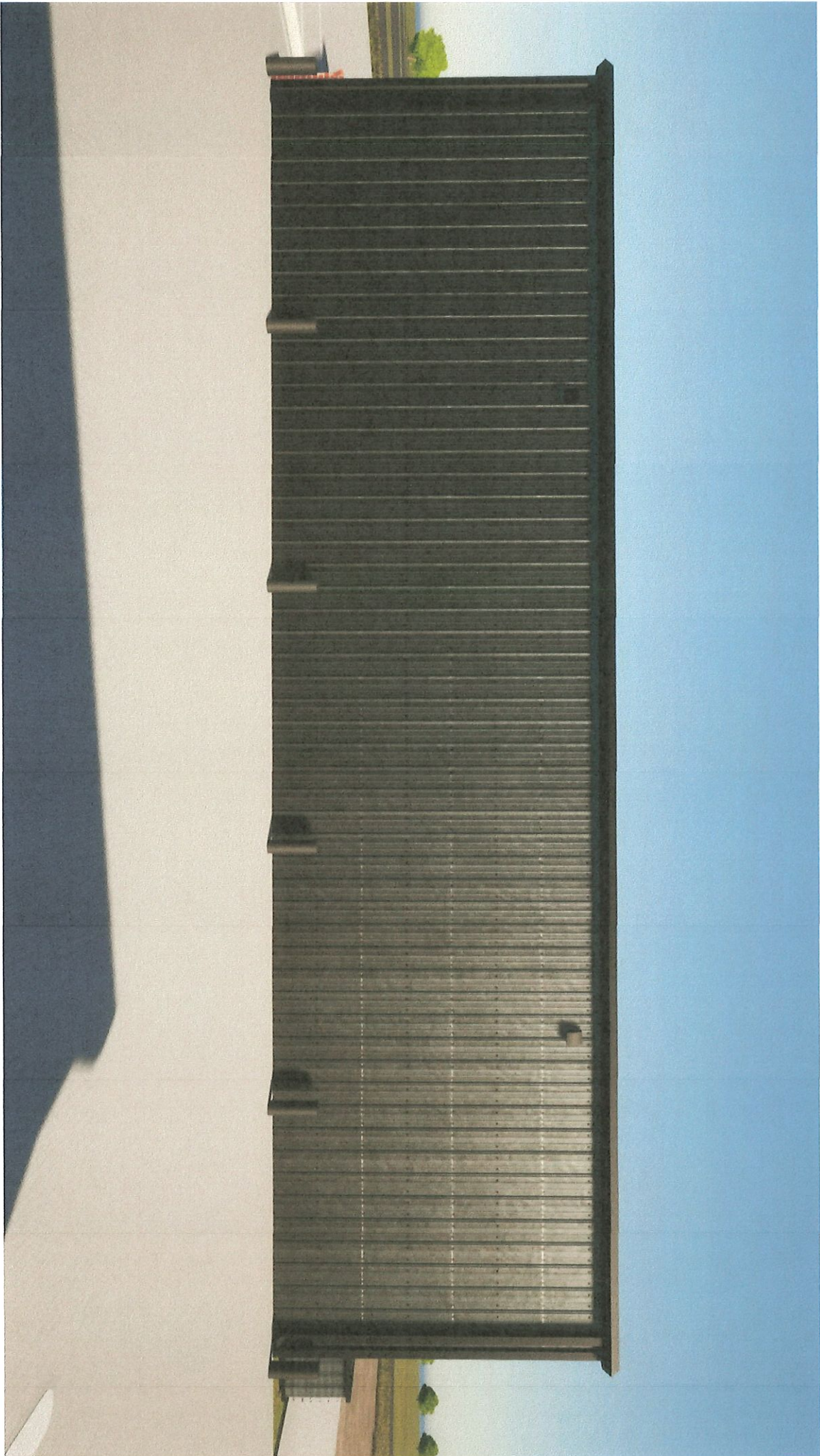
SCALE: 1/4" = 1'



Edrei Salameon
940-442-8382
Sanger, Tx 76266

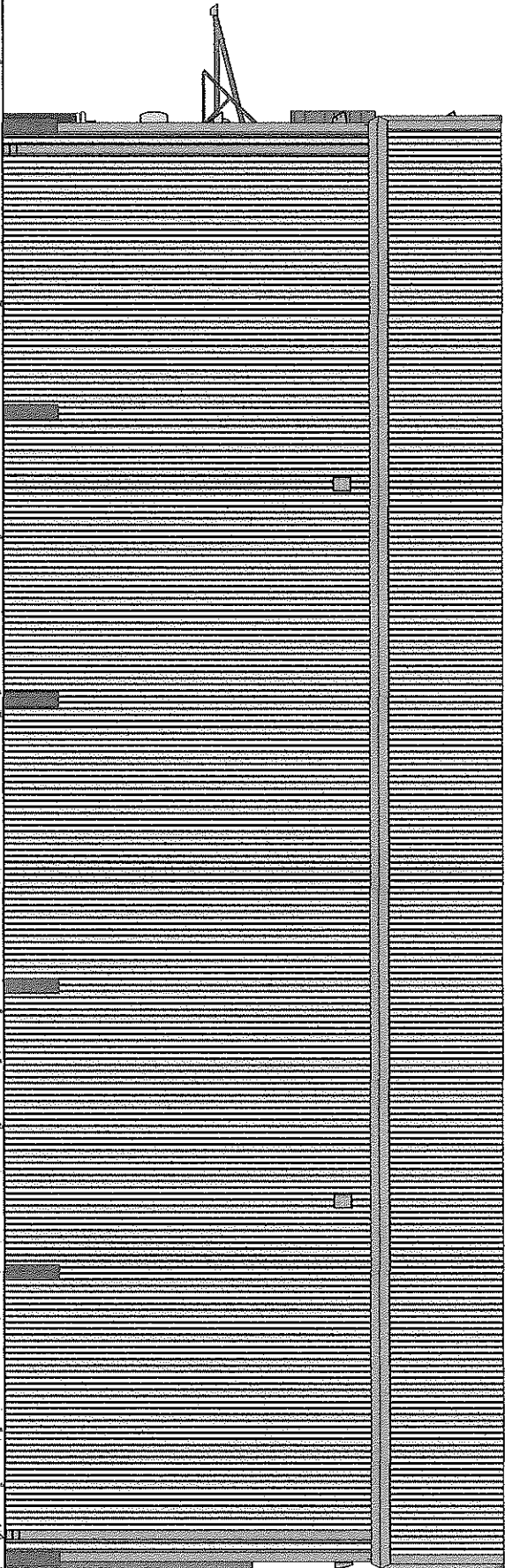
██████████
North Stemmons

PJP New North Elevation
1/26/2023
SD6.3



Notes: two floodlights are added

SCALE: 1/4" = 1'



Edrei Salmeron
940-442-8382
Sanger, Tx 76266

██████████
North Stemmons

PVP New South Elevation
1/26/2023
SD6.9