

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, APRIL 7, 2014
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY MAYOR CAROLYN S. WACKER**
- A. 3. INVOCATION BY MAYOR CAROLYN S. WACKER**
- A. 4. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING OF MARCH 12, 2014, THE REGULAR CITY COUNCIL MEETING OF MARCH 17, 2014, THE CALLED CITY COUNCIL MEETING (HELD JOINTLY WITH THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS) OF MARCH 21, 2014, AND THE CALLED CITY COUNCIL MEETING OF MARCH 26, 2014**

Proclamations

- B. 1. PROCLAMATION**
Recognizing Jerry Chapman for his 32 years as General Manager of the Greater Texoma Utility Authority
- B. 2. PROCLAMATION**
"National Library Week" – April 13-19, 2014

Public Hearing

- C. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5812**
Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Natural Stone Facility in a C-2 (General Commercial) District at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey, Abstract No. 1097 (K Invest, Owner; Scott Sanders, Prospective Buyer; C&L Natural Stone, Proposed Tenant; and Helvey & Associates Surveying Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

- C. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5813**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 130 Mission Drive (James & Sandra Mahon, Owners; Jason Mahon, Representative; and Sartin & Associates, Inc., Surveyors)

Close Public Hearing and Consider Adoption of Ordinances

- C. 3. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 5812 and 5813
- C. 4. CONSENT AGENDA**
Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Resolutions

- D. 1. RESOLUTION NO. 5847**
Authorizing the Execution of a Drainage and Park Improvement Agreement with Artisan Development Company, Inc.
- D. 2. * RESOLUTION NO. 5848**
Abandoning a Drainage Easement Described in Volume 4900, Page 280 of the Real Property Records of Grayson County, Texas
- D. 3. * RESOLUTION NO. 5849**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1417 North Hoard Avenue
- D. 4. * RESOLUTION NO. 5850**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1419 North Hoard Avenue
- D. 5. * RESOLUTION NO. 5851**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1423 North Hoard Avenue
- D. 6. * RESOLUTION NO. 5852**
Authorizing Execution of an Agreement with Cupid Investments for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 701 South Austin Street

- D. 7. * *RESOLUTION NO. 5853***
Authorizing Execution of an Encroachment Easement to Jeff and Karla Winters for the Construction of a Swimming Pool within a Utility Easement

Requests to Advertise

- E. 1. * *REQUEST TO ADVERTISE***
Janitorial Services

Other Business

- F. 1. * *OTHER BUSINESS***
Consider Silver Creek Oil & Gas' Application for a Permit to Drill an Oil and Gas Well (Mustang 2H) in an R-1 (One Family Residential) District located in the 5600 Block of Farmington Road, being 76.54 acres in the William Martin Survey, Abstract No. 765
- F. 2. OTHER BUSINESS**
Receive Presentation from the Texoma Council of Governments (TCOG) on the Aging Services Programs Available Through TCOG
- F. 3. OTHER BUSINESS**
Receive Quarterly Progress Report from Sherman Economic Development Corporation Board Chairman Chris Pendergrass and SEDCO President Scott Connell
- F. 4. * *OTHER BUSINESS***
Final Plat Approval of West Canyon Creek Estates, Section 1, being 2.29 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)
- F. 5. * *OTHER BUSINESS***
Final Plat Approval of West Canyon Creek Estates, Section 2, being 4.163 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)
- F. 6. * *OTHER BUSINESS***
Final Plat Approval of Foster Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ), being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029; Dean & Juanita Johnson, Owners; Jeffrey S. Foster, Applicant; and Sartin & Associates, Inc., Surveyors (500 Block of Pleasant Home Road and 700 Block of Riddels Road)
- G. CITIZEN REQUESTS**
- H. MEDIA QUESTIONS**

Consider Board/Commission Appointments

I. 1. APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Library Board (1)

J. COUNCIL COMMENTS

K. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on April 3, 2014 at 2:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 3rd day of April, 2014
City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda.

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Carolyn S. Wacker

Deputy Mayor

Robert G. Softly

Council Members

Ryan Johnson, Council-At-Large, PL #1

Jason Sofey, Council-At-Large, PL #2

Lawrence Davis, Council – District #1

Robert G. Softly, Council – District #2

Tom Watt, Council – District #3

David Plyler, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. A. 4.

Meeting Date: 04/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING OF MARCH 12, 2014, THE REGULAR CITY COUNCIL MEETING OF MARCH 17, 2014, THE CALLED CITY COUNCIL MEETING (HELD JOINTLY WITH THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS) OF MARCH 21, 2014, AND THE CALLED CITY COUNCIL MEETING OF MARCH 26, 2014

Attachments

March 12, 2014

Water Treatment Plant Expansion

March 17, 2014

Binkley Park Bike Trail

March 21, 2014

March 26, 2014

Personnel, Compensation, Fleet, CIP

STATE OF TEXAS §

March 12, 2014

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Called Meeting of the Sherman City Council was begun and held in the City Council Chambers on March 12, 2014.

COUNCIL MEMBERS PRESENT: Mayor Cary Wacker; Deputy Mayor Robert Softly.
Council Members Davis, Johnson, Plyler, Sofey.

COUNCIL MEMBERS ABSENT: Council Member Watt.

CITY STAFF PRESENT: George Olson, City Manager; Robbie Hefton, Assistant City Manager/CFO; Brandon Shelby, City Attorney; Mark Gibson, Director of Utilities; Scott Shadden, Director of Development Services; Don Keene, Director of Community and Support Services; Clay Barnett, Director of Public Works and Engineering; Otis Henry, Police Chief; Mary Lawrence, Controller; Kevin Winkler, Parks and Recreation Director; Jim Cross, Assistant Public Works Director; Shawn Hackworth, IT Manager; Joe Gandillon, Systems Coordinator; Pam Cloer, Assistant to the City Manager; Linda Ashby, City Clerk.

PURPOSE: Call to Order, Quorum Determined, Meeting Declared Open

Receive Presentation on the City of Sherman's Water Treatment Plant Expansion Study/Design

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Mayor Wacker called the meeting to order at 12:02 p.m., declared a quorum present, and opened the Called City Council Meeting.

RECEIVE PRESENTATION ON THE CITY OF SHERMAN'S WATER TREATMENT PLANT EXPANSION STUDY/DESIGN

Mayor Wacker explained that this is the third in a series of Special Called Budget Meetings to discuss major infrastructure or capital needs within the City of Sherman. She also welcomed Drew Satterwhite, Greater Texoma Utility Authority General Manager, and Jerry Chapman, GTUA Consulting General Manager, to the meeting.

Mark Gibson, Director of Utilities, presented a briefing on the City's Water Treatment Plant Expansion Study and Design. Sherman is blessed in that it has two sources of water, groundwater from the wells and surface water from Lake Texoma. The groundwater has a limited potential and surface water has a vast potential.

The City has 24 wells that produce groundwater, with 13 producing from the Trinity Aquifer and 11 from the Woodbine Aquifer. Currently the City is only pumping from nine of the Woodbine wells due to quality from one well and the cost of production from the other well. The groundwater capacity is 10 million gallons per day (mgd), however on an average day, the City pumps about 5 mgd from the wells. The average peak flow for the past five years is 7.7 mgd, with the highest peak at 9 mgd.

Mr. Gibson added that groundwater is not the solution for the future because the aquifer levels will decline over time as they are pumped; the quality will degrade as the levels are reduced; the

COUNCIL MINUTES – MARCH 12, 2014

Groundwater Management Areas and Groundwater Districts continue to increase regulations on what is pumped and how it is pumped; defining future conditions could restrict what Sherman can pump from their wells; groundwater law continues to change; and the Legislative actions could change things.

Over the years, Sherman has been “forward thinking” and purchased water storage in Lake Texoma. Sherman currently has 33,400 acre feet of storage in the Lake which produces about 35 mgd for the City. To date, the City has spent about \$11 million for that storage.

The surface water system includes a pump station and 12 mile long pipeline from the Lake which can produce up to 25 mgd. The Water Treatment Plant has a capacity of 10 mgd, with the average flow being 5 mgd. The average peak flow for the past five years is 7+ mgd with the highest peak at 8 mgd. The average flows are good but the peak flows are getting close to capacity. Panda Power Plant now uses 5 mgd of the untreated water.

Mr. Gibson reiterated that the potential for growth is in the surface water and felt it was time to begin talking about additional capacity at the Water Treatment Plant. CH2MHill was the engineering firm that originally designed the Water Treatment Plant and has provided upgrades to the plant. The staff asked them what would need to be done to get additional capacity at the plant.

Their recommendation was to keep the existing plant intact, but to upgrade with a Microfiltration and Reverse Osmosis process, which is a newer technology. He gave a brief explanation of the current process used in the conventional plant. Because Lake Texoma water is brackish and high in dissolved solids and salts, the City had to install Electrical Dialysis Reversal (EDR) units, which remove the dissolved solids in the water. This gives a higher quality of water which is then mixed with water that has bypassed the EDR units, for an acceptable level of water. Mr. Gibson showed several photographs to help explain the process used at the Water Treatment Plant.

He added that the current EDR system is proprietary and General Electric is the only company in business. Reverse Osmosis and Microfiltration are membrane processes and many companies make the membranes, which allows for competition in the marketplace. When the plant was originally constructed 15 to 20 years ago, the EDR system outperformed the Reverse Osmosis process, and was the best at that time. Reverse Osmosis and Microfiltration are both barrier processes and the water goes through the membranes to filter the bad solids, which is a better process than the EDR.

Mr. Gibson said the new units also have a smaller footprint on the plant. A conventional plant expansion would yield about 25 mgd, while the Microfiltration an RO process would yield about 70 mgd at the existing site. He explained how the new system would differ from the current system.

If the RO unit was added, Mr. Gibson said the proposed operation of the plant would be to continue to run 10 mgd through the original plant and another 10 mgd through the new Microfiltration and RO units. Part of the flow from the Microfiltration would be split off and taken to the clear wells, while the rest would be filtered to a higher degree through the RO units and blended back into the clear wells. The ratio of the blending would depend on the quality of the water coming into the plant.

Mr. Gibson explained how the plant would be expanded to add the new equipment for both the 10 mgd expansion and the 60 mgd expansion. As the EDR units wear out, they would be taken off-line and replaced with Microfiltration and RO units so the same buildings could be used.

Mr. Gibson said the timeline is critical in the replacement of the equipment and he recommended that the City should be proactive instead of reactive. When a City begins reaching 75% of its capacity, they should start planning to obtain the additional capacity and should start construction by the time they reach 90% of the capacity.

COUNCIL MINUTES – MARCH 12, 2014

He presented a timeline to add the 10 million gallons of Microfiltration and Reverse Osmosis to the plant. The testing period could be shortened at the beginning if the Council wanted to provide for testing after the plant is built. There would be three years or 36 months from the time the Council decides to add the system until the time that water leaves the plant. If the plan was started now, it would be 2017 before the City would get water from the new addition.

Mr. Gibson presented estimated costs for expanding the plant and said the staff would recommend a 10 mgd expansion which would cost about \$15 million. The cost of the original plant in 1992-1993, was \$22 million. There would be an additional cost for brine disposal, however the staff has a solution to use existing infrastructure for a cheaper disposal.

Also, based on projections from the Region C Water Plan for this area, using their population projections, and considering the City of Sherman only and that our wells are still pumping at 10 mgd, this expansion should last about 20 years, or until 2035.

Mr. Gibson reiterated three points: surface water is the future for the City; the demand on peak days is approaching the capacity, in groundwater, surface water, and total system; and there is a three year lag time for expansion of the plant. If expansion starts today, the plant would be on-line in 2017.

The staff's recommendation is to initiate planning for a 10 mgd expansion of the Water Treatment Plant with an expansion cost of \$15 million, plus the brine disposal.

Council Member Plyler asked if the citizens that were currently on surface water would notice an increase in water clarity and water quality with the new Microfiltration and RO systems. Mr. Gibson said that would depend on how the plant was run. If more water was run through the RO units and the EDR units, the solids would be reduced greatly. The issue becomes a balancing act of whether or not the cost is worth the return. The City will stay under all the parameters that are required by the State for water quality, but the question becomes to what degree you want to treat the water.

Council Member Johnson asked about maintenance costs between the EDR units and the RO units. Mr. Gibson said the cost of maintenance will be about the same. Currently one of the major costs is electricity to run the units. Maintenance on the RO unit might be a little less because it is a simpler system.

Robby Hefton, Assistant City Manager/CFO, added that there are also multiple vendors that provide the equipment and maintenance for RO systems, whereas the current EDR system has one vendor to provide equipment and maintenance, with no competition. Council Member Johnson confirmed that there should be reduced operating and maintenance costs on the new system versus the old system. George Olson, City Manager, said with an additional 10 mgd, there might be some additional labor costs involved. As the City moves forward, they will be using more water and there will be an offset.

Mr. Hefton said from a cost standpoint and rate standpoint, if the City is spending half as much to treat a gallon of water, and the plant cost is half as much as it was originally, then the City will be saving money that way too. The actual cost of building the plant on a per gallon basis is half of the original cost.

Mayor Wacker asked if it would be wise to consider another 5 mgd increment, over the recommended 10 mgd. Mr. Olson said what the staff is looking at today is for Sherman, Texas. But the Region C Water Plan talks about Sherman being the purveyor of water for the Texoma Region to the west and south. Water needs are "rising to the top" and a lot of cities to the south are really concerned. There is more talk about the City of Sherman helping other cities with water. The staff is not ready to expand for

COUNCIL MINUTES – MARCH 12, 2014

that reason. The first priority is the citizens of Sherman. A preliminary discussion has been held with representatives from the Greater Texoma Utility Authority and they are gathering additional information that might encourage Sherman to include a larger expansion.

Mayor Wacker confirmed that the starting point for discussion today is the minimum of a 10 mgd expansion. Mr. Gibson confirmed that amount would take care of the City's needs.

Deputy Mayor Softly entered the meeting at 12:30 p.m.

Council Member Davis asked what the percentage of water usage was for residential versus business and industrial in Sherman. Mr. Hefton said it was probably 60% for residential versus 40% for business and industrial. Mr. Olson invited Council Members to tour the Water Treatment Plant if they wished. Mr. Olson added that the proposal for the expansion of the plant, was a good deal for everyone.

Nate Strauch, Herald Democrat Reporter, said the City's numbers indicate that the level of water coming out of the wells will remain constant, but with the quality issues and the aquifer issues that were addressed, is that a concern and is it expected to be a downward trend instead of an upward trend. Mr. Gibson said in the long term, it will probably go down. But currently the City's capacity with the wells, when everything is running, is almost at 12 mgd. The wells are only pumped at 10 mgd to maintain equilibrium in the aquifer.

Mr. Strauch asked if the 20 year estimate, when adding the 10 mgd, would include a drop in the well production. Mr. Gibson said that estimate includes being able to pump 10 mgd from the wells.

Mr. Strauch said there is no current problem with zebra mussels, but asked if they expected any additional cost in the future. Mr. Gibson said he did not expect an additional cost because of the zebra mussels, but if there was a problem, it would be in the transmission line from Lake Texoma to the plant. Once they are in the plant, they enter a different environment from the untreated water and the chemicals would kill them.

Mr. Strauch asked if the cost of the water for Panda Energy could be borrowed against to finance the upgrade at the Water Treatment Plant. Mr. Hefton said yes, it could be used. Whether it is raw water or treated water on an emergency or temporary basis, there is a water services agreement with Panda that spells out what the rate is, guarantees to provide them a certain amount of water at a certain pressure, and other items. The City does realize revenue from that, and that revenue can be used to provide leverage for building or expanding a plant, in a larger context. The financial end of the plant expansion will be discussed during regular budget discussion in June, 2014.

Council Member Sofey asked if the cost of additional upgrading now would be more economical than going back and expanding again later. Basically if expanding to 15 mgd now would be better than 10 mgd now and another 5 mgd later.

Mr. Olson said the City has a 25 mgd capacity of what can be pumped. With 10 mgd more, the City will be at capacity. If you want to go bigger, the Council would also need to consider pipeline transmission expansion up to Lake Texoma and that would add another piece into the puzzle. Council Member Sofey verified that there would be additional costs to increase the pipeline. Mayor Wacker said the staff will bring back other scenarios for discussion.

Mr. Hefton added that if the City goes above the 25 mgd capacity that the plant has today, then the City would need to build another pipeline or a bigger pipeline and that will be more costly than the estimate presented today. He added that the technology is mature now and there is no indication that it will be much more expensive for the technology or the bricks and mortar in five years.

COUNCIL MINUTES – MARCH 12, 2014

Council Member Davis said some cities are exploring the use of brackish groundwater, and he asked if the Reverse Osmosis system would treat brackish groundwater. Mr. Gibson said it would treat brackish groundwater, however Sherman's groundwater is good quality. They can design a membrane for whatever type of water is available.

Mayor Wacker said during the Budget Work Session the Council will discuss in more detail, the proposals made for expansion of the Water Treatment Plant.

ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 12:44 p.m.

MAYOR

ATTEST

CITY CLERK

WATER TREATMENT PLANT EXPANSION

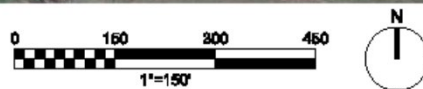
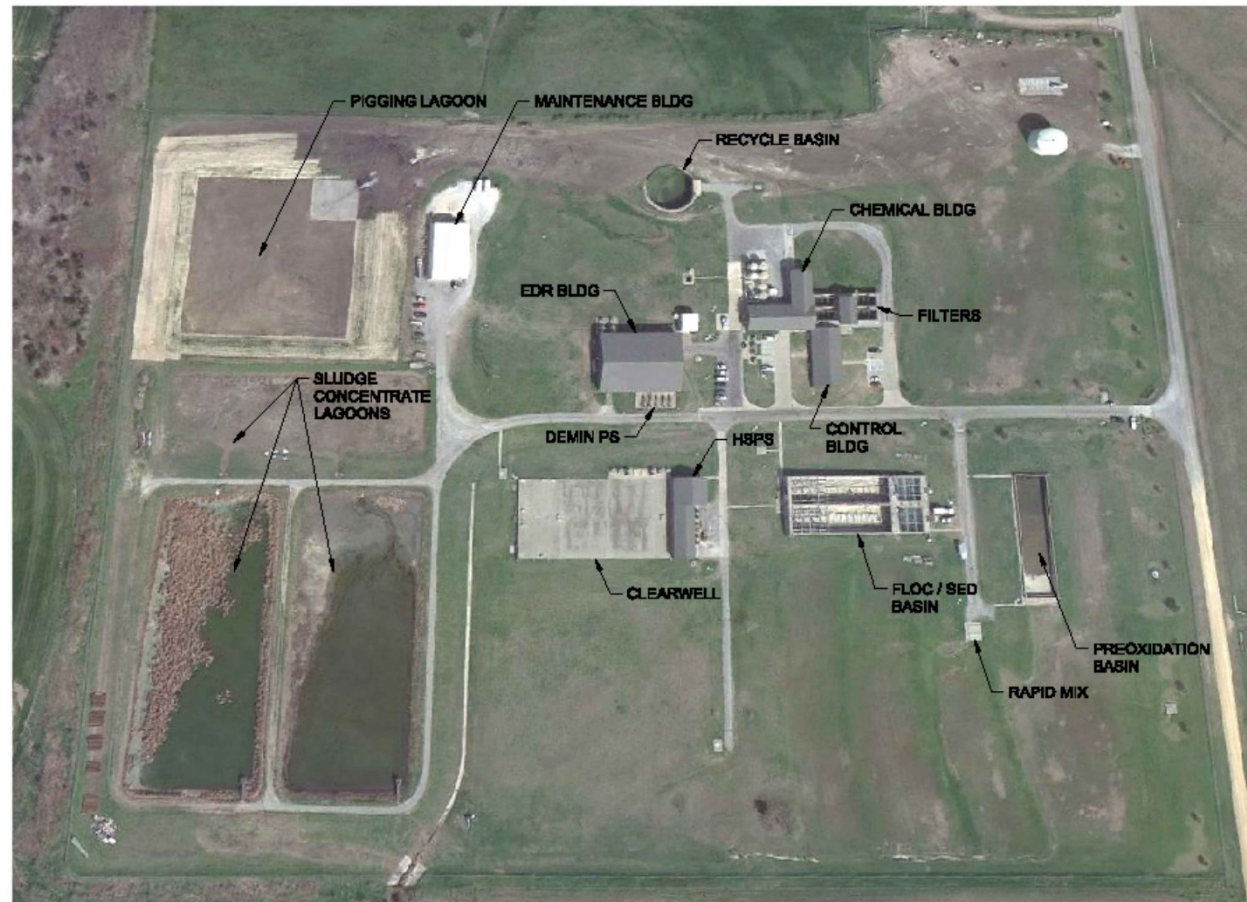


FIG1_EXST_WTP_SITE_LO.dgn

FIGURE 1
EXISTING WTP SITE LAYOUT
CITY OF SHERMAN
SHERMAN WTP EVALUATION

CH2MHILL

OVERVIEW

- Existing Water Resources
- Existing Water Treatment Plant
- Proposed Technology
- Estimated Cost
- Timeline
- Recommendations

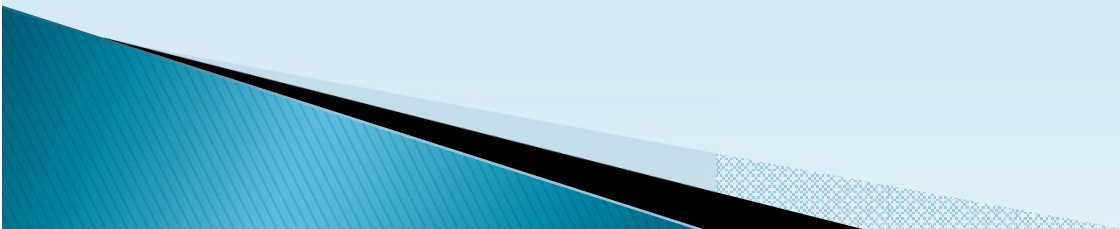
Existing Water Resources

GROUNDWATER

Limited Potential

SURFACE WATER

Vast Potential



Groundwater

- 24 Wells – 13 Trinity and 11(9) Woodbine
- Capacity – 10 MGD
- Average Flow – 5 MGD
- Peak Flow – 7.7 MGD / AVG 9 MGD Peak
- Demand vs. Capacity

- Aquifer will Decline Over Time
- Quality will Degrade Over Time
- Groundwater Management Areas and Groundwater Districts Increase Regulation
- Defined Future Conditions
- Groundwater Law Changing
- Legislative Actions

- Limited Potential for Growth

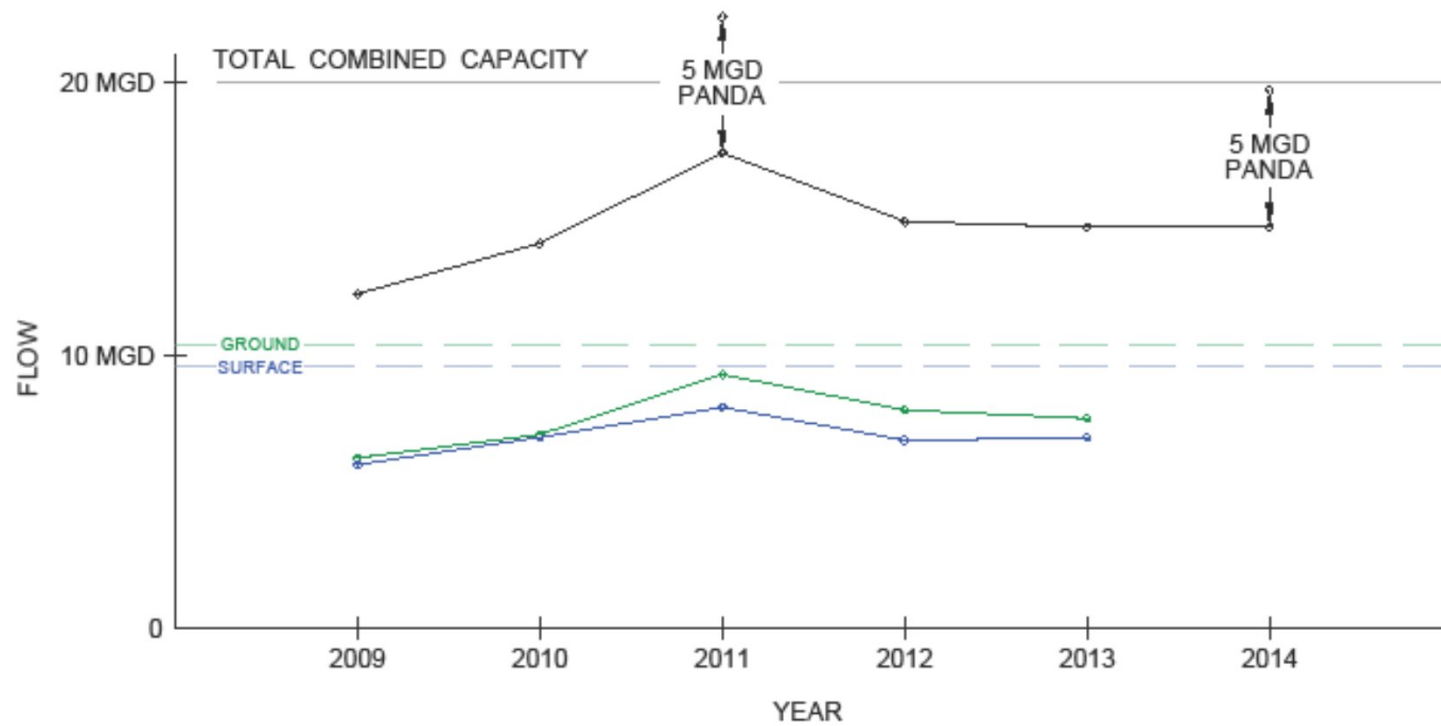
Lake Texoma Water Storage



<u>Year</u>	<u>Acre Ft</u>	<u>Cost</u>
1992	5,500	\$1,266,081
1997	5,500	\$1,407,751
2005	11,600	\$3,727,060
2010	10,800	\$4,408,560
Total	33,400	\$10,809,452

Surface Water

- Pump Station and Pipeline Capacity – 25 MGD
- Water Treatment Plant Capacity – 10 MGD
- Average Flow – 5 MGD
- Peak Flow – 7+ MGD / AVG 8 MGD Peak
- Demand vs. Capacity
- Panda Power Plant – 5 MGD Untreated
- Large Potential for Growth



MAX DAILY FLOW VS. CAPACITY

Water Treatment Plant Expansion

- CH2MHill Report
- Keep Existing Plant Intact
- Microfiltration
- Reverse Osmosis Units

WATER TREATMENT PLANT

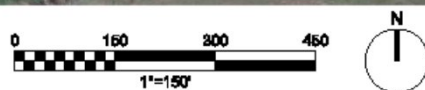
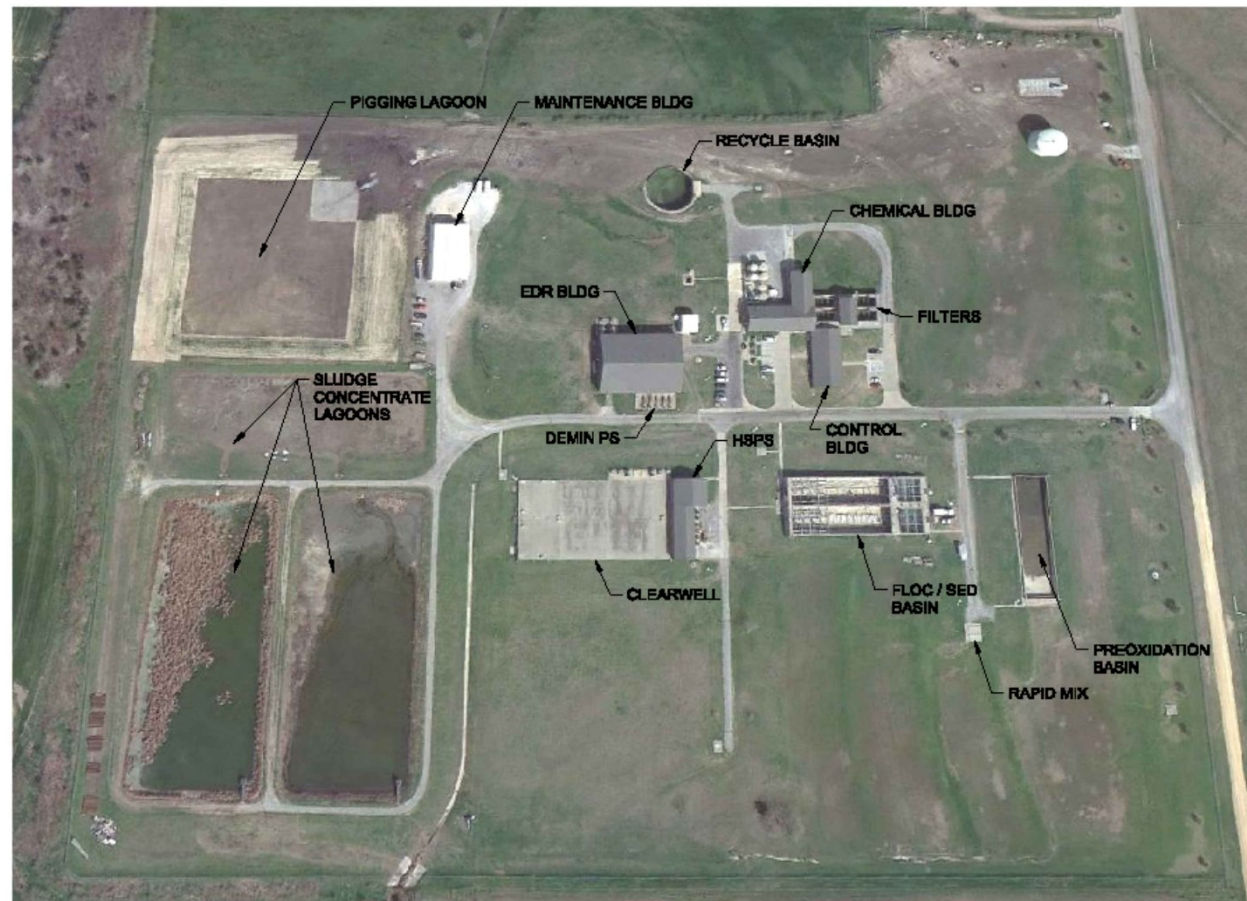


FIG1_EXST_WTP_SITE_LO.dgn

FIGURE 1
EXISTING WTP SITE LAYOUT
CITY OF SHERMAN
SHERMAN WTP EVALUATION

CH2MHILL

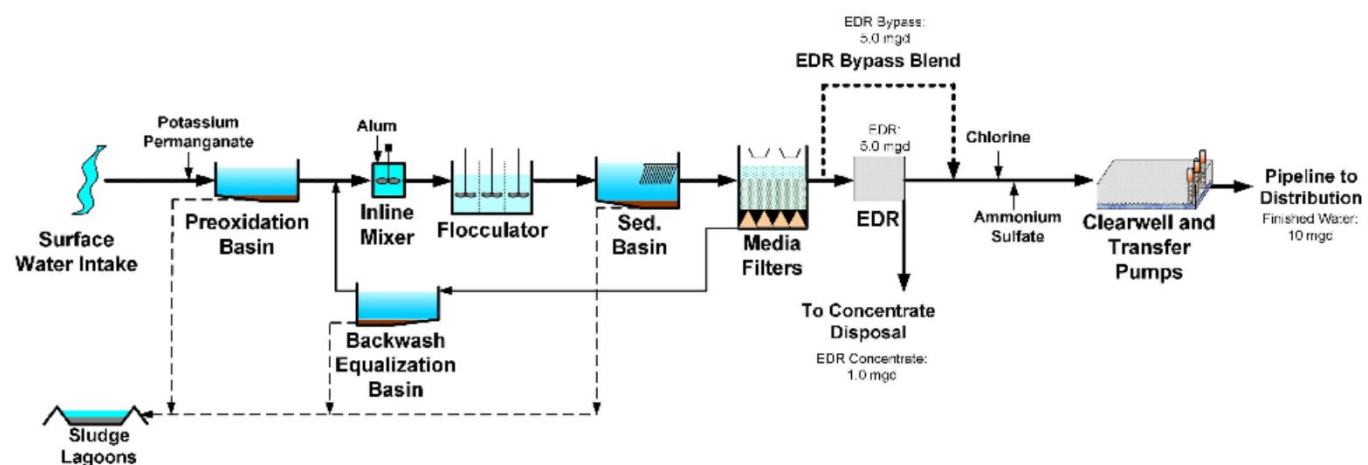


FIGURE 2
EXISTING PLANT PROCESS SCHEMATIC
 CITY OF SHERMAN
 SHERMAN WTP EVALUATION

FIG2_EXST_PLNT PROC_SCHEM.dgn

CH2MHILL





Microfiltration / Reverse Osmosis Advantages

- Not Proprietary Process – Several Sources
- Both are Barrier Processes
- Smaller Footprint vs. Conventional Expansion
- Ultimate Site Capacity – 70 MGD vs. 25 MGD

Microfiltration Units



Microfiltration Media



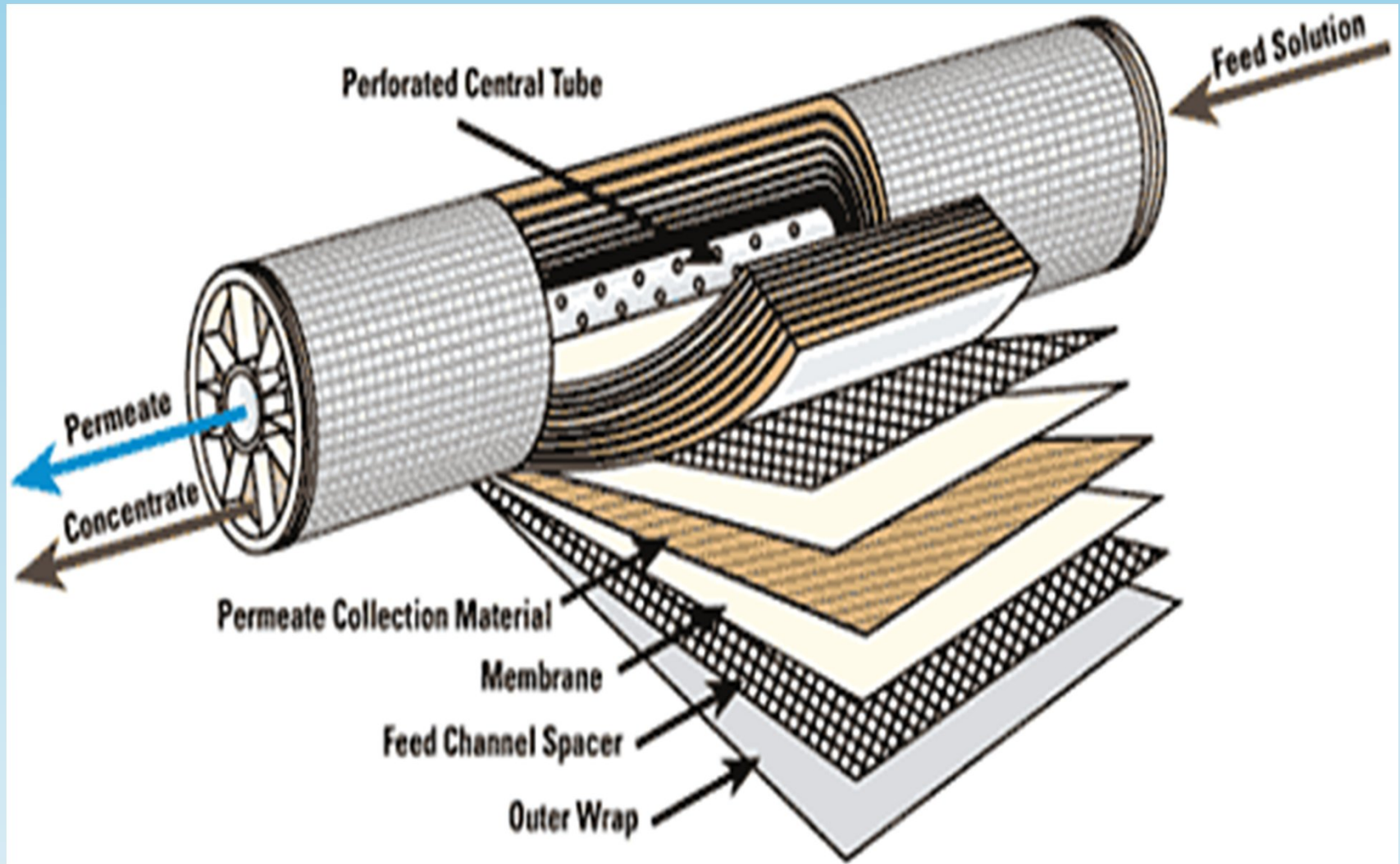
Reverse Osmosis Unit

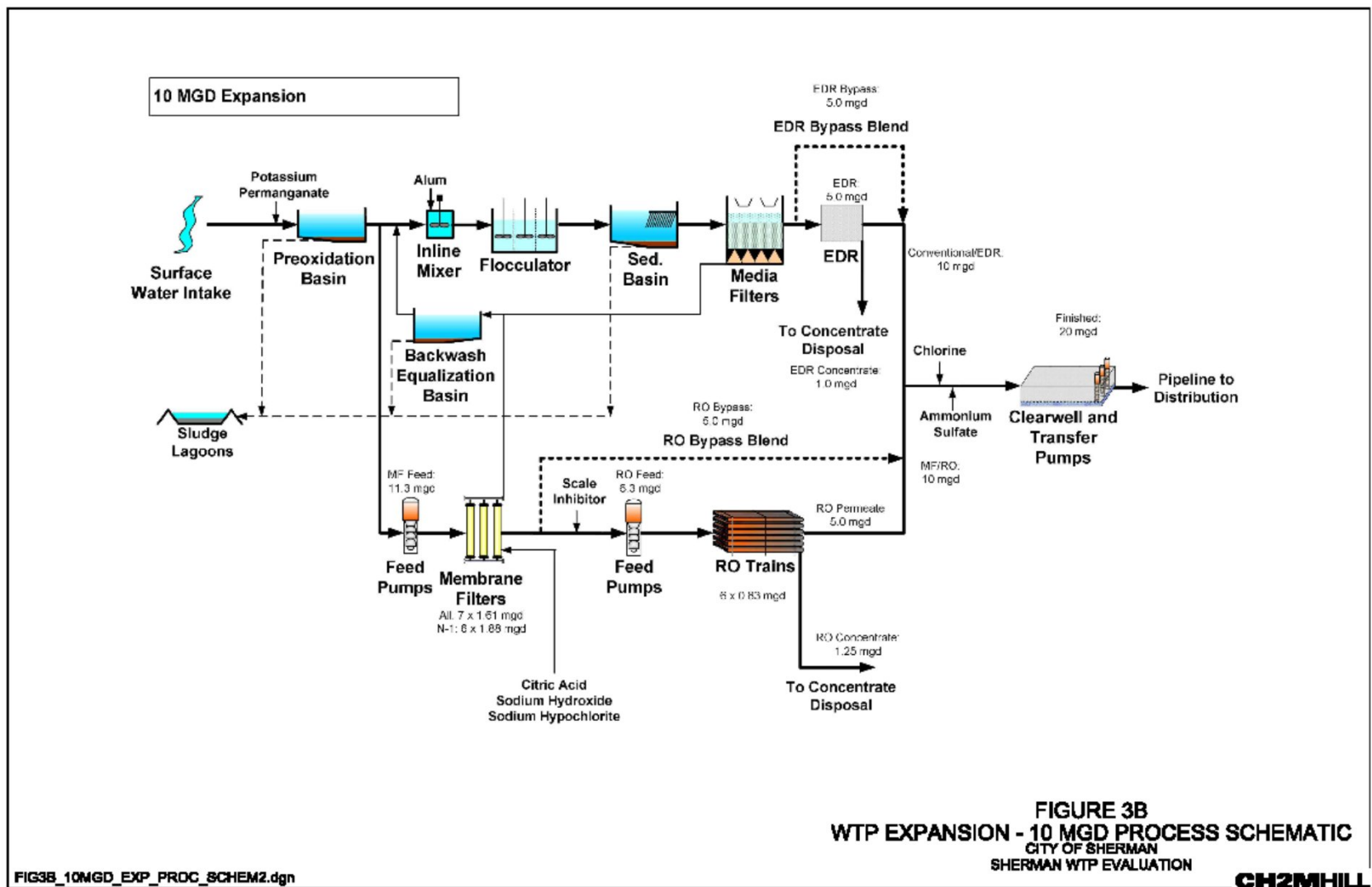


Loading RO Module



RO Membrane





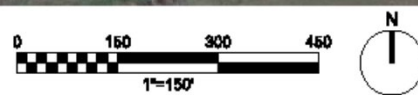
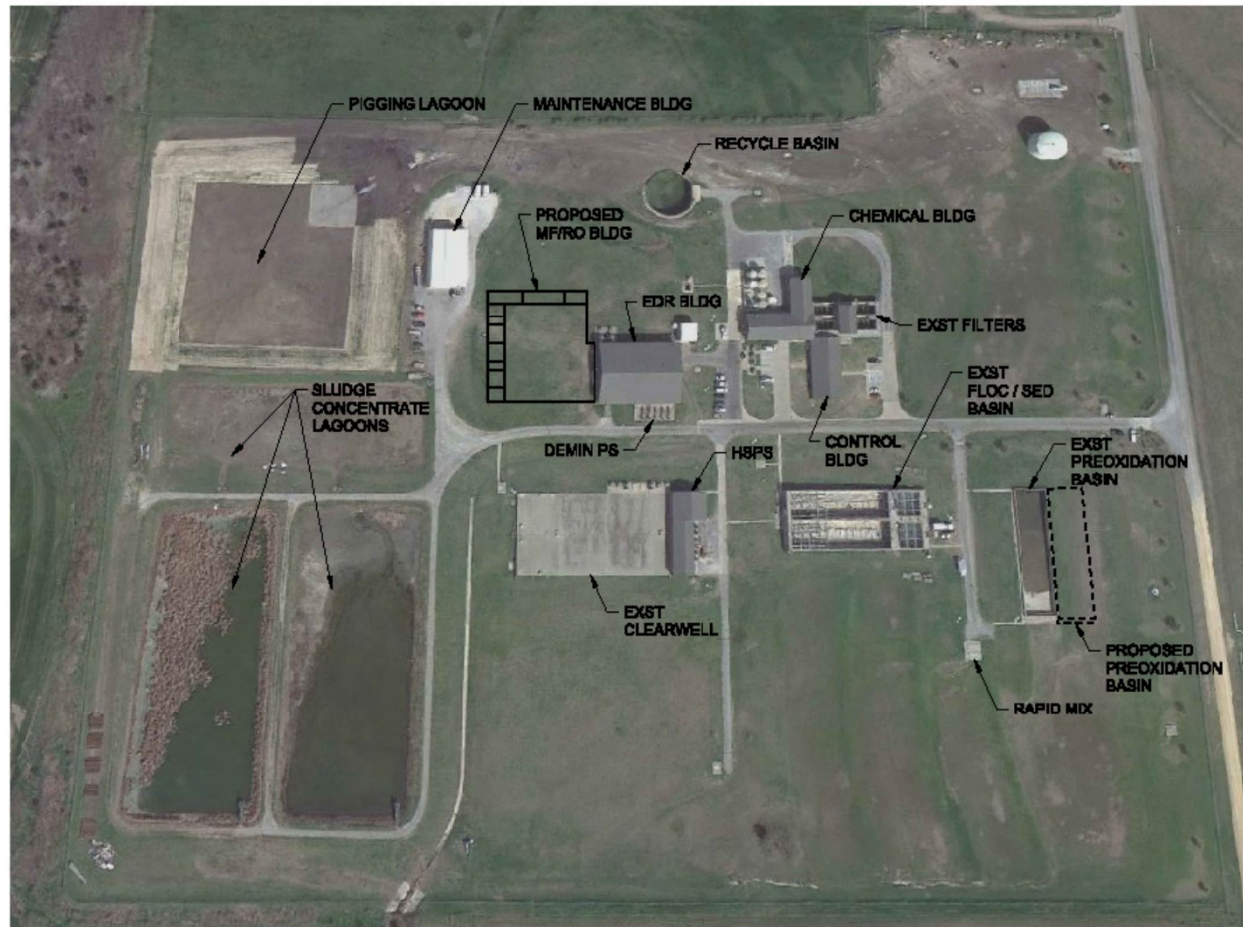


FIGURE 10
WTP SITE LAYOUT - PROPOSED 10 MGD EXPANSION
 CITY OF SHERMAN
 SHERMAN WTP EVALUATION

FIG10_10MGD_WTP_SITE_LO.dgn

CH2MHILL

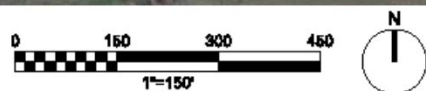
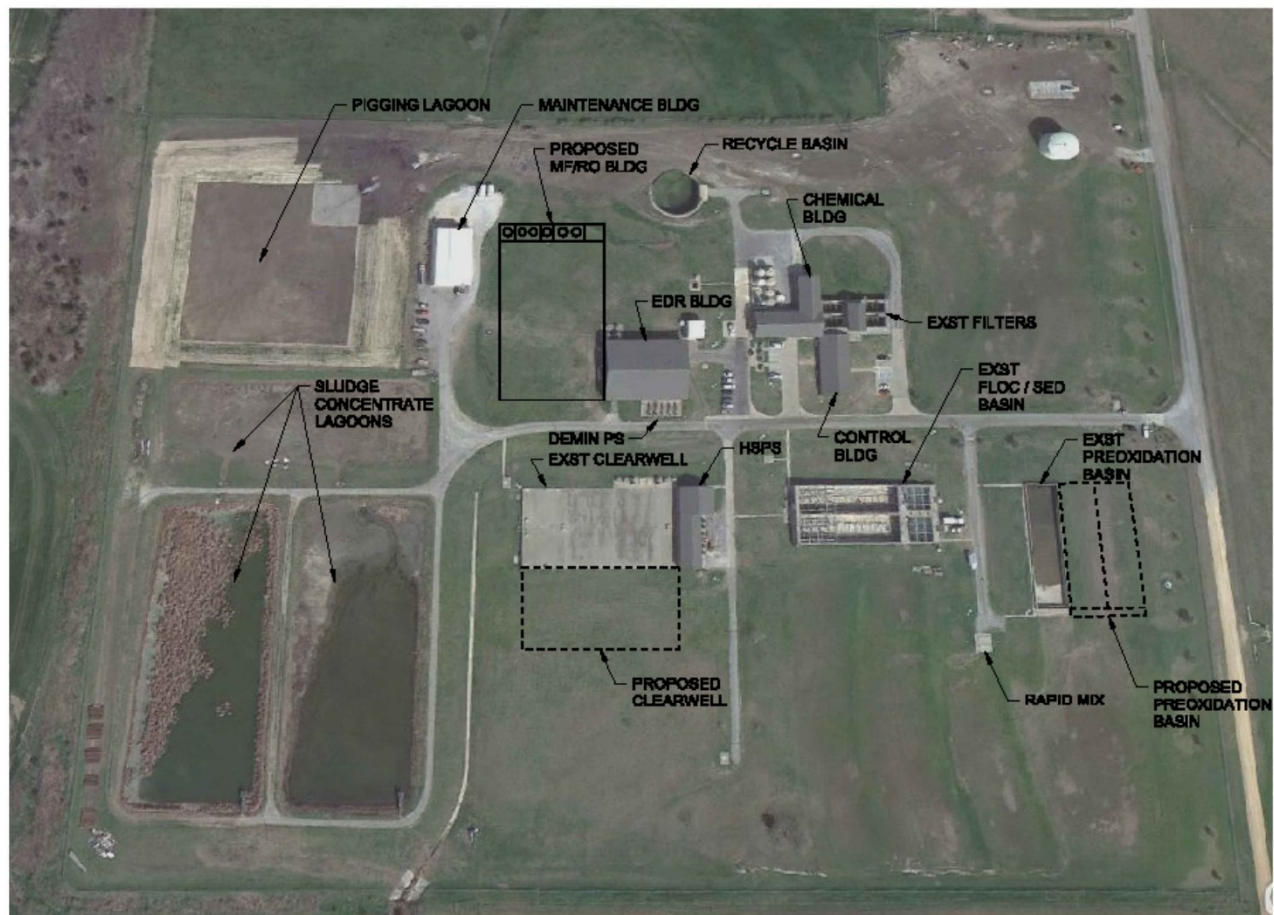
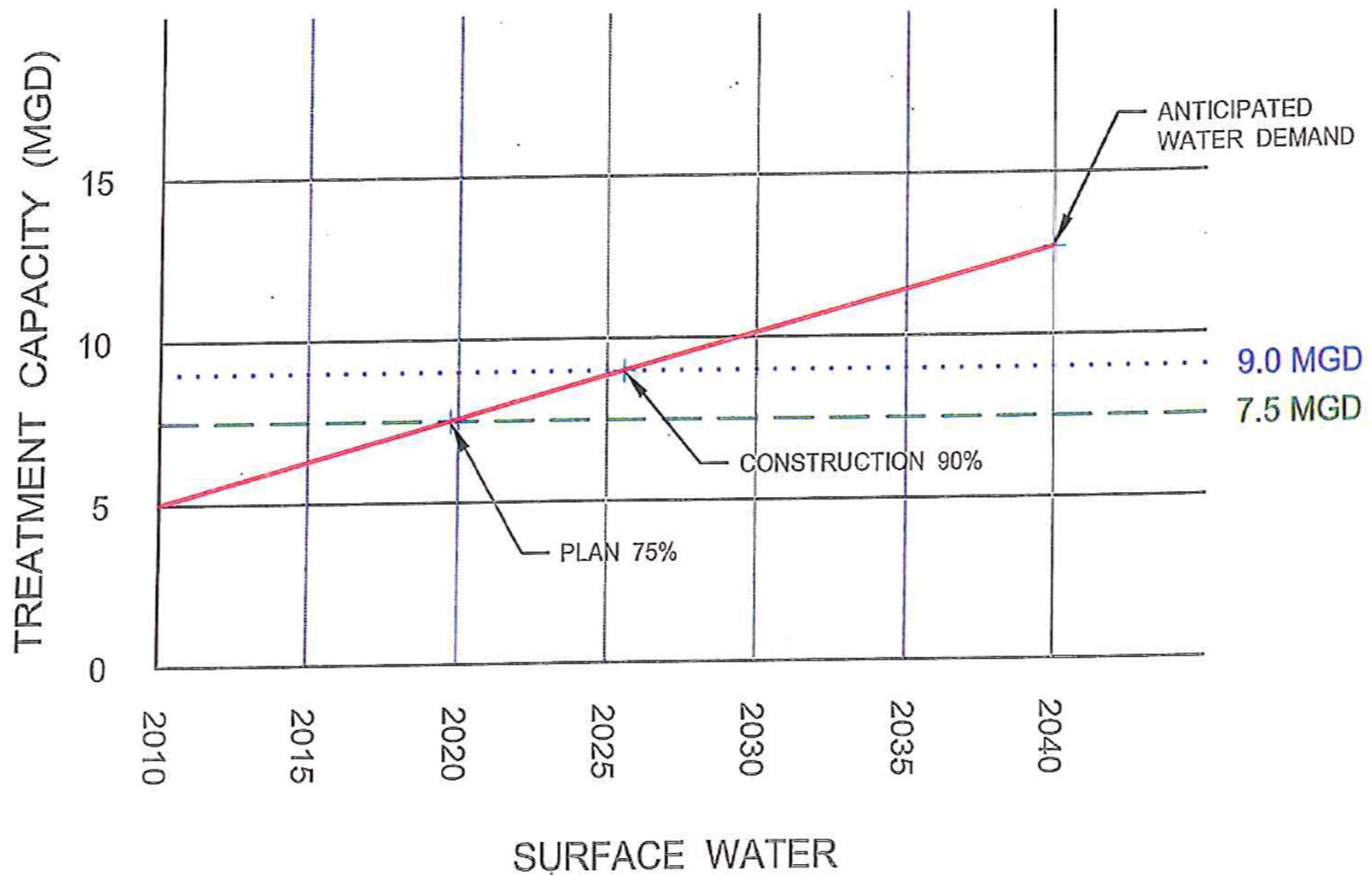


FIGURE 12
WTP SITE LAYOUT - PROPOSED 60 MGD EXPANSION
 CITY OF SHERMAN
 SHERMAN WTP EVALUATION

FIG12_60MGD_WTP_SITE_LO.dgn

CH2MHILL

Timeline



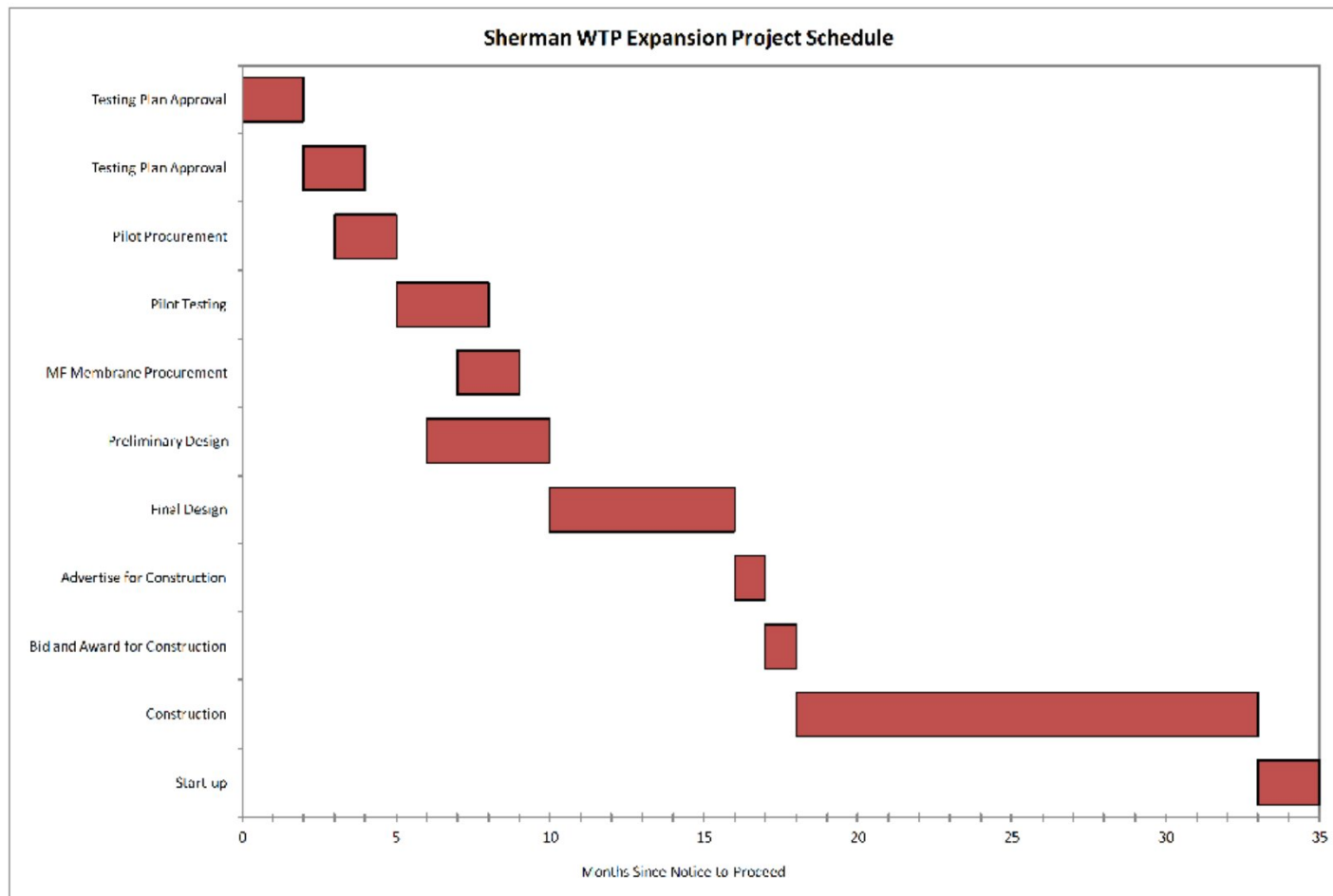


FIGURE 15
WTP EXPANSION PROJECT SCHEDULE
CITY OF SHERMAN
SHERMAN WTP EVALUATION
CH2MHILL

FIG15_WTP_EXP_PROJSCHED.dgn

Estimated Costs

Expansion Capacity MGD	Plant Cost Million \$	Brine Pipeline Cost Million \$	Total Cost Million \$
5	12	TBD	12+
10	15	TBD	15+
15	18	TBD	18+
60	117	14	131

Recommendations

- Initiate Planning for 10 MGD Expansion of WTP
- Expansion Cost \$15 Million+Brine Disposal

Questions?

STATE OF TEXAS

§

March 17, 2014

COUNTY OF GRAYSON

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BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on March 17, 2014.

MEMBERS PRESENT:

MAYOR CARY WACKER; DEPUTY MAYOR ROBERT
SOFTLY.
COUNCIL MEMBERS DAVIS, JOHNSON, PLYLER, SOFEY,
WATT.

MEMBERS ABSENT:

NONE.

CALL TO ORDER

Mayor Wacker called the meeting to order at 5:00 p.m. The Pledge of Allegiance was led by Boy Scouts from Troop 66 and the Invocation was given by Council Member Tom Watt.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Called City Council Meeting of February 26, 2014 and the Regular City Council Meeting of March 3, 2014. Council Member Sofey moved to approve the Minutes as presented; Second by Council Member Plyler. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5810 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AUTOMOTIVE REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT AT 1305 N. SAM RAYBURN FREEWAY, BEING 0.40 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (JUST BLW3, LLC, OWNER; JUST BRAKES, TENANT; WADE TODD, NATIONAL SITE SOLUTIONS, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 5810
SUP FOR
AUTO REPAIR
(1305 N. SAM
RAYBURN)

No citizens appeared before the City Council to discuss Ordinance 5810.

Mayor Wacker introduced Ordinance 5811 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC

ORD 5811
SUP FOR
OIL/GAS WELL
(5600 BLOCK OF
FARMINGTON ROAD)

USE PERMIT TO ALLOW THE DRILLING OF AN OIL/GAS WELL (MUSTANG 2H) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 5600 BLOCK OF FARMINGTON ROAD, BEING 76.54 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 (SHEPHERD RD. SHERMAN PARTNERSHIP, OWNERS/MINERAL RIGHTS OWNER; TAYLOR CHARBONNET, SILVER CREEK OIL & GAS, LLC, REPRESENTATIVE; AND MICHAEL BLAKE BROWN, TOPOGRAPHIC LAND SURVEYORS, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Robert Minshew, 206 W. Belden

Mr. Minshew appeared representing Silver Creek Oil & Gas, LLC, for their drilling permit for an oil/gas well, located in the 5600 block of Farmington Road. He said the engineering and geological staff was available to answer any questions the Council might have on the project.

No other citizens appeared before the City Council to discuss Ordinance 5811.

PUBLIC HEARING FOR APPLICATION FOR A PERMIT TO DRILL AN OIL AND GAS WELL

The City Council held a public hearing on the application for a permit to drill an oil/gas well in the 5600 block of Farmington Road. Silver Creek Oil & Gas, LLC is requesting the permit, which will be considered at a future Council Meeting, when they receive their Railroad Commission permit.

OIL/GAS WELL
(5600 BLOCK OF
FARMINGTON ROAD)

Mr. Minshew explained that the Railroad Commission received their permit application on February 24, 2014, but have not issued the permit. He asked that the City Council conditionally approve the permit provided they receive the Railroad Commission permit.

George Olson, City Manager, said the staff is recommending that the public hearing be held tonight, but there is no action to take because there is no permit to approve until the Railroad Commission issues their permit. It is anticipated that they will issue the permit and then it will be brought back for Council consideration at a future meeting.

No other citizens appeared before the City Council to discuss an application for a permit to drill an oil and gas well.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5810

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION

ORD 5810
SUP FOR
AUTO REPAIR

(5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AUTOMOTIVE REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT AT 1305 N. SAM RAYBURN FREEWAY, BEING 0.40 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (JUST BLW3, LLC, OWNER; JUST BRAKES, TENANT; WADE TODD, NATIONAL SITE SOLUTIONS, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

(1305 N. SAM
RAYBURN)

Ordinance 5811

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW THE DRILLING OF AN OIL/GAS WELL (MUSTANG 2H) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE 5600 BLOCK OF FARMINGTON ROAD, BEING 76.54 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 (SHEPHERD RD. SHERMAN PARTNERSHIP, OWNERS/MINERAL RIGHTS OWNER; TAYLOR CHARBONNET, SILVER CREEK OIL & GAS, LLC, REPRESENTATIVE; AND MICHAEL BLAKE BROWN, TOPOGRAPHIC LAND SURVEYORS, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 5811
SUP FOR
OIL/GAS WELL
(5600 BLOCK OF
FARMINGTON ROAD)

ACTION TAKEN.

Motion by Council Member Johnson to approve Ordinance Nos. 5810 and 5811, as presented. Second by Council Member Plyler.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Plyler moved to approve the Consent Agenda, as presented. Second by Deputy Mayor Softly. All present voted AYE.

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5845 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY’S INTENTION TO CONTRACT WITH TROJAN TECHNOLOGIES, INC. FOR INSTALLATION OF THE ULTRAVIOLET (UV) DISINFECTION EQUIPMENT AT THE WASTEWATER TREATMENT PLANT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY’S INTENTION TO CONTRACT WITH TROJAN TECHNOLOGIES, INC. FOR INSTALLATION OF THE

RES 5845
WWTP UV
DISINFECTION
EQUIPT

**ULTRAVIOLET (UV) DISINFECTION EQUIPMENT AT THE
WASTEWATER TREATMENT PLANT.**

Mayor Wacker wanted to note that the City was making a continued investment in the City's infrastructure at the Wastewater Treatment Plant.

ACTION TAKEN.

Motion by Council Member Plyler to approve Resolution No. 5845, as presented. Second by Council Member Watt.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

**RESOLUTION NO. 5846 – AWARDING A BID TO AND
AUTHORIZING EXECUTION OF A CONTRACT WITH ATLAS
UTILITY COMPANY FOR THE PURCHASE OF WATER
METERS FOR THE UTILITY BILLING DEPARTMENT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ATLAS UTILITY COMPANY FOR THE PURCHASE OF WATER METERS FOR THE UTILITY BILLING DEPARTMENT.

CONSENT AGENDA.

**RES 5846
WATER METERS**

OTHER BUSINESS

**RECEIVE PARKS AND RECREATION DIRECTOR KEVIN
WINKLER'S PRESENTATION ON AN OFFROAD BIKE TRAIL
AT BINKLEY PARK**

Don Keene, Director of Community and Support Services, presented an update on an off-road bike trail at Binkley Park. He said a meeting was held last spring concerning community interest and off-road bike trails. The City staff attended the meeting along with a representative from the Dallas Off-Road Bike Association, DORBA, shared information about their organization and opportunities that might exist in Sherman.

**BINKLEY PARK
OFFROAD BIKE TRAIL**

At the time, it was made clear that the City's resources were limited and there was no City budget or existing resources that had been allocated or were available for off-road bike trails. It was agreed that any development or on-going maintenance of off-road bike trails would be done by volunteers. The staff recommended the Binkley Park area as a potential site.

After discussions, the plan was to enter into an agreement with DORBA for the development of that trail through volunteer effort. Local member Jason Griffin was selected as the City's DORBA contact for the effort.

Mr. Keen said Mr. Griffin and other DORBA members began preliminary work on the trail layout. They worked with the City's Parks and Recreation staff to get input and approval on the layout and the work to be done.

COUNCIL MINUTES – MARCH 17, 2014

Over time, Austin College donated tools and additional volunteers. Local businesses also donated materials as the trail was developed.

Eventually DORBA decided not to officially sponsor the trail, but Mr. Griffin and other local volunteers continued to work hard at developing the trail. The City has an interim memorandum of agreement they plan to enter into with Mr. Griffin for the ongoing maintenance of the trail. This will allow time for Mr. Griffin to establish a local organization with which the City plans to enter into a long-term agreement, in approximately six months.

With the City's resources limited, this is a great example of the City working with local volunteers to provide opportunities for citizens that the City couldn't otherwise provide. Mr. Keene added that the City appreciates the hard work that Mr. Griffin and these volunteers have given. He introduced Mr. Griffin to share additional information about the trail.

Mr. Griffin referenced a handout giving a brief description of the trail and some photographs of the clearing. The trail opening will be held on Saturday, March 22, 2014, at 10:00 a.m., at Binkley Park.

There was collaborative involvement from several Austin College service organizations, the Sherman Economic Development Corporation, and Progress Rail. The trail is for mountain biking but will also be available for hiking.

Council Member Watt asked why DORBA did not endorse the trail. Mr. Griffin said DORBA is the largest off-road bicycle association in America and they cover about 28 or 29 different trails. They are responsible for developing, maintaining, providing tools, costs, everything for their trails and they did not want to have a "DORBA owned" trail at a location 1.5 hours from Dallas. They felt it was too far away.

Mr. Griffin said Austin College "stepped up" and purchased his tools for the project. They also provided manpower from 30 to 40 students to assist with the project.

After DORBA "stepped back" the City and Mr. Griffin decided to reassess the situation. The current agreement is with Mr. Griffin alone, but the scope is to have an organization that provides the trail maintenance.

Mayor Wacker said DORBA did the initial mapping but she felt it was great to have a local organization and felt it was an exciting partnership.

Mr. Griffin said they hope to have 7.5 miles for the entire trail. Mayor Wacker reiterated that the trail is open to the public and the ribbon cutting will be held Saturday, March

COUNCIL MINUTES – MARCH 17, 2014

22, 2014, at 10:00 a.m. About 2.5 miles of the trail will be open at the ribbon cutting. Mr. Griffin said the trail is a one way trail and will be listed on the DORBA website.

Council Member Davis asked about plans for the upkeep and maintenance of the trail. Mr. Griffin said most of the maintenance has been completed, but periodically it will be trimmed, probably on a monthly schedule.

Council Member Watt asked if things don't progress the way they are intended, would the City be responsible for maintenance of the trail. Mr. Olson said it was made clear, up front, that the City did not have the resources for ongoing maintenance. If required, the City would review the situation but maintenance would not be on a monthly schedule. He said that if this organization were to "go away" the project would "take a step back." The City is encouraging them to develop an organization that is ongoing and consists of a group of people.

Mr. Olson said the trail is also available for hiking. Mayor Wacker confirmed that the riding community understands that if they use the trail, they are also responsible for helping with maintenance. Mayor Wacker said there are other ways volunteer groups, such as churches, can help.

CONSIDER REQUEST OF THE 2014 EARTH DAY PLANNING COMMITTEE TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE "6TH ANNUAL EARTH DAY FESTIVAL" ON SATURDAY, APRIL 26, 2014

**CLOSE STREETS
FOR EARTH DAY**

The City Council approved the request of the 2014 Earth Day Planning Committee to temporarily close certain streets for the 6th Annual Earth Day Festival on April 26, 2014. The event will be held on the Municipal Building Grounds and will require delivery and pick up of barricades for street closures around the building.

CONSENT AGENDA.

CITIZENS REQUESTS

CITIZENS REQUESTS

There were no citizen's requests.

MEDIA QUESTIONS

MEDIA QUESTIONS

There were no media questions.

COUNCIL COMMENTS

OFF-ROAD BIKE TRAIL

**OFF-ROAD
BIKE TRAIL**

Council Member Watt said "hats off" to Mr. Griffin and the volunteers for getting the off-road bike trail established. He said it sounds like a good partnership between the City, volunteers, and private industry.

HAPPY ST. PATRICK'S DAY

**HAPPY ST.
PATRICK'S DAY**

Council Member Sofey and Deputy Mayor Softly wished everyone a Happy St. Patrick's Day.

OFF-ROAD BIKE TRAIL

Council Member Johnson thanked Mr. Griffin again for his work on the off-road bike trail, saying it was a great example of a public – private partnership. He felt the community needed more things like this.

OFF-ROAD
BIKE TRAIL

OFF-ROAD BIKE TRAIL

Council Member Davis said the work done on the off-road bike trail by volunteers was a great model for other groups to emulate to have “sweat equity,” fundraisers, and donations, to get projects moving. This is a good way to have amenities that the City can’t always afford.

OFF-ROAD
BIKE TRAIL

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

EXECUTIVE SESSION

SECTION 551.074

CONSIDER THE
QUALIFICATIONS, APPOINTMENT
AND REMOVAL OF MEMBERS TO
BOARDS AND COMMISSIONS:
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:23 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:40 p.m. and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

OPEN MEETING

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

ACTION TAKEN.

Motion by Council Member Johnson to appoint Council Members Jason Sofey and David Plyler as Ex-Officio Members to the Sherman Economic Development Corporation for a term from March 18, 2014 to March 18, 2016. Second by Council Member Watt.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Softly, Watt.

VOTING NAY: None.

MOTION CARRIED.

SEDCO EX-OFFICIO
APPOINTMENTS

COUNCIL MINUTES – MARCH 17, 2014

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:43 p.m.

ADJOURNMENT

MAYOR

CITY CLERK

Introducing The Binkley Park Bike Trail

Beginner to intermediate, 2.5 miles on opening day of March 22. Total length is to be @ 7 miles of single track winding thru the woods, some moderate uphill climbs with switchbacks and fun descents with sweeping turns.

The outer loops follow the creeks with no rock gardens, all one way direction with color coordinated signs. Trails will be named with degree of difficulty assigned to them...everything is walkable for the beginner.



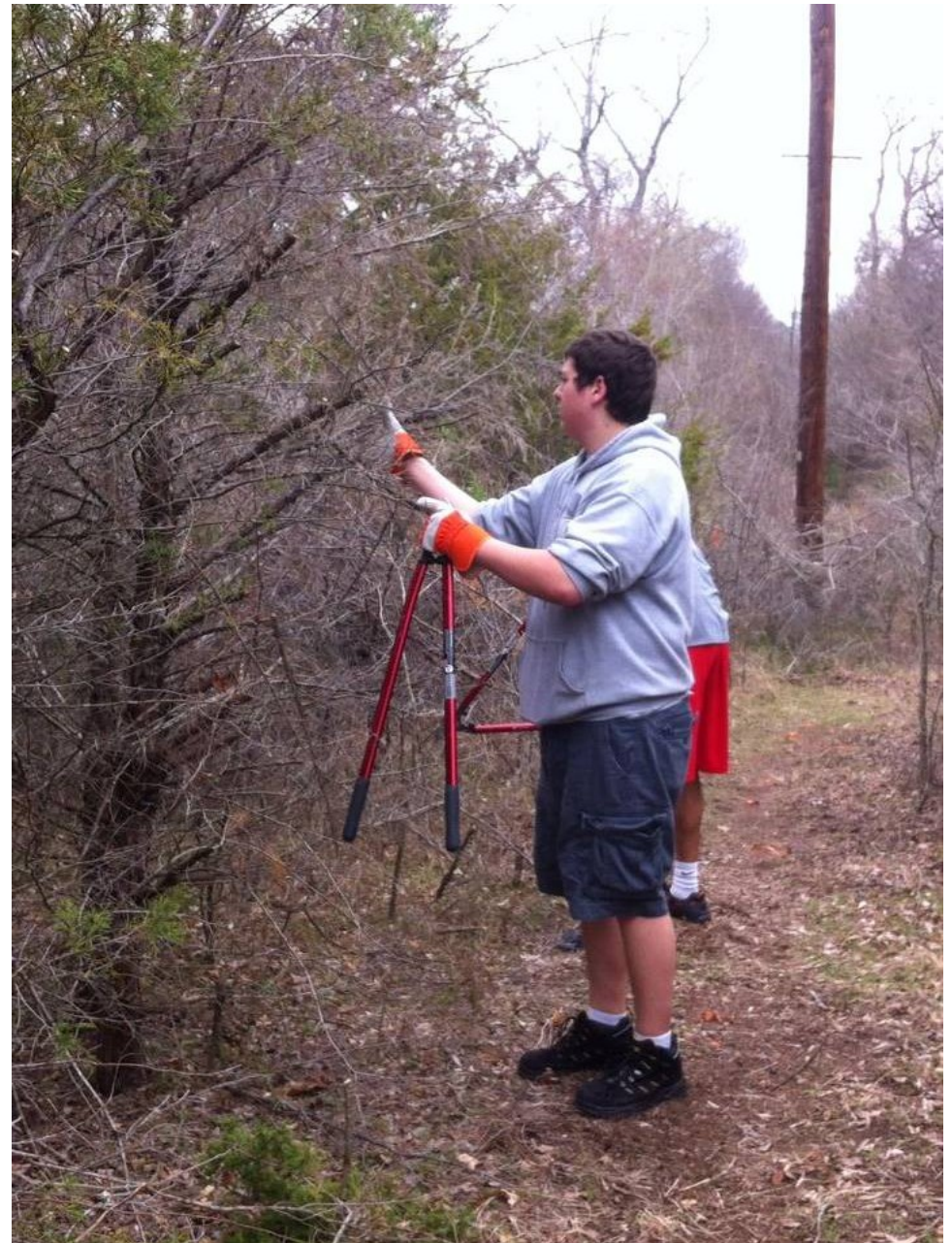
Binkley Park Bike Trail

Clearing the Trail



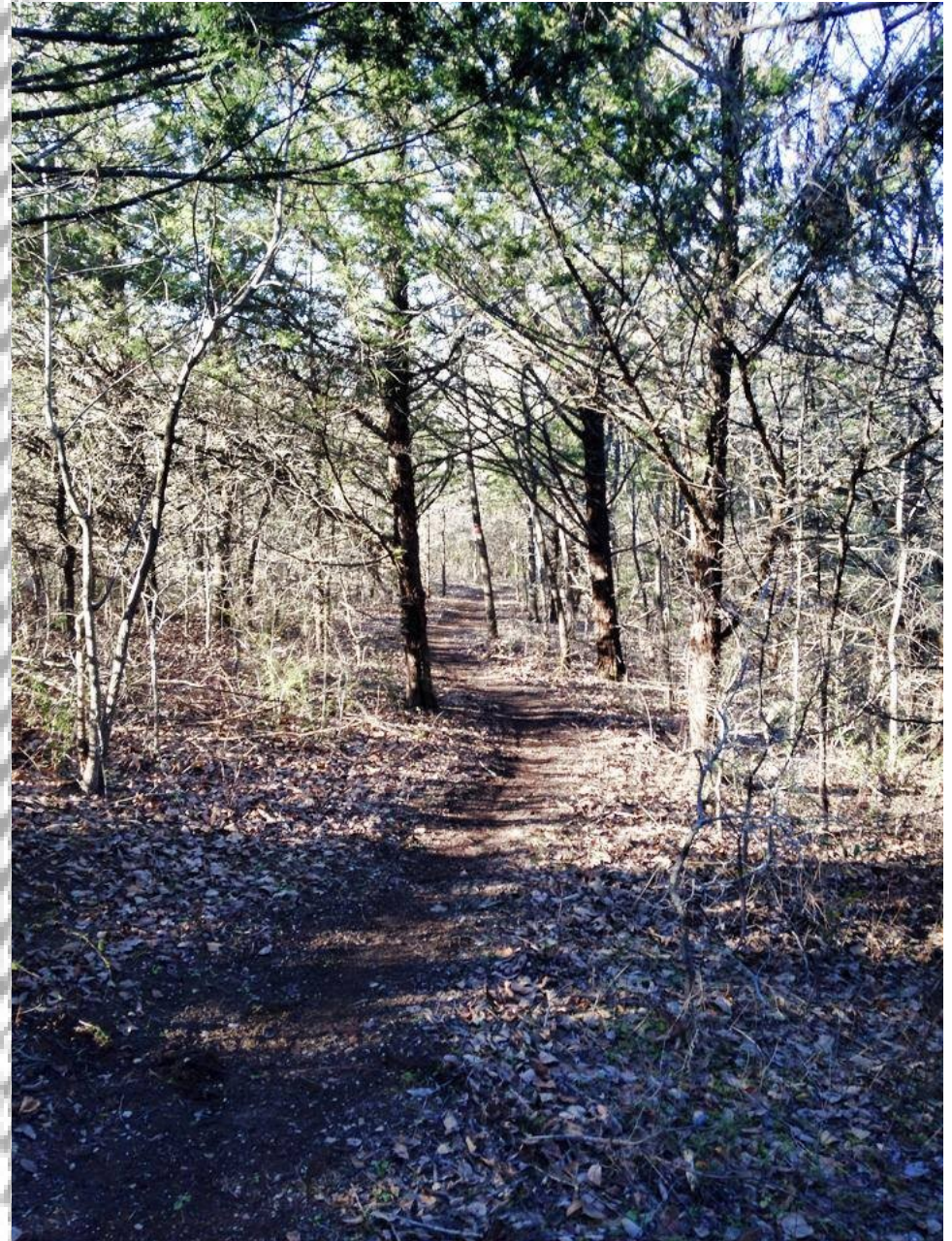
Binkley Park Bike Trail

Clearing the Trail



Binkley Park Bike Trail

Single Track Trail through the woods



Binkley Park Bike Trail

Volunteers make it happen!! Over 40 volunteers have worked on the trail, including Austin College students and local riders. All materials for trail building have been donated. The Trail Grand Opening party will be

Saturday, March 22, at 10 a.m. at the Binkley Park Pavilion. The Sherman Chamber of Commerce, trail volunteers and donors will lead the ribbon cutting ceremony. Cook-out and demonstrations to follow!



STATE OF TEXAS §

March 21, 2014

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Joint Meeting of the Sherman City Council and the Sherman Economic Development Corporation was begun and held in the City Council Chambers on March 21, 2014.

COUNCIL MEMBERS PRESENT: Mayor Cary Wacker; Deputy Mayor Robert Softly.
Council Members Davis, Johnson, Plyler, Sofey.

COUNCIL MEMBERS ABSENT: Council Member Watt.

SEDCO MEMBERS PRESENT: Willie Steele, David Key, Al Hambrick (Ex-Officio), Cary Wacker (Ex-Officio), George Olson (Ex-Officio).

SEDCO MEMBERS ABSENT: Chris Pendergrass, Brooks Hull, Dean Gilbert, Jr.

CITY STAFF PRESENT: George Olson, City Manager; Robbie Hefton, Assistant City Manager/CFO; Brandon Shelby, City Attorney; Mary Lawrence, Controller; Linda Ashby, City Clerk.

SEDCO STAFF PRESENT: Scott Connell, President; Regina Troutz, Economic Development Coordinator.

PURPOSE: Call to Order, Quorum Determined, Meeting Declared Open, Recognition of Guests and Visitors

Tour of the Panda Sherman Power Facility Located at 510 Progress Park

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS AND VISITORS

Mayor Wacker called the meeting to order at 9:33 a.m., declared a quorum present, and opened the City Council Meeting. There was not a quorum of Sherman Economic Development Corporation Board Members present.

TOUR OF THE PANDA SHERMAN POWER FACILITY LOCATED AT 510 PROGRESS PARK

Participants boarded a Texoma Area Paratransit Bus for a tour of the Panda Sherman Power Facility located at 510 Progress Park. Bill Pentak, Vice President, Investor, Panda Power Funds; Rick Baron Site Manager, Panda Sherman Power, LLC; and Mark A. Kadon, General Manager, Sherman Plant, Panda Power Operations; led the tour of the Panda Sherman Power Project.

The plant is a 758-megawatt combined-cycle generating facility located on a 200 acre site in Progress Industrial Park. When complete, the plant is expected to supply the power needs of approximately 750,000 homes. Construction began in July 2012 and is anticipated to take approximately 24 to 30 months to complete.

Participants toured the plant, asking questions and listening to presentations from the Panda representatives.

COUNCIL MINUTES – MARCH 21, 2014

ADJOURNMENT

There being no further business to come before the City Council or the Sherman Economic Development Corporation, motion was duly made and approved to adjourn the Joint Meeting at 11:51 p.m.

MAYOR

ATTEST

CITY CLERK

§

March 26, 2014

§

BE IT REMEMBERED THAT A Called Meeting of the Sherman City Council was begun and held in the City Council Chambers on March 26, 2014.

COUNCIL MEMBERS PRESENT: Mayor Cary Wacker; Deputy Mayor Robert Softly.
Council Members Davis, Plyler, Sofey, Watt.

COUNCIL MEMBERS ABSENT: Council Member Johnson.

CITY STAFF PRESENT: George Olson, City Manager; Robbie Hefton, Assistant City Manager/CFO; Brandon Shelby, City Attorney; Don Keene, Director of Community and Support Services; Clay Barnett, Director of Public Works and Engineering; J.J. Jones, Fire Chief; Otis Henry, Police Chief; Mary Lawrence, Controller; Kevin Winkler, Parks and Recreation Director; Angie Gurley, Customer Service Manager; Tammy Davis, Support Services Manager; Jim Cross, Assistant Public Works Director; Craig Long, Budget Analyst; Shawn Hackworth, IT Manager; Joe Gandillon, Systems Coordinator; Pam Cloer, Assistant to the City Manager; Linda Ashby, City Clerk.

PURPOSE: Call to Order, Quorum Determined, Meeting Declared Open

Receive Presentation on the City of Sherman's Personnel and Compensation

Receive Presentation on the City of Sherman's Fleet and Capital Improvement Programs

Receive Financial Update

Discuss and Consider Approval of the Budget Calendar for Fiscal Year (FY) 2014-2015

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Mayor Wacker called the meeting to order at 12:03 p.m., declared a quorum present, and opened the Called City Council Meeting. This is the fourth discussion on budget topics in preparation for FY 2014-2015.

She said, at its heart, City government is a service industry. Therefore we depend on great people to deliver the level of service that our citizens expect. She thanked all City staff members who keep the water turned on, the streets repaired, keep us safe, and provide the many services that the citizens expect in their everyday lives. It is of great value and this is an important subject to keep great people.

RECEIVE PRESENTATION ON THE CITY OF SHERMAN'S PERSONNEL AND COMPENSATION

Robby Hefton, Assistant City Manager/CFO, said the three most critical aspects of the City of Sherman are the people, equipment, and the infrastructure. We are a service organization, so people drive the cost more than any other piece of the operation. Equipment is giving those people the stuff they need to do their job and infrastructure is how we deliver the services to our citizens.

COUNCIL MINUTES – MARCH 26, 2014

He recognized Craig Long, Budget Analyst, for months of work that he and the Finance Department did to pull the information together for the presentation. Mr. Long was asked to look at the staffing and compensation in comparison with Sherman's peer cities, such as Denison, Gainesville, Cleburne, Waxahachie, Weatherford, and Greenville. For the most part, Mr. Hefton said the study showed that Sherman was in line with the peer cities, usually at the midpoint or slightly above.

There were a few exceptions and some "tweaks" are needed for pay and staffing in public safety and succession and staffing in certain areas.

Mr. Hefton said a few months ago, department heads were asked to review their operations and identify areas of critical needs. Out of that exercise came the items that the staff has presented at these pre budget meetings. There were some other things related to staffing, compensation, and personnel that also came out of that exercise. These subjects, such as training, maintaining a stable workforce, succession planning, staffing levels, and recruitment, will be discussed at a later time.

He addressed succession planning as it applies to management and directors. Eligibility for the City's retirement system, Texas Municipal Retirement System, is 20 years of service, or 60 years of age with five years of service. Today, over 60% of the current department heads are eligible for retirement. The median tenure for those department heads is 30 years of service. That is a lot of institutional knowledge that is eligible for retirement today.

From the cost center managers, over 50% are eligible today for retirement. In the utility operations, every director or manager is eligible for retirement. From a management standpoint, over the next few years the City must protect itself from that loss of institutional knowledge and make sure it is transferred.

Mr. Hefton said the current "pressure point" in compensation and staffing, is public safety, especially the recruitment of qualified entry and patrol officers. Currently there are seven patrol positions open and that is causing "pain" in the operation. Police Chief Otis Henry presented a report to the City Council in February about some of the things being done internally to help with recruitment. Without these entry level officers, other personnel must be shuffled around to put officers on the street for patrol.

The ripple effect causes several things, one of which is a decrease in projected revenue in court fines and traffic citations. Doing more with less and doing more with not enough can be a morale or motivational issue across the City.

Since 2000, Sherman's population has increased 13%, with 16% growth in square miles through annexation, with growth to the north and the west. It's hard to quantify the daytime and evening population, but since Sherman is now the retail hub for Grayson and surrounding counties, it is safe to say that tens of thousands of shoppers come to Sherman to shop. All of these things have increased, but the police and fire staffing, as well as the overall City staffing, hasn't increased to keep up. In 2000, the City had 405 employees, and today there are 412 or 413 employees.

Other issues that need to be considered include additional fire stations. With these fire stations, additional employees will be needed. With the larger area to cover, additional police officers will also be needed. Do to the "shift effect" if you want an additional police officer on the street, you must hire four new officers. If you want an additional firefighter, you must hire three new officers. The need to add the personnel to each shift increases the personnel costs.

For 2015, Mr. Hefton said a plan has been developed that would cost approximately \$150,000 and would help compress some of the patrol level officers and be more competitive with other

COUNCIL MINUTES – MARCH 26, 2014

communities. He added that, as the retail hub and the County seat, Sherman should be the clear leader of police, fire, and other employees, for the area. As a staff and as a City, Sherman should have a professional, well-trained staff, compensated accordingly, so they can compete with other cities.

Mr. Hefton said it is not just a money issue and the steps that have already been taken address how the City recruits, who is recruited, the location of recruiting efforts, and how jobs are advertised.

RECEIVE PRESENTATION ON THE CITY OF SHERMAN'S FLEET AND CAPITAL IMPROVEMENT PROGRAMS

Mr. Hefton briefed the City Council on the City's fleet maintenance and replacement program. Each year there should be approximately \$800,000 spent from the General Fund on fleet and equipment. This is based on the estimated useful life of all the fleet and equipment owned by the City, dividing its value by the estimated useful life. He displayed a graph of the actual purchases in regards to this average \$800,000 line. During the last couple of years, the City has been well below this average and has been trying to "catch up."

The City has over 250 units of fleet that are actually driven on the street. Maintenance must be provided for the backup vehicles as well as the front-line vehicles. Cost of the 250 units is about \$15 million.

In the past there was no plan to consistently fund fleet purchases at a constant level. Up to 2008, the City paid for fleet each year based on what was actually needed for that year. In 2009 the staff decided to set up a special fund and deposit money into the fund annually for any fleet purchases. This would alleviate the "up and down effect" and set aside the same amount of money each year for the fund.

Unfortunately in 2008 the economy "fell off the table" and the City was forced to make do and didn't have the luxury to set aside this \$800,000 annually for the fleet fund. Fleet purchase requests were cut and the City did the best they could. The ladder truck was purchased in 2010 for \$1 million, but the money was financed. Financing costs for that truck were \$190,000, which would equate to about 10 pick-up trucks.

Going forward, the staff would like to try and return to the plan to put money aside in a fund each year for financing the fleet purchases and maintenance.

Mr. Hefton addressed the City's fund balance history. In 2009, the balances of the General Fund, Utility Fund, Solid Waste Fund, General CIP Fund, and Utility CIP Fund were in the \$27 or \$28 million range. The City Council intentionally decided to pull-down that fund balance before they ever discussed increasing utility rates, tax rates, or fees.

Since 2009, the excess fund balance was used for operating transfers between funds, to purchase fleet and equipment, for the group health fund, to delay utility and tax rate increases, and for other one-time projects, such as the website. Those fund balances have now been reduced to a manageable level and there is no ability to use fund balances anymore for fleet, for capital expenditures, or for other one-time expenditures.

Mr. Hefton displayed the actual budget history for the General Fund from 2009 to the present, as opposed to what it could have been with the actual inflationary cost of the Consumer Price Index. Because of cuts and operating efficiencies, the actual budget was well under the CPI. He felt the City had done a good job of managing the budget even with inflationary pressures and the gap is nearly \$3 million between where the City would have been and where they are today.

COUNCIL MINUTES – MARCH 26, 2014

Mr. Hefton addressed CIP funding, saying that funding for the General and Utility CIP projects has been depleted through fund balance drawdown. Capital maintenance was also deferred over the past several years and the City maintained a “fix what’s broken” attitude. Currently there is no ongoing funding mechanism for fleet and CIP projects. They are funded as money is available. He said the City should have some type of ongoing funding source to be able to fund these projects as they come up.

The Fleet Maintenance Department has been working for almost a year on a Fleet Management Plan. It is a detailed analysis of the age, use, maintenance costs, the life, and the mileage on the fleet. The idea is to manage the fleet up front, so the cost can be reduced in the long run. As a part of this plan, funds must be set aside so when the time comes for maintenance or replacement, funding will be available. The Fleet Management Plan assumes a constant funding source.

The Funding Policy is arranged in order of useful life of these assets. Fleet and large recurring items are replaced every year and should be built into the annual budget, knowing you will need to replace them. These would probably be three, five, or seven year pieces of equipment and would be funded by cash on hand.

The intermediate infrastructure might have a seven to ten year life. For example, intermediate infrastructure would include the meter replacement project, which has been done in-house over several years. Depending on the cost, short-term debt might be okay for an intermediate infrastructure project.

Long-term infrastructure would include streets, the Water Treatment Plant expansion, or water and sewer main extensions. The life of this infrastructure would be from 20 to 50 years. These projects should be bonded, such as utility projects through the Greater Texoma Utility Authority or projects for which the City issues debt.

Sources of funding for these projects would be different. Non-recurring sources might include money saved from other projects or good budget performance. Tax rates and utility rates are another source that should be used to fund these projects. None of the projects should be funded with cash, but should be bonded out for payment over the life of the asset. Another funding source is the Street Sales Tax, which must be approved by voters every four years. Those funds are set aside to fund specific improvements or infrastructure.

Mr. Hefton outlined categories of General Fund CIP’s for 2015 through 2018, adding that only the current year projects are funded.

RECEIVE FINANCIAL UPDATE

Mr. Hefton presented a Financial Update, beginning with sales tax. Sales tax for the last 12 months and for this fiscal year is up about \$1 million over what was budgeted. This increase is primarily from Panda Energy. It not only includes their direct spending on construction of the plant, but also includes the 600 to 900 construction employees that spend their money here too. Both of those effects can probably be attributed to the sales tax jump in 2014. Mr. Hefton said this increase will be great one-time money for projects that might be considered for the next budget year.

For FY 2013, the General Fund reserves ended up about \$900,000 better than was originally expected. The net revenues for FY 2014 appear to be up about \$800,000 with the vast majority attributed to sales tax, but with a loss from decreased fines and court fees.

For FY 2015 ongoing, it appears that the valuation for Panda Energy will be larger than was originally thought. The plant was originally going to be about half the size, so the value will be higher than the

COUNCIL MINUTES – MARCH 26, 2014

original \$300 million estimate. Mr. Hefton felt it might now be in the \$400 million or \$500 million range. They do have a tax abatement, but in the first year the City should receive 36% or 38% of the increase. The City's amount will increase annually as the tax abatement decreases. Mr. Hefton said the project should have a positive annual impact of about \$250,000 more than originally thought. That should begin in either 2015 or 2016.

Mr. Hefton said at the end of FY 2014, the staff projects that the ending reserves in the General Fund will be about 94 days.

For FY 2013, the Utility Fund ending reserves were slightly below the projected amount. FY 2014 reserves are slightly above what was projected and the net effect is about what was projected. Reserves at the end of FY 2014 are projected to be at 79 days.

For FY 2013, the Solid Waste Fund ending reserves were close to what was projected. FY 2014 revenues are expected to be higher than expected, mainly from Panda Energy. Ending reserves should be at 103 days.

Mr. Hefton said the CIP fund balances at September 30, 2014 are expected to be \$400,000 in the General CIP Fund and \$900,000 in the Utility CIP Fund.

Mr. Hefton gave an update on the Panda Energy Project and its financial impacts on the City. The direct effect of the construction on the sales tax has been \$600,000 to \$700,000, but it is beginning to "trail off." The indirect effect is hard to quantify, but has been there.

They also had an increase in their estimated assessed property values from \$300 million originally to a projected \$500 million. The estimated impact will be an annual increase of \$250,000 over the initial amount.

Panda Energy was originally expected to "go live" during the fourth quarter of 2014, but is now expected to "go live" during the second quarter of 2014. Therefore their water revenue is expected to be about \$300,000 more than originally budgeted and the property tax revenue should be \$100,000 more than FY 2013. This additional revenue should help fund a few projects.

Mr. Hefton highlighted several items in the various fund budgets. The General Fund receives transfers in from the Utility Fund and the Solid Waste Fund. The intention was, as the Utility Fund has a break from their debt service for 2013, 2014, 2015, and 2016, that money could be used to help fund other things. That can be seen in the transfers in. The General Fund is about \$1.5 million to \$2 million "to the good" due to these transfers in that are normally not possible. The debt for the Utility Fund will increase and the transfers in will not be possible.

He added that there are no other "real stories" in the Utility Fund other than the debt service. Revenues are holding strong and will increase as Panda Energy comes online and begins to use water. Their water use is expected to be in the \$700,000 to \$800,000 per year range, which will help stabilize the Utility Fund.

In the Solid Waste Fund, there has been a temporary "bump" for fees, which has increased the fund balance to over 100 days.

In the General Improvement Fund and the Utility Improvement Fund the question will be how much money is available to complete some of the projects.

COUNCIL MINUTES – MARCH 26, 2014

Upcoming challenges for 2015 and beyond include establishing an ongoing funding source for CIP's, both short term like fleet and equipment, and long term like water treatment plants, park maintenance and development, and streets; personnel and compensation, not from a dollars and cents standpoint, but from a staffing standpoint; unfunded CIP's for FY 2015 that are critical, such as mill and overlay of streets; critical needs that have been discussed the past few weeks; Utility Fund transfers to the General Fund are diminishing, for 2015 the debt will still be lower, but will begin to increase in future years; over \$1 million annually for street sales tax which must be approved by the voters every four years, will expire in 2015 if not re-approved; and revenue growth in property taxes and sales taxes to keep up with inflation and the cost of doing business.

DISCUSS AND CONSIDER APPROVAL OF THE BUDGET CALENDAR FOR FISCAL YEAR (FY) 2014-2015

Mr. Hefton presented the proposed Budget Calendar for FY 2014-2015. Council Members discussed the meeting dates. A Budget Planning Meeting was scheduled for April 18, 2014 and the Budget Workshop was scheduled for June 18 and 19, 2014.

ACTION TAKEN.

Motion by Council Member Watt to approve the FY 2014-2015 Budget Calendar, as presented. Second by Deputy Mayor Softly.
VOTING AYE: Davis, Plyler, Sofey, Softly, Watt.
VOTING NAY: None.
MOTION CARRIED.

Mayor Wacker thanked the staff for their excellent presentations. They have presented critical information that will help the City Council make good decisions for the Budget.

ADJOURNMENT

There being no further business to come before the City Council, motion was duly made and approved to adjourn the Called Meeting at 12:54 p.m.

MAYOR

ATTEST

CITY CLERK

A photograph of a golf course green. In the background, there is a dense line of trees with green foliage. To the right, a tall, dark light pole with multiple lamps at the top stands against a clear blue sky. The foreground is a well-maintained green lawn.

Personnel and Compensation

Presentation Overview

This presentation is about the three most crucial parts of the City's operations:

- People – Personnel and compensation issues
- Equipment – Fleet and other equipment funding
- Infrastructure – Capital projects funding

Personnel and Compensation

- Staff took a comprehensive look at salary and staffing across the board
- Comparables:
 - Peer cities (similar size, proximity to DFW)
 - Regional peers (Gainesville, Denison)
- Study Findings – Sherman mostly in-line with peer averages, with a few positions as outliers (particularly managers/directors)
- Pressing issues are: pay and staffing in public safety and succession/staffing in certain areas

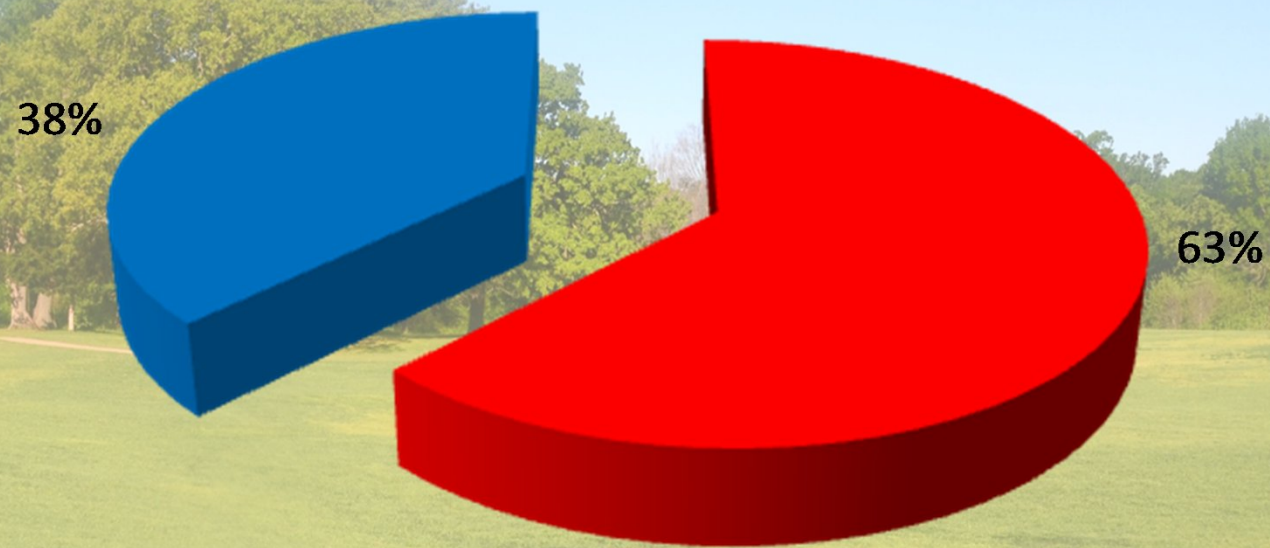
Personnel and Compensation

- Other issues include:
 - Funding of city-wide training programs
 - Funding to maintain stable workforce (minimize turnover) – appropriate staffing levels & compensation
 - Recruitment – city-wide
 - Succession planning

Succession Planning

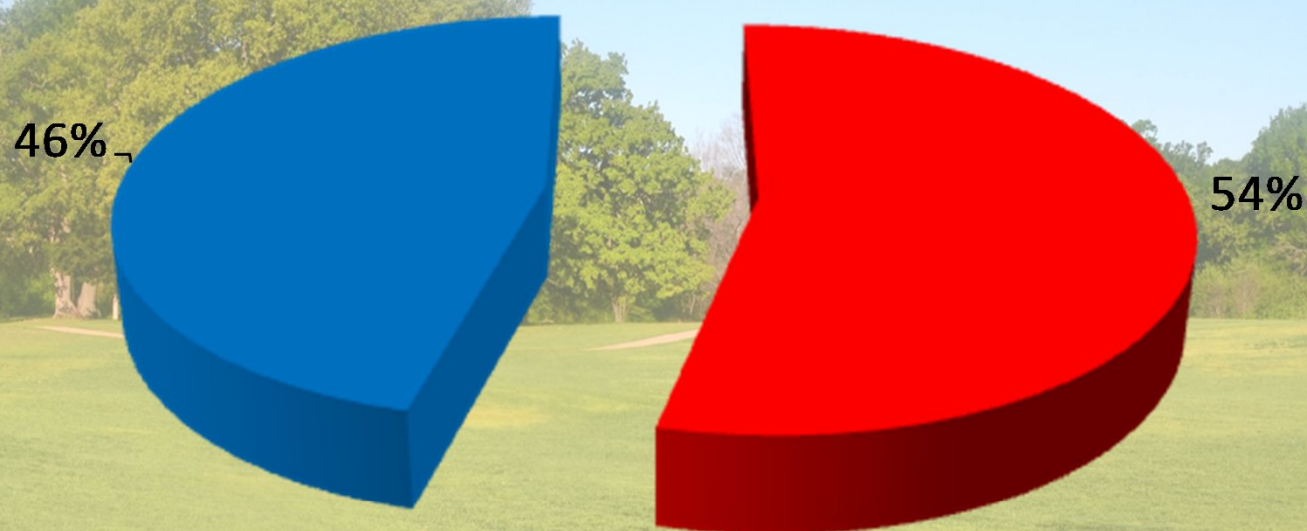
- Retirement Eligibility
 - 20 years of service, or
 - 5 years of service + 60 years of age
- Over 60% of current Directors are eligible
- Over 50% of current Managers are eligible
- 100% in Utility operations (Director + Managers) are eligible

Retirement Eligibility - Directors



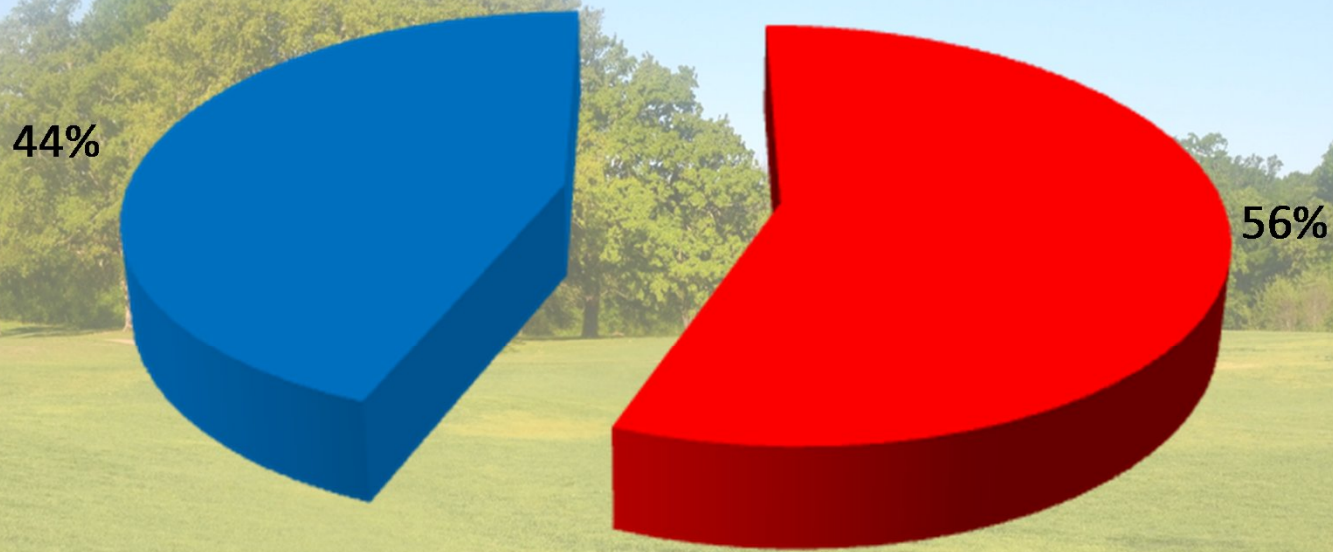
■ Directors eligible for retirement ■ Directors not eligible for retirement

Retirement Eligibility - Managers



■ Managers eligible for retirement ■ Managers not eligible for retirement

Retirement Eligibility – Combined



■ Total eligible for retirement

■ Total not eligible for retirement

Compensation and Staffing – Public Safety

- Public safety – especially recruitment of qualified entry and patrol officers
- Effects of open positions
 - Re-assigned duties (jobs not getting done)
 - Decreased revenue of \$400k +/-
 - Morale and motivation rel. to short staffing
- Demographics
 - Population increase since 2000 – 13%
 - Sq miles increase since 2000 – 16%
 - Work load increase/population density changes (retail hub effect)
 - PD staffing 7% increase, FD staffing 4% increase
 - Currently 7 patrol positions vacant

Compensation and Staffing – Public Safety

- Based on demographic changes, possible staffing level increase in PD and FD – timing??
- Shift effect
 - 1 position in PD = 4 FTE's (\$300k)
 - 1 position in FD = 3 FTE's (\$225k)
- For FY2015, potential entry/patrol pay adjustment
 - \$150k estimated effect
 - Need to be clear leader in local market (Texoma)

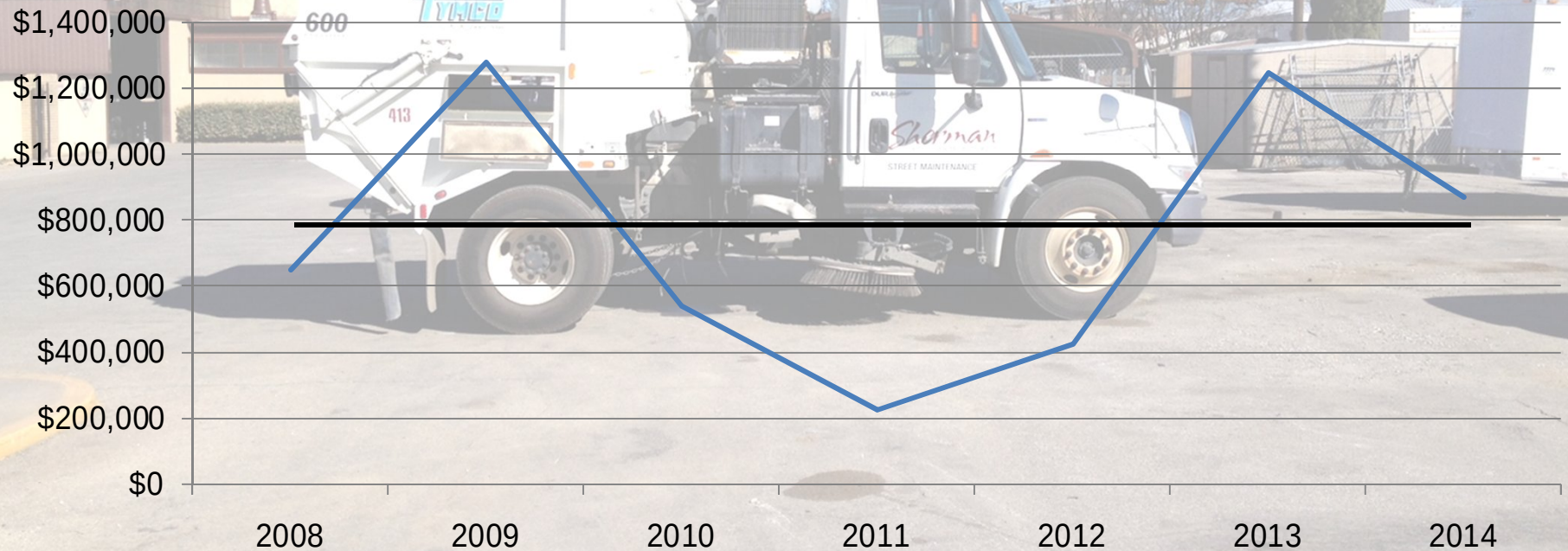
Compensation and Staffing – Public Safety

- Other efforts being implemented (PD):
 - Recruiting techniques and resources
 - Multiple testing sites
 - More internal resources dedicated to recruiting efforts
 - Increased amount and variety of advertising
 - Recruiting regionally, esp. East Texas
 - Testing and evaluation process changes
 - Lateral pay policy implemented (Feb. 2014)

A white street sweeper truck is parked in a paved lot. The truck has 'TYCO' and '600' written on its side. It has a large rotating brush at the rear and a smaller one at the front. The truck is parked in front of a building with a brown roof. In the background, there are utility poles, bare trees, and a tall cypress tree. The sky is clear and blue.

Fleet Maintenance and Replacement

Fleet & Equipment Spending History (General Fund – cash purchases only)



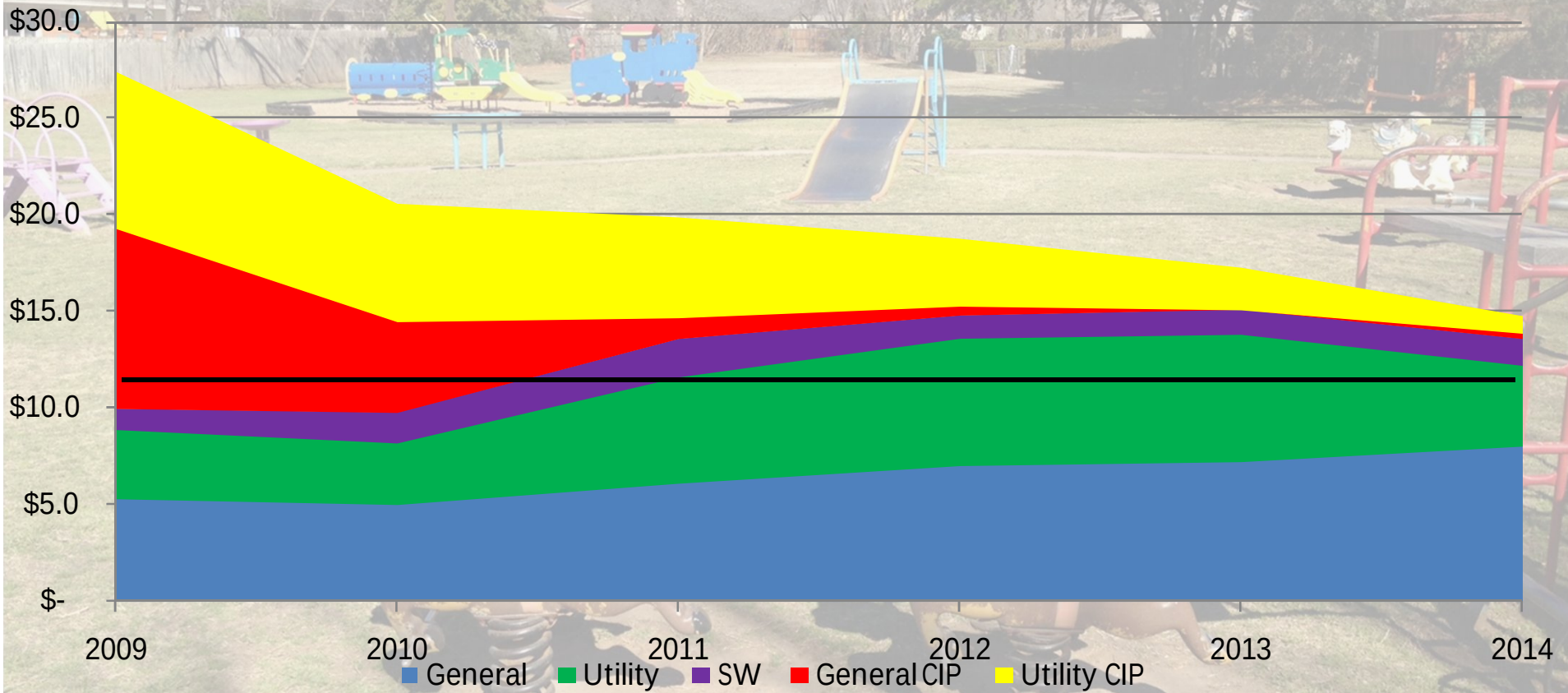
City currently has over 250 fleet units, with a \$15 million cost

Fleet Funding History

- Through 2008 – Pay as you go, each Fund spent what was required for that year
- 2009 thru current
 - Plan was to fund a *constant amount annually*, (e.g., \$800k) to minimize fluctuations in amounts required and reduce financing costs
 - When recession hit, City
 - Cut fleet purchases
 - Financed large purchases (\$1mm fire truck)
 - Purchased on a piecemeal basis, didn't fund at constant level
 - Interest cost to finance \$1mm fire truck for 10 years = \$190k
- Preferred plan is to stabilize costs and avoid financing costs by funding fleet up front annually as part of rates

Fund Balance History

(in millions)



Fund Balance Uses

Since 2009

- Operating transfers between funds
- Purchase of fleet/equipment
- Group health fund
- Delayed rate increases (utility, tax)
- One-time projects (e.g, website)

Budget History – General Fund



A photograph of a playground with various equipment including slides, climbing structures, and rocking horses. The text "CIP Funding" is overlaid in the center.

CIP Funding

Capital Maintenance and Funding

- Funding for General and Utility CIP projects depleted thru fund balance drawdown
- Capital maintenance deferred over past several years – just fix what's broken
- Fleet replacement deferred up until FY2013
 - FY2013 and FY2014 were “catch-up” years
- No ongoing funding mechanism for building, fleet, and other capital spending
- Fleet replacement plan currently under development, but assumes a constant funding source

Capital Funding Policy

- Funding of Capital Spending varies
 - Fleet and large recurring (e.g., street maintenance, biosolids) should be pay-as-you-go (built into operating budget/rates)
 - Intermediate infrastructure (e.g., meter system, computer systems) can be hybrid (reserves + intermediate term financing < 7 yrs)
 - Long-term infrastructure (e.g., streets, plant assets, water/wastewater mains) should be combination of reserves + long-term debt

Capital Funding Policy

- Source(s) of funding
 - Favorable budget performance (e.g., PANDA, sales taxes, operating efficiencies) – non-recurring source
 - Tax rates and utility rates – (ideally support 1/3 to 1/2 of needs) – recurring source
 - Support debt issued
 - Ongoing funding source
 - Special designated sources
 - Examples: Street sales tax, stormwater fee

General CIP Totals

(from 5 Year CIP)

	Drainage	Stormwater	Streets	Facilities	Parks	Est Fleet	
2015	\$ 566,500	\$ 344,250	\$1,277,000	\$8,762,000	\$ 720,000	\$ 900,000	\$12,569,750
2016	\$ 290,000	\$ 287,750	\$ 400,000	\$ 260,000	\$ 355,000	\$1,000,000	\$ 2,592,750
2017	\$ 290,000	\$1,059,500	\$1,150,000	\$ 50,000	\$ 410,000	\$1,250,000	\$ 4,209,500
2018	\$ 373,000	\$ 214,250	\$2,850,000	\$ 50,000	\$1,850,000	\$ 950,000	\$ 6,287,250
GRAND	\$1,519,500	\$1,905,750	\$5,677,000	\$9,122,000	\$3,335,000	\$4,100,000	\$25,659,250

A photograph of a park with various playground equipment. In the foreground, there are two brown rocking horses with yellow saddles. In the background, there are slides, climbing structures, and a blue train-like play structure. The park is surrounded by trees and a fence.

FINANCIAL UPDATE

Sales Tax Quarter-on-Quarter Growth



Financial Update Summary

General Fund

- FY2013 ending reserves up \$900k +
- FY2014 Net revenues up ~\$800k (sales tax less decreased fines/fees)
- FY2015+ PANDA annual impact - \$250k increase (projected valuation vs. initial)
- Ending reserves for FY14 at \$8.0 million (94 days)

Utility Fund

- FY2013 ending reserves slightly lower than projections (\$200k)
- FY2014 revenue up \$200k vs budget
- Ending reserves for FY14 at \$4.2 million (79 days)

Financial Update Summary

Solid Waste Fund

- FY2013 ending reserves = projections
- FY2014 revenues up vs. budget (\$400k +/-)
- Ending reserves at 103 days

CIP Fund Balances at 9/30/14:

- General \$400k
- Utility \$900k

PANDA Update – Financial Impacts

- Sales tax construction effect (direct) = \$600k +
- Sales tax indirect effect – temp employee spending - ??
- Estimated assessed property values increased
 - Original - \$300 M
 - Projected - \$ 500 M
 - Estimated impact - \$250k/year increase vs. initial
- “Go-live” date
 - Original – 4Q 2014
 - Updated – 2Q – 3Q 2014
 - Impact for FY2014
 - water revenue +\$300k vs. budget
 - property tax revenue + \$100k vs. FY2013

GENERAL FUND 2014 -2015 Annual Budget

	Actual 2012-2013	Adjusted Budget 2013-2014	Projected 2013-2014
Beginning Fund Balance	\$ 6,952,308	\$ 6,144,829	\$ 7,220,474
Revenues			
Property Taxes	6,026,008	6,432,500	6,452,500
Sales Taxes	13,337,682	13,069,000	14,250,000
Franchise Taxes	2,813,085	2,744,000	2,904,000
Other Taxes	115,903	125,000	125,000
Fines & Forfeitures	842,241	1,149,140	626,770
Recreation	299,821	286,300	301,300
Permits & Licenses	253,801	292,730	244,730
Rentals	63,784	63,295	63,295
Cemetery Sales and Services	128,405	200,700	200,700
Sales & Services	542,474	546,000	548,000
Ambulance Services	1,439,851	1,380,000	1,380,000
Interest	19,350	55,000	55,000
Grants and Miscellaneous	444,600	195,800	186,100
Total Revenues	26,327,005	26,539,465	27,337,395
Transfers In	3,670,766	4,311,000	4,311,000
Total Receipts	29,997,771	30,850,465	31,648,395
Total Funds Available	36,950,079	36,995,294	38,868,869
Expenditures			
Personnel	21,009,606	21,702,978	21,702,978
Supplies	1,369,913	1,445,191	1,445,191
Maintenance	1,059,014	1,405,015	1,405,015
Utilities	1,341,615	1,439,656	1,439,656
Contract Wages	166,670	231,410	231,410
Technology Services	469,156	496,870	496,870
Debt Service	69,431	-	-
Contractual and Sundry Services	1,441,693	1,599,932	1,599,932
Vehicle Usage	1,329,165	1,419,140	1,419,140
Equipment and Buildings	325,474	272,913	272,913
Transfer Out to Other Funds	-	-	-
Transfer Out to Fleet Fund	1,147,868	889,075	889,075
Total Expenditures	29,729,605	30,902,180	30,902,180
Excess Receipts over Expenditures	268,166	(51,715)	746,215
Ending Fund Balance	\$ 7,220,474	\$ 6,093,114	\$ 7,966,689
	88.65	71.97	94.10

UTILITY FUND 2014 -2015 Annual Budget

	Actual 2012-2013	Adjusted Budget 2013-2014	Projected 2013-2014
Beginning Reserve	\$ 6,517,424	\$ 6,848,028	\$ 6,606,199
Revenues			
Water Revenues	11,574,956	12,132,000	12,045,000
Sewer Revenues	6,668,455	6,654,000	6,830,000
Laboratory Charges	121,219	125,100	125,100
Service & Penalties	532,541	494,000	494,000
Interest	21,338	16,000	16,000
Intergovernmental	518,962	453,092	550,726
Miscellaneous	140,851	85,700	85,700
Total Revenues	19,578,322	19,959,892	20,146,526
Transfers-in	123,700	135,000	135,000
Total Receipts	19,702,022	20,094,892	20,281,526
Total Funds Available	26,219,446	26,807,920	26,887,725
Expenses			
Personnel	4,551,845	4,742,293	4,742,293
Supplies	929,885	1,033,612	1,033,612
Maintenance & Repair	1,588,472	1,960,323	1,960,323
Utilities	2,218,568	2,675,900	2,675,900
Computer Services	68,994	67,730	67,730
Debt Service	4,572,014	4,695,608	4,625,506
Contract Wages	47,081	124,000	124,000
Contractual & Special Services	1,868,248	1,565,720	1,565,720
Vehicle Usage	263,691	282,110	282,110
Other	272,344	476,711	476,711
Capital Expenses	59,310	8,530	8,530
Total Expenses	16,440,452	17,632,537	17,562,435
Transfers Out			
General Fund-Franch & Admin	1,602,000	1,643,000	1,643,000
General Fund-Other	1,442,000	2,057,000	2,057,000
Others	128,795	1,440,000	1,440,000
Total Transfers Out	3,172,795	5,140,000	5,140,000
Total Expenses and Transfers	19,613,247	22,772,537	22,702,435
Excess Revenues over Expenditures	88,775	(2,677,645)	(2,420,909)
Ending Reserve	\$ 6,606,199	\$ 4,170,383	\$ 4,185,290
	122.94	78.97	79.54

SOLID WASTE FUND 2014 -2015 Annual Budget

	Actual 2012-2013	Original Budget 2013-2014	Projected 2013-2014
Beginning Fund Balance	\$ 1,141,483	\$ 1,342,857	\$ 1,405,087
Revenues			
Solid Waste Fees	5,327,724	5,392,390	5,784,370
Service Penalties	51,635	47,000	49,000
Interest	921	500	1,500
Miscellaneous	126,957	92,000	100,000
Total Revenues	5,507,237	5,531,890	5,934,870
Total Funds Available	6,648,720	6,874,747	7,339,957
Expenses			
Personnel	1,375,134	1,545,863	1,545,863
Supplies	100,989	113,625	113,625
Maintenance & Repair	48,057	60,440	60,440
Utilities	21,895	32,600	32,600
Contract Wages	-	2,080	2,080
Computer Services	10,349	12,900	12,900
Solid Waste Debt Service	35,210	-	-
Contractual & Sundry Services	1,432,819	1,452,372	1,452,372
Vehicle Usage	1,037,660	1,076,410	1,076,410
Capital Expenses	-	55,000	55,000
Transfers Out-Franchise & Admin	737,766	746,000	746,000
Transfers Out-Fleet	443,754	622,244	622,244
Total Expenses	5,243,633	5,719,534	5,719,534
Excess Receipts over Expenditures	263,604	(187,644)	215,336
Ending Fund Balance	\$ 1,405,087	\$ 1,155,213	\$ 1,620,423
	97.81	73.72	103.41

**GENERAL IMPROVEMENT FUND
2014 -2015 Annual Budget**

	Actual 2012-2013	Adjusted Budget 2013-2014	Projected 2013-2014
Beginning Fund Balance	\$ 456,994	\$ 23,236	\$ 310,882
Revenues:			
Transfers In	200,000	600,000	600,000
SEDCO (TxDot and GIS)	260,000	200,000	200,000
Grant Proceeds	50,333	-	-
Investment Interest	483	250	250
Miscellaneous	413,588	-	-
Total Revenues	924,404	800,250	800,250
Total Funds Available	1,381,398	823,486	1,111,132
Expenditures:			
Washington Street West	3,150	-	-
GIS System	38,717	203,550	203,550
Watershed Management	63,613	-	-
Soil Conservation Emergency Action Plan Study	14,073	-	-
Neighborhood Revitalization-Fielder Park	143,835	44,937	44,937
Municipal Building Repair	455	190,000	190,000
Canyon Grove to Hwy 82	1,979	-	-
Taylor Street Complex	191,106	650	650
Hwy 1417 Ramp from Hwy 75	400,000	-	-
Ramp Reversal-Hwy 1417 and 75	213,588	-	-
* Loy Lake Bridge	-	-	-
Fallon Drive Bridge Repair	-	287,500	287,500
Hunt Street Erosion	-	90,000	9,000
Total Expenditures	1,070,516	816,637	735,637
Ending Fund Balance	\$ 310,882	\$ 6,849	\$ 375,495

**UTILITY IMPROVEMENT FUND
2014 -2015 Annual Budget**

	Actual 2012-2013	Budget 2013-2014	Projected 2013-2014
Beginning Fund Balance	\$ 3,590,265	\$ 1,490,937	\$ 2,170,599
Revenues			
Transfers In	-	600,000	600,000
Miscellaneous Income	227,221	-	-
Interest Income	11,309	15,000	15,000
Total Revenues	238,530	615,000	615,000
Total Funds Available	3,828,795	2,105,937	2,785,599
Expenses			
Utility Oversizing	-	100,000	100,000
WWTP Digester Rehab	22,516	-	-
Gallagher Tower Evaluation	19,623	-	-
* Sears Lift Station	8,898	-	-
WTP Second Feed	3,600	-	-
Hwy 289 Water	254,442	-	-
Hwy 289 Sewer	78,095	-	-
Upgrade Metering and Telemetry for Water System	195,067	-	-
Well Repairs and Upgrades	730	-	-
Gallagher Elevated Tank Painting and Repair	-	1,125,000	1,125,000
Infiltration & Inflow Office and Storage Facility	21,885	-	-
** Blalock Industrial Sewer	18,860	-	-
* VFD Headworks Pump Replacement	10,000	-	-
WWTP Effluent Reuse Engineering	24,480	-	-
Cherry Park Pump Station Rehab	-	500,000	500,000
Ricketts St Water Line	-	168,000	168,000
Transfers Out-Employee Insurance Fund	1,000,000	-	-
Total Expenses	1,658,196	1,893,000	1,893,000
Ending Fund Balance	\$ 2,170,599	\$ 212,937	\$ 892,599

Upcoming Challenges

- Ongoing funding source for CIPs, fleet, equipment
- Personnel and compensation (Public Safety & other)
- Unfunded CIP's for FY15 that are critical (streets)
- Critical needs previously discussed (Stormwater, Fire Stations, WTP)
- Utility Fund transfers to General Fund are diminishing – temporary decrease in debt service is phasing out
- Street sales tax (\$1mm/year) re-approved in 2015??
- Revenue growth to keep up with inflation and cost of doing business



Budget Calendar

Calendar (proposed)

February 12, 2014

Stormwater/Flood Study

February 26, 2014

Fire Station Overview

March 12, 2014

WTP Expansion Study/Design

March 26, 2014

Staffing and Compensation,
CIP/Fleet, Financial Update

April 18, 2014

Budget Planning Meeting

June 18-19, 2014

Budget Workshop



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. B. 1.

Meeting Date: 04/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

PROCLAMATION

Recognizing Jerry Chapman for his 32 years as General Manager of the Greater Texoma Utility Authority

Issue:

Jerry Chapman has served as General Manager of the Greater Texoma Utility Authority from 1982 until 2014, when he announced his retirement.

Background:

Mr. Chapman has been instrumental in securing additional water storage in Lake Texoma and in the development of water, wastewater and landfill services for the community.

Origination:

The request for a proclamation originated with Mayor Cary Wacker.

Financial Consideration:

There is no financial consideration for the proclamation.

Staff Recommendation:

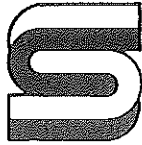
The staff recommends presentation of the proclamation to Mr. Chapman for his many years of service.

Alternatives:

The Council could choose not to present the proclamation.

Attachments

Jerry Chapman Proclamation



Proclamation

WHEREAS, it is with great respect and gratitude that Jerry Chapman is commended for his service to Sherman and the Texoma area over a 45 year career of distinguished service, and

WHEREAS, in 1969, Mr. Chapman became the first Executive Director of the regional council, now known as Texoma Council of Governments, and

WHEREAS, in the late 1970's, Mr. Chapman assisted with the creation of Greater Texoma Utility Authority and was charged with the responsibility of developing a surface water program for Sherman from Lake Texoma, and

WHEREAS, Mr. Chapman left Texoma Council of Governments in 1982 to become the first General Manager of Greater Texoma Utility Authority, which was organized to coordinate area cities in planning and development of a long-term solid waste disposal facility and to assist member communities with water and wastewater needs, and

WHEREAS, Mr. Chapman developed a relationship with the North Texas Municipal Water District, which enabled the financial feasibility of the surface water system enjoyed by Sherman today, and

WHEREAS, in the 1980's, Mr. Chapman worked to secure additional future water supplies for Sherman and other area water providers from Lake Texoma, and

WHEREAS, Mr. Chapman also represented the Texoma area in state and regional water planning efforts and chaired activities of the Lake Texoma Advisory Committee for the U.S. Army Corps of Engineers, and

WHEREAS, Mr. Chapman has provided invaluable leadership and representation to the City of Sherman and helped develop water, wastewater, and landfill services that will help sustain the community for years to come.

NOW THEREFORE, I, Cary Wacker, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby recognize and commend

JERRY CHAPMAN

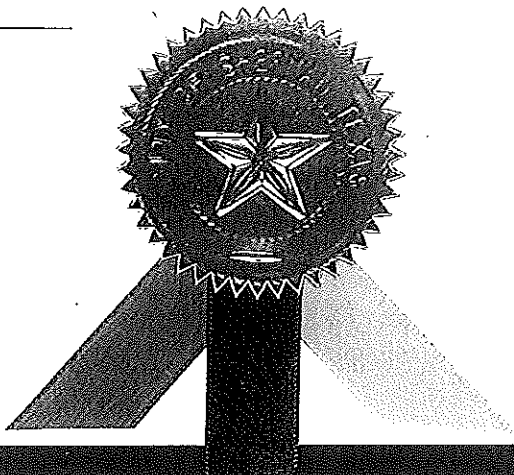
for his many years of service to the citizens of Sherman and especially for his service as General Manager of the Greater Texoma Utility Authority from 1982 to 2014. Thank you for your dedication and service to the citizens of Sherman.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Sherman to be affixed, this the 7th day of April, 2014.

Mayor

ATTEST:

Linda Ashby
City Clerk





City Council Regular Meeting

Agenda Item No. B. 2.

Meeting Date: 04/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

PROCLAMATION

"National Library Week" – April 13-19, 2014

Issue:

To present a proclamation designating April 13 through 19, 2014, as "National Library Week"

Background:

Each year, "National Library Week" is celebrated to offer recognition to the important role that libraries play in our lives.

Origination:

The request for this proclamation originated with the Sherman Public Library.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

It is the recommendation of the staff to present a proclamation designating "National Library Week" during April 13 through 19, 2014.

Alternatives:

The Council could choose not to present the proclamation.

Attachments

National Library Week Proclamation



Proclamation

WHEREAS, libraries have historically served as our nation's great equalizers of knowledge by providing free access to all, and

WHEREAS, libraries work to meet the changing needs of their users, including building downloadable collections, involving teens in collection development and programming, and giving young people a chance to improve reading skills, and

WHEREAS, our nation's libraries provide a forum for diverse ideas and points of view that help us better understand each other and ourselves, and

WHEREAS, librarians help people of all ages and backgrounds find and interpret the information they need to live, learn, and work in a challenging economy, and

WHEREAS, during April, Sherman's youngsters will enjoy Story Time programs, our seniors will gather to view travel videos, attend and participate in book reviews, and receive assistance from AARP tax volunteers, and the Friends of the Sherman Public Library will hold its Spring Book Sale on April 26, 2014, and

WHEREAS, libraries are part of the American dream, places for education, opportunity, and lifelong learning, and

WHEREAS, libraries, librarians, library workers, and supporters across America are celebrating National Library Week.

NOW THEREFORE, I, Cary Walker, Mayor of the City of Sherman, Texas, by the authority vested in me, do hereby proclaim April 13 through 19, 2014

NATIONAL LIBRARY WEEK

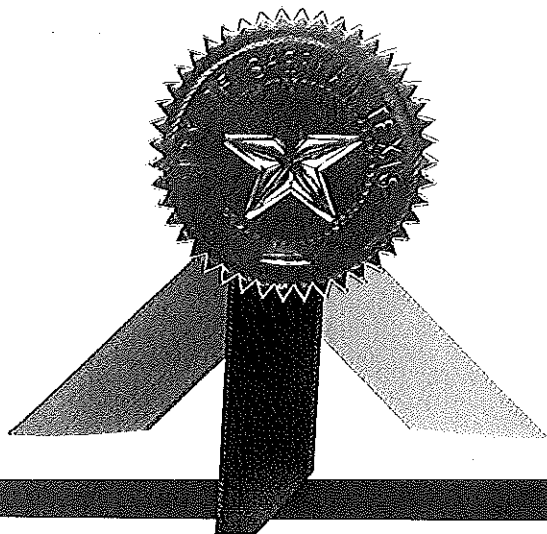
in the City of Sherman and urge all residents to visit the Sherman Public Library to take advantage of all the wonderful library resources available. You belong at your library. I also encourage residents to thank their librarians and library workers for making information accessible to all who walk through the library's doors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Sherman to be affixed, this the 7th day of April, 2014.

Mayor

ATTEST:

Sinda Ashby
City Clerk





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 1.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5812

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Natural Stone Facility in a C-2 (General Commercial) District at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey, Abstract No. 1097 (K Invest, Owner; Scott Sanders, Prospective Buyer; C&L Natural Stone, Proposed Tenant; and Helvey & Associates Surveying Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Issue:

To consider the request of K Invest (Owner), Scott Sanders (Prospective Buyer), C&L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying Inc. (Surveyor) concerning the property located at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey, Abstract No. 1097, to allow a retail natural stone facility in a C-2 (General Commercial) District

Background:

The property is located at 5208 Texoma Parkway between Fallon Drive and F.M. 691; the vacant lot south of Mrs. King's Kitchen.

C&L Natural Stone, which is currently located at the corner of F.M. 691 and Texoma Parkway, would like to move their business to this location. This location will be used for a natural stone facility consisting of various types of natural stone such as flagstone, chop stone and building stone that is used for landscaping, residential and commercial construction, swimming pools, waterfalls, patios and much more. There will also be a whole line of sands, gravels, mulches and soils. In addition, they will be able to obtain several new lines of natural thin veneer and the whole line of Pave Stone Products that will be in one easy to access location. They plan to construct a masonry retail building and provide twelve parking spaces for the stone facility.

Origination:

K Invest (Owner)

Scott Sanders (Prospective Buyer)

C&L Natural Stone (Proposed Tenant)

Helvey & Associates Surveying Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the March 18, 2014 regular meeting, the Planning and Zoning Board voted 6/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5812

Location Map

Zoning Map

Zoning Photo

Narrative

Survey

Site Plan

Elevations

Elevations

P&Z Communication

Staff Review Letter

Letter from Armstrong McCall

Letter from Modern Exploration

ORDINANCE NO. 5812

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A RETAIL NATURAL STONE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 5208 TEXOMA PARKWAY, BEING 3.919 ACRES IN THE D.C. SHELP SURVEY, ABSTRACT NO. 1097 (K INVEST, OWNER; SCOTT SANDERS, PROSPECTIVE BUYER; C&L NATURAL STONE, PROPOSED TENANT; AND HELVEY & ASSOCIATES SURVEYING INC., SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, K Invest (Owner), Scott Sanders (Prospective Buyer), C&L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying, Inc. (Surveyors) are granted a Specific Use Permit to allow a retail natural stone facility in a C-2 (General Commercial) District at 5208 Texoma Parkway, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the D. C. Shelp Survey, Abstract No. 1097, being all of the 3.921 acre tract of land conveyed by General Warranty Deed from Pradeep Kumar Srivastava, to K-Investments, on October 12, 1984, recorded in Volume 1719, Page 410, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a $\frac{1}{4}$ inch rebar found in the West right-of-way line of Texoma Parkway (AKA: State Hwy. 91, AKA: Branch U.S. Hwy. 75), at the Southeast corner of said K-Investments 3.921 ac. and the Northeast corner of the Rider & Rider, L.L.C., 0.722 ac. in Vol. 3273, Pg. 430, O.P.R.G.C.T.;

THENCE North 86 deg. 26 min. 30 sec. West, with the North line of said Rider & Rider 0.722 ac., a distance of 335.79 ft. to a $\frac{1}{4}$ inch rebar found in the East line of Theresa Drive, a "North-South" public road, at the Southwest corner of said K-Investments 3.921 ac. and the Northwest corner of said 0.722 ac.;

THENCE North 01 deg. 40 min. 28 sec. East, with the East line of Theresa Drive, a distance of 383.31 ft. to a $\frac{1}{4}$ inch rebar found at the Northwest corner of said K-Investments 3.921 ac. and the Southwest corner of the MK Commercial Kitchens, Inc., 1.803 ac. in Vol. 3045, Pg. 162, O.P.R.G.C.T.;

THENCE South 87 deg. 55 min. 05 sec. East, with the South line of said MK Commercial Kitchens 1.803 ac., a distance of 542.89 ft. to a 12 inch rebar with Surveyor's "ID" cap stamped (RPLS 4488) set in the West right-of-way line of Texoma Parkway, at the Northeast corner of said K-Investments 3.921 ac. and the Southeast corner of said 1.803 ac., **SAID** rebar being South 29 deg. 38 min. 00 sec. West, 151.70 ft. (deed distance) from a 12 inch rebar found at the most Eastern Northeast corner of said MK Commercial Kitchens 1.803 ac.;

THENCE South 29 deg. 38 min. 00 sec. West, with the West right-of-way line of Texoma Parkway, a distance of 442.08 ft. to the **PLACE OF BEGINNING** and containing **3.919 ACRES** of land.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
5. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
6. Stormwater Management shall be coordinated with the Engineering Dept (903-892-7208).
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches shall conform to TxDOT and City of Sherman standards. A variance is required for the driveway shown.
9. Detention in accordance with City criteria is required.
10. Water and Sewer pro-rata are due at the time of development.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

EFFECTIVE DATE on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

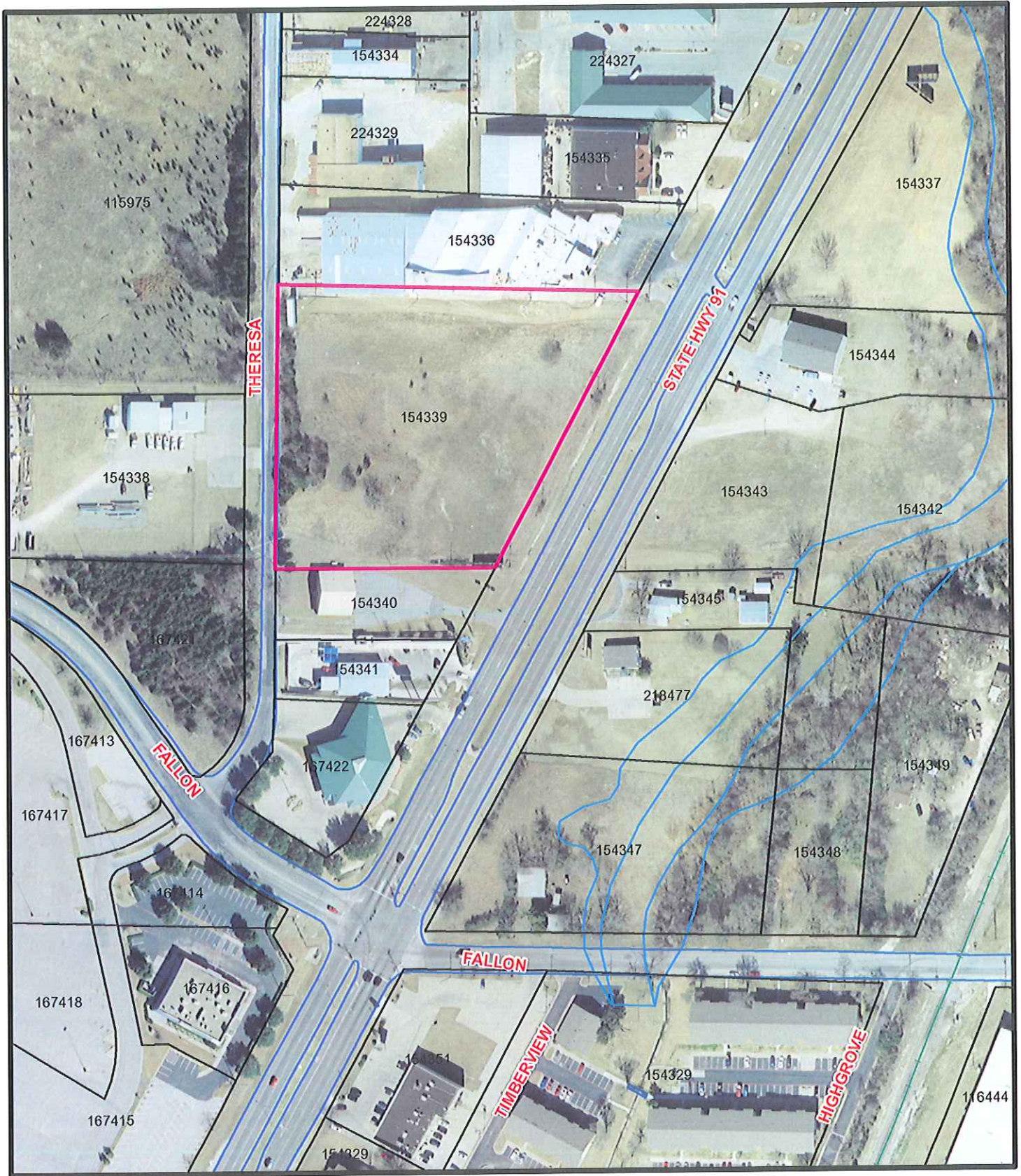
BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



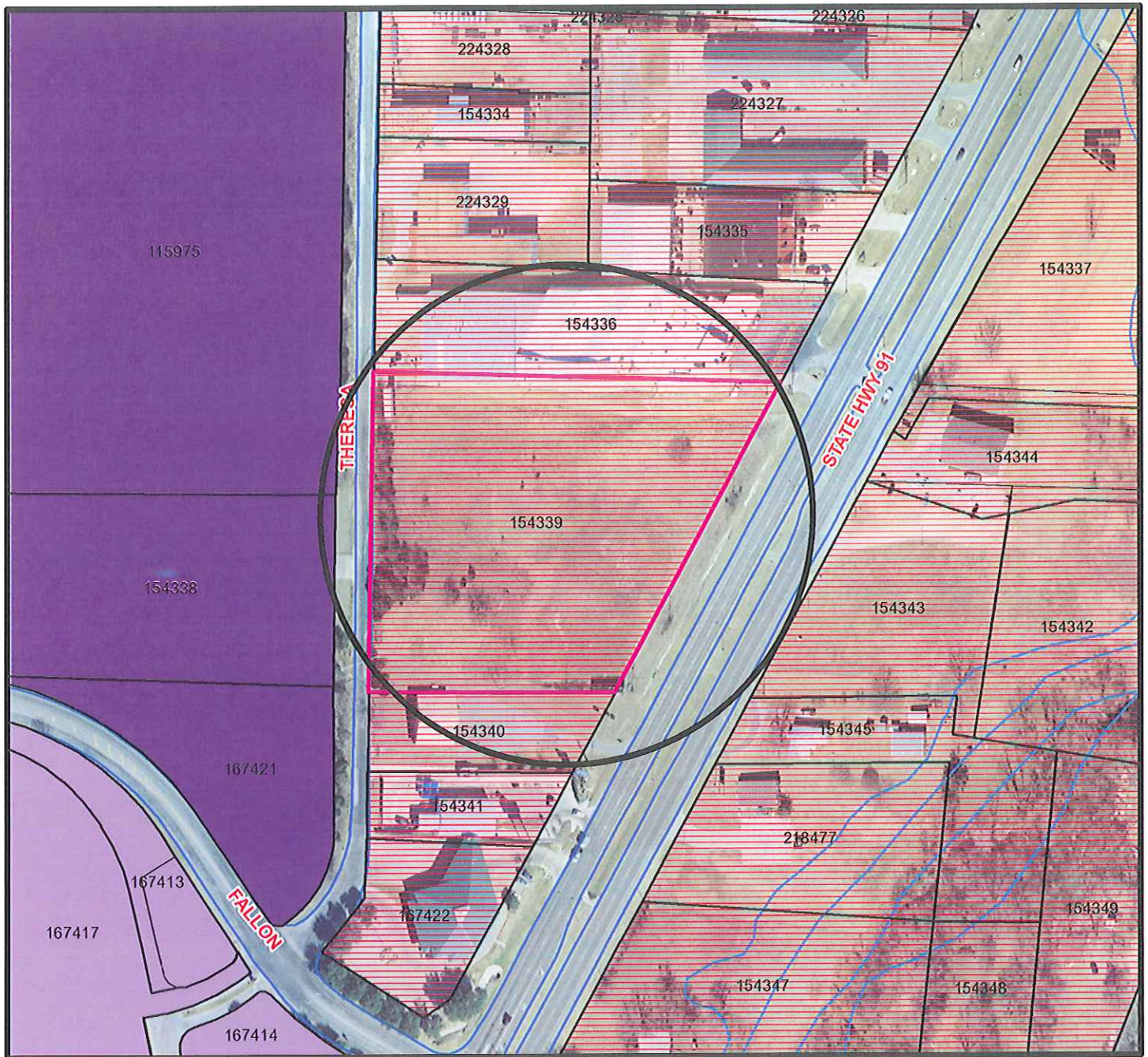
5208 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 188 feet



Zoning - 5208 Texoma Parkway

Legend

----- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
CB D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park



5208 Texoma Parkway



To whom it may concern:

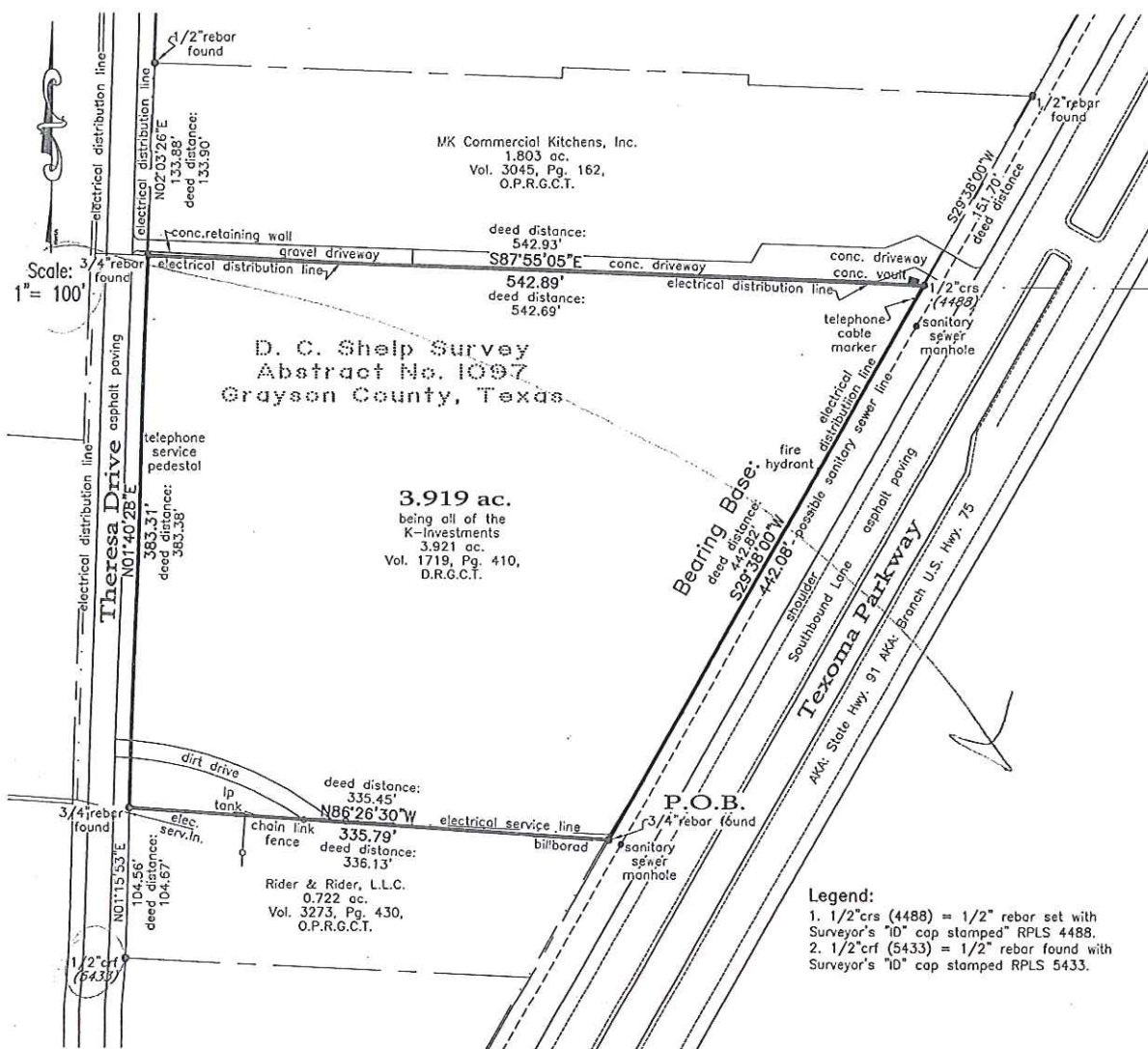
I, Scott Sanders, owner of C & L Natural Stone, Inc. am applying for a specific use permit for the location known as 3.919 acres on Texoma Parkway just north of Fallon Drive and east of Theresa Drive. This location will be used for a natural stone facility consisting of various types of natural stone such as flagstone, chop stone and building stone that is used for landscaping, residential and commercial construction, swimming pools, waterfalls, patios and much more. I will also have our whole line of sands, gravels, mulches and soils. In addition to the inventory listed above, I will be able to obtain several new lines of natural thin veneer and the whole line of Pave stone products that will be in one very convenient easy to access location.

Thank you for strongly considering this application. I hope to build a facility that we, as a community, will be proud of for years to come.

Thank you,

Scott Sanders





Owner: K-Investments

Buyer: _____

Address: _____ Texoma Parkway
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (real property purchase) by and between the Owner stated hereon and the Buyer for this contract, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

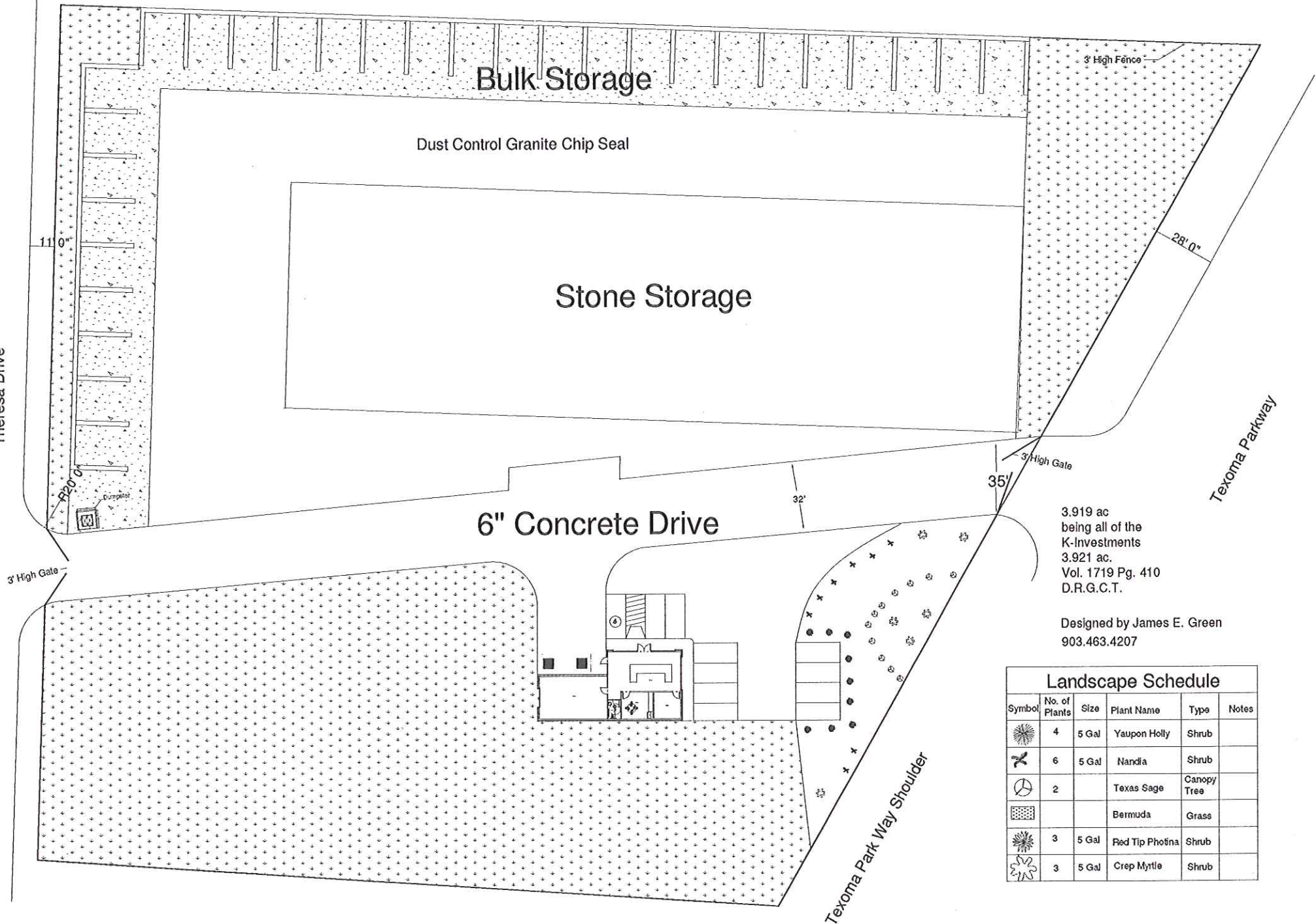
I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Effective Date: September 29, 2010.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10088100
Texas Board of Professional Land Surveying

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: February 6, 2014

Theresa Drive



3.919 ac
being all of the
K-Investments
3.921 ac.
Vol. 1719 Pg. 410
D.R.G.C.T.

Designed by James E. Green
903.463.4207

Landscape Schedule

Symbol	No. of Plants	Size	Plant Name	Type	Notes
	4	5 Gal	Yaupon Holly	Shrub	
	6	5 Gal	Nandia	Shrub	
	2		Texas Sage	Canopy Tree	
			Bermuda	Grass	
	3	5 Gal	Red Tip Photina	Shrub	
	3	5 Gal	Crep Myrtle	Shrub	

Floor Plan

Front Elevation

Rear Elevation

Electrical



Right Elevation

Left Elevation

3.919 ac.
being all of the
K-Investments
3.921 ac.
Vol. 1719 Pg. 410
D.R.G.C.T.

Designed by James E. Green
903.453.4207





**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 10.

Meeting Date: 03/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

5208 TEXOMA PARKWAY

The request of K Invest (Owner), Scott Sanders (Prospective Buyer), C&L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey Abstract No. 1097, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a retail natural stone facility in a C-2 (General Commercial) District.

Background:

The property is located at 5208 Texoma Parkway between Fallon Drive and FM 691; the vacant lot south of Mrs. King's Kitchen.

C&L Natural Stone which is currently located at the corner of FM 691 and Texoma Parkway would like to move their business to this location. This location will be used for a natural stone facility consisting of various types of natural stone such as flagstone, chop stone and building stone that is used for landscaping, residential and commercial construction, swimming pools, waterfalls, patios and much more. There will also be a whole line of sands, gravels, mulches and soils. In addition, they will be able to obtain several new lines of natural thin veneer and the whole line of Pave Stone Products that will be in one easy to access location. They plan to construct a masonry retail building and provide twelve parking spaces for the stone facility.

Adjacent Zoning:

C-2 (General Commercial) District and M-2 (Heavy Manufacturing) District

Origination:

K Invest (Owner)

Scott Sanders (Prospective Buyer)

C&L Natural Stone (Proposed Tenant)

Helvey & Associates Surveying, Inc. (Surveyors)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Narrative

Survey

Site Plan

Elevations

Elevations

Staff Review Letter

STAFF REVIEW LETTER

March 13, 2014

K Invest
C/O Mike Kim
14840 Landmark Blvd.
Suite 200
Dallas, TX 75254

Scott Sanders
6400 Texoma Parkway, Ste. B
Sherman, TX 75090

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020

Dear Applicants:

The request for a Specific Use Permit to allow a retail natural stone facility at 5208 Texoma Parkway is scheduled to be heard by the Planning and Zoning Board on March 18, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
5. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
6. Stormwater Management shall be coordinated with the Engineering Dept (903-892-7208).
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches shall conform to TxDOT and City of Sherman standards. A variance is required for the driveway shown.
9. Detention in accordance with City criteria is required.
10. Water and Sewer pro-rata are due at the time of development.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

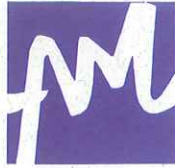
Respectfully,



Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



ARMSTRONG McCALL
PROFESSIONAL BEAUTY SUPPLY

RECEIVED

MAR 13 2014

March 12, 2014

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Dear Mr. Shadden:

Please be advised as a property owner, across the street to the property in question; we feel that the heavy increase in driveway traffic may well be a significant safety hazard.

The large volume of heavy trucks entering and leaving the proposed site will form a dangerous addition to the present heavy traffic in this area.

We have also considered the increase in noise and heavy dust that comes from this type of operation. Our deep concern is the health issue that may be raised by this matter.

We already have two stone locations on Texoma Parkway in our city at this time.

Sincerely,

Gary Yost
5213 Texoma Parkway
Sherman, Texas 75090



MODERN EXPLORATION, INC.

4900 Texoma Parkway
Sherman, Texas 75090

Phone 903.893.1129
Fax 903.892.0655

RECEIVED
MAR 13 2014

March 12, 2014

Scott Shadden
Sec, Planning and Zoning Board
P.O.Box 1106
Sherman, Texas 75091-1106

Planning and Zoning Board

Modern Exploration, Inc is not in favor of the zoning request of K Invest (Owner), Scott Sanders (Prospective Buyer), C & L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 5208 Texoma Parkway.

1. We feel that the increase in the number of heavy trucks use to receive and deliver the stones will be a greater safety risk because of the size of vehicle to traffic by slowing down and turning onto Texoma Parkway .
2. An open display of stones will take away from the existing buildings and any business that is built on this lot should have architectural design that is equal to surrounding buildings.
3. Business being build along Texoma Parkway should have the same consideration as new business along HWY 75. In that it adds to the look of Texoma Parkway and not takes way.
4. Modern has spent considerable money to remodel the former Red Lobster building that had been vacant and deteriorating for several years for our corporate headquarters office building .
5. This is the type improvement that should be encouraged and made along Texoma Parkway.

Sincerely,

Walter Brice, Secretary – Treasure
Modern Exploration, Inc



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 2.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5813

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 130 Mission Drive (James & Sandra Mahon, Owners; Jason Mahon, Representative; and Sartin & Associates, Inc., Surveyors)

Issue:

To consider the request from James & Sandra Mahon (Owners), Jason Mahon (Representative), and Sartin & Associates, Inc. (Surveyors) for a zone change and site plan approval from an R-A (Single-Family Agricultural) District to a C-2 (General Commercial) District concerning the property at 130 Mission Drive

Background:

The property is located at 130 Mission Drive off of U.S. Highway 82 West; west of F.M. 1417. The property was annexed into the City on October 24, 2011, as an R-A (Single-Family Agricultural) District.

The owners have owned and operated the property since 1989 as a cabinet and woodworking shop. They are considering selling the property and are requesting a zone change to get into compliance with the use.

Origination:

James & Sandra Mahon (Owners), Jason Mahon (Representative), and Sartin & Associates, Inc. (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the March 18, 2014 regular meeting, the Planning and Zoning Commission voted 6/0 to approve the zone change.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 5813

Location Map

Zoning Map

Photo

Narrative

Survey/Site Plan

Elevations

P&Z Communication

Staff Review Letter

Letter from Auto-Lec Rebuilders

ORDINANCE NO. 5813

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT AT 130 MISSION DRIVE (JAMES & SANDRA MAHON, OWNERS; JASON MAHON, REPRESENTATIVE; AND SARTIN & ASSOCIATES, INC., SURVEYORS); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the C-2 (General Commercial) District at 130 Mission Drive, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the JAMES M. HAMBRIGHT SURVEY, Abstract No. 538, being a part of a 52.389 acre tract of land conveyed by H. C. Hooker, et ux to William R. Avar by deed dated May 12, 1972, recorded in Volume 1218, Page 247, Deed Records, Grayson County, Texas, being a part of an 18.892 acre tract of land conveyed out of said 52.389 acre tract by deed from William R. Avar to O. F. Crookham, dated November 29, 1977, recorded in Volume 1414, Page 797, Deed Records, Grayson County, Texas, being a re-survey of (i) a 1.002 acre tract of land conveyed by The First National Bank of Van Alstyne to James R. Mahon, et ux by deed dated September 9, 1988, recorded in Volume 1997, Page 406, (ii) a 1.002 acre tract of land convey by Avalon Reynolds to James R. Mahon, et ux by deed dated February 11, 1998, recorded in Volume 2617, Page 486, Official Public Records, Grayson County, Texas and (iii) a 1.002 acre tract of land described in Tract One and a 1.002 acre tract of land described in Tract Two in deed from Wally Bader to James R. Mahon, et ux, dated August 30, 2000, recorded in Volume 2971, Page 500, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

COMMENCING at a 5 inch wood fence corner post maintaining the Southeast corner of both said 52.389 acre tract and 18.892 acre tract, the Southeast corner of a 9.446 acre tract of land conveyed by American Bank of Texas to Richard J. Rushing by deed dated May 15, 1995, recorded in Volume 2396, Page 543, Real Property Records, Grayson, Texas, on the North right-of-way line of U. S. Highway No. 82;

THENCE South 89 deg. 44 min. 00 sec. West, with the South line of both said 52.389 acre tract and 18.892 acre tract, the North right-of-way line of said U. S. Highway No. 82, a distance of 355.94 feet to a found ½ inch rebar maintaining the Southwest corner of said Rushing 9.446 acre tract, the Southeast corner of a 1.10 acre tract of land described in Tract One in deed

from T. A. Monk, et ux to George C. Scott, et ux, dated December 12, 1995, recorded in Volume 2435, Page 575, Official Public Records, Grayson County, Texas, at the intersection of the North right-of-way line of said highway with the center of a 60 foot wide roadway and utility easement known as Mission Drive;

THENCE North 00 deg. 39 min. 23 sec. West, with the center of said 60 foot roadway easement, the West line of said 9.446 acre tract, the East line of said Scott 1.10 acre tract, passing its Northeast corner, the Southeast corner of a 1.002 acre tract of land conveyed by O. F. Crookham to T. A. Monk by deed dated August 9, 1978, recorded in Volume 1443, Page 520, Deed Records, Grayson County, Texas, the Southeast corner of an 0.501 acre tract of land previously conveyed out of said Monk 1.002 acre tract and described in deed from Wayne Rayborn to Mike Rayborn, dated March 30, 1984, recorded in Volume 1689, Page 221, Deed Records, Grayson County, Texas and continuing for a total distance of 400.47 feet to a found ½ inch rebar maintaining the Northeast corner of both said Monk 1.002 acre tract and Rayborn 0.501 acre tract, the Southeast corner of said Mahon 1.002 acre tract of land (vol. 1997, pg. 406) and being the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 39 min. 24 sec. West, with the North line of both said Monk 1.002 acre tract and Rayborn 0.501 acre tract, passing the Northwest corner of said Rayborn tract, the Northeast corner of another 0.501 acre tract of land previously conveyed out of said Monk 1.002 acre tract and described in deed from Robert E. Gibson to Vessels Incorporated, dated April 12, 2006, recorded in Volume 4036, Page 860, Official Public Records, Grayson County, Texas and continuing for a total distance of 349.18 feet to the Northwest corner of both said Monk 1.002 acre tract and Vessels 0.501 acre tract, the Southwest corner of said Mahon 1.002 acre tract (vol. 1997, Pg. 406), at the Northeast base of a power pole and on the West line of said 18.892 acre tract, the West line of a 20 foot wide roadway and utility easement, the East line of a 3.494 acre tract of land conveyed by C. Wayne Vessels and Linda F. Vessels to V-Prop, LLC by deed dated February 28, 2008, recorded in Volume 4410, Page 168, Official Public Records, Grayson County, Texas;

THENCE North 00 deg. 51 min. 22 sec. West, with the West line of said 18.892 acre tract, the West line of said Mahon four 1.002 acre tracts and with the West line of said 20 foot roadway and utility easement the East line of said V-Prop 3.494 acre tract, a distance of 499.32 feet to a set ½ inch capped rebar stamped SARTIN-3694 at the Northeast corner of a 6 inch wood post for the Northwest corner of said Mahon 1.002 acre tract (Tract Two vol. 2971, pg. 500);

THENCE North 89 deg. 39 min. 24 sec. East, with the North line of said Mahon Tract Two (vol. 2971, pg. 500), a distance of 349.18 feet to a found ½ inch rebar maintaining its Northeast corner, in the center of the above mentioned 60 foot roadway and utility easement and on the West line of said Rushing 9.446 acre tract;

THENCE South 00 deg. 46 min. 39 sec. East, with the center of said 60 foot roadway and utility easement, the East line of said Mahon four 1.002 acre tracts, the West line of said 9.446 acre tract, a distance of 499.32 feet to the **PLACE OF BEGINNING** and containing **4.00 ACRES OF LAND** more or less.....

SECTION 2. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2014.

ADOPTED on this the _____ day of _____, 2014.

EFFECTIVE DATE on this the _____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

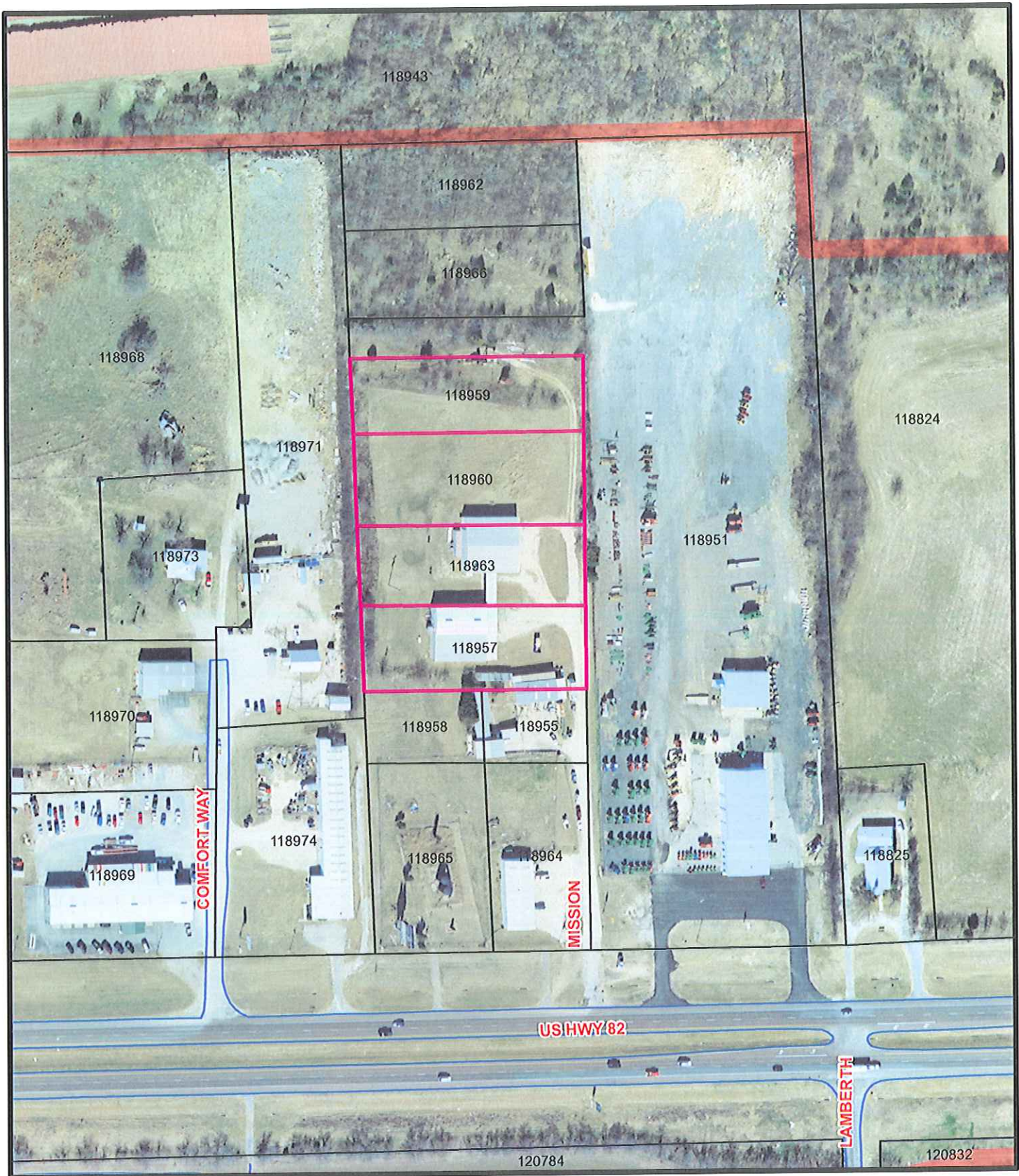
BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



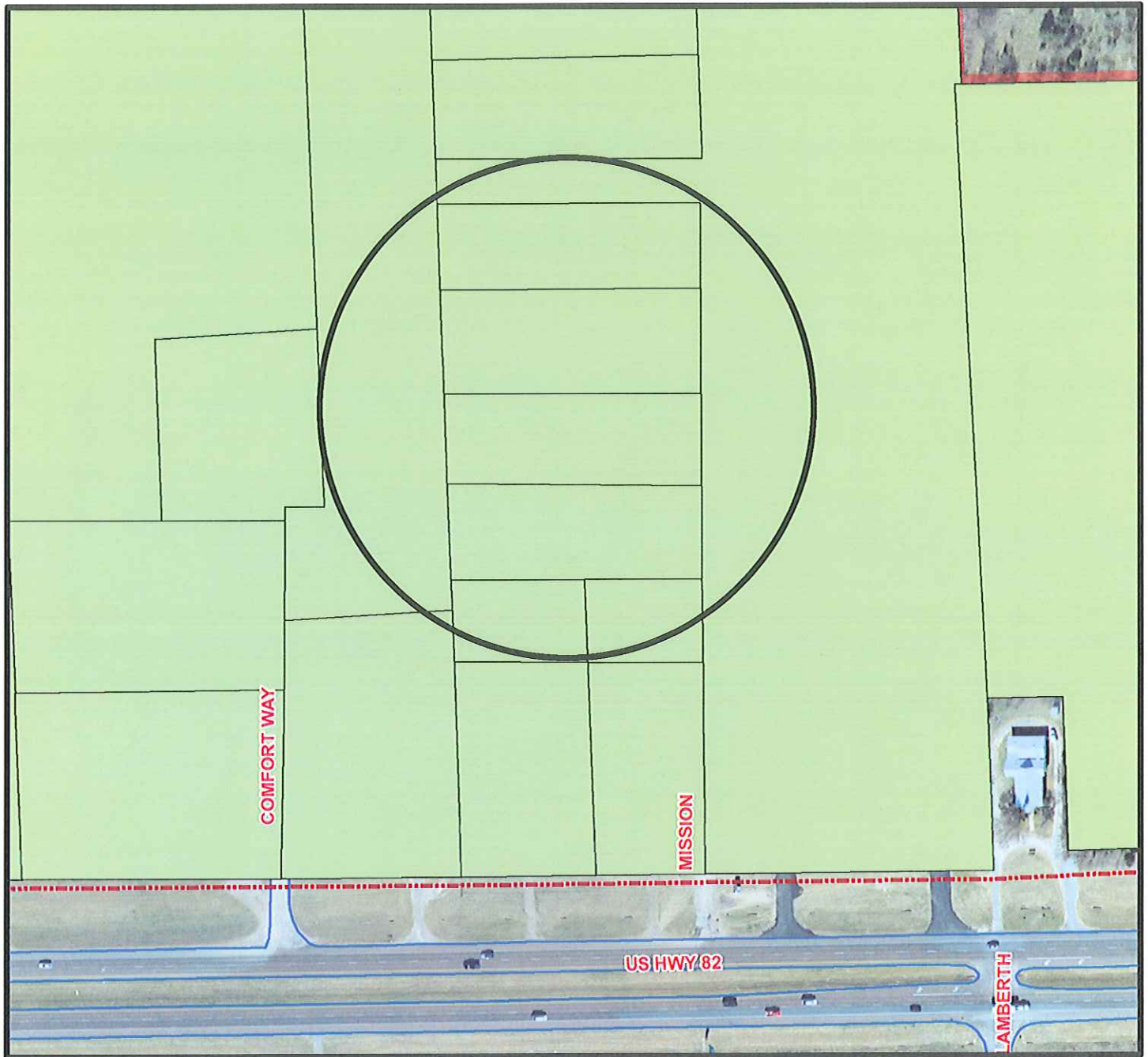
130 Mission Dr

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 188 feet



Zoning - 130 Mission Dr.

Legend

----- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Bla'ck Commercial District
R-2 Multi-Family Residential District	BIP Bla'ck Industrial Park



130 Mission Dr.



SENT FEDEX
OVERNIGHT DELIVERY

February 24, 2014

City of Sherman
Developmental Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Re: Application for Zoning Change and Exceptions – 130 Mission Drive, Sherman, Texas

To Whom It May Concern:

Enclosed with this letter is my application for a zoning change request related to the above mentioned property ("Subject Property") and our check for \$630.00 covering the zoning application as well as the exceptions requested. This request is being made in order to bring the zoning of the Subject Property into compliance with the existing use of the property, as well as bring the zoning into compliance with the intended use under the Master Plan.

My family has owned and operated this property since 1989 as a cabinet and woodworking shop, which is included under the zoning code C-2. When this property was annexed by the City of Sherman, the zoning was annexed as R-A, which, as you are aware, is Single Family Agricultural. It is my understanding that it is standard to zone all annexed property as Single Family Agricultural. However, most of the adjacent properties to the Subject Property are operating businesses, such as auto electricians, tractor sales, transmission repair, heating and air conditioning, and even a steel and metal recycling operation ("junk yard") to the west. I believe there may be one or two residences on larger tracts directly to the west of the Subject Property as well.

This request arose as a result of my family researching whether to sell this property. IT was only then did we realize that we were not zoned in accordance with our property use. Although a cabinet shop is currently operating in the property, we would like to be able to sell the property. Although improper zoning is not a "deal killer" for a prospective buyer, it would impair the ability to close a sale in a quick manner. For those two reasons, we are requesting the zoning change.

Exceptions:

In addition to the zoning change, we are also requesting some exceptions to the zoning requirements of the C-2 District. The requested exceptions are listed below with the reasons for the exception request.

1. Masonry Exterior – Section 6.5 (5)(d) and Section 7(1B) – We are requesting an exception to the requirement of a Masonry Exterior. The first building is approximately 425 feet from the road frontage of Hwy 82 West and the second building is approximately 500 feet from the road frontage of Hwy 82 West. The buildings are almost entirely shielded from view by other buildings located between the Subject Property and the highway. It is my understanding that the masonry requirement is intended to create an aesthetic appeal on the highway driving in and out of Sherman. I can understand such a requirement. However, for the Subject Property, requiring a masonry exterior would not only be cost prohibitive, but would also not satisfy the intent of the requirement, as the building can barely be seen from the highway. I have

included a picture of the building from the highway to help explain my point (I apologize for the quality of the picture. I can provide better if needed). For this reason, I respectfully request an exception to this requirement.

2. Paving of Parking Lot – Section 7(10)(h) – As mentioned, the buildings are located approximately 425 and 500 feet from Hwy 82 West and are behind several other structures. The current parking area has always been large enough for all employees plus extra. The current space is paved with white rock, similar to the other buildings between Subject Property and Hwy 82 West. The business is not a business that receives outside traffic... only employees. Although I understand the paving requirement in many instances such as high traffic area, residential area, areas close to the highway, this property meets none of those requirements. It seems cost prohibitive, as well as illogical, to require a paved parking area when most of the surrounding businesses, even those with Hwy 82 frontage, have parking areas similar to the Subject Property.

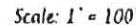
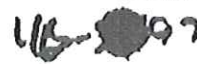
Conclusion:

My family has been citizens of Sherman in one form or another since the mid 1940's. This is a great city and we want to continue to support and contribute to the city's growth and success. We believe this request, along with the requested exceptions, are in line with the city's goals, are in line with the Master Plan, and do not otherwise frustrate the intentions of the applicable Zoning Codes and standards. I can be reached at (817) 897-5527 if you have any further questions or need additional information. Thank you for your time and consideration in reviewing this request.

Sincerely,

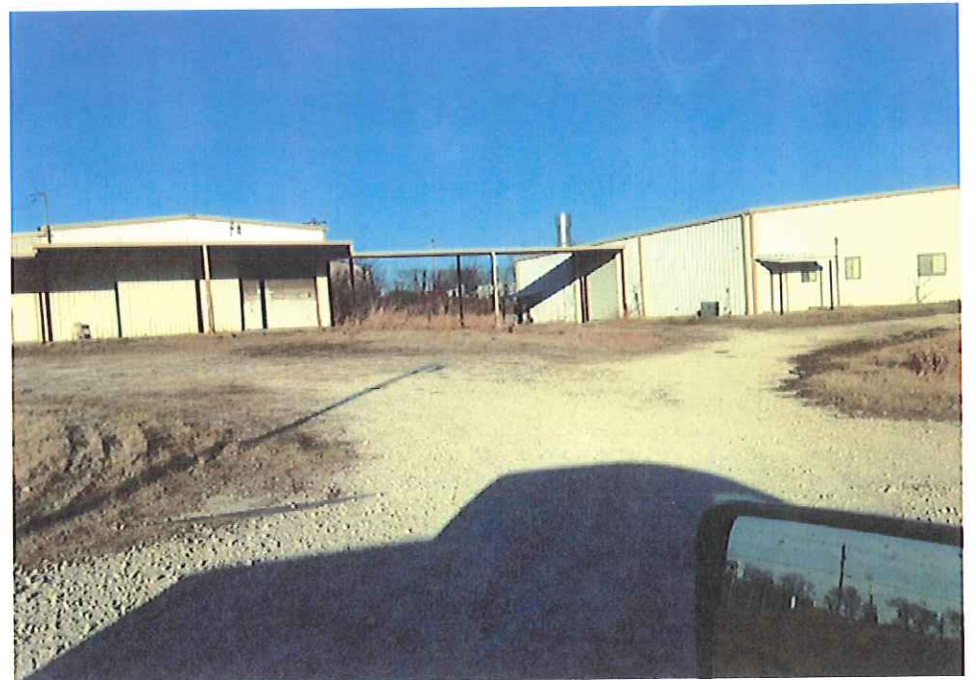
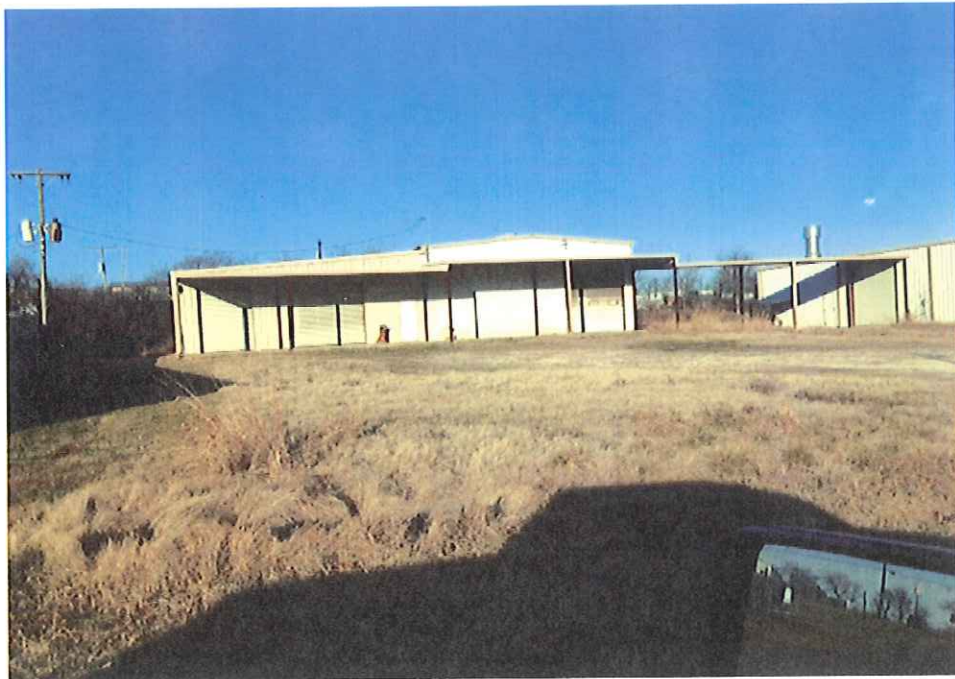


Jason R. Mahon



139 A.C.

STATE OF TEXAS
REGISTERED
MARSHALL MARTIN
3594
PROFESSIONAL
LAND SURVEYOR





Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 11.

Meeting Date: 03/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

130 MISSION DRIVE

The request of James & Sandra Mahon (Owners), Jason Mahon (Representative) and Sartin & Associates, Inc, (Surveyors) concerning the property located at 130 Mission Drive, being 4.00 acres in the James M. Hambright Survey, Abstract No. 538, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow existing metal building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.

Planning and Zoning Board

Zone change under Ordinance No. 2280, Section 12, from an RA- (Single-Family Agricultural) District to a C-2 (General Commercial) District.

Background:

The property is located at 130 Mission Drive off U.S. Highway 82 West; west of FM 1417. The property was annexed into the City, October 24, 2011, as an R-A (Single-Family Agricultural) District.

The owners have owned and operated the property since 1989 as a cabinet and woodworking shop. They are considering selling the property and are requesting a zone change to get into compliance with the use. In addition to the zone change, they are requesting exceptions to allow existing building finishes on two existing buildings and to allow the existing driveway and parking lot to continue as a gravel surface.

Adjacent Zoning:

R-A (Single-Family Agricultural) District

Origination:

James & Sandra Mahon (Owners)

Jason Mahon (Representative)

Sartin & Associates, Inc, (Surveyors)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Photo

Narrative

Survey/Site Plan

Elevations

Staff Review Letter

STAFF REVIEW LETTER

March 13, 2014

James & Sandra Mahon
PO Box 997
Sherman, TX 75091

Jason Mahon
1330 N. White Chapel Blvd. Ste. 200
Southlake, TX 76092

Dear Applicants:

The request for a zone change from an RA- (Single-Family Agricultural) District to a C-2 (General Commercial) District at 130 Mission Drive is scheduled to be heard by the Planning and Zoning Board on March 18, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. One freestanding sign is permitted per development lot.
4. All parking shall be on private property and shall not encroach into the street right-of-way.
5. Parking is permitted on paved surfaces only unless an exception is granted; a parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director of Utilities
Clay Barnett, Dir. of Public Works and Engineering

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator

Auto-Lec Rebuilders
P. O. Box 2985
41 Mission Rd., Hwy. 82 W.
Sherman, TX. 75091-2958
Phone 903-892-8551 Fax 903-892-8390
E Mail: gcscott@auto-lec.com
www.auto-lec.com

RECEIVED

MAR 13 2014

March 12, 2014

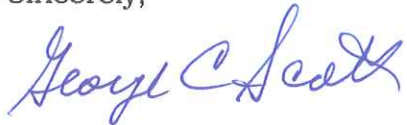
Scott Shadden
Sherman Planning and Zoning Board
P O Box 1106
Sherman, TX 75091-1106

RE: Exceptions to Ordinance 2280

Sirs:

As a property owner in the same area, and in the same situation as the Mahons, I have no problem with granting exceptions to the listed ordinances. Since their building is at the end of what has always been a private road which I, personally, have spent the most through the years to maintain, I see no reason for them to have to brick the building and pave the parking lot. I seriously doubt that the city has any intention of developing this area in the near future, so I doubt that a metal building at the end of a private road will be a detriment to the city's long term goals. Therefore, I encourage the Planning and Zoning Board to grant all of James and Sandra Mahon's exceptions to Ordinance number 2280 at this time.

Sincerely,



George C Scott, Owner/Operator
Auto-Lec Rebuilders



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 3.

Meeting Date: 04/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 5812 and 5813

List of Agenda Items:

C.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5812

Amending Section 8, Subsection (5)(a), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Retail Natural Stone Facility in a C-2 (General Commercial) District at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey, Abstract No. 1097 (K Invest, Owner; Scott Sanders, Prospective Buyer; C&L Natural Stone, Proposed Tenant; and Helvey & Associates Surveying Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

C.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 5813

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District at 130 Mission Drive (James & Sandra Mahon, Owners; Jason Mahon, Representative; and Sartin & Associates, Inc., Surveyors)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C. 4.

Meeting Date: 04/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved by: George Olson, City Manager

Caption:

CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

List of Agenda Items:

- D.2. * RESOLUTION NO. 5848**
Abandoning a Drainage Easement Described in Volume 4900, Page 280 of the Real Property Records of Grayson County, Texas
- D.3. * RESOLUTION NO. 5849**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1417 North Hoard Avenue
- D.4. * RESOLUTION NO. 5850**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1419 North Hoard Avenue
- D.5. * RESOLUTION NO. 5851**
Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1423 North Hoard Avenue
- D.6. * RESOLUTION NO. 5852**
Authorizing Execution of an Agreement with Cupid Investments for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 701 South Austin Street
- D.7. * RESOLUTION NO. 5853**
Authorizing Execution of an Encroachment Easement to Jeff and Karla Winters for the Construction of a Swimming Pool within a Utility Easement
- E.1. * REQUEST TO ADVERTISE**
Janitorial Services

F.1. * *OTHER BUSINESS*

Consider Silver Creek Oil & Gas' Application for a Permit to Drill an Oil and Gas Well (Mustang 2H) in an R-1 (One Family Residential) District located in the 5600 Block of Farmington Road, being 76.54 acres in the William Martin Survey, Abstract No. 765

F.4. * *OTHER BUSINESS*

Final Plat Approval of West Canyon Creek Estates, Section 1, being 2.29 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)

F.5. * *OTHER BUSINESS*

Final Plat Approval of West Canyon Creek Estates, Section 2, being 4.163 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)

F.6. * *OTHER BUSINESS*

Final Plat Approval of Foster Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ), being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029; Dean & Juanita Johnson, Owners; Jeffrey S. Foster, Applicant; and Sartin & Associates, Inc., Surveyors (500 Block of Pleasant Home Road and 700 Block of Riddels Road)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 1.

Meeting Date: 04/07/2014

Prepared By: Clay Barnett, Director of Public Works and Engineering

Approved By: George Olson, City Manager

Caption:

RESOLUTION NO. 5847

Authorizing the Execution of a Drainage and Park Improvement Agreement with Artisan Development Company, Inc.

Issue:

The existing natural drainage basin of a large portion of the Pebblebrook Master Plan flows onto the City of Sherman Park Area. This agreement would allow the Developer to discharge storm water runoff from the Master Planned Area to the Park Area.

Background:

The purpose of this agreement is to set forth the terms and conditions upon which the Developer may discharge drainage from Pebblebrook South, Phase II and subsequent phases onto an area which was previously dedicated to the City for use as a Park Area. The Developer will pay a drainage and park improvement fee for the City to construct drainage facilities and park improvements.

Origination:

Walter DeRonde, President of Artisan Development Company, Inc. (Developer)

Financial Consideration:

The fees received by the City will total \$250,000.00.

Staff Recommendation:

Staff recommends approval of the Drainage and Park Improvement Agreement.

Alternatives:

As directed by the City Council

Attachments

Resolution No. 5847

Drainage and Park Improvement Agreement

Location Map

RESOLUTION NO. 5847

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF A DRAINAGE AND PARK IMPROVEMENT AGREEMENT WITH ARTISAN DEVELOPMENT COMPANY, INC.; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a drainage and park improvement agreement with Artisan Development Company, Inc., in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
CAROLYN WACKER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

DRAINAGE AND PARK IMPROVEMENT AGREEMENT

This Drainage and Park Improvement Agreement (this "Agreement") is entered into on this ____ day of March, 2014 by and between the CITY OF SHERMAN, 200 W. Mulberry Street, Sherman, Texas 75090 (the "City") and ARTISAN DEVELOPMENT COMPANY, INC., 1600 Shady Oaks Place, Corinth, Texas 76210 (the "Developer").

NOW THEREFORE, in consideration of the premises, the Developer and the City do enter into the following Agreement:

A. The purpose of this Agreement is to set forth the terms and conditions upon which the Developer may discharge drainage from Pebblebrook South, Phase II and subsequent phases. This addition is part of the Estates of Pebblebrook Master Plan (the "Master Plan"), which was approved by the City in June 2006. This Agreement will establish how and when and in what amounts the City will be compensated by the Developer for such discharge. It will further clarify the obligations of the City to improve Lot 36, Pebblebrook South, Phase I as recorded in Volume 15, Page 38 of the Plat Records of Grayson County, Texas, which was previously dedicated to City for use as a park area (the "Park Area").

B. The Developer's preliminary plat for Pebblebrook South, Phase II with 93 lots has been submitted to the City and is attached to this Agreement as Exhibit A. The approved Master Plan is attached as Exhibit B. The maximum number of lots to be included in this Agreement is 380.

C. The existing natural drainage basin of a large portion of the Master Plan flows onto the Park Area. Developer will be permitted to discharge storm water runoff, including any increases in storm water runoff due to development, from the Master Plan to the Park Area given that the Developer pay the City a total of \$250,000 in drainage and park improvement fees (the "Fees"), payable at the rate of \$658.00 per lot upon approval of each phase of the Master Plan up to a maximum of 380 lots. In no instances shall storm water runoff from the existing natural drainage basin or adjacent basins be diverted to or from the Park Area. The Fees for each phase will be paid upon completion of construction and prior to acceptance of each phase of the Master Plan by the City.

D. City will construct all segments and portions of the drainage facilities, as deemed necessary by the City, within the Park Area. The City, at its discretion, shall also select all companies to bid on the construction of the drainage facilities, determine which bids qualify and select the lowest, qualified bid.

E. No Public Facilities will be made available by the City to any lot within any phase of the Master Plan until the Project Work on such phase is performed as agreed upon.

F. At such time that the Fees received by the City total \$250,000; the City will begin construction of physical improvements to the Park Area within 180 days of that date. These improvements will include the installation of park facilities to be determined by the Director of Community & Support Services for the City. A Park Plan will be designed by the "City" and sent to the Developer, who may approve or disapprove the Park Plan (which approval shall not be unreasonably withheld) within ten (10) days following the issuance of the Park Plan prior to the initiation of construction by the City.

G. INDEMNIFICATION AND HOLD HARMLESS. DEVELOPER OBLIGATES ITSELF TO THE CITY TO FULLY AND UNCONDITIONALLY PROTECT, INDEMNIFY AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, AND HOLD IT HARMLESS FROM AND AGAINST ANY AND ALL COSTS, EXPENSES, REASONABLE ATTORNEY FEES, CLAIMS, SUITS, LOSSES OR LIABILITY FOR INJURIES TO PROPERTY, INJURIES TO PERSONS (INCLUDING DEVELOPER'S EMPLOYEES), INCLUDING DEATH, AND FROM ANY OTHER COSTS, REASONABLE ATTORNEY FEES, CLAIMS, SUITS, LOSSES OR LIABILITY OF ANY AND EVERY NATURE WHATSOEVER ARISING IN ANY MANNER, DIRECTLY OR INDIRECTLY, OUT OF OR IN CONNECTION HEREWITH, REGARDLESS OF CAUSE OR OF THE SOLE, JOINT, COMPARATIVE OR CONCURRENT NEGLIGENCE OR GROSS NEGLIGENCE OF DEVELOPER, ITS OFFICERS, AGENTS OR EMPLOYEES. THIS INDEMNIFICATION AND SAVE HARMLESS SHALL APPLY TO ANY IMPUTED OR ACTUAL JOINT ENTERPRISE LIABILITY. THIS INDEMNITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND DOES NOT WAIVE ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.

H. The requirements of this Agreement shall be binding on the Developer, its successors and assigns, and the Developer agrees to notify the purchaser of any undeveloped portion of the Master Plan of the requirements of this Agreement before any conveyance is made.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF parties have caused this Agreement to be executed in multiple originals this ____ day of _____, 2014.

DEVELOPER:

ARTISAN DEVELOPMENT COMPANY, INC.

By: _____
WALTER DERONDE, President

ATTEST:

By: _____

Name: _____

Title: _____

CITY:

CITY OF SHERMAN

By: _____

Name: George Olson

Title: City Manager

ATTEST:

By: _____

Name: Linda Ashby

Title: City Clerk

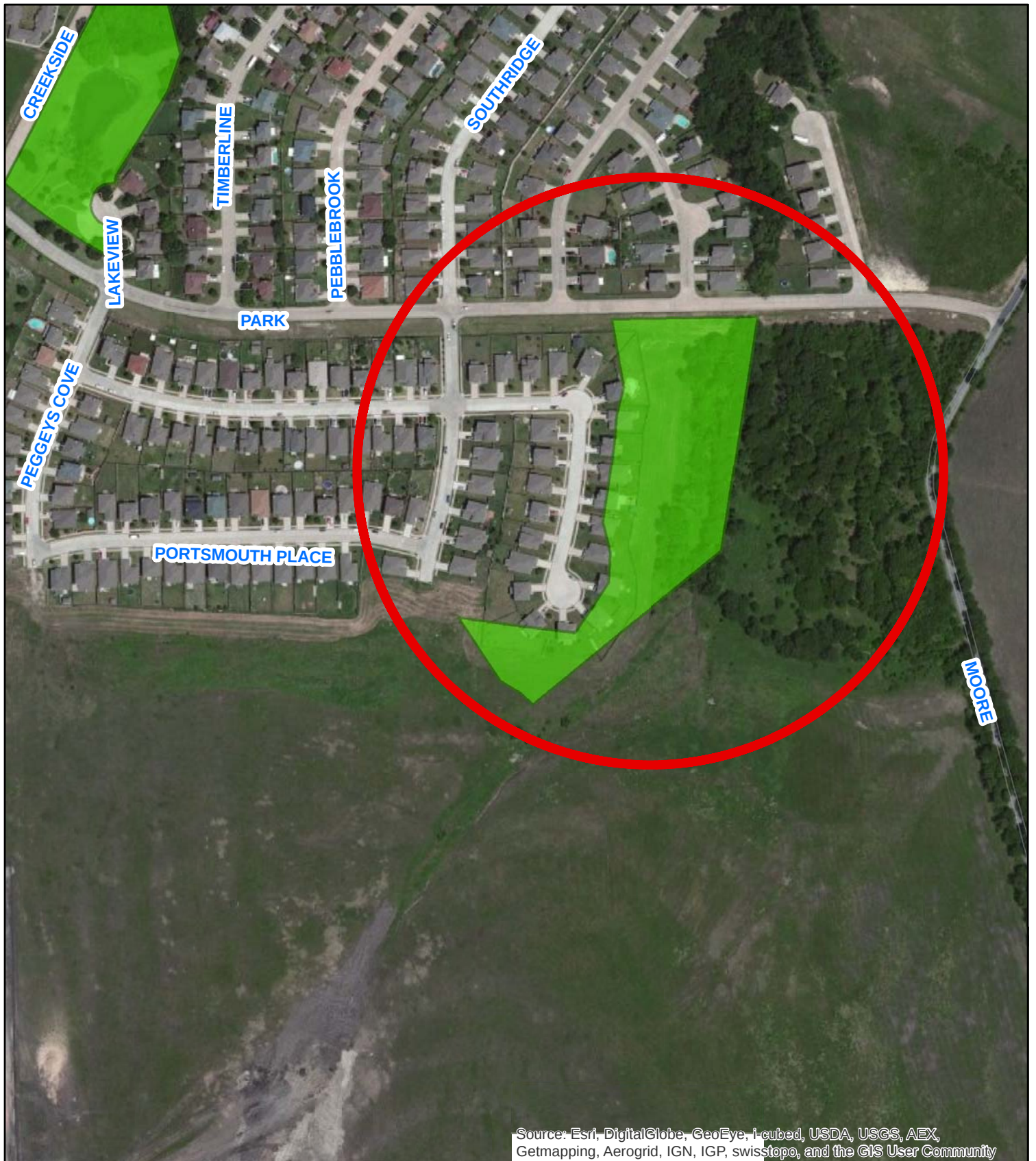
APPROVAL RECOMMENDED:

Clay Barnett, P.E./Director of Public Works & Engineering

Don Keene/Director of Community & Support Services

APPROVED AS TO FORM:

Brandon S. Shelby, City Attorney





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 2.

Meeting Date: 04/07/2014

Prepared By: Clay Barnett, Director of Public Works and Engineering

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5848**

Abandoning a Drainage Easement Described in Volume 4900, Page 280 of the Real Property Records of Grayson County, Texas

Issue:

To consider the abandonment of a variable width drainage easement described in Volume 4900, Page 280 of the Real Property Records of Grayson County, within the City of Sherman, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, the J.H. Vaden Survey, Abstract No. 1288, the Hartzog Survey, Abstract No. 540, and the F. Bacon Survey, Abstract No. 120, and being a part of the 74.44 acre tract of land conveyed to DGR Development

Background:

The easement along the abandoned line is not being utilized and is no longer deemed necessary.

Origination:

Department of Engineering and Utilities

Financial Consideration:

None

Staff Recommendation:

Staff recommends approval of the abandonment of the drainage easement.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 5848

Exhibit "A"

Location Map

RESOLUTION NO. 5848

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A DRAINAGE EASEMENT DESCRIBED IN VOLUME 4900, PAGE 280 OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is of the opinion that the abandoning, vacating and closing of said drainage easement as depicted on the attached map is in the public interest and is approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City drainage easement described in Volume 4900, Page 280 of the Real Property Records of Grayson County, Texas, located through part of the J.B. McAnair Survey, Abstract No. 763, the J.H. Vaden Survey, Abstract No. 1288, the Hartzog Survey, Abstract No. 540, and the F. Bacon Survey, Abstract No. 120, and being a part of the 74.44 acre tract of land conveyed to DGR Development, as depicted in Exhibit "A" attached hereto, is hereby extinguished, vacated, closed, and permanently abandoned as an easement for public use.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON SHELBY,
CITY ATTORNEY**

Grayson County
Wilma Blackshear Bush
County Clerk
Sherman, Texas 75090



Instrument Number: 2010-00025068

Recorded On: December 29, 2010

As
Recordings

Parties: DGR DEVELOPMENT GROUP LTD

Billable Pages: 4

To SHERMAN CITY OF

Number of Pages: 6

Comment: EASEMENT

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	28.00
Total Recording:	28.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2010-00025068

Receipt Number: 322842

Recorded Date/Time: December 29, 2010 01:29:50P

Book-Vol/Pg: BK-OR VL-4900 PG-280

User / Station: G WHITE - Cashiering Station 1

Record and Return To:

TEAGUE NALL PERKINS

200 N TRAVIS #500

SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush
Wilma Blackshear Bush, Grayson County Clerk

DRAINAGE EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS, THAT **DGR Development Group, Ltd., a Texas limited partnership**, hereinafter called "GRANTOR", for and in consideration of the sum of ONE DOLLAR AND NO CENTS (\$1.00), and further consideration of the benefit to be derived on account of the construction, reconstruction, and maintenance by the City of Sherman, Texas, of a drainage area and other good and valuable consideration to its cash in hand paid by the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTEE", the receipt and sufficiency of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of drainage improvements, has granted, sold and conveyed, and by these presents do **GRANT, SELL, AND CONVEY** unto the said GRANTEE an exclusive and irrevocable easement for all drainage purposes, including, but not limited to, the inspection, operation, patrol, removal, repair, replacement, construction, reconstruction, installation, improvement, enlargement and maintenance of such drainage improvements, over, under, through, and across a tract of land being a part of the J.B. McAnair Survey Abstract No. 763, of the J.H. Vaden Survey, Abstract No. 1288, the E. Hartzog Survey, Abstract No. 540, and of the F. Bason Survey, Abstract No. 120, and being a part of the 74.44 acre tract of land conveyed to DGR Development by deed of record in Volume 4218, Page 483, Deed Records, to the City of Sherman, County of Grayson, State of Texas, further described and shown in Exhibit "A" attached hereto and made a part hereof for all purposes, together with the right of ingress and egress over and along the easement and over, on or across so much of the adjacent lands for the purpose of and with the right to inspect, operate, patrol, remove, repair, replace, construct, reconstruct, install, improve, enlarge and maintain such drainage improvements, and the right to prevent, eliminate and remove at Grantor's expense any encroachments installed or constructed by Grantor or Grantor's Agents over, on, under or across the easement property. This agreement, together with the other provisions of this grant, shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

GRANTEE shall restore the surface of the easement area to the same or better condition that existed prior to the installation of the drainage improvements.

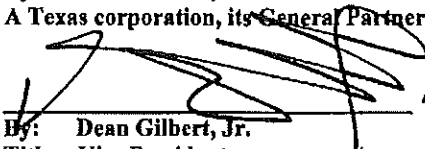
TO HAVE AND TO HOLD THE SAME, together with, all the singular, the rights and appurtenances thereto in anywise belonging to the said GRANTEE, his successors and assigns forever, and GRANTOR does hereby bind himself, his successors and assigns, to Warrant and Forever Defend all and singular and said easement unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This instrument shall be construed as conveying a perpetual easement to the GRANTEE for all drainage purposes, and fee title is reserved by GRANTOR, his successors and assigns, subject to such easement. The payment of the purchase price of said easement shall be considered full compensation for the land taken and for any damages that may be claimed or asserted by virtue of the use of said easement by the GRANTEE for the purposes herein granted.

IN WITNESS THEREOF on this the 22 day of December, 2010.

DGR Development Group, Ltd.
A Texas limited partnership

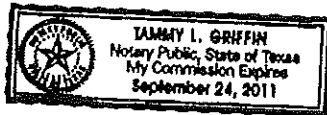
By: Dean Gilbert, Inc.
A Texas corporation, its General Partner


By: Dean Gilbert, Jr.
Title: Vice President

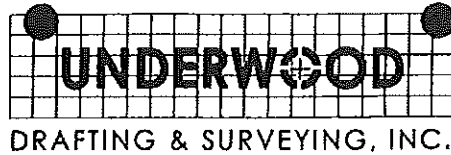
THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared Dean Gilbert, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 22
day of December, 2010.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



**STORM EASEMENT
JOB NO. A9040100**

Situated in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, of the J.H. Vaden Survey, Abstract No. 1288, the E. Hartzog Survey, Abstract No. 540, and of the F. Bacon Survey, Abstract No. 120, and being a part of the 74.44 acre tract of land conveyed to DGR Development by deed of record in Volume 4218, Page 483, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

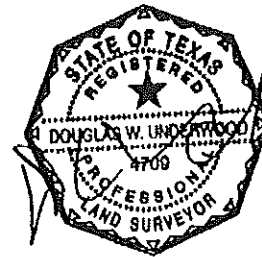
Commencing at a point in the north right-of-way line of Lamberth Road being the westerly most southwest corner of said 74.44 acre tract;

Thence South 40°30'32" East along said north right-of-way line, a distance of 84.31 feet to the True Point-of-Beginning;

Thence over and across said 74.44 acre tract the following calls and distances:

*North 49°29'28" East a distance of 15.00 feet to a point;
South 40°30'32" East a distance of 60.48 feet to a point;
With a non-tangent curve to the left having a radius of 292.50 feet (chord bears North 37°10'15" East a distance of 109.97 feet) an arc length of 110.62 feet to a point;
North 26°20'10" East a distance of 126.68 feet to a point;
With a tangent curve to the left having a radius of 292.50 feet (chord bears North 17°32'07" East a distance of 89.50 feet) an arc length of 89.86 feet to a point;
North 36°30'14" East a distance of 354.58 feet to a point;
South 15°21'00" East a distance of 38.15 feet to a point;
South 36°30'14" West a distance of 361.74 feet to a point;
With a non-tangent curve to the right having a radius of 307.50 feet (chord bears South 21°22'53" West a distance of 53.12 feet) an arc length of 53.18 feet to a point;
South 26°20'10" West a distance of 126.68 feet to a point;
With a tangent curve to the right having a radius of 307.50 feet (chord bears South 38°08'40" West a distance of 125.83 feet) an arc length of 126.75 feet to a point;
South 49°22'32" West a distance of 4.94 feet to a point in said north right-of-way line;*

Thence North 40°30'32" West along said north right-of-way line, a distance of 75.57 feet to the Point-of-Beginning and containing 0.380 acres of land.



00025068
BK
DR
VOL
4900
P9
283

JOB NO. A9040100TNP

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.31	S 40°30'32" E
L2	15.00	N 49°28'28" E
L3	60.48	S 40°30'32" E
L4	126.68	N 20°20'10" E
L5	38.15	S 15°21'00" E
L6	126.68	S 26°20'10" W
L7	4.94	S 49°22'32" W
L8	75.57	N 40°30'32" W

74.44 AC
DGR DEVELOPMENT
VOLUME 4218, PAGE 483
O.P.R.G.C.T.

FUTURE DEVELOPMENT
O'HANLON RANCH

J.H. YADEN SURVEY
ABSTRACT NO. 1288

SURVEY
LINE

PROPOSED 50' ROADWAY
FUTURE DEVELOPMENT

ROMAN CATHOLIC
DIOCESE OF DALLAS
VOLUME 1884, PAGE 383
D.R.G.C.T.

E. HARTZOG SURVEY
ABSTRACT NO. 2400
0.880
ACRES
R=292.50
L=89.86
N 17°32'07" E
CL=89.50

R=307.50
L=55.18
S 21°22'53" W
CL=55.12

P.O.C. R=292.50
L=110.02
N 37°10'15" E
CL=109.97

SURVEY
LINE

R=307.50
L=126.75
S 38°08'40" W
CL=126.63

F. BACON SURVEY
ABSTRACT NO. 120

NORTH TEXAS MUNICIPAL WATER DISTRICT
80' WATER PIPELINE EASEMENT
VOLUME 2038, PAGE 806
D.R.G.C.T.

74.44 AC
DGR DEVELOPMENT
VOLUME 4218, PAGE 483
O.P.R.G.C.T.

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

SCALE
1" = 100'

SEE ATTACHED LEGAL DESCRIPTION
STORM SEWER EASEMENT



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Bk Vol Pg
00025068 OR 4900 285

Filed for Record in:
Grayson County

On: Dec 29, 2010 at 01:29P

As a
Recording

Document Number: 00025068

Amount: 28.00

Receipt Number - 322842

By:
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grayson County
as stamped hereon by me.

Dec 29, 2010

Wilma Blackshear Bush, County Clerk
Grayson County



bing™

Image courtesy of USGS © 2013 Microsoft Corporation ImagePatch.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Engineering Department

510 255 0 510 Feet





City Council Regular Meeting

Agenda Item No. D. 3.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5849**

Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1417 North Hoard Avenue

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 1417 North Hoard Avenue.

Background:

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the designated zone for residential tax abatements.

Origination:

Mario Tobar, Applicant

Financial Consideration:

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$191.40 annually.

Staff Recommendation:

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives:

The City Council could decide against granting this abatement.

Attachments

Resolution No. 5849

Residential Tax Abatement Agreement

Application

Warranty Deed

Building Permit

Site Plan

Photo

Location Map

RESOLUTION NO. 5849

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1417 NORTH HOARD AVENUE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Mario Tobar and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Mario Tobar for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1417 North Hoard Avenue, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **MARIO TOBAR**, hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, the CITY has adopted a resolution (Resolution No. 5571) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2011;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2014, and continuing for tax years 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

and 2023, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2014, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2014	100%
2015	100%
2016	100%
2017	100%
2018	100%
2019	100%
2020	80%
2021	60%
2022	40%
2023	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 1417 North Hoard Avenue, Sherman, Texas, and as more particularly described by the following:

LOT 3, BLOCK 36, COLLEGE PARK SECOND ADDITION

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no

event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Mario Tobar
1308 Pintail Drive
Sherman, Texas 75092
(903) 816-0416

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2014.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
MARIO TOBAR

BY: _____
GEORGE OLSON
CITY MANAGER

BY: _____
MARIO TOBAR

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **MARIO TOBAR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2014 A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT

Property Owner:

Name: Mario Tobar

Mailing Address: 1308 Pintail Dr. Sherman

Telephone Number: (903) 816-0416

Contact (if different than owner):

Name: Janet

Mailing Address: _____

Telephone Number: _____

Property:

Physical Address: 1417 N. Hoard Ave

Summary Legal Description: Lot: 3 Block: 36 Addition: Colley Park
Sec 2 Addition

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Type of Improvements (please check one). New Construction: ☒ Remodeling: ☐

Estimated Value of Improvements: \$55,000

Estimated Date of Start of Construction: 03/07/14

Estimated Date of Completion of Project: 09/07/14

Description of Project: _____

Applicant(s): [Signature]

Date: 03/07/14

Date: _____

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090



70 2013 00026032

Instrument Number: 2013-00026032

As
Recordings

Recorded On: December 17, 2013

Parties: MIJAREZ FELIPE
To TOBAR MARIO

Billable Pages: 2
Number of Pages: 4

Comment: WD

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2013-00026032
Receipt Number: 391196
Recorded Date/Time: December 17, 2013 03:14:29P
Book-Vol/Pg: BK-OR VL-5400 PG-201
User / Station: G WHITE - Cashiering Station 1

Record and Return To:

CHAPIN TITLE CO., INC.
620 N. TRAVIS ST.
SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush
Wilma Blackshear Bush, Grayson County Clerk

300567

Bk Vol Ps
00026032 OR 5400 202

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.

GF# 1009-77604 RTT-SMN

GENERAL WARRANTY DEED

FELIPE MIJAREZ

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

MARIO TOBAR

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), for which no lien is retained either express or implied, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey, unto the said Grantee all that certain real property described as follows:

Being Lot Three (3) in Block Thirty-Six (36) of COLLEGE PARK SECOND ADDITON, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in Volume 88, Page 534 of the Deed Records of Grayson County, Texas.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and

Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Executed this 22 day of NOV, 2013.

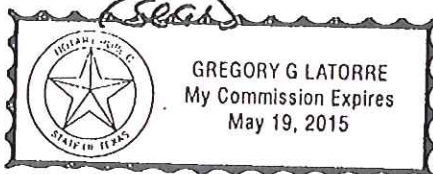
(X) [Signature]
FELIPE MIJAREZ

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Midland §

Before me, the undersigned authority, on this day personally appeared FELIPE MIJAREZ [check one] known to me or proved to me through [Signature] (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of NOV, 2013.



(X) [Signature]
Notary Public, State of Texas
Printed name: Gregory Latorre
Commission expires:
May 19, 2015

Grantee's address:
MARIO TOBAR
1308 Pintail
Sherman, Texas 75092-4243

Bk	Vol	Pg
00026032	OR 5400	204

Filed for Record in:
Grayson County

On: Dec 17, 2013 at 03:14P

As a
Recording

Document Number: 00026032

Amount: 20.00

Receipt Number -

391196

By:
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON

I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:

Grayson County
as stamped hereon by me.

Dec 17, 2013

Wilma Bush, Grayson County Clerk
Grayson County

CITY OF SHERMAN
RESIDENTIAL BUILDING PERMIT

PERMIT #: 140441 SUBCONTRACTOR: MARIO TOBAR DATE ISSUED: 3/07/2014

PROJECT ADDRESS: 1417 N HOARD AVE
PARCEL ID: 157079
SUBDIVISION: COLLEGE PARK 2ND ADDN

LOT #: 3
BLK #: 36
ZONE ORD:

ISSUED TO: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE: 903-816-0416

CONTRACTOR: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE:

PROP. USE: ONE FAMILY RESIDENTIAL
WORK: NEW RESIDENTIAL CONSTRUCTION

SQ FT: 1,200.00
BEDROOMS: 3

VALUATION: \$ 55,000.00
OCCP TYPE: ONE FAMILY RESIDENTIAL
CNST TYPE: WOOD FRAME

BATHROOMS: 2
STORIES: 1

FEE CODE	DESCRIPTION	AMOUNT
BLD10	RESIDENTIAL STORMWATER MGMT	\$ 25.00
TOTAL		\$ 25.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

3/7/14
DATE

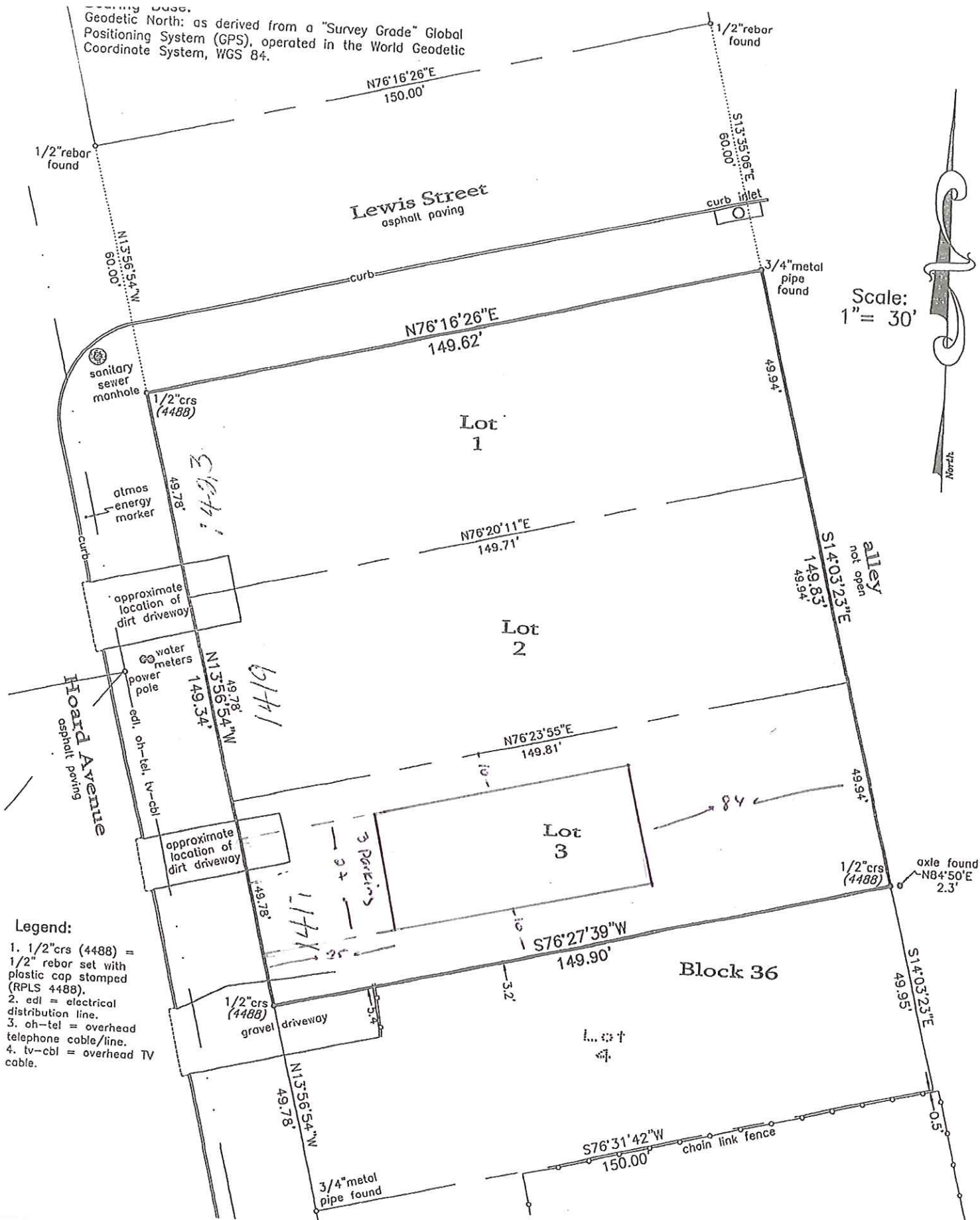
(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

3/7/14
DATE

(APPROVED BY) BUILDING & ZONING

3/18/14
DATE

Geodetic North: as derived from a "Survey Grade" Global Positioning System (GPS), operated in the World Geodetic Coordinate System, WGS 84.



Scale:
1" = 30'

This survey is for the sole benefit for the party(ies) stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat

1417 N. Hoard





1417 N. Hoard

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 94 feet



City Council Regular Meeting

Agenda Item No. D. 4.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5850**

Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1419 North Hoard Avenue

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 1419 North Hoard Avenue.

Background:

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the designated zone for residential tax abatements.

Origination:

Mario Tobar, Applicant

Financial Consideration:

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$191.40 annually.

Staff Recommendation:

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives:

The City Council could decide against granting this abatement.

Attachments

Resolution No. 5850

Residential Tax Abatement Agreement

Application

Warranty Deed

Building Permit

Site Plan

Photo

Location Map

RESOLUTION NO. 5850

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1419 NORTH HOARD AVENUE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Mario Tobar and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Mario Tobar for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1419 North Hoard Avenue, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **MARIO TOBAR**, hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, the CITY has adopted a resolution (Resolution No. 5571) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2011;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2014, and continuing for tax years 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

and 2023, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2014, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2014	100%
2015	100%
2016	100%
2017	100%
2018	100%
2019	100%
2020	80%
2021	60%
2022	40%
2023	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 1419 North Hoard Avenue, Sherman, Texas, and as more particularly described by the following:

LOT 2, BLOCK 36, COLLEGE PARK SECOND ADDITION

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no

event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Mario Tobar
1308 Pintail Drive
Sherman, Texas 75092
(903) 816-0416

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2014.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
MARIO TOBAR

BY: _____
GEORGE OLSON
CITY MANAGER

BY: _____
MARIO TOBAR

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **MARIO TOBAR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2014 A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

**CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

Property Owner:

Name: Mario Tobar

Mailing Address: 1308 Pintail Dr. Sherman

Telephone Number: (903) 816-0416

Contact (if different than owner):

Name: _____

Mailing Address: Same.

Telephone Number: _____

Property:

Physical Address: 1419 N. Hoord Ave

Summary Legal Description: Lot: 2 Block: 36 Addition: College Park

Full Legal Description: Include as an attachment a full legal description with metes and bounds. Second addition

Improvements:

Type of Improvements (please check one) New Construction Remodeling: _____

Estimated Value of Improvements: \$55,000

Estimated Date of Start of Construction: 03/07/14

Estimated Date of Completion of Project: 09/07/14

Description of Project: _____

New house

Applicant(s): [Signature]

Date: 03/07/14

Date: _____

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090



70 2014 00002543

Instrument Number: 2014-00002543

As

Recorded On: February 11, 2014

Recordings

Parties: MIJAREZ FELIPE

To TOBAR MARIO

Billable Pages: 2

Number of Pages: 4

Comment: WD

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-00002543

Receipt Number: 394276

Recorded Date/Time: February 11, 2014 01:33:01P

Book-Vol/Pg: BK-OR VL-5421 PG-610

User / Station: G WHITE - Cashiering Station 1

Record and Return To:

CHAPIN TITLE CO., INC.

620 N. TRAVIS ST.

SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk

300568

Bk Vol Pg
00002543 OR 5421 611

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GF# 1009-77162 RTT - tlw

GENERAL WARRANTY DEED

FELIPE MIJAREZ

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

MARIO TOBAR

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), for which no lien is retained either express or implied, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey, unto the said Grantee all that certain real property described as follows:

Being Lot TWO (2) in Block THIRTY-SIX (36) of COLLEGE PARK SECOND ADDITION, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in Volume 88, Page 534 of the Deed Records of Grayson County, Texas

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

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Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Executed this 22nd day of NOVEMBER, 2013.

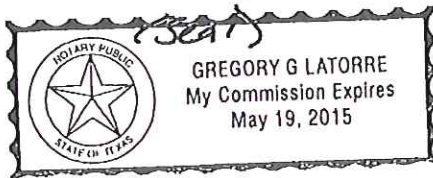
ⓧ *Felipe Mijarez*
FELIPE MIJAREZ

ACKNOWLEDGMENT

STATE OF § Texas
COUNTY OF § Midland

Before me, the undersigned authority, on this day personally appeared **FELIPE MIJAREZ**, [check one] known to me or ✓ proved to me through Id Card (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of Nov, 2013.



ⓧ *[Signature]*
Notary Public, State of Texas
Printed name: Gregory Latorre
Commission expires:
May 19, 2015

Grantee's address:
Mario Tobar
1308 Pintail
Sherman, TX 75092-4243

Bk	Vol	Ps
00002543	OR 5421	613

Filed for Record in:
Grayson County

On: Feb 11, 2014 at 01:33P

As a
Recording

Document Number: 00002543

Amount: 20.00

Receipt Number -

394276

By:
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grayson County
as stamped hereon by me.

Feb 11, 2014

Wilma Bush, Grayson County Clerk
Grayson County

CITY OF SHERMAN
RESIDENTIAL BUILDING PERMIT

PERMIT #: 140442 SUBCONTRACTOR: MARIO TOBAR DATE ISSUED: 3/07/2014

PROJECT ADDRESS: 1419 N HOARD AVE
PARCEL ID: 157077
SUBDIVISION: COLLEGE PARK 2ND ADDN

LOT #: 2
BLK #: 36
ZONE ORD:

ISSUED TO: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE: 903-816-0416

CONTRACTOR: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE:

PROP. USE: ONE FAMILY RESIDENTIAL
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 55,000.00
OCCP TYPE: ONE FAMILY RESIDENTIAL
CNST TYPE: WOOD FRAME

SQ FT: 1,200.00
BEDROOMS: 3
BATHROOMS: 2
STORIES: 1

FEE CODE	DESCRIPTION	AMOUNT
BLD10	RESIDENTIAL STORMWATER MGMT	\$ 25.00
TOTAL		\$ 25.00

NOTES:

NOTICE

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(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

3/7/14
DATE

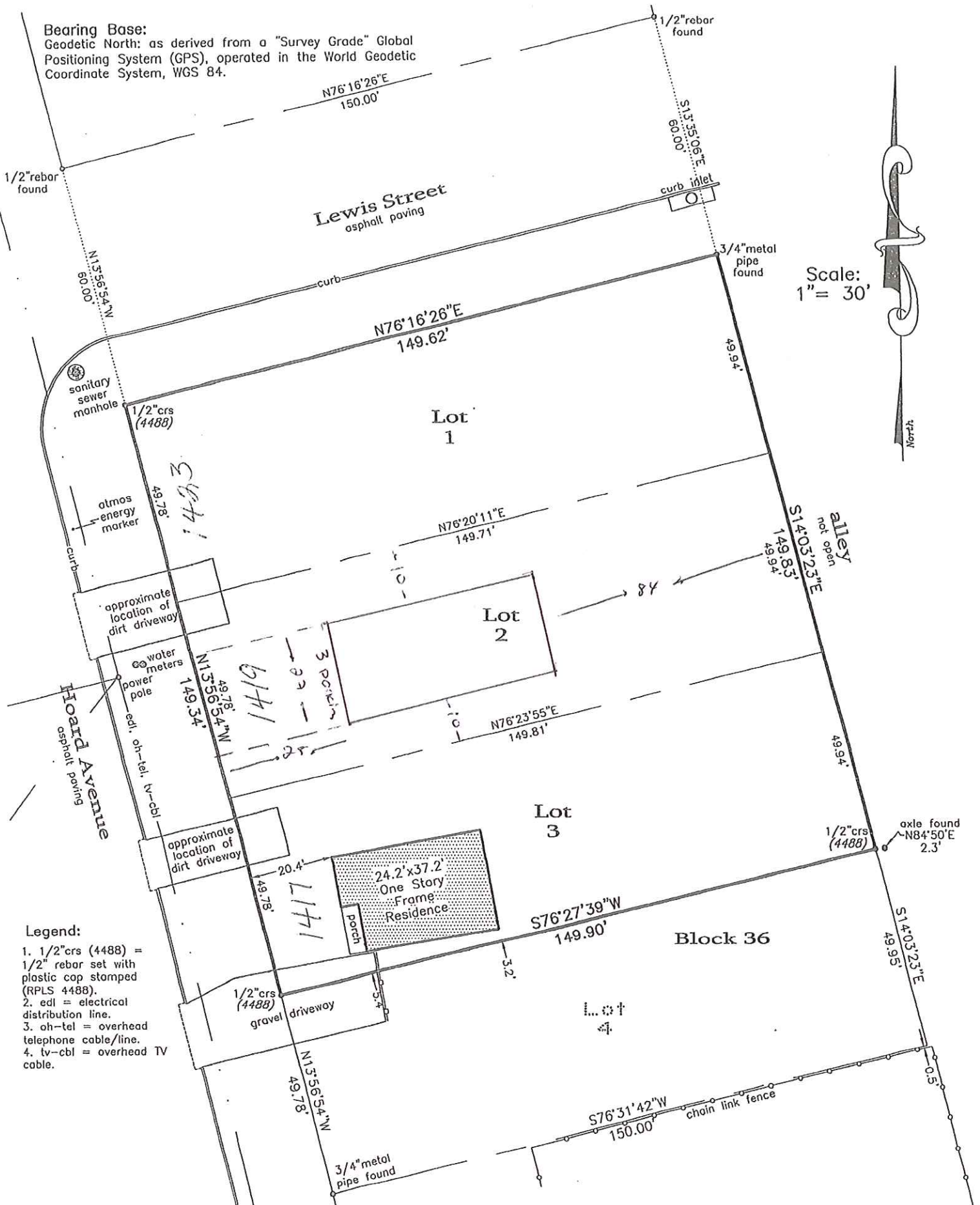

(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

3/7/14
DATE


(APPROVED BY) BUILDING & ZONING

3/18/14
DATE

Bearing Base:
Geodetic North: as derived from a "Survey Grade" Global Positioning System (GPS), operated in the World Geodetic Coordinate System, WGS 84.



Survey For: Mario Tobar
Address: 1417 N. Hoard Avenue, Sherman, Texas

This survey is for the sole benefit for the party(ies) stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

1419 N. Hoard





1419 N. Hoard

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 94 feet



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. D. 5.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5851**

Authorizing Execution of an Agreement with Mario Tobar for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1423 North Hoard Avenue

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 1423 North Hoard Avenue.

Background:

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the designated zone for residential tax abatements.

Origination:

Mario Tobar, Applicant

Financial Consideration:

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$191.40 annually.

Staff Recommendation:

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives:

The City Council could decide against granting this abatement.

Attachments

Resolution No. 5851

Residential Tax Abatement Agreement

Application

Warranty Deed

Building Permit

Site Plan

Photo

Location Map

RESOLUTION NO. 5851

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH MARIO TOBAR FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1423 NORTH HOARD AVENUE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Mario Tobar and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Mario Tobar for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1423 North Hoard Avenue, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **MARIO TOBAR**, hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, the CITY has adopted a resolution (Resolution No. 5571) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2011;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2014, and continuing for tax years 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

and 2023, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2014, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2014	100%
2015	100%
2016	100%
2017	100%
2018	100%
2019	100%
2020	80%
2021	60%
2022	40%
2023	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 1423 North Hoard Avenue, Sherman, Texas, and as more particularly described by the following:

LOT 1, BLOCK 36, COLLEGE PARK SECOND ADDITION

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no

event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Mario Tobar
1308 Pintail Drive
Sherman, Texas 75092
(903) 816-0416

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2014.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
MARIO TOBAR

BY: _____
GEORGE OLSON
CITY MANAGER

BY: _____
MARIO TOBAR

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: _____
BRANDON S. SHELBY
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **MARIO TOBAR**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2014 A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

**CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

Property Owner:

Name: Mano Toban

Mailing Address: 1308 Pintail Dr

Telephone Number: (903) 816-0416

Contact (if different than owner):

Name: _____

Mailing Address: Same

Telephone Number: _____

Property:

Physical Address: 1423 N. Hoad Ave.

Summary Legal Description: Lot: 1 Block: 36 Addition: College Park
Second edition

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Type of Improvements (please check one). New Construction: ☒ Remodeling: ☐

Estimated Value of Improvements: \$55,000.

Estimated Date of Start of Construction: 03/07/14

Estimated Date of Completion of Project: 09/07/14

Description of Project: New House

Applicant(s): [Signature]

Date: 03/07/14

Date: _____

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090



70 2014 00002547

Instrument Number: 2014-00002547

As

Recordings

Recorded On: February 11, 2014

Parties: MIJAREZ MARIO

To TOBAR MARIO

Billable Pages: 2

Number of Pages: 4

Comment: WD

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-00002547

Receipt Number: 394276

Recorded Date/Time: February 11, 2014 01:33:01P

Book-Vol/Pg: BK-OR VL-5421 PG-636

User / Station: G WHITE - Cashiering Station 1

Record and Return To:

CHAPIN TITLE CO., INC.

620 N. TRAVIS ST.

SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk

300569

	Bk	Vol	Ps
00002547	OR	5421	637

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.

GF# 1009-77157 RTT-SMN

GENERAL WARRANTY DEED

FELIPE MIJAREZ

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

MARIO TOBAR

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), for which no lien is retained either express or implied, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey, unto the said Grantee all that certain real property described as follows:

Being Lot One (1) in Block Thirty-Six (36) of COLLEGE PARK SECOND ADDITON, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in Volume 88, Page 534 of the Deed Records of Grayson County, Texas.

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and

Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Executed this 22 day of Nov, 2013.

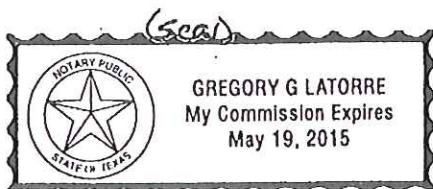

FELIPE MIJAREZ

ACKNOWLEDGMENT

STATE OF — § Texas
COUNTY OF — § Grayson Midland

Before me, the undersigned authority, on this day personally appeared FELIPE MIJAREZ [check one] — known to me or ✓ proved to me through by Dri hz (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of Nov, 2013.




Notary Public, State of Texas
Printed name: Gregory Latorre
Commission expires: May 19, 2015

Grantee's address:
MARIO TOBAR
1308 Pintail
Sherman, Texas 75092-4243

Bk Vol Pg
00002547 OR 5421 639

Filed for Record in:
Grayson County

On: Feb 11, 2014 at 01:33P

As a
Recording

Document Number: 00002547

Amount: 20.00

Receipt Number -

By:

GAIL WHITE

394276

STATE OF TEXAS

COUNTY OF GRAYSON

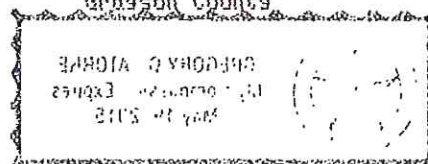
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:

Grayson County

as stamped hereon by me.

Feb 11, 2014

Wilma Bush, Grayson County Clerk
Grayson County



CITY OF SHERMAN
RESIDENTIAL BUILDING PERMIT

PERMIT #: 140443 SUBCONTRACTOR: MARIO TOBAR DATE ISSUED: 3/07/2014

PROJECT ADDRESS: 1423 N HOARD AVE
PARCEL ID:
SUBDIVISION: COLLEGE PARK 2ND

ISSUED TO: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE: 903-816-0416

PROP. USE: ONE FAMILY RESIDENTIAL
WORK: NEW RESIDENTIAL
CONSTRUCTION

VALUATION: \$ 55,000.00
OCCP TYPE: ONE FAMILY RESIDENTIAL
CNST TYPE: WOOD FRAME

LOT #: 1
BLK #: 36
ZONE ORD:

CONTRACTOR: MARIO TOBAR
ADDRESS: 1308 PINTAIL
CITY, ST ZIP: SHERMAN TX 75092-4243
PHONE:

SQ FT: 1,200.00
BEDROOMS: 3

BATHROOMS: 2
STORIES: 1

FEE CODE	DESCRIPTION	AMOUNT
BLD10	RESIDENTIAL STORMWATER MGMT	\$ 25.00
TOTAL		\$ 25.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

3/7/14
DATE

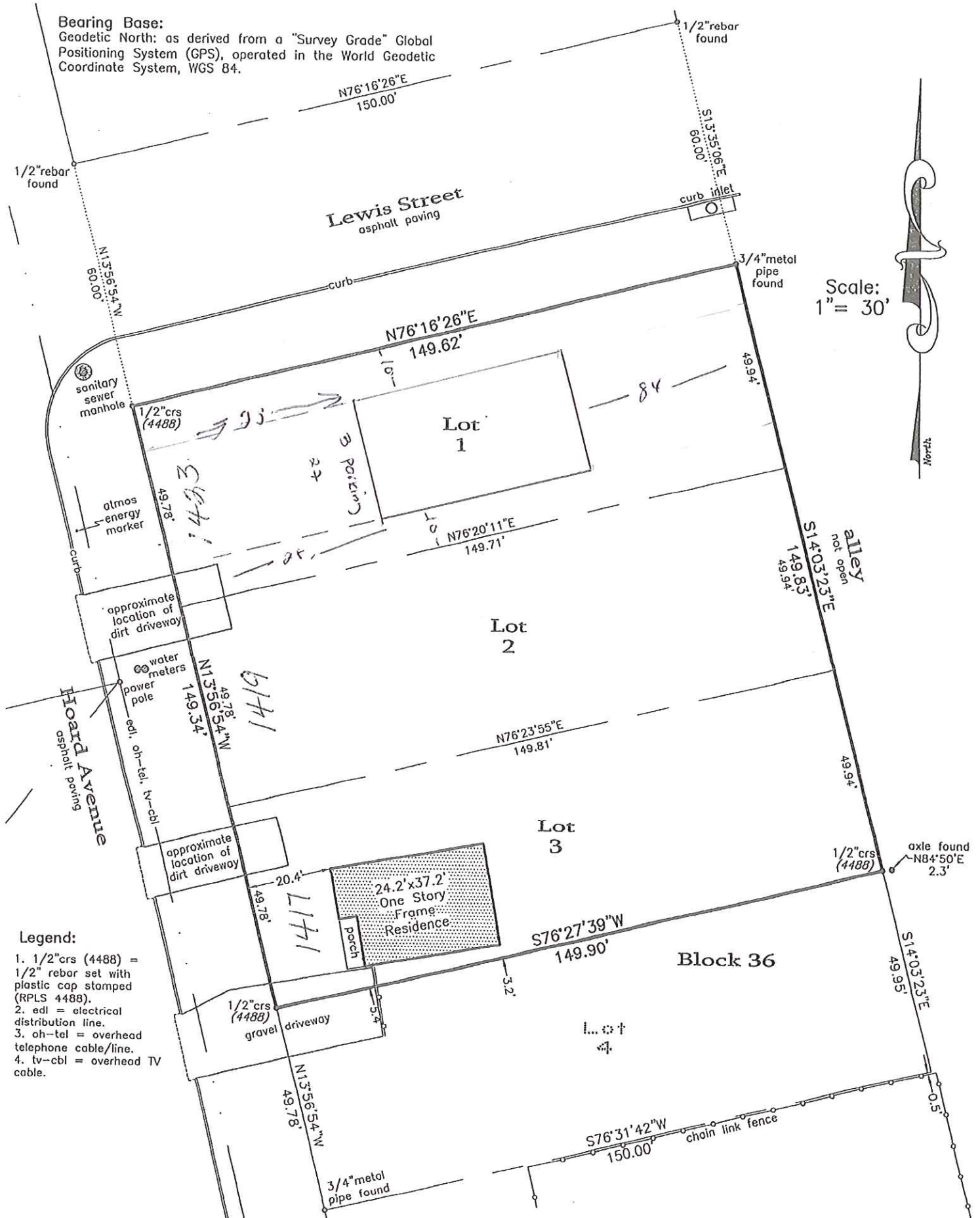
(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

3/7/14
DATE

(APPROVED BY) BUILDING & ZONING

3/18/14
DATE

Bearing Base:
Geodetic North: as derived from a "Survey Grade" Global Positioning System (GPS), operated in the World Geodetic Coordinate System, WGS 84.



Legend:

1. 1/2"crs (4488) = 1/2" rebar set with plastic cap stamped (RPLS 4488).
2. edl = electrical distribution line.
3. oh-tel = overhead telephone cable/line.
4. tv-cbl = overhead TV cable.

Survey For: Mario Tobar
Address: 1417 N. Hoard Avenue, Sherman, Texas

This survey is for the sole benefit for the party(ies) stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat

1423 N. Hoard





1423 N. Hoard

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 94 feet



City Council Regular Meeting

Agenda Item No. D. 6.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5852**

Authorizing Execution of an Agreement with Cupid Investments for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 701 South Austin Street

Issue:

This item is to consider property tax abatement for the construction of a new single-family residence at 701 South Austin Street.

Background:

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the designated zone for residential tax abatements.

Origination:

Cupid Investments, Applicant

Financial Consideration:

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$295.80 annually.

Staff Recommendation:

The staff recommends approval of this abatement since it meets the requirements of the process.

Alternatives:

The City Council could decide against granting this abatement.

Attachments

Resolution No. 5852

Residential Tax Abatement Agreement

Application

Warranty Deed

Survey

Site Plan

Building Permit

Photo

Location Map

RESOLUTION NO. 5852

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH CUPID INVESTMENTS FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 701 SOUTH AUSTIN STREET; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from Cupid Investments and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Cupid Investments for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 701 South Austin Street, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

BY: _____
CAROLYN S. WACKER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

AGREEMENT

THIS AGREEMENT, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **CUPID INVESTMENTS**, hereinafter referred to as OWNER,

WITNESSETH:

WHEREAS, on the 18th day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

WHEREAS, the CITY has adopted a resolution (Resolution No. 5571) stating that it elects to be eligible to participate in a residential tax abatement program; and

WHEREAS, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

WHEREAS, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

WHEREAS, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

WHEREAS, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18th day of April, 2011;

NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT which provides as follows:

I.

1.01 To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2014, and continuing for tax years 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

and 2023, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2014, sometimes referred to herein as the Base Tax Year.

SCHEDULE OF TAXES ASSESSED

<u>TAX YEAR</u>	<u>ABATEMENT</u>
2014	100%
2015	100%
2016	100%
2017	100%
2018	100%
2019	100%
2020	80%
2021	60%
2022	40%
2023	20%

II.

2.01 OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

2.02 To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

2.03 The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

III.

3.01 The term of this Agreement shall be for tax years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023, as indicated above in paragraph 1.01.

IV.

4.01 The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 701 South Austin Street, Sherman, Texas, and as more particularly described by the following:

SITUATED in the County of Grayson, State of Texas, being the same property described as being all of Lot FIFTEEN (15) and the South Fourteen feet (14 ft.) of Lot FOURTEEN (14) in Block ONE (1) of POST OAK ADDITION to the City of Sherman Texas as shown by plat of record in Volume 35, Page 58, Deed Records, Grayson County, Texas in deed from Knight Family Limited Partnership #1 to Barton Capital, LTD., dated July 22, 2008, recorded in Volume 4499, Page 348, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set 1/2 inch capped rebar stamped SARTIN-3694 for the Northwest corner of said Barton Capital tract, the Southwest corner of a City of Sherman cemetery, on the West line of said Lot Fourteen, the East line of Austin Street, said set rebar being North 16 deg. 00 min. 00 sec. West, a distance of 319 50 feet from a found 1-1/2 inch pipe maintaining the apparent Southwest corner of said Block One, at the intersection of the East line of said Austin Street with the North line of Center Street;

THENCE North 74 deg. 00 min. 00 sec. East, with the South line of said cemetery, at a distance of 30 feet passing 0.5 feet South of a chain link fence corner post and continuing along the South side of a chain link fence for a total distance of 160.00 feet to the Northeast corner of the herein described tract, at the Southwest base of a chain link fence corner post, on the East line of said Lot Fourteen, the West line of a 22 foot alley;

THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said alley, a distance of 64.00 feet to the Southeast corner of the herein described tract, at the Northeast base of a chain link fence corner post;

THENCE South 74 deg. 00 min. 00 sec. West, along or near a chain link fence, at a distance of 103.2 feet passing 0.5 feet North of a chain link fence corner post and continuing for a total distance of 160.00 feet to a set ½ inch capped rebar stamped SARTIN-3694 on the East line of said Austin Street;

THENCE North 16 deg. 00 min. 00 sec. West, with the East line of said Austin Street. a distance of 64.00 feet to the **PLACE OF BEGINNING and containing 0.24 ACRES OF LAND more or less.....**

5.01 OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after

giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31st. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

VI.

6.01 This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

VII.

7.01 CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

VIII.

8.01 At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

IX.

9.01 This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

9.02 All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

9.03 OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax

abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

X.

10.01 This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

XI.

11.01 This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

XII.

12.01 Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106
(903) 892-7200

Cupid Investments
715 S. Sam Rayburn Freeway
Sherman, Texas 75090
(903) 868-4201

Copy to: Grayson Appraisal District
512 North Travis Street
Sherman, Texas 75090
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the _____ day of _____, 2014.

CITY:
CITY OF SHERMAN, TEXAS

OWNER:
CUPID INVESTMENTS

BY: _____
GEORGE OLSON
CITY MANAGER

BY: _____
RON BARTON

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY
CITY ATTORNEY

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, on this day personally appeared **RON BARTON**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

GIVEN UNDER MY HAND and seal of office this ____ day of _____, 2014 A.D.

**NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS**

**CITY OF SHERMAN
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

Property Owner:

Name: Cupid Investments

Mailing Address: 715 S. Hwy 75 Sherman, TX 75090

Telephone Number: 903-868-4201

Contact (if different than owner):

Name: Greg Pierson (Cupid Homes)

Mailing Address: 715 S. Hwy 75 Sherman, TX 75090

Telephone Number: 903-868-4201

Property:

Physical Address: 701 S. Austin st. Sherman, TX 75090

Summary Legal Description: Lot: 15 Block: 1 Addition: Post Oak Add.

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

Improvements:

Type of Improvements (please check one). New Construction: X Remodeling:

Estimated Value of Improvements: \$85,000

Estimated Date of Start of Construction: 3/13/2014

Estimated Date of Completion of Project: 5/13/2014

Description of Project: New Home Construction

Applicant(s): 

Date: 3-11-2014

Date:



70 2014 00004308

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090

Instrument Number: 2014-00004308

As

Recordings

Recorded On: March 11, 2014

Parties: BARTON CAPITAL LTD

To CUPID INVESTMENTS INC

Billable Pages: 2

Number of Pages: 4

Comment: WD/VL

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	20.00
Total Recording:	20.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-00004308

Receipt Number: 396194

Recorded Date/Time: March 11, 2014 03:23:35P

Book-Vol/Pg: BK-OR VL-5432 PG-563

User / Station: G WHITE - Cashiering Station 1

Record and Return To:

RED RIVER TITLE CO

421 N. CROCKETT ST

SHERMAN TX 75090



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk

0117613

Bk Vol Pg
00004308 OR 5432 564

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER."

WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 10, 2014

GRANTOR: BARTON CAPITAL, LTD., a Texas limited partnership

GRANTEE AND GRANTEE'S MAILING ADDRESS: CUPID INVESTMENTS, INC., a Texas corporation, 715 S. Sam Rayburn Frwy., Sherman, Texas 75090

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and the further consideration and delivery by Grantee of one certain promissory note of even date herewith in the principal sum of EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00) payable to the order of AMERISTATE BANK, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of AMERISTATE BANK and by a first-lien deed of trust of even date from Grantee to CHARLES A. MCCALL, Trustee.

PROPERTY (including any improvements): Being all of Lot Fifteen (15) and the South Fourteen Feet (14 ft.) of Lot Fourteen (14), in Block One (1), of Post Oak Addition to the City of Sherman, Grayson County, Texas, and being shown by Plat of record in Volume 35, Page 58, Deed Records, Grayson County, Texas.

RESERVATIONS FROM CONVEYANCE AND WARRANTY:

None

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to any and all outstanding minerals, mineral leases, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, and shown of record in the hereinabove mentioned County and State; and also to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are applicable and enforceable against the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever

Bk Vol Pg
00004308 OR 5432 565

lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

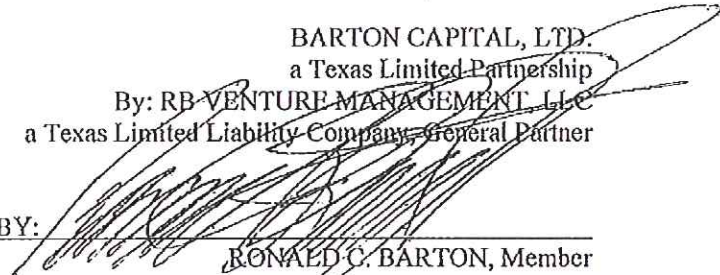
The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

AMERISTATE BANK, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore \$84,000.00 note, the Vendor's Lien in the amount of \$10,000.00, together with the Superior Title to said property is retained herein for the benefit of said AMERISTATE BANK and the same are hereby TRANSFERRED and ASSIGNED to said AMERISTATE BANK.

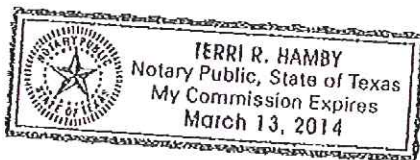
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

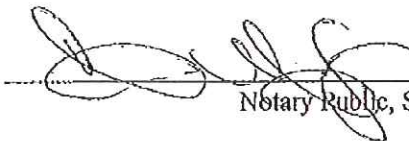
BARTON CAPITAL, LTD.
a Texas Limited Partnership
By: RB VENTURE MANAGEMENT, LLC
a Texas Limited Liability Company, General Partner

BY: 
RONALD C. BARTON, Member

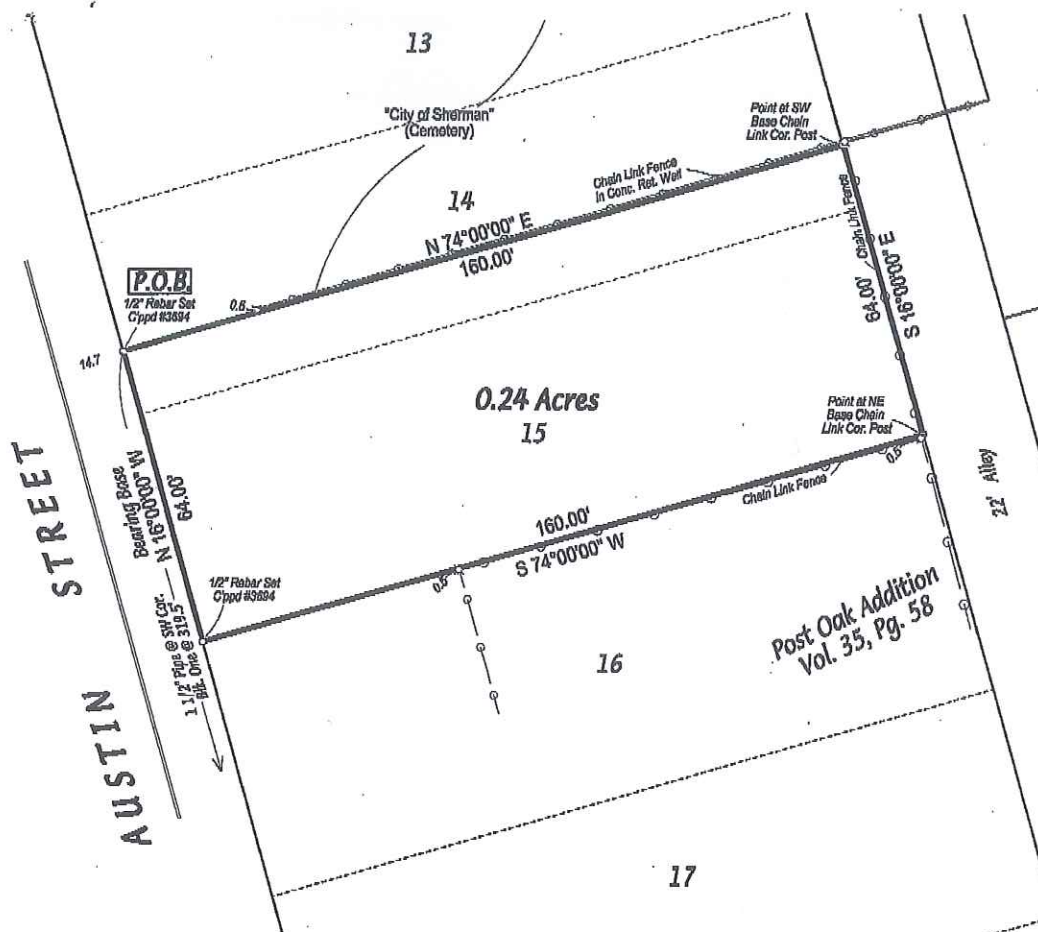
STATE OF TEXAS
COUNTY OF GRAYSON

This instrument was acknowledged before me on the 11th day of March, 2014, by RONALD C. BARTON, Member of RB VENTURE MANAGEMENT, LLC, a Texas Limited Liability Company, General Partner of BARTON CAPITAL, LTD., a Texas Limited Partnership, on behalf of said partnership.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
HYNDS & GORDON, P. C.
500 N. Sam Rayburn Freeway, Suite 200
Sherman, Texas 75090
903/892-1807 (phone)
903/893-2015 (fax)
Red River#0117613/db



SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. Box 1843 * 109 S. Travis * Sherman, Texas 75091-1843
Ph (903) 892-8003 * Fax (903) 868-2970 * Email - msartin@gccclsp.com

SURVEY FOR: TEXOMA HOUSING FINANCE CORP.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 18 th day of August, 2010 of the following described property:

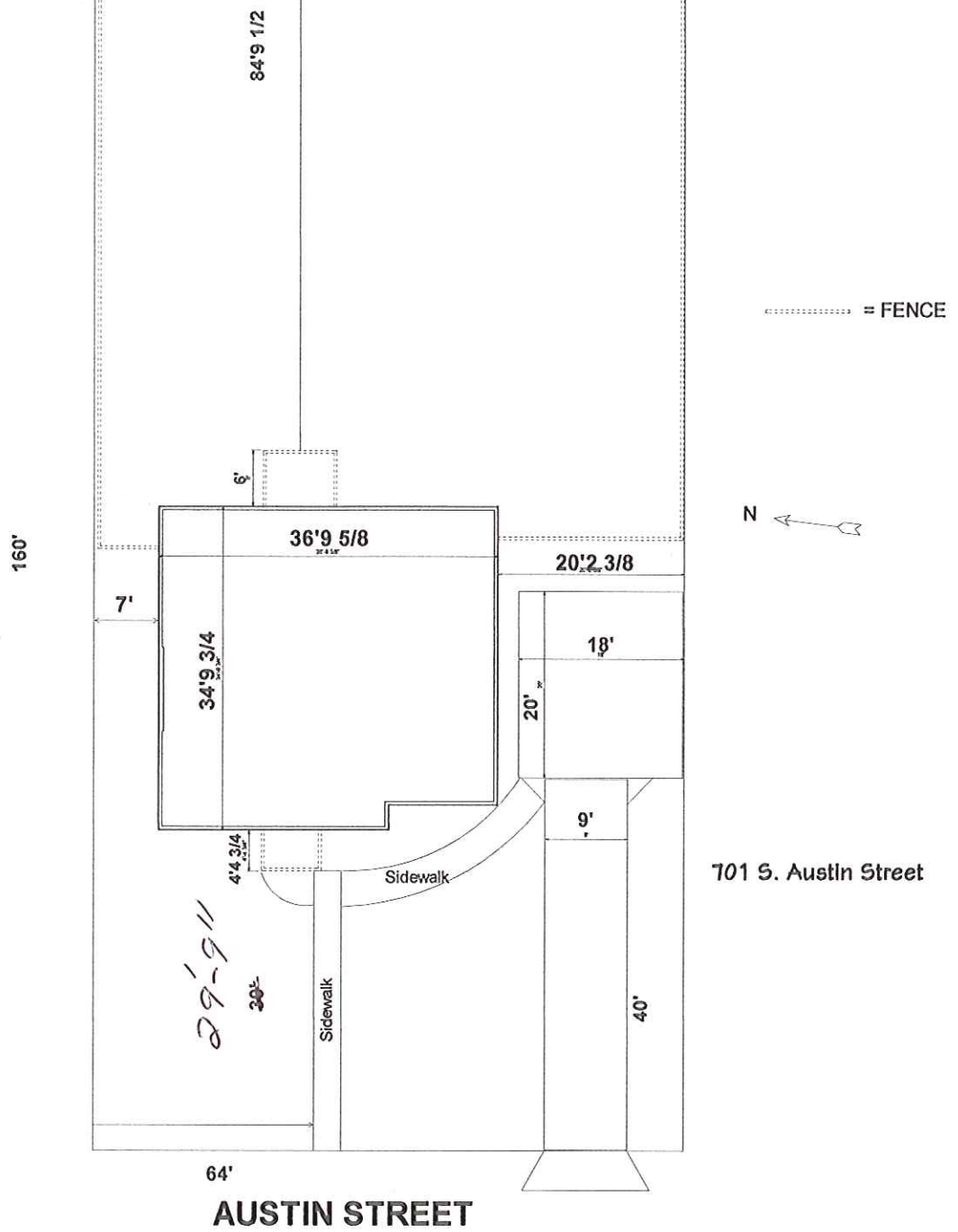
(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 701 S. AUSTIN STREET, SHERMAN, TEXAS, that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and is subject to all easements of record that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMES HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin, R.P.L.S. # 3694

Post Oak Addition
Block 1
Lot 15 & S 14' of Lot 14



CITY OF SHERMAN
RESIDENTIAL BUILDING PERMIT

PERMIT #: 140280 SUBCONTRACTOR: ALBERTO MENJIVAR DATE ISSUED: 2/13/2014

PROJECT ADDRESS: 1003 N BRENT AVE
PARCEL ID:
SUBDIVISION: COLLING SECTION 2

LOT #: 5
BLK #: 2
ZONE ORD:

ISSUED TO: ALBERTO MENJIVAR
ADDRESS: N CLEVELAND
CITY, ST ZIP: SHERMAN TX 75090
PHONE:

CONTRACTOR: VILLAGE GREEN OF DENISON INC
ADDRESS: PO BOX 12
CITY, ST ZIP: DENISON TX 75021
PHONE:

PROP. USE: ONE FAMILY RESIDENTIAL
WORK: NEW RESIDENTIAL CONSTRUCTION
VALUATION: \$ 110,000.00
OCCP TYPE: ONE FAMILY RESIDENTIAL
CNST TYPE: WOOD FRAME

SQ FT: 1,567.00
BEDROOMS: 4
BATHROOMS: 2.5
STORIES: 1

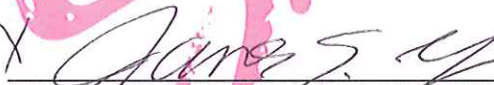
FEE CODE	DESCRIPTION	AMOUNT
BLD03	NEW RESIDENTIAL	\$ 470.10
BLD10	RESIDENTIAL STORMWATER MGMT	\$ 25.00
TOTAL		\$ 495.10

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

X 
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

2/13/14
DATE


(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

2/13/14
DATE


(APPROVED BY) BUILDING & ZONING

2/17/14
DATE

701 S. Austin





701 S. Austin

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 83 feet

City of Sherman, Texas
Developmental Services Department



City Council Regular Meeting

Agenda Item No. D. 7.

Meeting Date: 04/07/2014

Prepared By: Clay Barnett, Director of Public Works and Engineering

Approved By: George Olson, City Manager

Caption:

*** RESOLUTION NO. 5853**

Authorizing Execution of an Encroachment Easement to Jeff and Karla Winters for the Construction of a Swimming Pool within a Utility Easement

Issue:

To consider granting an encroachment easement into the 35' Utility Easement located at 2421 Westhaven Court in Sherman, Texas

Background:

The owner of the property located at 2421 Westhaven Court proposes to construct a swimming pool and would encroach 18' into the 35' Utility Easement. There are no utilities within the easement.

Origination:

Jeff and Karla Winters

Financial Consideration:

None

Staff Recommendation:

City staff, Oncor, Verizon, Cable One and Atmos have no objections to the proposed encroachment; and City staff recommends approval.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 5853

Encroachment Agreement

Citizen Request Letter

Utility Letters

Location Map

RESOLUTION NO. 5853

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO JEFF AND KARLA WINTERS FOR THE CONSTRUCTION OF A SWIMMING POOL WITHIN A UTILITY EASEMENT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement to Jeff and Karla Winters in substantially the same form as presented at this meeting, for the construction of a swimming pool within a utility easement, in accordance with the encroachment easement document and location map approved by the City Engineer and the City Attorney, attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2014.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
CAROLYN S. WACKER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

ENCROACHMENT EASEMENT

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON

§

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR", in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **Jeff and Karla Winters** of Sherman, Texas, hereinafter called "GRANTEE", an encroachment easement to construct a swimming pool within a 35' Utility Easement on Lot 6, Block1, in Westhaven Addition, as shown on the sketch marked Exhibit "A", attached hereto and incorporated herein for all purposes. Said encroachment easement shall be inferior, subordinate, and subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its heirs, successors and assigns, for the limited purpose of constructing a swimming pool within the herein described encroachment area. As shown on the attached exhibit the encroachment will encroach 18' into the 35' Utility Easement. GRANTEE agrees that all maintenance of the swimming pool shall be the responsibility of GRANTEE without cost, fees or expense to GRANTOR.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR from any and all damages, actions, suits, claims, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorneys fees which may occur in any manner by reason of any matter, fact, or thing arising from this conveyance and use of the area.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all claims for damages, costs or expenses, and shall include, but specifically not be limited to, the cost of repair, relocation, or removal of the light poles and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its heirs, successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the _____ day of _____, A.D., 2014.

CITY OF SHERMAN, TEXAS

BY: _____
GEORGE OLSON,
CITY MANAGER

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared **GEORGE OLSON**, City Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Sherman, Texas, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day
of _____, A.D., 2014.

**NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS**

Jeff Winters:

BY Jeff Winters

ADDRESS: 2421 Westhaven CT
Sherman TX 75092

PHONE #: 940-736-8677

ACKNOWLEDGEMENT

STATE OF TEXAS *

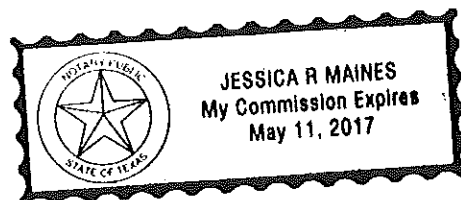
COUNTY OF Grayson *

BEFORE ME, the undersigned authority, on this day personally appeared **Jeff Winters**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 1st
day of April, A.D., 2014.

NOTARY SIGNATURE: Jessica R Maines

COMMISSION EXPIRES: May 11, 2017



Karla Winters:

BY: Karla Winters

ADDRESS: 2121 Westview CT

Sherman, TX 75092

PHONE #: 903-771-6746

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF GRASSMAN

BEFORE ME, the undersigned authority, on this day personally appeared **Karla Winters**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 1st
day of April, A.D., 2014.

NOTARY SIGNATURE: Jessica R Maines

COMMISSION EXPIRES: May 11, 2017



[illegible]

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 ~ 109 S. Travis ~ Sherman, Texas 75091-1843
phone (903)892-8003 ~ fax (903)868-2970

SURVEY FOR: ZACH GLADEN & MARISA TOWNSEND

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 5 th day of June, 2007 of the following described property:

Lot SIX (6) of WESTHAVEN, an Addition to the City of Sherman, Texas as shown by plat of record in Volume 18, Page 131 & 131A, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 2421 WESTHAVEN COURT, SUERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR.

March 11, 2014

City of Sherman
Engineering Services
Sherman, TX 75020

Re: 2421 West Haven Ct, Sherman, TX

I, Jeff Winter, homeowner of above mentioned property, request a Variance for a swimming pool to be built on an old 35' utility easement located in my back yard.

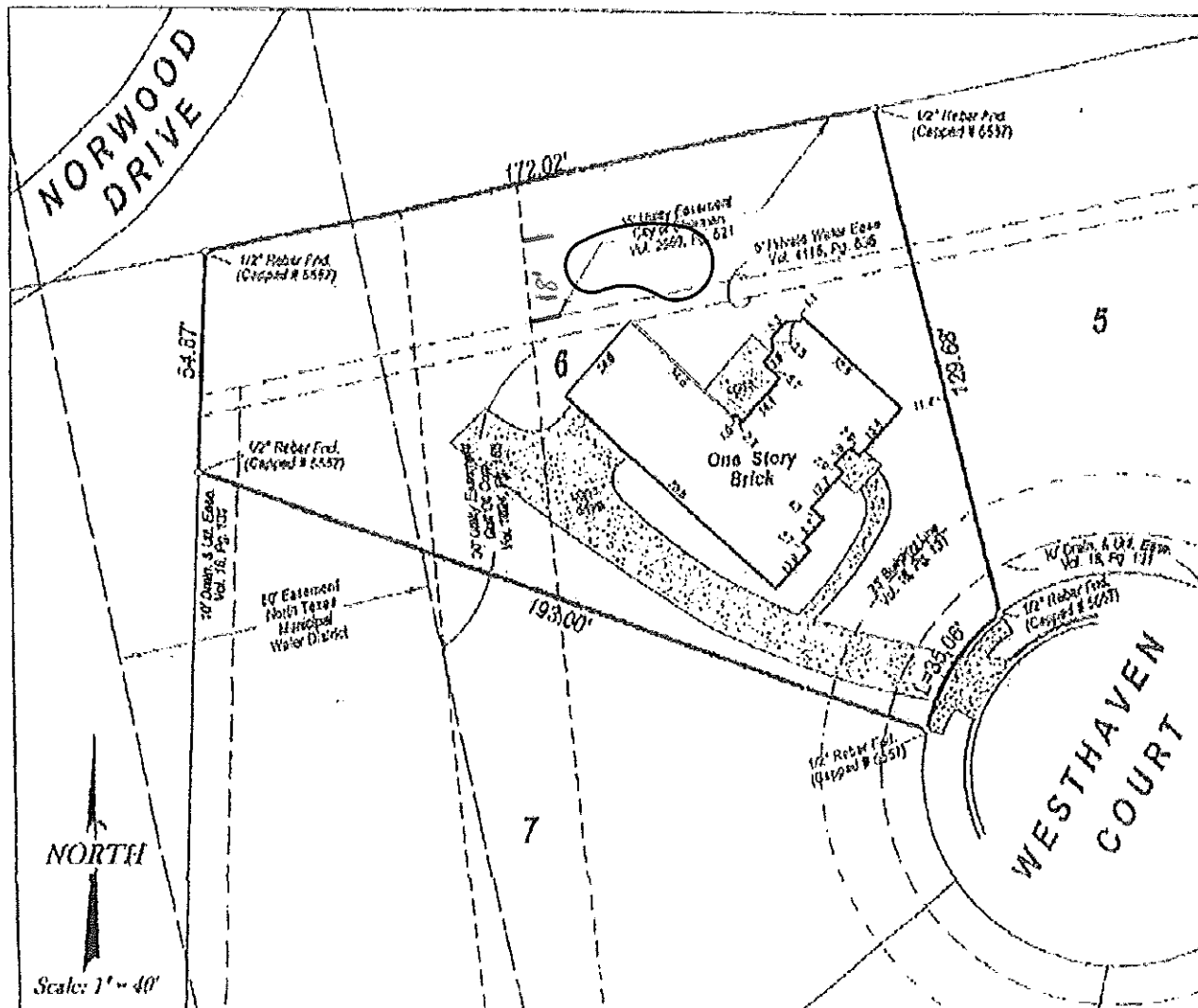
Please reference attached plan for location details.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Winters", with a long horizontal flourish extending to the right.

Jeff Winters

EXHIBIT "A"



SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
 phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: ZACH GLADEN & MARISA TOWNSEND

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the 5 th day of June, 2007 of the following described property:

Lot SIX (6) of WESTHAVEN, an Addition to the City of Sherman, Texas as shown by plat of record in Volume 18, Page 131 & 131A, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 2421 WESTHAVEN COURT, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE



3720 TEXOMA PARKWAY
SHERMAN TX 75090
PH: 903 893 6548
FX: 903 868 2754

March 19, 2014

City of Sherman

Lisa Whitfield

Engineering & Development Coordinator

P.O. Box 1106

Sherman, Texas 75091

Re: 2421 West Haven Ct., Sherman, TX

Cableone has no objection to encroachment into the 35' Utility Easement in the rear of the above referenced address.

Sincerely

A handwritten signature in black ink, appearing to read "Clint Cook", written over a horizontal line.

Clint Cook

Technical Operations Manager

Whitfield, Lisa

From: Thomas, Jacky G [Jacky.Thomas@atmosenergy.com]
Sent: Thursday, March 13, 2014 1:48 PM
To: Whitfield, Lisa
Subject: RE: 2421 Westhaven Court

All Atmos facilities are located in the street ROW for this area.

From: Whitfield, Lisa [<mailto:lisaw@ci.sherman.tx.us>]
Sent: Thursday, March 13, 2014 9:40 AM
To: 'Cook, Clint'; 'Meek, Stephen'; 'Graham, Nolan'; 'Smith, Chris W (CHRIS)'; Thomas, Jacky G
Subject: 2421 Westhaven Court

The owner of Lot 6 of the Westhaven Addition (plat attached), 2421 Westhaven Ct, has sent us a request (letter and sketch attached) to encroach into the 35' Utility Easement for a pool. The permanent structure would fall inside the easement. The City's utilities (water and sewer) do not fall within the easement, but other utilities (gas, cable, phone, electric) may still have a need for the easement now/future. Please let us know your desires for the utility easement shown on the attached sketch.

Please let me know if you need further information.

Thank you,

Lisa Whitfield
City of Sherman
Engineering & Development Coordinator
903-892-7212
903-870-7802 (fax)

Sherman
CLASSIC TOWN. BROAD HORIZON.

Whitfield, Lisa

From: Smith, Chris W (CHRIS) [smith.chris@verizon.com]
Sent: Thursday, March 13, 2014 10:43 AM
To: Whitfield, Lisa
Subject: RE: 2421 Westhaven Court

Verizon has no objections to this encroachment.

Thanks,

Chris W. Smith
Network Engineering
Twin Cities/Eastern Districts
Ofc 972-578-3311
Fax 972-578-3396



From: Whitfield, Lisa [mailto:lisaw@ci.sherman.tx.us]
Sent: Thursday, March 13, 2014 9:40 AM
To: 'Cook, Clint'; 'Meek, Stephen'; 'Graham, Nolan'; Smith, Chris W (CHRIS); 'jacky.thomas@atmosenergy.com'
Subject: 2421 Westhaven Court

The owner of Lot 6 of the Westhaven Addition (plat attached), 2421 Westhaven Ct, has sent us a request (letter and sketch attached) to encroach into the 35' Utility Easement for a pool. The permanent structure would fall inside the easement. The City's utilities (water and sewer) do not fall within the easement, but other utilities (gas, cable, phone, electric) may still have a need for the easement now/future. Please let us know your desires for the utility easement shown on the attached sketch.

Please let me know if you need further information.

Thank you,

Lisa Whitfield
City of Sherman
Engineering & Development Coordinator
903-892-7212
903-870-7802 (fax)



Whitfield, Lisa

From: Fairbrother, Kevin [Kevin.Fairbrother@oncor.com]
Sent: Monday, March 17, 2014 12:48 PM
To: Whitfield, Lisa
Subject: RE: 2421 Westhaven Court

Lisa,

Oncor Electric Delivery Company will not utilize this 35' easement. Oncor's facilities are located on the roadway of Lamberth Road and the front Lots of the Westhaven Addition. All our facilities are in place and should not have a need for this easement.

Thanks,

Kevin

From: Meek, Stephen
Sent: Thursday, March 13, 2014 9:46 AM
To: Fairbrother, Kevin
Cc: Lisa Whitfield (lisaw@ci.sherman.tx.us)
Subject: FW: 2421 Westhaven Court

Kevin,

I think this is the west side of 1417 off of Lamberth.

Thanks

Stephen Meek
Sr. Project Manager
ONCOR ELECTRIC DELIVERY

2201 Woodlake Rd
Denison, Texas 75021
903-868-8287

No Injuries...No Accidents...NOT TODAY!!!

From: Whitfield, Lisa [<mailto:lisaw@ci.sherman.tx.us>]
Sent: Thursday, March 13, 2014 9:40 AM
To: 'Cook, Clint'; Meek, Stephen; Graham, Nolan; 'Smith, Chris W (CHRIS)'; 'jacky.thomas@atmosenergy.com'
Subject: 2421 Westhaven Court

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Please let me know if you need further information.

Thank you,

*Lisa Whitfield
City of Sherman
Engineering & Development Coordinator
903-892-7212
903-870-7802 (fax)*



Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E. 1.

Meeting Date: 04/07/2014

Prepared By: Don Keene, Director of Community and Support Services

Approved By: George Olson, City Manager

Caption:

*** REQUEST TO ADVERTISE**

Janitorial Services

Issue:

Seeking approval to advertise a Request for Proposals (RFP) for janitorial services in certain City-owned facilities

Background:

Historically, the City has contracted for the cleaning of certain City-owned facilities. The City's previous agreement for janitorial services recently expired; and services are now being performed on a month-to-month basis. As an ongoing effort to increase efficiency in maintaining City-owned facilities, we request permission to advertise a Request for Proposals for Janitorial Services for the following buildings: Sherman Public Library, Police Department, Municipal Airport, Utilities Laboratory, Senior Citizen Center, City Hall, Parks & Recreation Activity Center, and the Glennie O. Ham Center (Parks & Recreation Administrative Offices).

Origination:

Building Maintenance Department

Financial Consideration:

Funds for janitorial services were appropriated in the approved budget for fiscal year 2013-2014. Advertising costs are estimated to be approximately \$200.00.

Staff Recommendation:

It is recommended that the City Council approve the advertising of the Request for Proposals for Janitorial Services for City-owned facilities as outlined above.

Alternatives:

As may be directed by the City Council



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F. 1.

Meeting Date: 04/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Consider Silver Creek Oil & Gas' Application for a Permit to Drill an Oil and Gas Well (Mustang 2H) in an R-1 (One Family Residential) District located in the 5600 Block of Farmington Road, being 76.54 acres in the William Martin Survey, Abstract No. 765

Issue:

Silver Creek Oil & Gas has filed an application with the City of Sherman to drill an oil/gas well in the 5600 block of Farmington Road, off F.M. 1417 West. The public hearing on the application was held at the March 17, 2014 City Council Meeting.

Background:

Article 4.10 of the City's Code of Ordinances outlines the procedures for the drilling of oil and gas wells within the City of Sherman. According to Section 4.10.038, the City Council has the authority to grant a permit if the application is found to comply with the terms of the article.

Silver Creek Oil & Gas has provided the necessary paperwork for the application, including an Oil Well Performance Bond in the amount of \$100,000.00; Railroad Commission permit; certification from the Texas Water Development Board; a list of citizens notified by registered mail of the public hearing; return receipts from the registered mail notifications; a Publisher's Affidavit stating that the notice was advertised in the Herald Democrat on three separate occasions; and copies of the advertisements.

Origination:

The application originated with Silver Creek Oil & Gas.

Financial Consideration:

There is no financial consideration to the City of Sherman.

Staff Recommendation:

The staff recommends consideration of the oil well permit.

Alternatives:

The City Council could choose not to approve the application or issue a permit.

Attachments

Application

Plat

Map

Payment

Railroad Commission Permit

Texas Water Development Board Permit

Oil Well Performance Bond

Liability Insurance

Certified Receipts

Letters to Property Owners and Lease Holders

Publisher's Affidavit

Legal Notices

CITY OF SHERMAN
APPLICATION FOR PERMIT TO DRILL OR DEEPEN

Date: March 5, 20 14

Name or Company or Operator

1. Name of Applicant: Silver Creek Oil & Gas
2. Permanent Address: 5525 N MacArthur Blvd. Ste 775
3. City, State, Zip: Irving, Texas 75038
4. Is applicant an individual, partnership or corporation?
☐ Individual ☐ Partnership ☒ Corporation
5. Principal Office: same
Address: same State: _____ Zip: _____
6. Names of all partners or officers: John Sanchez,
John Perry, William Nickerson, Brian Dutton,
Phil Coyle

Description of Lease

1. Block Number: N/A (See City Drilling Map)
2. Size of Block: N/A square feet
3. Amount of block owned or leased by applicant: N/A square feet
4. Names of all owners and lessees in block other than applicant, with number of square feet in block owned by each:

<u>N/A</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

5. Names of streets, roads, lanes or alleys surrounding block:
North: N/A South: W. Shepherd Dr.
East: N/A West: Farmington Rd
6. Distance from nearest producing well: 11,756 feet
7. Elevation of proposed location: 689' feet from sea level
8. Distance from nearest hospital, school, church or public building:
14,122 feet. Direction: SW from Fire station at FM 1417 & US 75
9. Distance from nearest dwelling: 3,050 feet
10. Type of rig; rotary or cable: Rotary

APPLICATION FOR PERMIT TO DRILL OR DEEPEN

11. Source of power: ☐ Diesel ☒ Electric
12. Amount of well casing on hand with diameters:
N 2,600' - 9 5/8" N 5,700' - 4 1/2"
N 7,800' - 7"
13. Describe proposed arrangement for slush pit if allowed by City Council and arrangement for handling mud and waste if slush pit not allowed:
Reserve pit will be lined to handle cuttings & fluid. Upon completion, fluid will be hauled off & cuttings solidified & buried in pit. If not allowed, a closed loop system will be implemented.
14. Describe location and type of proposed production tanks, if allowed, and proposed arrangement for disposition of oil and gas produced:
2x300 barrel steel oil tanks & 2x300 barrel fiberglass water tanks (a 300 barrel tank is 12' diameter & 15' tall)
Disposition of oil will be transport truck operated by Plains Marketing, LP. Disposition of gas will be by a pipeline laid by Semgas, LP.
15. Name of surety company to carry bond required: Aspen American Insurance Company
16. Name of carrier of tort liability insurance required: St Paul Fire and Marine Insurance Co.
17. Notice of this application was sent by registered mail to all owners and lessees (other than applicant) within the above-described block on March 5, 2014.

Attached to this application are:

1. Map or plat, scale: 1 inch = 20 feet, of block covered in application showing exact location of the proposed well and all improvements on block.
2. Certified copies of leases or deeds showing ownership of fee or mineral interests in block (or abstracts of title if ownership or application is contested).
3. Copies of Registry receipts on notices mailed to other owners or lessees on same block, and if notice is had by publication, an affidavit of publisher showing dates of publication.

Applicant recognizes that the permit granted hereunder, if any, does not and will not constitute a vested right, and applicant will comply with all provisions of Ordinances of the City of Sherman and any and all subsequent changes or amendments thereto.

Silver Creek Oil & Gas, LLC

Applicant

By: [Signature]

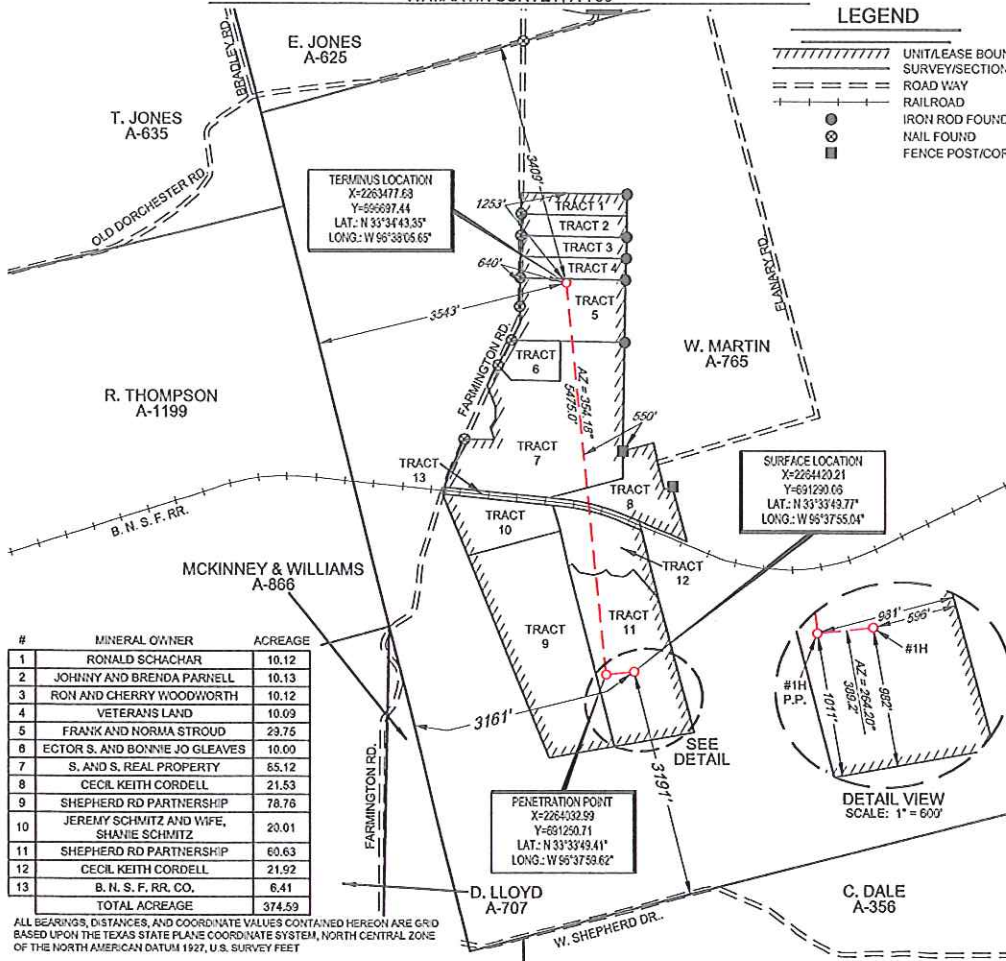
GRAYSON COUNTY, TEXAS

SURFACE LOCATION: 3161' FSWL & 3191' FSEL

W. MARTIN SURVEY, A-765

LEGEND

- UNIT/LEASE BOUNDARY
- SURVEY/SECTION LINE
- ROAD WAY
- RAILROAD
- IRON ROD FOUND
- NAIL FOUND
- FENCE POST/CORNER



#	MINERAL OWNER	ACREAGE
1	RONALD SCHACHAR	10.12
2	JOHNNY AND BRENDA PARNELL	10.13
3	RON AND CHERRY WOODWORTH	10.12
4	VETERANS LAND	10.09
5	FRANK AND NORMA STROUD	23.75
6	ECTOR S. AND BONNIE JO GLEAVES	10.00
7	S. AND S. REAL PROPERTY	65.12
8	CECIL KEITH CORDELL	21.53
9	SHEPHERD RD PARTNERSHIP	78.76
10	JEREMY SCHMITZ AND WIFE, SHANIE SCHMITZ	20.01
11	SHEPHERD RD PARTNERSHIP	60.63
12	CECIL KEITH CORDELL	21.92
13	B. N. S. F. RR. CO.	6.41
	TOTAL ACREAGE	374.59

ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1927, U.S. SURVEY FEET

ALL INSTRUMENTS, PRE-POST DRILLING DATA, PRE-POST COMPLETION DATA, HARD LINE INFORMATION, LEASE INFORMATION, AND ANY PERTINENT INFORMATION USED IN THE PREPARATION OF THIS MAP WAS PROVIDED BY EOG RESOURCES, INC.

ORIGINAL DOCUMENT SIZE: 8.5" X 14"

SILVER CREEK
OIL & GAS

LEASE NAME & WELL NO.: MUSTANG #2H DATE OF SURVEY: NOVEMBER 21, 2013

LOCATED: ±5.1 MILES NORTHWEST OF SHERMAN, TX GROUND ELEVATION: 689'

BEST ACCESSIBILITY TO LOCATION: FROM SHEPHERD DR. TO A POINT ±3150 FEET SOUTHEAST OF THE LOCATION.

DISTANCE & DIRECTION FROM HWY JCT. OR TOWN: FROM THE INTERSECTION OF US-75 & FM. 1417, GO NORTH ON US-75 ±2.3 MILES, THENCE

WEST ON SHEPHERD DR. ±1.3 MILES TO A POINT ±3150 FEET SOUTHEAST OF THE LOCATION.

CERTIFICATION:

I, MICHAEL BLAKE BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AND AN AUTHORIZED AGENT OF TOPOGRAPHIC LAND SURVEYORS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED "PRE-CONSTRUCTION" PROPOSED WELL LOCATION WAS SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREIN.

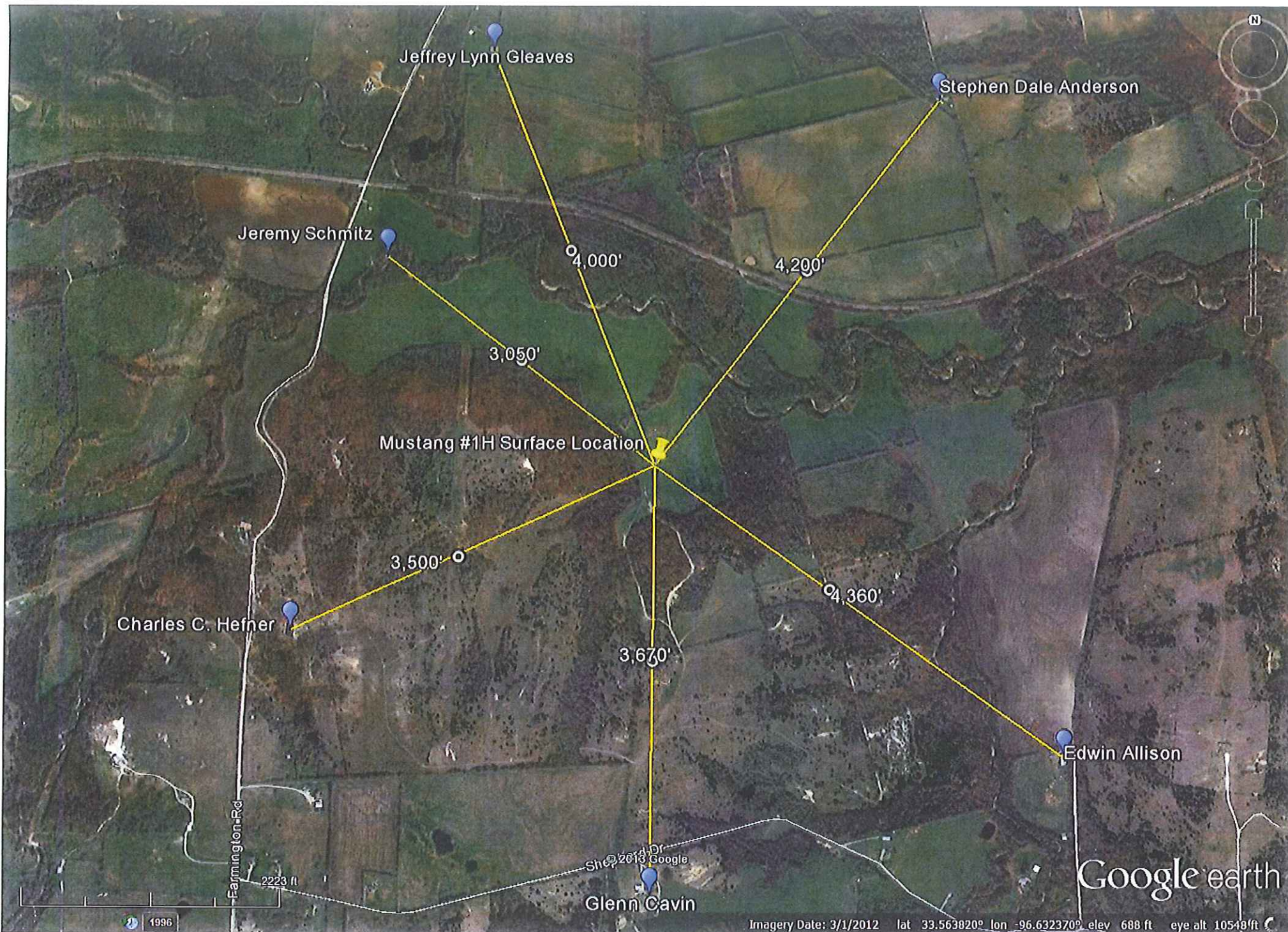
[Signature]



FILE NAME LO_MUSTANG_2H_REV3
S.V.

TEXAS REG. NO.

5857



City Clerk (903) 892-7206

RECH: 00662537 3/05/2014 3:19 PM
OPER: CCC TERM: 113
REF#: 3218

TRAN: 113.9999 OTHER MISC
SILVER CREEK OIL AND GAS
PERMIT FEE
OIL & GAS RENTAL 650.00CR

TENDERED: 650.00 CHECK
APPLIED: 650.00-

CHANGE: 0.00

VISIT www.ci.sherman.tx.us
Utility Billing (903) 892-7237
Finance (903) 892-7309
Court (903) 892-7295

PRINTED ON RECYCLED PAPER

Daniel or Amanda Driver
2929 CR SW 3170
WINNSBORO, TX 75494

88-7252/3119
E-Z-SHIELD PLUS Check Fraud
Protection & ID Replacement

3218

Pay to the Order of City of Sherman \$ 650.00

Six hundred fifty and no/100

MINIOLA COMMUNITY BANK
500 SOUTH MAIN
WINNSBORO, TX 75494

For Drilling Permit Dollars

[Signature]

Date 3/5/14

MP

Railroad Commission of Texas

PERMIT TO DRILL, RE-COMplete, OR RE-ENTER ON REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

CONDITIONS AND INSTRUCTIONS

Permit Invalidation. It is the operator's responsibility to make sure that the permitted location complies with Commission density and spacing rules in effect on the spud date. The permit becomes invalid automatically if, because of a field rule change or the drilling of another well, the stated location is not in compliance with Commission field rules on the spud date. If this occurs, application for an exception to Statewide Rules 37 and 38 must be made and a special permit granted prior to spudding. Failure to do so may result in an allowable not being assigned and/or enforcement procedures being initiated.

Notice Requirements. Per H.B 630, signed May 8, 2007, the operator is required to provide notice to the surface owner no later than the 15th business day after the Commission issues a permit to drill. Please refer to subchapter Q Sec. 91.751-91.755 of the Texas Natural Resources Code for applicability.

Permit expiration. This permit expires two (2) years from the date of issuance shown on the original permit. The permit period will not be extended.

Drilling Permit Number. The drilling permit number shown on the permit **MUST** be given as a reference with any notification to the district (see below), correspondence, or application concerning this permit.

Rule 37 Exception Permits. This Statewide Rule 37 exception permit is granted under either provision Rule 37 (h)(2)(A) or 37(h)(2)(B). Be advised that a permit granted under Rule 37(h)(2)(A), notice of application, is subject to the General Rules of Practice and Procedures and if a protest is received under Section 1.3, "Filing of Documents," and/or Section 1.4, "Computation of Time," the permit may be deemed invalid.

Before Drilling

Fresh Water Sand Protection. The operator must set and cement sufficient surface casing to protect all usable-quality water, as defined by the Railroad Commission of Texas (RRC) Groundwater Advisory Unit (GWAU). Before drilling a well, the operator must obtain a letter from the Railroad Commission of Texas stating the depth to which water needs protection. Write: Railroad Commission of Texas, Groundwater Advisory Unit (GWAU), P.O. Box 12967, Austin, TX 78711-3087. File a copy of the letter with the appropriate district office.

Accessing the Well Site. If an OPERATOR, well equipment TRANSPORTER or WELL service provider must access the well site from a roadway on the state highway system (Interstate, U.S. Highway, State Highway, Farm-to-Market Road, Ranch-to-Market Road, etc.), an access permit is required from TxDOT. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

Water Transport to Well Site. If an operator intends to transport water to the well site through a temporary pipeline laid above ground on the state's right-of-way, an additional TxDOT permit is required. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

*NOTIFICATION

The operator is **REQUIRED** to notify the district office when setting surface casing, intermediate casing, and production casing, or when plugging a dry hole. The district office **MUST** also be notified if the operator intends to re-enter a plugged well or re-complete a well into a different regulatory field. Time requirements are given below. The drilling permit number **MUST** be given with such notifications.

During Drilling

Permit at Drilling Site. A copy of the Form W-1 Drilling Permit Application, the location plat, a copy of Statewide Rule 13 alternate surface casing setting depth approval from the district office, if applicable, and this drilling permit must be kept at the permitted well site throughout drilling operations.

***Notification of Setting Casing.** The operator **MUST** call in notification to the appropriate district office (phone number shown the on permit) a minimum of eight (8) hours prior to the setting of surface casing, intermediate casing, AND production casing. The individual giving notification **MUST** be able to advise the district office of the drilling permit number.

***Notification of Re-completion/Re-entry.** The operator MUST call in notification to the appropriate district office (phone number shown on permit) a minimum of eight (8) hours prior to the initiation of drilling or re-completion operations. The individual giving notification MUST be able to advise the district office of the drilling permit number.

Completion and Plugging Reports

Producing Well. Statewide Rule 16 states that the operator of a well shall file with the Commission the appropriate completion report within thirty (30) days after completion of the well or within ninety (90) days after the date on which the drilling operation is completed, whichever is earlier. Completion of the well in a field authorized by this permit voids the permit for all other fields included in the permit unless the operator indicates on the initial completion report that the well is to be a dual or multiple completion and promptly submits an application for multiple completion. All zones are required to be completed before the expiration date on the existing permit. Statewide Rule 40(d) requires that upon successful completion of a well in the same reservoir as any other well previously assigned the same acreage, proration plats and P-15s (if required) must be submitted with no double assignment of acreage.

Dry or Noncommercial Hole. Statewide Rule 14(b)(2) prohibits suspension of operations on each dry or non-commercial well without plugging unless the hole is cased and the casing is cemented in compliance with Commission rules. If properly cased, Statewide Rule 14(b)(2) requires that plugging operations must begin within a period of one (1) year after drilling or operations have ceased. Plugging operations must proceed with due diligence until completed. An extension to the one-year plugging requirement may be granted under the provisions stated in Statewide Rule 14(b)(2).

Intention to Plug. The operator must file a Form W-3A (Notice of Intention to Plug and Abandon) with the district office at least five (5) days prior to beginning plugging operations. If, however, a drilling rig is already at work on location and ready to begin plugging operations, the district director or the director's delegate may waive this requirement upon request, and verbally approve the proposed plugging procedures.

***Notification of Plugging a Dry Hole.** The operator MUST call in notification to the appropriate district office (phone number shown on permit) a minimum of four (4) hours prior to beginning plugging operations. The individual giving the notification MUST be able to advise the district office of the drilling permit number and all water protection depths for that location as stated in the Texas Commission on Environmental Quality letter.

DIRECT INQUIRIES TO: DRILLING PERMIT SECTION, OIL AND GAS DIVISION

PHONE
(512) 463-6751

MAIL:
PO Box 12967
Austin, Texas, 78711-2967

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

PERMIT TO DRILL, DEEPEN, PLUG BACK, OR RE-ENTER ON A REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

PERMIT NUMBER 780478	DATE PERMIT ISSUED OR AMENDED Mar 21, 2014	DISTRICT * 09
API NUMBER 42-181-31545	FORM W-1 RECEIVED Feb 24, 2014	COUNTY GRAYSON
TYPE OF OPERATION NEW DRILL	WELLBORE PROFILE(S) Horizontal	ACRES 374.59
OPERATOR SILVER CREEK OIL & GAS, LLC 781909		NOTICE This permit and any allowable assigned may be revoked if payment for fee(s) submitted to the Commission is not honored. District Office Telephone No: (940) 723-2153
LEASE NAME MUSTANG		WELL NUMBER 2H
LOCATION 5.1 miles NW direction from SHERMAN		TOTAL DEPTH 13000
Section, Block and/or Survey SECTION 158 BLOCK 765 ABSTRACT 765 SURVEY MARTIN, W		
DISTANCE TO SURVEY LINES 3191 ft. SOUTH 3161 ft. WEST		DISTANCE TO NEAREST LEASE LINE 550 ft.
DISTANCE TO LEASE LINES 982 ft. SOUTH 596 ft. EAST		DISTANCE TO NEAREST WELL ON LEASE See FIELD(s) Below
FIELD(s) and LIMITATIONS: * SEE FIELD DISTRICT FOR REPORTING PURPOSES *		
FIELD NAME LEASE NAME	ACRES NEAREST LEASE	DEPTH NEAREST LEASE
WILDCAT	374.59	13,000
MUSTANG	550	0
WELLBORE PROFILE(s) FOR FIELD: Horizontal		
RESTRICTIONS: Lateral: TH1 Penetration Point Location Lease Lines: 1011.0 F SOUTH L 981.0 F EAST L Terminus Location BH County: GRAYSON Section: Block: Abstract: 765 Survey: W. MARTIN Lease Lines: 1253.0 F NORTH L 640.0 F WEST L Survey Lines: 3409.0 F NORTH L 3543.0 F WEST L		
THE FOLLOWING RESTRICTIONS APPLY TO ALL FIELDS This well shall be completed and produced in compliance with applicable special field or statewide spacing and density rules. If this well is to be used for brine mining, underground storage of liquid hydrocarbons in salt formations, or underground storage of gas in salt formations, a permit for that specific purpose must be obtained from Environmental Services prior to construction, including drilling, of the well in accordance with Statewide Rules 81, 95, and 97.		

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

PERMIT TO DRILL, DEEPEN, PLUG BACK, OR RE-ENTER ON A REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

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DISTANCE TO LEASE LINES 982 ft. SOUTH 596 ft. EAST		DISTANCE TO NEAREST WELL ON LEASE See FIELD(s) Below
FIELD(s) and LIMITATIONS: * SEE FIELD DISTRICT FOR REPORTING PURPOSES *		
FIELD NAME LEASE NAME	ACRES NEAREST LEASE	DEPTH NEAREST WE
WELL # DIST		
This well must comply to the new SWR 3.13 requirements concerning the isolation of any potential flow zones and zones with corrosive formation fluids. See approved permit for those formations that have been identified for the county in which you are drilling the well in.		

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION
SWR #13 Formation Data**

GRAYSON (181) County

Formation	Shallow Top	Deep Top	Remarks	Geological Order	Effective Date
PALUXY	860	1,370		1	12/17/2013
HANDY SAND	2,960	9,630		2	12/17/2013
STRAWN	1,140	5,000		3	12/17/2013
BRUHLMEYER	2,330	3,310		4	12/17/2013
COVEY	3,810	3,920		5	12/17/2013
CARRAWAY SAND	3,950	3,970		6	12/17/2013
BARNES SAND	4,980	5,260		7	12/17/2013
BAKER SAND	7,240	9,050		8	12/17/2013
DAVIS SAND	6,620	9,530		9	12/17/2013
HUFF SAND	6,440	6,650		10	12/17/2013
CORDELL SAND	8,550	10,200		11	12/17/2013
"V" SAND	7,520	8,690		12	12/17/2013
PENNSYLVANIAN	1,900	10,450		13	12/17/2013
ORDOVICIAN	8,800	10,400		14	12/17/2013
DORNICK HILLS	1,310	11,020		15	12/17/2013
OIL CREEK	5,830	12,370		16	12/17/2013
VIOLA LIME	8,400	14,410		17	12/17/2013
ELLENBURGER	5,210	15,050		18	12/17/2013

This is a dynamic table that will be updated continuously. It is the operators responsibility to make sure that at time of spudding the well the most current table is being referenced.

Groundwater
Advisory Unit

GROUNDWATER PROTECTION DETERMINATION

Date February 13, 2014

GAU File No.: SC- 3076

***** EXPEDITED APPLICATION *****

API Number 18100000

Attention: VERONICA S CARR

RRC Lease No. 000000

SC_781909_18100000_000000_3076.pdf

SILVER CREEK O&G LLC
5525 N MACARTHUR
IRVING TX 78038

--Measured--

3551 ft FSWL

3848 ft FSEL

MRL: SURVEY

Digital Map Location:

X-coord/Long 96.64070

Y-coord/Lat 33.59810

Datum 83

Zone

P-5# 781909

County GRAYSON

Lease & Well No. CABO #2H

Purpose ND

Location SUR-JONES E., A-625, --[TD=12800], [RRC 9],

To protect usable-quality groundwater at this location, the Groundwater Advisory Unit of the Texas Railroad Commission recommends:

The interval from the land surface to a depth of 100 feet must be protected. In addition the Woodbine, which is estimated to occur from a depth of 600 feet to 1150 feet, and the Trinity (including the Hosston), which is estimated to occur from a depth of 1450 feet to 2350 feet, must be protected.

Note: Unless stated otherwise, this recommendation is intended to apply only to the subject well and not for area-wide use. This recommendation is intended for normal drilling, production, and plugging operations only. It does not apply to saltwater disposal operation into a nonproductive zone (RRC Form W-14).

If you have any questions, please contact us at 512-463-2741, gau@rrc.state.tx.us, or by mail.

Sincerely,


Digitally signed by Jack Oswalt
DN: c=US, st=TEXAS, l=Austin,
o=Railroad Commission of Texas,
ou=Groundwater Advisory Unit, cn=Jack
Oswalt, email=jackoswalt@rrc.state.tx.us
Date: 2014.02.13 09:11:53 -0600

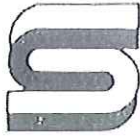
Jack M. Oswalt, P.G.

GEOLOGIST SEAL



Geologist, Groundwater Advisory Unit
Oil & Gas Division

The seal appearing on this document was authorized by Jack M. Oswalt on 2/13/2014
Note: Alteration of this electronic document will invalidate the digital signature.



City of Sherman
P.O. Box 1106
Sherman, Texas 75091
(903) 892-7204

OIL WELL PERFORMANCE BOND

STATE OF TEXAS §
COUNTY OF GRAYSON §
CITY OF SHERMAN §

BOND NO. SU02035

KNOW ALL MEN BY THESE PRESENTS.

That we, Silver Creek Oil & Gas, LLC, as principal, and Aspen American Insurance Co. as surety, hereby acknowledge ourselves, bound to the City of Sherman, a municipal corporation, for the benefit of the said City, and all persons, firms and corporations concerned, in the sum of One Hundred Thousand dollars for the payment of which well and truly to be made, the said principal binds himself, his heirs, executors, administrators and assigns, and the surety does hereby bind itself and its successors, firmly by these presents, all being bound jointly and severally by these presents.

The condition of the above obligation is such that, whereas the above bounden principal has applied to the City of Sherman for a permit to drill an oil well within the City limits and on Drilling Block No. _____ in compliance with the provisions of Chapter 22 of the 1991 recodified ordinances, as amended, and whereas the said ordinances require a bond conditioned that if the permit be granted and if drilling operations be commenced thereunder the applicant and his assigns will comply with the terms and conditions of the said ordinances, and all future amendments and regulations thereunder in the drilling and operation of said well; and that the applicant will restore the streets and sidewalks and other public places of the City which may be disturbed in the operations to their former conditions, and will clear the blocks and lots of all litter, machinery, derricks and buildings erected or used in the drilling or operation of said well whenever the well shall be completed, abandoned or the operations therefor discontinued and that the applicant or his assigns will pay such sums as may be due by them by reason of production of oil, gas or other minerals to all persons, firms or corporations owning lots, blocks or tracts of land in said drilling block or area who have not executed, at the time of filing of such bond, or who shall not execute during the term of said bond and prior to the accrual of liabilities thereunder, leases, drilling contracts, waivers or other form of contract under which the applicant or his assigns is or are authorized to operate the premises of said owner of the development and production of oil and gas in accordance with the provisions of said ordinances.

NOW, THEREFORE, if the above bounden principal, his heirs, executors, administrators, and assigns, shall well and truly keep, do and perform each and every, all and singular the obligations, matters and things required by said Chapter 22 of the 1991 recodified ordinances, as amended, then this obligation shall be null and void; otherwise to be and remain in full force and effect.

IN TESTIMONY WHEREOF witness our hands this 27th day of February, 2014.

Silver Creek Oil & Gas, LLC

PRINCIPAL [Signature]

SURETY Aspen American Insurance Company

[Signature]
Teresa D. Kelly, Attorney-in-Fact

AGENT Alliant Insurance Services, Inc.
5847 San Felipe, Suite 2750
ADDRESS Houston, TX 77057

PHONE NO 832-485-4000

PRINCIPAL Silver Creek Oil & Gas, LLC
5525 N. MacArthur Blvd, Suite 775
ADDRESS Irving, TX 75038

PHONE NO 972-573-1630



Aspen American Insurance Company
175 Capital Boulevard, Rocky Hill, CT 06067

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, THAT Aspen American Insurance Company, a corporation duly organized under the laws of the State of Texas, and having its principal offices in Rocky Hill, Connecticut, (hereinafter the "Company") does hereby make, constitute and appoint: **Dan W. Burton; Benjamin D. Wilcox; Candace D. Bosheers; Teresa D. Kelly of Alliant Insurance Services, Inc.** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge on behalf of the Company, at any place within the United States, the following instrument(s) by his/her sole signature and act: any and all bonds, recognizances, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking and any and all consents incident thereto, and to bind the Company thereby as fully and to the same extent as if the same were signed by the duly authorized officers of the Company. All acts of said Attorney(s)-in-Fact done pursuant to the authority herein given are hereby ratified and confirmed.

This appointment is made under and by authority of the following Resolutions of the Board of Directors of said Company effective on April 7, 2011, which Resolutions are now in full force and effect;

VOTED: All Executive Officers of the Company (including the President, any Executive, Senior or Assistant Vice President, any Vice President, any Treasurer, Assistant Treasurer, or Secretary or Assistant Secretary) may appoint Attorneys-in-Fact to act for and on behalf of the Company to sign with the Company's name and seal with the Company's seal, bonds, recognizances, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said Executive Officers at any time may remove any such appointee and revoke the power given him or her.

VOTED: The foregoing authority for certain classes of officers of the Company to appoint Attorneys-in-Fact by virtue of a Power of Attorney to sign and seal bonds, recognizances, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, as well as to revoke any such Power of Attorney, is hereby granted specifically to the following individual officers of Aspen Specialty Insurance Management, Inc.:

Michael Toppi, Executive Vice President, Scott Sadowsky, Senior Vice President, James Mercier, Senior Vice President, Mathew Raino, Vice President, Scott Mandeville, Vice President and Ryan Field, Assistant Vice President.

This Power of Attorney may be signed and sealed by facsimile (mechanical or printed) under and by authority of the following Resolution voted by the Boards of Directors of Aspen American Insurance Company, which Resolution is now in full force and effect:

VOTED: That the signature of any of the Officers identified by title or specifically named above may be affixed by facsimile to any Power of Attorney for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any and all consents incident thereto, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company. Any such power so executed and certified by such facsimile signature and/or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking so executed.

IN WITNESS WHEREOF, Aspen American Insurance Company has caused this instrument to be signed and its corporate seal to be hereto affixed this 8th day of February, 2012

STATE OF CONNECTICUT

SS. ROCKY HILL

COUNTY OF HARTFORD

Aspen American Insurance Company

Mathew Raino, Vice President

On this 8th day of February 2012, before me personally came Mathew Raino to me known, who being by me duly sworn, did depose and say; that he/she is Vice President, of Aspen American Insurance Company, the Company described in and which executed the above instrument; that he/she knows the seal of said Corporation, and the seal affixed to the said instrument is such corporate seal; and that he/she executed the said instrument on behalf of the Company by authority of his/her office under the above Resolutions thereof.

Patricia C. Taber
Notary Public

My commission expires: 5/31/2016

CERTIFICATE

I, the undersigned, Mathew Raino of Aspen American Insurance Company, a stock corporation of the State of Texas, do hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the Boards of Directors, as set forth above, are now and remain in full force and effect.

Given under my hand and seal of said Company, in Rocky Hill, Connecticut, this 27th day of February, 2014

By: Mathew Raino

Name: Mathew Raino, Vice President



* For verification of the authenticity of the Power of Attorney you may call (860) 760-7728 or email: Patricia.Taber@aspenspecialty.com



IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Aspen American Insurance Company's toll-free telephone number for information or to make a complaint at:

1-877-245-8510

You may also write:

Aspen American Insurance Company
Attention: Compliance Department
175 Capital Boulevard
Rocky Hill, CT 06067

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Aspen American Insurance Company para informacion o para someter una queja al:

1-877-245-8510

Usted tambien puede escribir:

Aspen American Insurance Company
Attention: Compliance Department
175 Capital Boulevard
Rocky Hill, CT 06067

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



SILVCRE-07 NCERVANTES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/13/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Houston-Alliant Insurance Services, Inc. 5847 San Felipe Ste 2750 Houston, TX 77057	CONTACT NAME: PHONE (A/C, No, Ext): (832) 485-4000 FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : St Paul Fire and Marine Insurance Co INSURER B : Underwriters at Lloyd's London (IL) INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Silver Creek Oil & Gas, LLC 5525 N MacArthur Blvd, STE 775 Irving, TX 75038	NAIC # 24767 15792

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Sudden/Accidental ☒ Pollution GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC			11T44774	2/8/2014	2/8/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			11T44774	2/8/2014	2/8/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB DED ☒ RETENTION \$ 10,000			11T44774	2/8/2014	2/8/2015	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATU-TORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Control of Well			A-1069-COCP	2/8/2014	2/8/2015	See Notes

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Control of Well (100%) A.O.O., CSL:

Drilling, Deepening, Sidetrack, Re-entry, Completion or Recompletion wells:
\$20,000,000Producing, Shut-in, TA, SWD, Injection or Other Wells:
\$ 3,000,000 All Wells 0-5,000' TMD
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

City of Sherman
220 W Mulberry
PO Box 1106
Sherman, TX 75091

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: SILVCRE-07

NCERVANTES

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Houston-Alliant Insurance Services, Inc.		NAMED INSURED Silver Creek Oil & Gas, LLC	
POLICY NUMBER SEE PAGE 1		5525 N MacArthur Blvd, STE 775 Irving, TX 75038	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

\$ 5,000,000 All Wells 5,001'-10,000' TMD
\$10,000,000 All Wells 10,001'-15,000' TMD
\$15,000,000 All Wells over 15,000' TMD and All Horizontal Wells

Care, Custody and Control:

\$ 3,000,000 in respect of Producing, Shut-in, TA, SWD, Injection or other wells
\$20,000,000 in respect of Drilling, Deepening, Sidetrack, Workover, Re-entry, Completion or Re-completion wells

Remarks:

Additional Remarks:

The General and Auto Liability policies include a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder.

The General and Auto Liability policies include a blanket waiver of subrogation endorsement that provides this feature when there is a written contract between the named insured and the certificate holder.

Umbrella follows form over the General Liability.

499 659 0000 0717 CTN1

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Sent To Cecil & Mary Cordell, Trustees

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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Sent To James B. Martius, Trustee

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Restricted Delivery Fee (Endorsement Required)	
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Sent To FRANK N. MARTIUS, JR., Trustee

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Restricted Delivery Fee (Endorsement Required)	
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Sent To Lela May Cordell Williams

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To Blaise E. Bilderback, Director BNSF RCB

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To Richard D. Martius, Trustee

Street, Apt. No., or PO Box No.
City, State, ZIP+4

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Sent To Ruth Ellen Leaver

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City, State, ZIP+4

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Jeffrey Lynn Clowes
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or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To J. Duane Padgett, III
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or PO Box No.
City, State, ZIP+4

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Charlotte A. Mullins
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Wesley Joe Cordell
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To T. Carson Dierke
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Robert S. Galt, Manager
Street, Apt. No.,
or PO Box No.
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To James T. Cordell
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Johnnie L. Cordell
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Tom Kelly Carter
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Elsie Jane Griffin
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Billy M. Davis
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City, State, ZIP+4

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Bobby D. Cathey wife Patricia F. Cathey
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or PO Box No.
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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Andrew Ford Griffin
Street, Apt. No.,
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Martha Saul Catchway
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Frank David Stravel
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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Timmie Dwan Bell
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Anna Jean Cloud
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or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Debra McMillan
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Laurie Sheepsline
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Nelda Joyce Johnston
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or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Joe Michael Cloud
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Billy Glenn Cloud
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Bill Cloud, Life Estate
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Paul Wayne Safford
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4
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=====

SHERMAN MPO
SHERMAN, Texas
750909998
4822710090-0097
03/05/2014 (903)892-9234 03:53:50 PM

=====

===== Sales Receipt =====

Product Description	Sale Unit Qty	Price	Final Price
---------------------	---------------	-------	-------------

GUNTER TX 75058 Zone-1			\$0.49
First-Class Mail Letter			
0.50 oz.			
Expected Delivery: Thu 03/06/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916643			

=====

Issue PVI: \$6.49

AUBREY TX 76227 Zone-1			\$0.49
First-Class Mail Letter			
0.50 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916780			

=====

Issue PVI: \$6.49

DALLAS TX 75225 Zone-1			\$0.49
First-Class Mail Letter			
0.50 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916735			

=====

Issue PVI: \$6.49

MCKINNEY TX 75069 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Thu 03/06/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916728			

=====

Issue PVI: \$6.49

VERNON TX 76384 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916759			

=====

Issue PVI: \$6.49

GRANBURY TX 76049 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916766			

=====

SALT LAKE CITY UT 84150 Zone-5

First-Class Mail Letter		\$0.49
0.40 oz.		
Expected Delivery: Sat 03/08/14		
Return Rcpt (Green Card)		\$2.70
@@ Certified		\$3.30
USPS Certified Mail #:		
70131710000065916773		

=====

Issue PVI: \$6.49

AUBREY TX 76227 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916797			

=====

Issue PVI: \$6.49

AUBREY TX 76227 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916803			

=====

Issue PVI: \$6.49

SAVOY TX 75479 Zone-1			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Thu 03/06/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916742			

=====

Issue PVI: \$6.49

FORT WORTH TX 76131 Zone-1			\$0.49
First-Class Mail Letter			
0.50 oz.			
Expected Delivery: Fri 03/07/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916827			

=====

Issue PVI: \$6.49

SHERMAN TX 75090 Zone-0			\$0.49
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Thu 03/06/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916834			

=====

Issue PVI: \$6.49

SALT LAKE CITY UT 84150			\$0.49
Zone-5			
First-Class Mail Letter			
0.40 oz.			
Expected Delivery: Sat 03/08/14			
Return Rcpt (Green Card)		\$2.70	
@@ Certified		\$3.30	
USPS Certified Mail #:			
70131710000065916810			

=====

Issue PVI: \$6.49

NURE TX 75092 Zone-1 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Thu 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916988
 =====
 Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Thu 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916995
 =====
 Issue PVI: \$6.49

KERMIT TX 79745 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916452
 =====
 Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
 First-Class Mail Letter
 0.50 oz.
 Expected Delivery: Thu 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065917008
 =====
 Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
 First-Class Mail Letter
 0.50 oz.
 Expected Delivery: Thu 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916391
 =====
 Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Thu 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916407
 =====
 Issue PVI: \$6.49

KERMIT TX 79745 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916421
 =====
 Issue PVI: \$6.49

GALLATIN TN 37066 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916414
 =====
 Issue PVI: \$6.49

ODESSA TX 79761 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916445
 =====
 Issue PVI: \$6.49

KERMIT TX 79745 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916438
 =====
 Issue PVI: \$6.49

KENNER LA 70065 Zone-4 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916469
 =====
 Issue PVI: \$6.49

LUBBOCK TX 79416 Zone-3 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916476
 =====
 Issue PVI: \$6.49

LUBBOCK TX 79416 Zone-3 \$0.49
 First-Class Mail Letter
 0.40 oz.
 Expected Delivery: Sat 03/08/14
 Return Rcpt (Green \$2.70
 Card)
 @@ Certified \$3.30
 USPS Certified Mail #:
 70131710000065916483
 =====
 Issue PVI: \$6.49

ROSWELL NM 88201 Zone-3 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Sat 03/08/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916506

=====
Issue PVI: \$6.49

SLIDELL LA 70458 Zone-4 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Sat 03/08/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916513

=====
Issue PVI: \$6.49

SHERMAN TX 75090 Zone-0 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916520

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916537

=====
Issue PVI: \$6.49

THE COLONY TX 75056 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916551

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916544

=====
Issue PVI: \$6.49

HOWE TX 75459 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916568

=====
Issue PVI: \$6.49

HOWE TX 75459 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916575

=====
Issue PVI: \$6.49

SHERMAN TX 75090 Zone-0 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916582

0.50 oz.
Expected Delivery: Sat 03/08/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916841
=====

Issue PVI: \$6.49

OKLAHOMA CITY OK 73128
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916858
=====

Issue PVI: \$6.49

OKLAHOMA CITY OK 73160
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916865
=====

Issue PVI: \$6.49

SAVOY TX 75479 Zone-1
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916889
=====

Issue PVI: \$6.49

OKLAHOMA CITY OK 73160
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916872
=====

Issue PVI: \$6.49

OKLAHOMA CITY OK 73127
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916896
=====

Issue PVI: \$6.49

DALLAS TX 75201 Zone-1
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916902

DALLAS TX 75203 Zone-1
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916926
=====

Issue PVI: \$6.49

SHERMAN TX 75090 Zone-0
First-Class Mail Letter
0.50 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916957
=====

Issue PVI: \$6.49

FREDERICKSBURG TX 78624
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Sat 03/08/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916919
=====

Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1
First-Class Mail Letter
0.50 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916933
=====

Issue PVI: \$6.49

WEST COLUMBIA TX 77486
Zone-3
First-Class Mail Letter
0.40 oz.
Expected Delivery: Fri 03/07/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916940
=====

Issue PVI: \$6.49

SHERMAN TX 75090 Zone-0
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916971
=====

Issue PVI: \$6.49

VAN ALSTYNE TX 75495 Zone-1
First-Class Mail Letter
0.50 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green Card) \$2.70
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916964

LA JOLLA CA 92037 Zone-6 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Sat 03/08/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916599

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916605

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916612

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.40 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916629

=====
Issue PVI: \$6.49

SHERMAN TX 75092 Zone-1 \$0.49
First-Class Mail Letter
0.50 oz.
Expected Delivery: Thu 03/06/14
Return Rcpt (Green \$2.70
Card)
@@ Certified \$3.30
USPS Certified Mail #:
70131710000065916636

=====
Issue PVI: \$6.49

=====
Total: \$350.46

Paid by:
Debit Card \$350.46
Account #: XXXXXXXXXXXX9073
Approval #: 310119
Transaction #: 643
23903020956
Receipt#: 005005

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Earl K. Cordell or Mary M. Cordell, Trust
427 South Astor
Sherman, TX 75040

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mary Cordell*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

(Transfer from service label)

7013 1710 0000 6591 6834

Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Blaine E. Bilderback, Director
of Corp. Facilities, BSNF Railway
2500 Lou Marck Dr., AOB-3
Ft. Worth, TX 76131

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *BSNF Rwy Co*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

(Transfer from service label)

7013 1710 0000 6591 6827

Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Lee Woodworth & Cheryl Woodworth
917 Redbud Trail
Sherman, TX 75092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Cheryl Woodworth*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/6

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

(Transfer from service label)

7013 1710 0000 6591 6629

Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jess Noy
7236 Lupton Circle
Dallas, TX 75225

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Donita Brown*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/6/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Elaine Terry Fieldhouse 5101 Cottawood Ln. Udena, TX 76384		A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) ☐ Date of Delivery C. Received by (Printed Name) ☒ Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: ☐ No	
Article Number (Transfer from service label) 7013 1710 0000 6591 6759 Form 3811, July 2013 Domestic Return Receipt		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Andrew Ford Griffin 761 Farmington Rd. Sherman, TX 75092		A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) ☐ Date of Delivery C. Received by (Printed Name) ☒ Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: ☐ No	
Article Number (Transfer from service label) 7013 1710 0000 6591 7008 Form 3811, July 2013 Domestic Return Receipt		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Elsie June Griffith 555 Farmington Rd. Sherman, TX 75092		A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) ☐ Date of Delivery C. Received by (Printed Name) ☒ Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: ☐ No	
Article Number (Transfer from service label) 7013 1710 0000 6591 6995 Form 3811, July 2013 Domestic Return Receipt		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: bbby D.C. Atney and wife, Patricia C. Atney 106 Shields Sherman, TX 75092		A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) ☐ Date of Delivery C. Received by (Printed Name) ☒ Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: ☐ No	
Article Number (Transfer from service label) 7013 1710 0000 6591 6995 Form 3811, July 2013 Domestic Return Receipt		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery 4. Restricted Delivery? (Extra Fee) ☐ Yes	

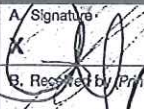
SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Frank David Stroud
154 Hockberry Rd.
Van Alstyne, TX 75495

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7013 1710 0000 6591 6964

Form 3811, July 2013 Domestic Return Receipt

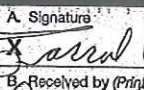
SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Carrol Dean Armstrong
57 Lakeside Drive
Sherman, TX 75090

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7013 1710 0000 6591 6520

Form 3811, July 2013 Domestic Return Receipt

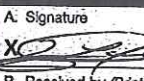
SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Robert Saefatis, Manager
ret Dallas LLC
201 Elm St., Ste 2500
Dallas, TX 75201

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number (Transfer from service label) 7013 1710 0000 6591 6902

Form 3811, July 2013 Domestic Return Receipt

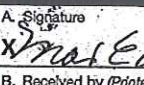
SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Max E. Arterberry
105 W. Whitewright Rd.
Savoy, TX 75479

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

Article Number 7013 1710 0000 6591 7007

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

James T. Cordell
549 County Road 1220
Savoy, OK 75479

Article Number

(Transfer from service label)

7013 1710 0000 6591 6889

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *James T. Cordell*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

James T. Cordell

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jan Kelly Carter
555 Farmington Rd
Sherman, TX 75092

Article Number

(Transfer from service label)

7013 1710 0000 6591 6391

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jan Carter*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Jan Carter

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jimmy B. Parnell and wife Brenda S. Parnell
545 Farmington Rd.
Sherman, TX 75092

Article Number

(Transfer from service label)

7013 1710 0000 6591 6612

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jimmy Parnell*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Jimmy Parnell

C. Date of Delivery

3-7-2014

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Aurie Schepshire
104 Darwood
Kemp, TX 79445

Article Number

7013 1710 0000 6591 6624

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Billye Cloud*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Billye Cloud

C. Date of Delivery

3/8/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Billie Cloud</i> ☐ Agent ☒ Addressee	
B. Received by (Printed Name) C. Date of Delivery 3/8/14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Article Addressed to: Billie Cloud, Life Estate P.O. Box 852 Kermit, TX 79745-0852		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	
Article Number (Transfer from service label) 7013 1710 0000 6591 6421		4. Restricted Delivery? (Extra Fee) ☐ Yes	
Form 3811, July 2013 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Billie Cloud</i> ☐ Agent ☒ Addressee	
B. Received by (Printed Name) C. Date of Delivery 3/8/14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Article Addressed to: Lebra McMillan P.O. Box 852 Kermit, TX 79745-0852		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	
Article Number (Transfer from service label) 7013 1710 0000 6591 6452		4. Restricted Delivery? (Extra Fee) ☐ Yes	
Form 3811, July 2013 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Steve Armstrong</i> ☐ Agent ☒ Addressee	
B. Received by (Printed Name) C. Date of Delivery Steve Armstrong 3-8-14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Article Addressed to: Steven Dean Armstrong 111 B McCain Sherman, TX 75092		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	
Article Number (Transfer from service label) 7013 1710 0000 6591 6544		4. Restricted Delivery? (Extra Fee) ☐ Yes	
Form 3811, July 2013 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Jeffrey Glavas</i> ☐ Agent ☒ Addressee	
B. Received by (Printed Name) C. Date of Delivery Jeffrey Glavas 3-8-14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Article Addressed to: Jeffrey Lynn Glavas 5001 Farmington Rd Sherman, TX 75092		3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery	
Article Number (Transfer from service label) 7013 1710 0000 6591 6433		4. Restricted Delivery? (Extra Fee) ☐ Yes	
Form 3811, July 2013 Domestic Return Receipt			

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Joe Michael Cloud
2206 34th Street
Kenner, LA 70065

Article Number
(Transfer from service label)

7013 1710 0000 6591 6469

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Joe Michael Cloud*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Joe Michael Cloud

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Charles Lance Terry
8908 Madewood Ct
Granbury Tx 76049

Article Number
(Transfer from service label)

7013 1710 0000 6591 6766

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Charles L Terry*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

CHARLES L TERRY

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Billy M. Davis
1513 La Salle Dr.
Sherman, TX 75090

Article Number
(Transfer from service label)

7013 1710 0000 6591 6971

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Billy M Davis*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Billy M Davis

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

NDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

LANCE L. Mueller
1705 Farmington Rd.
Sherman, TX 75092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Lance L. Mueller*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

LANCE L. MUELLER

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

En Han, Managing Gen. Retiree
700 Redbud Blvd, Ste 320
McKinney, TX 75069

Article Number
Transfer from service label

7013 1710 0000 6591 6728

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Rosemary Hicks

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Rosemary Hicks

C. Date of Delivery

3/6/14

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Wid. P. Martino, Trustee
1922 Christi Ln.
Aubrey, TX 76227

Article Number
Transfer from service label

7013 1710 0000 6591 6780

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Martino

☒ Agent
☐ Addressee

B. Received by (Printed Name)

P. Martino

C. Date of Delivery

3/6

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Richard D. Martino, Trustee
1922 Christi Ln.
Aubrey, TX 76227

Article Number
Transfer from service label

7013 1710 0000 6591 6803

Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Martino

☒ Agent
☐ Addressee

B. Received by (Printed Name)

P. Martino

C. Date of Delivery

3/6

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

W. N. Martino, Jr., Trustee
922 Christi Ln.
Aubrey, TX 76227

Article Number

7013 1710 0000 6591 6803

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P. Martino

☒ Agent
☐ Addressee

B. Received by (Printed Name)

P. Martino

C. Date of Delivery

3/6

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

SILVER CREEK
— OIL & GAS —

March 5, 2014

Jeremy Schmitz and wife, Shanie Schmitz
413 Autry Boulevard
Gunter, TX 75058

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6643
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. and Mrs. Schmitz,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

"Notice is hereby given that SILVER CREEK OIL & GAS, LLC, acting under and pursuant to the terms and provisions of Article 4.10 of the Sherman City Code did on the 5th day of March, 2014, file with the City Clerk of the City of Sherman, an application for a permit to drill a well for oil and gas upon Lot No. N/A, Block No. N/A, N/A Addition to the City of Sherman, in Drilling Block No. N/A, in the 5600 Block of Farmington Road. A hearing upon such application will be held in the Council Room of the City of Sherman at City Hall, 220 West Mulberry, at Five o'clock on the 17th day of March, 2014."

If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Clarence L. Mueller and Juanita L. Swayne
4705 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6636
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

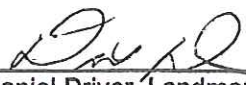
Dear Mr. Mueller and Ms. Swayne,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Ron Lee Woodworth and wife, Chery Woodworth
2917 Redbud Trail
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6629
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. and Mrs. Woodworth,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Johnny G. Parnell and wife, Brenda S. Parnell
4545 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6612
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. and Mrs. Parnell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Melanie R. Horn and Nicole M. Wethy
4545 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6605
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Horn and Ms. Wethy,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Ronald A. Schachar
7241 Encelia Drive
La Jolla, CA 92037

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6599
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Schachar,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Chris David Armstrong
56 Lonesome Dove Dr.
Sherman, TX 75090

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6582
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Armstrong,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Shawnna Joy Ansley
P.O. Box 604
Howe, TX 75459

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6575
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Ansley,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Melodie Ann Bryant
607 Sperry
Dorchester, TX 75459

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6568
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Bryant,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Brenda Jean Hooley
5228 Sherman
The Colony, TX 75056

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6551
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Hooley,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Steven Dean Armstrong
411 B McCain
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6544
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

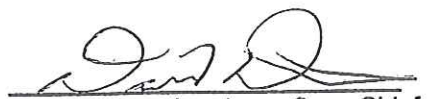
Dear Mr. Armstrong,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Mark Duwane Armstrong
209 N. Woods
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6537
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

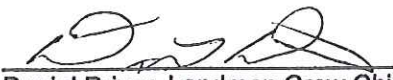
Dear Mr. Armstrong,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

"Notice is hereby given that SILVER CREEK OIL & GAS, LLC, acting under and pursuant to the terms and provisions of Article 4.10 of the Sherman City Code did on the 5th day of March, 2014, file with the City Clerk of the City of Sherman, an application for a permit to drill a well for oil and gas upon Lot No. N/A, Block No. N/A, N/A Addition to the City of Sherman, in Drilling Block No. N/A, in the 5600 Block of Farmington Road. A hearing upon such application will be held in the Council Room of the City of Sherman at City Hall, 220 West Mulberry, at Five o'clock on the 17th day of March, 2014."

If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Carrol Dean Armstrong
57 Lonesome Dove Dr.
Sherman, TX 75090

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6520
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

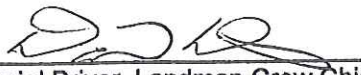
Dear Ms. Armstrong,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Douglas C. Cloud
1331 Constitution Drive
Slidell, LA 70458

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6513
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Kevin S. Cloud,
14 El Arco Iris
Roswell, NM 88201

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6506
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Rebecca L. Strickland
6910 9th Street
Lubbock, TX 79416

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6483
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Strickland,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Anna Jean Cloud
6910 9th Street
Lubbock, TX 79416

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6476
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

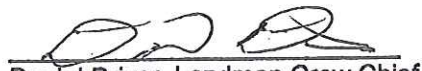
Dear Ms. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Joe Michael Cloud
2206 34th Street
Kenner, LA 70065

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6469
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Debra McMillan
P.O. Box 856
Kermit, TX 79745-0856

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6452
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. McMillan,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Billy Glen Cloud
142 Partridge Park
Odessa, TX 79761

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6445
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Laurie Shropshire
604 Darwood
Kermit, TX 79745

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6438
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

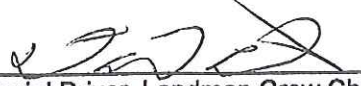
Dear Ms. Shropshire,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Billie Cloud, Life Estate
P.O. Box 856
Kermit, TX 79745-0856

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6421
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

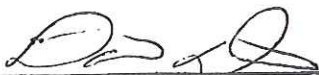
Dear Mr. Cloud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Nelda Joyce Johnston
688 Bay Point Dr.
Gallatin, TN

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6414
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Johnston,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Paul Wayne Griffin
557 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6407
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Griffin,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Jan Kelly Carter
555 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6391
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Carter,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Andrew Ford Griffin
761 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 7008
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Griffin,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Elsie June Griffin
555 Farmington Rd.
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6995
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Griffin,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Martha Gail Catching
P.O. Box 218
Howe, TX 75459

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6988
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Catching,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Billy M. Davis
1513 La Salle Dr.
Sherman, TX 75090

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6971
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Davis,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

"Notice is hereby given that SILVER CREEK OIL & GAS, LLC, acting under and pursuant to the terms and provisions of Article 4.10 of the Sherman City Code did on the 5th day of March, 2014, file with the City Clerk of the City of Sherman, an application for a permit to drill a well for oil and gas upon Lot No. N/A, Block No. N/A, N/A Addition to the City of Sherman, in Drilling Block No. N/A, in the 5600 Block of Farmington Road. A hearing upon such application will be held in the Council Room of the City of Sherman at City Hall, 220 West Mulberry, at Five o'clock on the 17th day of March, 2014."

If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Frank David Stroud
154 Hackberry Rd.
Van Alstyne, TX 75495

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6964
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Stroud,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Bobby D. Cathey and wife, Patricia F. Cathey
1706 Shields
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6957
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. and Mrs. Cathey,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Jimmie Dwain Bell
1 Canterbury Lane
West Columbia, TX 77486

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6940
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

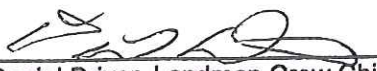
Dear Mr. Bell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Jeffrey Lynn Gleaves
5001 Farmington Road
Sherman, TX 75092

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6933
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Gleaves,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

J. Durell Padgitt, III
12700 Hillcrest Rd.
Dallas, TX 75203

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6926
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Padgitt,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

J. Carson Dickie
P.O. Box 2643
Fredricksburg, TX 78624

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6919
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Dickie,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Robert Sarfatis, Manager
Fort Dallas LLC, a Texas limited liability company
1601 Elm St., Ste 2500
Dallas, TX 75201

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6902
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Sarfatis,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Charlotte A. Mullins
8802 Lasley Dr.
Oklahoma City, OK 73127

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6896
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Mullins,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

James T. Cordell
549 County Road 1220
Savoy, OK 75479

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6889
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cordell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Wesley Joe Cordell
1804 January Place
Moore, OK 73160

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6872
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

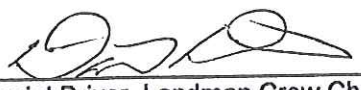
Dear Mr. Cordell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Johnnie L. Cordell
1804 January Place
Moore, OK 73160

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6865
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Cordell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Barbara Joan Cordell Pierce
2001 South Macarthur Blvd., #204
Oklahoma City, OK 73128

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6858
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Pierce,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Lela May Cordell Williams
704 Dumascus Rd.
Enterprise, AL 36330

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6841
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Williams,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Cecil K. Cordell or Mary M. Cordell, Trustees
The Cecil K. Cordell and Mary M. Cordell
Revocable Living Trust
1427 South Austin
Sherman, TX 75090

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6834
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. and Mrs. Cordell,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Blaine E. Bilderback, Director of Corporate
Facilities and Development
BNSF Railway Company
2500 Lou Merk Drive, AOB-3
Fort Worth, TX 76131

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6827
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Bilderback,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

James B. Martino, Trustee
James B. Martino Children's Trust
50 East North Temple St.
Salt Lake City, UT 84150

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6810
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Martino,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Richard D. Martino, Trustee
Richard D. Martino Children's Trust
4992 Christ Ln.
Aubrey, TX 76227

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6803
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Martino,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

"Notice is hereby given that SILVER CREEK OIL & GAS, LLC, acting under and pursuant to the terms and provisions of Article 4.10 of the Sherman City Code did on the 5th day of March, 2014, file with the City Clerk of the City of Sherman, an application for a permit to drill a well for oil and gas upon Lot No. N/A, Block No. N/A, N/A Addition to the City of Sherman, in Drilling Block No. N/A, in the 5600 Block of Farmington Road. A hearing upon such application will be held in the Council Room of the City of Sherman at City Hall, 220 West Mulberry, at Five o'clock on the 17th day of March, 2014."

If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Frank N. Martino Jr., Trustee
Frank N. Martino, Jr. Children's Trust
4922 Christi Ln.
Aubry, TX 76227

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6797
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Martino,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Ruth Ellen Leever
PO Box 1221
Lake City, CO 81235

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6773
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Leever,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

David C. Martino, Trustee
David C. Martino Children's Trust
4922 Christi Ln.
Aubry, TX 76227

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6780
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Martino,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Charles Lance Terry
8903 Madewood Ct.
Granbury, TX 76049

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6766
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Terry,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Elaine Terry Fieldhouse
5101 Cottonwood Lane
Vernon, TX 76384

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6759
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Ms. Fieldhouse,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Max E. Arterberry
105 W. Whitewright Rd.
Savoy, TX 75479

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6742
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Arterberry,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,



Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
— OIL & GAS —

March 5, 2014

Jess Hay
7236 Lupton Circle
Dallas, TX 75225

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6735
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

Dear Mr. Hay,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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If you have any questions or need any additional information in this regard, please feel free to call me at any time at (903) 855-2247.

Respectfully,


Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

SILVER CREEK
OIL & GAS

March 5, 2014

Jen Han, Managing General Partner
Shepard Rd. Partnership
1700 Redbud Boulevard, Suite 320
McKinney, TX 75069

VIA CERTIFIED U.S. MAIL
7013 1710 0000 6591 6728
RETURN RECEIPT REQUESTED

Re: Notice of Application for Permit to Drill
Mustang #2H Well
Grayson County, Texas

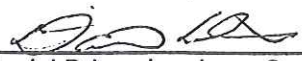
Dear Ms. Han,

As a requirement for the Application for a Permit to Drill with the City of Sherman for lands located within the City limits, we are required to notify all parties owning surface or mineral interests located within the boundaries of the proposed Unit for the Mustang #2H Well. The surface location for the subject well will be located on the property owned by Shepherd Rd. Partnership between Shepherd Drive, Farmington Road, and the BNSF Railroad. The location will be over 3,000 feet from any residential structure. Please see the notice below as stated.

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Respectfully,

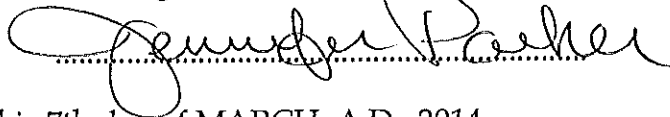

Daniel Driver, Landman Crew Chief
Tacoma Energy Corporation for
Silver Creek Oil & Gas, LLC

Publisher's Affidavit

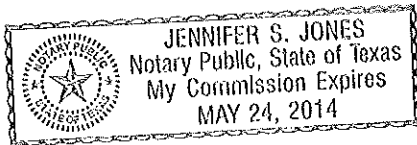
THE STATE OF TEXAS

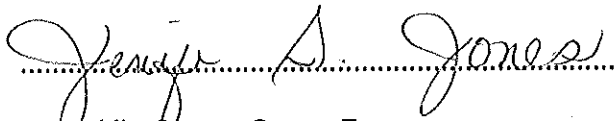
County of Grayson

Personally appeared before the undersigned authority JENNIFER PARKER,
CLASSIFIED MANAGER who being sworn says that SILVER CREEK OIL & GAS,
LEGAL NOTICE is published in the HERALD DEMOCRAT/SHOPPER IN
SHERMAN/DENISON, TEXAS on the following dates to wit: MARCH 5-7, 2014.


.....

Subscribed and sworn to before me this 7th day of MARCH, A.D., 2014.




.....
Notary Public, Grayson County, Texas

assifieds

IN PRINT AND ONLINE

- LINE ADS - ON LINE - UPDATED DAILY -

WEDNESDAY, MARCH 05, 2014 HERALD DEMOCRAT

Visit our Web Site: www.heralddemocrat.com

8181 or 903-465-7171



Fax: 903-868-1930 or 903-465-7171

Serving North Texas, Southern Oklahoma and the world!

Wednesday,
March 5,
2014



Herald
Democrat

Online at: HeraldDemocrat.com

Legal Notices

the 11th day of February, 2014.

KELLY ASHMORE
DISTRICT CLERK
GRAYSON COUNTY, TEXAS

SHLEANA BRINKLEY
DEPUTY

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NOTICE OF INVITATION TO BID

By order of Commissioner's Court, Grayson County, Texas, the Purchasing Agent is authorized to advertise to receive SEALED BIDS for a annual contract for:

- Annual Supply of Road Oils
- Annual Supply of Emulsions

Bid packages are available at the County Purchasing

Help Wanted

5 Full Time Entry Level Positions Available in Customer Service and Sales. Call Ashley at 214-504-3847, www.Betancourtadvanedge.com

A busy medical practice (2 physicians) is seeking an extremely well-organized, self-directed individual to oversee office operations/management, accounting, insurance billing and customer service. Please send resumes with detailed medical office management experience to greaterpersonnel@gmail.com

AGRICULTURE CHEMICAL SALES

LOCAL Exclusive Territory
*\$\$\$ Unlimited
*Flex Hours
*Family 1st Company
*Start ASAP
941-456-8384 cell
www.Atlantic-PacificAg.com

ANGELS OF CARE PEDIATRIC Home Health is currently hiring a

*RN Case Manager in Sherman, TX
We are looking to find passionate individuals that are looking for long term career opportunities to support our continued growth.

*COMPETITIVE PAY,
BONUS STRUCTURE

Help Wanted

Cackle & Oink Barbecue is seeking a friendly, dependable individual for part-time employment. 25-35 hours per week. Weekly cash bonus. Great work environment. Restaurant experience a plus. Must have transportation. Good work history & Food Handlers. Apply in person Mon-Fri. 2p-5p. 3210 Texoma Parkway.

Can You Dig It? Bulldozers, Backhoes and Excavators. 3 Week Hands On Training Provided. Become Nationally Certified. Lifetime Job Placement Assistance. GI Bill Eligible! 1-866-362-6497

* CASHIERS WANTED *
\$9.50+/hourly
+benefits available
Various Shifts Open
Call: 580-276-9523

CDL Drivers, Laborers, and Concrete Finishers needed. \$13-\$16/hr. Must have valid drivers license. 218-743-1877

Cedar Mills Marina located on Lake Texoma has immediate openings for Housekeeping. Apply in person at 500 Harbour View Road, Gordonville, Texas or send resume to hr@cedarmills.com or call 903-523-4222. Some weekend work a

Help Wanted

CLERICAL POSITION -
Looking for organized individual with basic computer knowledge and good phone skills. Full or part-time. Send resume to Clerical, P.O. Box 3011, Sherman, TX 75091.

Cocktail Server
\$2.13+ Tips
+ Benefits available
Various Shifts Open
Sign On Bonus of \$250.00
Call: 580-276-9523

**SENIOR CARE
CENTERS**
Our generation caring for theirs.
Come Grow with us at

HOMESTEAD OF DENISON!

NOW HIRING

LVN

CMA

C.N.A. *
(\$500.00 Sign-On Bonus)

Contact Mandy Curtis,
RN DON at
903-463-4663
AA/EEO/M/F/D/V

Help Wanted



Diesel & Tire Tec
Graham International has immediate positions Diesel & Tire Techs. Excellent pay & benefits. Experience required. Call 903-892-2122 Ext. 6010

DRIVER
Locomotive Fueling: Der TX: Class A CDL w/hazr tanker end req'd. 2-yr exp req'd. Home dail w/above avg pay & ben Apply online at www.locomotiveservic.com or leave message 303-362-3348

EVENTS COORDINATOR pos within our promotions or marketing department. The perfect candidate will have some promotions experience. LOVES to socialize and is passionate about helping

Serving North Texas, Southern Oklahoma and the west

Thursday,
March 6,
2014

Online at: **HeraldDemocrat.com**

Announcements

Adoptions

ADOPTION
Warm, Loving, Secure, College
Educated Professional Home
awaits the arrival of 1st child.
Expenses paid.
Sharon 1-800-844-1670

Lost and Found

Found: male Black Lab, around
3 yrs. old. Green collar, no tag.
Call (903)209-8584.

LOST CAT IN LUELLA AREA.
WHITE & BLACK. NO TAIL.
MALE. NEUTERED.
903-814-1792 LEAVE MESSAGE.
REWARD FOR INFO.

LOST CATS:
My neighbor in W Sherman baited, trapped and dumped my cats on HWY 1417 near the Hunington Apts. All cats are spayed/neutered and vaccinated. They are: a torti, black, yellow/orange and a tiger stripe. Please call or text if have seen these cats- 903-272-7376.

Lost: gray striped 8 mo. old male cat in the vicinity of Turtle Creek area. Please call (903)813-0358

Personal Notices

Hailey, I would be honored if you would go to Prom with me.
Love, Lance

Societies and Lodges



Travis Lodge
#117 AF & AM will
hold a stated meeting
Thursday, March 6,
meal will be at 6:30pm and
meeting will be at 7:30pm.

Larry Pettit, WM

Legal Notices

903-893-8177
Fax: 903-487-4514

By: Scott Pelley
State Bar No. 15732300
Attorneys for the Estate

NO. 2014-45P

**THE ESTATE OF
JAMES A. KNOX, SR.,
DECEASED**

\$
\$
\$

**IN THE COUNTY COURT OF
GRAYSON COUNTY, TEXAS**

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of James A. Knox, Sr., Deceased, were issued on January 25, 2014, in Cause No. 2014-45P, pending in the County Court of Grayson County, Texas to Mary S. Knox, Independent Executrix.

All persons having claims against the estate are hereby required to present the claim within the time prescribed by law, addressed in care of the representative's attorney, as follows:

Mary S. Knox
c/o David N. McNees
2100 Post Oak Crossing
Sherman, Texas 75092

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Texoma Auto Care
2902 Texoma Drive

Help Wanted

Auto Mechanic needed. Must be experienced, all makes & models. Must have diesel experience, must have own tools, nice 6 bay shop in Van Alstyne. One mechanic shop. Up to \$26/hr. flat rate. Call (903)744-3053, ask for Greg.

★ Beverage Cart Attendant★
\$5.00+/- hourly
+ Benefits available
Various Shifts Open
Call: 580-276-9523

Bonham Nursing & Rehabilitation is accepting applications for RN's, LVN's, CNA's & CMA's, all shifts.

Contact Lori Sackett at
(903)583-8551
or apply in person
709 W. 5th St. Bonham.

CAB Logistics needs experienced Class A truck drivers. Experience is preferred in sand hauling but not required. Must have at least 2 yrs. verifiable tractor/trailer driving experience, at least 23 yrs old, clean MVR's and background. Great pay plus benefits. 469-878-7823

Cackle & Oink Barbecue is seeking a friendly, dependable individual for part-time employment. 25-35 hours per week. Weekly cash bonus. Great work environment. Restaurant experience a plus. Must have transportation. Good work history & Food Handlers.
Apply in person
Mon-Fri. 2p-5p.
3210 Texoma Parkway.

★ CASHIERS WANTED ★
\$9.50+/-hourly
+benefits available
Various Shifts Open
Call: 580-276-9523

Cedar Mills Marina located on Lake Texoma has immediate openings for Housekeeping. Apply in person at 500 Harbour View Road, Gordonville, Texas or send resume to hr@cedarmills.com or call 903-

Help Wanted

★Dairy Queen Attendant★
\$9.50+/-hourly
+ Benefits available
Various Shifts Open
Call: 580-276-9523

Dedicated Driver with current Class A CDL for local runs needed for major retailer in Durant, Oklahoma. Starting salary 41¢ per mile plus trip pay. Average pay \$900 weekly. All new 2014 Volvo Trucks. Contact Bill Scribner (877)233-0400



Diesel & Tire Techs
Graham International has immediate positions for Diesel & Tire Techs. Excellent pay & benefits. Experience required.
Call 903-892-2122
Ext. 6010

DRIVER
Locomotive Fueling: Denison, TX: Class A CDL w/hazmat & tanker end req'd. 2-yr's CDL exp req'd. Home daily w/above avg pay & benefits.
Apply online at
www.locomotiveservice.com or leave message at 303-362-3348

Experienced
Breakfast & Lunch Grill Cook.
For interview call
(903)463-6688.

Experienced Caregivers
needed. Work one week, off one week. 24/7, \$1875/mo. Call (903)328-0562 for appt.

Experienced Seamstress
needed, 2-3 days a week.
002.812.1155

Help Wanted

**Grayson College
Records Specialist**

Customer service and d try position knowledgeab areas of student admissi records, including appli registration, transcripts, cations, degree audit, tion and reporting. Resp for registration and communications. Secur sive position. Please v employment opportunit www.grayson.edu for i tions procedures. jobs@grayson.edu (903)463-8770.

Growing local company I for a Metal Building Det Skills Required:

- Daily use of AutoCAD
 - Working in a no drama office environment
 - Decent Math Skills Inclu Trigonometry
- Experience Preferred, b required. We are willing the right person with right work ethic.
Please email resume: mbsdchristman@gmail with the subject
ATTN: Operations Mana mail a copy of your resu P.O. Box 978, Denison, TX

Hiring!

GREAT JOBS/GREAT IN MCKINNEY AR

ENCORE WIRE AI WATSON AND CH/

- *FORKLIFT OPERATORS
- *MACHINE OPERATORS
- *WELDERS
- *GENERAL LABOR
- *ASSEMBLY
- *ELECTRICIANS-\$18-\$;
- *MAINTENANCE MECH - \$16+
- *MAINTENANCE-DOE
- *ACCOUNTS RECEIVAI \$14-\$16

MUST BE ABLE TO P CRIMINAL BACKGR CHECK. MUST HAVE A GEI

board motor or fishing, ski or pontoon boat, ATV or travel trailer or cheap car. (903)436-5031

WHO HAS: CARS, TRUCKS, VANS, BOATS, RIDING MOWERS, ATV'S, ETC. RUNNING OR NOT! DON'T SELL FOR SCRAP PRICES. "WE PAY MORE". ALSO BUYING TRAVEL TRAILERS.
903-267-2838

Who has
Old Junk Vehicles?
Top Dollar Paid &
Free Haul Off.
Get Rid Of It Today.
(214)809-9312 or
(903)357-9286

Legal Notices

Legal Notices

LEGAL NOTICE NOTICE TO BIDDERS

The Sherman I.S.D. will be accepting bids for instructional materials, office and medical supplies, school and/or office furniture catalog bid. Sealed bids will be received until 2:00 p.m., Thursday, March 20, 2014 at the Business Office, 2701 North Loy Lake Road, Sherman, Texas 75090 at which time said proposals will be publicly opened and read loud. Bids will be available March 7, 2014 on the Sherman I.S.D. Website www.shermanisd.net. All bids must be sealed and clearly marked "Instructional Materials, Office and Medical Supplies, School and/or Office Furniture Catalog Bid #14-163".

Specifications are available at the Sherman I.S.D. Business Office, located at 2701 North Loy Lake Road, Sherman, Texas 75090. Contact Kathy Hightower at (903)891-6415 when requesting specifications and/or bid forms.

Sherman I.S.D. reserves the right to reject any or all proposals and to waive any or all formalities.

**Marvin Taylor,
Purchasing Agent**

"Notice is hereby given that SILVER CREEK OIL & GAS, LLC, acting under and pursuant to the terms and provisions of Article 4.10 of the Sherman City Code did on the 5th day of March, 2014, file with the City Clerk of the City of Sherman, an application for a permit to drill a well for oil and gas upon Lot No. N/A, Block No. N/A, N/A Addition to the City of Sherman, in Drilling Block No. N/A, in the 5600 Block of Farmington Road. A hearing upon such application will be held in the Council Room of the City of Sherman at City Hall, 220 West Mulberry, at Five o'clock on the 17th day of March, 2014."

Notice of Public Hearing

The Gunter City Council will hold public hearings regarding a request by the owner/agent to replat the following property March, 24, 2014 6:00 p.m. at the Gunter Community Center located at 105 N. Fourth St.

The Bridges of Preston Crossing; Section 1 Block B; Lots 36 and 37. The request is to combine both lots into one larger lot.

ed below:

Devon Self Storage
903-893-3215
12:00 PM

**1720 Loy Lake Rd
Sherman, TX 75090**
Curtis Baxter - treadmill, table, dressers, stereo, tv, jack stand, boxes, love seat

Auctioneer
Buddy Thomas-11049

Employment

Help Wanted

24 HOUR CAREGIVERS NEEDED
Call Senior Care of North Texas office Mon-Fri 8-5 to arrange an interview.
(903)465-4482 or
(888)665-2992

5 Full Time Entry Level Positions Available in Customer Service and Sales. Call Ashley at 214-504-3847,
www.Betancourtadvanedge.com

A busy medical practice (2 physicians) is seeking an extremely well-organized, self-directed individual to oversee office operations/management, accounting, insurance billing and customer service. Please send resumes with detailed medical office management experience to greaterpersonnel@gmail.com

A busy medical practice is seeking a well-organized, self-directed individual to maintain efficient day to day operations of the medical office, meeting profitability goals, improving provider and patient satisfaction and contributing to market growth and development. Send resume to greatpersonnel@gmail.com

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Grayson College Enrollment Advisor

The Enrollment Advisor is a full-time position and is responsible for sharing information about the college in person, by phone, social media and by correspondence. The position conducts recruitment activities as appropriate. Under the supervision of the Director of Admissions/Registrar the Enrollment Advisor will recruit, advise, and retain students for associate degrees and certificate programs from local high school, businesses, industries and community job fairs. Security sensitive position. Please visit our employment opportunities at www.grayson.edu for application procedures. E-mail jobs@grayson.edu or call (903)463-8770.

Computer and telephone skills. Regular attendance. Positive attitude. Professional appearance.

Minimum Requirement:
Prior Auth experience and/or billing for Medical Practice experience required.

Please email resume to smilam@angelsofcare.com if interested.

*Courier and General Maintenance

Must have valid Drivers License, and good driving record!

Full time hours, 50 percent of the time will be spent driving and the other 50 percent of the time will be spent performing general office upkeep, and moving office related items.

If interested please send resume to ljohnsonston@angelsofcare.com

Asphalt paving machine operator, asphalt screed operator & CDL drivers needed. Download application at www.cumminsasphalt.com or Call Sam Elinam (580)548-3383 EOE

Auto Mechanic needed. Must be experienced, all makes & models. Must have diesel experience, must have own tools, nice 6 bay shop in Van Alstyne. One mechanic shop. Up to \$26/hr. flat rate. Call (903)744-3053, ask for Greg.



Best of the Best

We are looking for experienced collectors or people willing to learn.

We need Upbeat, Self-Motivated Account Specialists that want to build a career.

We offer a highly effective and experienced team that understands and appreciates your hard work.

We offer full benefits, PTO and unlimited income potential.

If you are interested in building a career that you have control of contact us immediately.

Higher Compensation for Bi-Lingual

Call us today at 903-892-7400 or you can apply online at www.capiocareers.com.

EOE M/F/D/V

Apply in person
Mon-Fri. 2p-5p.
3210 Texoma Parkway.

Camp All Saints Episcopal Camp is now accepting Applications for Hospitality Staff. The primary role is to work either in housekeeping (where attention to detail is paramount) and assist with light ground maintenance, or in our dining hall (where we cook meals from scratch). We are seeking individuals willing to train and serve in both areas. Weekends/holidays and evenings required. Hours range 15-25 hours per-week. Camp All Saints is busy 7 days a week and there is the opportunity to craft a schedule with a department head. Final schedules will be prioritized for the convenience of our guests. Hours range depending on the applicant's willingness to work and skills they bring to the camp environment. Salary range is \$8.50 to \$12.25. Applications and a Job Description may be found at: <http://campallsaints.com/index.php/home/employment>. Must pass with a clean background check and provide good references. Submit completed Job Application with cover letter to: dcampbell@edod.org or Camp All Saints, 418 Stanton Way, Pottsboro, TX 75076. Interviews will be scheduled March 25th & 26th, 2014.

*** CASHIERS WANTED ***
\$9.50+/hourly
+benefits available
Various Shifts Open
Call: 580-276-9523

CDL Drivers, Laborers, and Concrete Finishers needed. \$13-16/hr. Must have valid drivers license. 218-743-1877

City of Gainesville Job Announcement

The City of Gainesville is accepting applications for the position of **Administrative Assistant** in the Community Services Department. Position is for regular full-time. Any combination of experience and training that would provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be: four years of increasingly responsible administrative experience. Training or courses in clerical or related work is desirable, college education is preferred; and possession of a valid driver's license.

Minimum Pay: \$13.28/hr.

Obtain job description and submit an application packet at the City of Gainesville Human Resources Department located at 200 S. Rusk (South Entrance), Gainesville, TX 76240 or visit our website at www.gainesville.tx.us/jobs.aspx. Resumes will be accepted with a completed application packet. Position closes Wednesday, March 12, 2014 at 5:00 p.m.

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of all tha

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•Excellent Ben
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FT RN positio
Surg, Cath La

FT Respiratory
CRT/F

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Manage

CDI Spec

Apply o
WWW.mym
EOE, Drug
Workpl

* COOKS W/
\$10.50+/h
+benefits a
Various Shift
Call: 580-2

*Dairy Queen
\$9.50+/h
+ Benefits a
Various Shift
Call: 580-2

Woodlawn Col
now hiring Go
Maintenance p
Experience Ma
Apply i
person Tuesday
Call 903-821

Resort Ho Now takin

Maximizes return
policies, procedu
resort/timeshare
accounting proce
sales/hotel tax re
payroll tax filling
recruiting, select
and appraising jo
internal controls
IT projects with tl
Computer literate
point of sale softw
to detail and with
collecting, analyz

**Please app
903-786-6387**



City Council Regular Meeting

Agenda Item No. F. 2.

Meeting Date: 04/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

OTHER BUSINESS

Receive Presentation from the Texoma Council of Governments (TCOG) on the Aging Services Programs Available Through TCOG

Issue:

A presentation on TCOG's Aging Services Programs

Background:

TCOG Representatives Judy Conner, Virginia Rhodes and Janet Karam will present the City Council with a brief informational presentation on the Aging Services Programs available through TCOG, including Benefits Counseling, Caregiver, Care Coordination, Nursing Home Ombudsman, and Senior Corps Programs.

Origination:

TCOG and Mayor Wacker

Financial Consideration:

This presentation is for informational purposes only and has no impact on the City's revenues or expenses.

Staff Recommendation:

The Council need take no action on this presentation; it is for informational purposes only.

Alternatives:

None recommended



City Council Regular Meeting

Agenda Item No. F. 3.

Meeting Date: 04/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation Board Chairman Chris Pendergrass and SEDCO President Scott Connell

Issue:

To receive the Sherman Economic Development Corporation (SEDCO) quarterly progress report from Board Chairman Chris Pendergrass and President Scott Connell

Background:

The brief presentation by the SEDCO Board Chairman and President will provide the City Council with an overview of SEDCO's activities and accomplishments during the last three (3) months. SEDCO's last update was presented at the January 6, 2014 regular City Council meeting.

Origination:

City Council

Financial Consideration:

This presentation is for informational purposes only and has no impact on the City's revenues or expenses.

Staff Recommendation:

The presentation is for informational purposes only; and no action is required of the City Council.

Alternatives:

None recommended

Attachments

SEDCO Quarterly Report - 03/31/2014

REPORTING FORM FOR BOARDS AND COMMISSIONS

Name of Board: Sherman Economic Development Corporation

Name of Chairman: Chris Pendergrass

Name of Vice Chairman: Brooks Hull

Date of Report to City Council: March 31, 2014

1. In simple terms and as briefly as possible, please describe the mission of your board.

- *The mission of the Sherman Economic Development Corporation (SEDCO) is to grow and diversify the Sherman and surrounding area economies through the addition of new jobs and investment.*

**2. Please list the top accomplishments of your board within the past quarter.
(Please limit the list to five or fewer items).**

- *Sherman City Council appointed two new ex-officio members to the SEDCO Board of Directors. The new members are Councilman David Plyler and Councilman Jason Sofey. The terms of the new members will be for two years – March 2014 to March 2016.*
- *SEDCO Board of Directors approved an Economic Development Performance Agreement with Globitech Inc. for an investment of \$9,600,000 in new equipment and an addition of 10 new jobs at the Sherman production facility in Progress Park. The company will retain the existing workforce of 174 staff positions. The incentive is for \$480,000 to be paid in two payments before December 2015.*
- *SEDCO Board of Directors approved an Economic Development Performance Agreement with Direct Connect for the creation of 150 new call center jobs. The company will be located in the Jamestown Plaza on Grand Avenue. The incentive is for \$300,000 to be paid in two payments before October 2015.*
- *SEDCO completed the sale of a 13+ acre site in Progress Park I to Southeastern Freight Lines in the last quarter at a value of \$380,805. Southeastern Freight has begun construction on a new truck terminal in February. The company plans to invest \$4 million and hire 25 new positions. There are no incentives associated with this project.*
- *SEDCO validated two company projects for the Economic Development Performance Agreements. Consolidated Container completed the investment of new equipment (\$1.1 million) and the hiring of six new jobs (and retention of 70 jobs). Tyson Fresh Meats completed the first phase of equipment investment (\$4,000,000) and the hiring of 75 new jobs (and retention of 1426).*

3. What are your plans for this board in the next quarter?

- *SEDCO will work to complete the attraction of new jobs and investment for active clients including existing Sherman employers. (SEDCO Goals A, B)*
- *SEDCO will continue the marketing efforts with ally organizations in the Dallas-Fort Worth area (Oncor, commercial real estate, Greater Dallas Chamber) and the Texas Governor's office to attract investment in Sherman. The investments may include industrial, office or retail developments. (SEDCO Goals B, C, D)*

- SEDCO will advance infrastructure investments planned in Progress Park and other business corridors. Key projects for this quarter are the US 75 southbound ramp at FM 1417, water line along Flanary Road to Panda and the sewer line project along Howe Drive. We will coordinate activities with the City of Sherman staff, Texas Dept. of Transportation and other agencies. (SEDCO Goal F)
- SEDCO will work closely with companies that have announced new investments in Sherman to ensure they have the support to meet their goals including Panda Sherman Power, Texas Instruments, Tyson, 903 Brewers, West Business Solutions, Modular Power Solutions, Progress Rail, Southeastern Freight Lines, Globitech, Direct Connect and others. (SEDCO Goals A, B)
- SEDCO will continue to enhance our online presence at www.sedco.org with new resources and updated community data. (SEDCO Goal B)

4. How often did this board meet in the last quarter?

- The SEDCO Board held three regularly scheduled meetings (January 14, February 18 and March 18, 2014) and two special called meetings (March 7 and March 21).

5. In what percentage of those meeting was a quorum of board members present?

- 80%

6. Did any member attend less than 75% of those meetings? If so, which member and how often did they attend.

- No.

7. What other information would your board like to communicate to the City Council? (please be concise in your response). *****

- SEDCO coordinated a tour of the Panda Sherman Power construction site for Sherman City Council and SEDCO Board of Directors.
- SEDCO staff participated in a conference call with four site location consultants on workforce issues. The exclusive program from Consultant Connect includes five webinars on key issues of site selection and a small conference in Dallas in March.
- SEDCO hosted a representative of Site Location Partnership in Sherman to familiarize him on community amenities. The company provides site location consulting to companies and will provide SEDCO with meetings prospect companies and site consultants as added value during our travel events.
- SEDCO staff attended the grand opening event for the Grayson College South Campus in Van Alstyne.
- SEDCO staff attended the Oncor seminar "Future of Energy in Texas" held at the Frontiers of Flight Museum in Dallas January 30.
- SEDCO participated in the annual Team Texas Consultants day in Austin. The day included talks by leading site location consultants on key topics for company analysis (workforce, incentives, job training, energy). Representatives were from Foote Consulting, Newmark Grubb Knight Frank, Kate McEnroe Consulting, Don Schjeldahl Group, Schneider Consulting, and Szatan & Associates. SEDCO co-hosted a reception for the consultants.
- SEDCO staff participated with the Governor's Office and Texas One on a trip to Atlanta to meet site location consultants. Meetings were with SC&H Group, Kate McEnroe Consulting, CBRE and Ernst & Young.
- SEDCO staff attended the open house for the Machining Technology Program at Grayson College.

- SEDCO staff attended the Texas Economic Development Council meeting in Dallas. In conjunction with the conference, SEDCO sponsored Mayor Cary Wacker and SEDCO Vice Chair Brooks Hull attendance at the Basic Economic Development Course.
- SEDCO coordinated the filming of local business and education leaders for a testimonial video for Sherman. Included in the video were Tyson, Emerson, Presco, Austin College and Grayson College.
- SEDCO hosted staff from the Dallas Regional Chamber in Sherman for a familiarization tour of local resources.
- Progress on Program of Work 2013-14
 - Goal A Three expansion projects, \$50 million investment, 50 new jobs, 200 retained jobs
Two expansion projects, \$10,155,000 investment, 10 new jobs, 174 retained jobs (Progress Rail, Globitech)
 - Goal B Four new primary employers, \$40 million investment, 100 new jobs
One new project, 150 new jobs (Direct Connect)
 - Goal C DFW allies marketing activities, 2 businesses, \$10 million investment, 40 jobs
*Scott Connell Vice Chair of DFW Marketing Team, attended broker visits March
 Joined Oncor at Fabtech trade show in Anaheim, CA*
 - Goal D Attract three retail businesses, \$5 million investment, 40 jobs
Conducted traffic count study for project.
 - Goal E Sale of 40 acres in Progress Park
*Completed sale of 13+acres in Progress Park I.
 Completed Northridge Drive extension for Southeastern Freight Lines
 Water line extension along Flanary Road extending to Panda is underway*
 - Goal F Invest in community projects that help attract employers
*Completed Northridge Drive extension providing access to new sites
 Water line extension on Flanary Road will serve new sites in Progress Park
 US 75 ramp at FM1417 southbound construction underway.
 Approved new sewer line through Progress Park to east of US 75.*
 - Goal G Raise Sherman Profile
*Scott Connell on Board of Directors of Texas Economic Development Council
 Scott Connell Vice Chair of DFW Marketing Team
 Monthly advertisements in Dallas Business Journal about Sherman successes*



City Council Regular Meeting

Agenda Item No. F. 4.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of West Canyon Creek Estates, Section 1, being 2.29 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)

Issue:

To consider Final Plat approval of West Canyon Creek Estates, Section 1

Background:

The property is located in the 200-500 blocks of Shady Oaks Lane off of West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. In 2012, the Preliminary and Final Plats were approved for Section 1 for seven (7) lots; but the plat was never filed.

The owner has revised the Preliminary and Final Plat by dividing the tract into five (5) lots for residential development.

Origination:

West Canyon Creek Estates, L.P. (Owners)
Harlan Land Surveying, Inc. (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the March 18, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

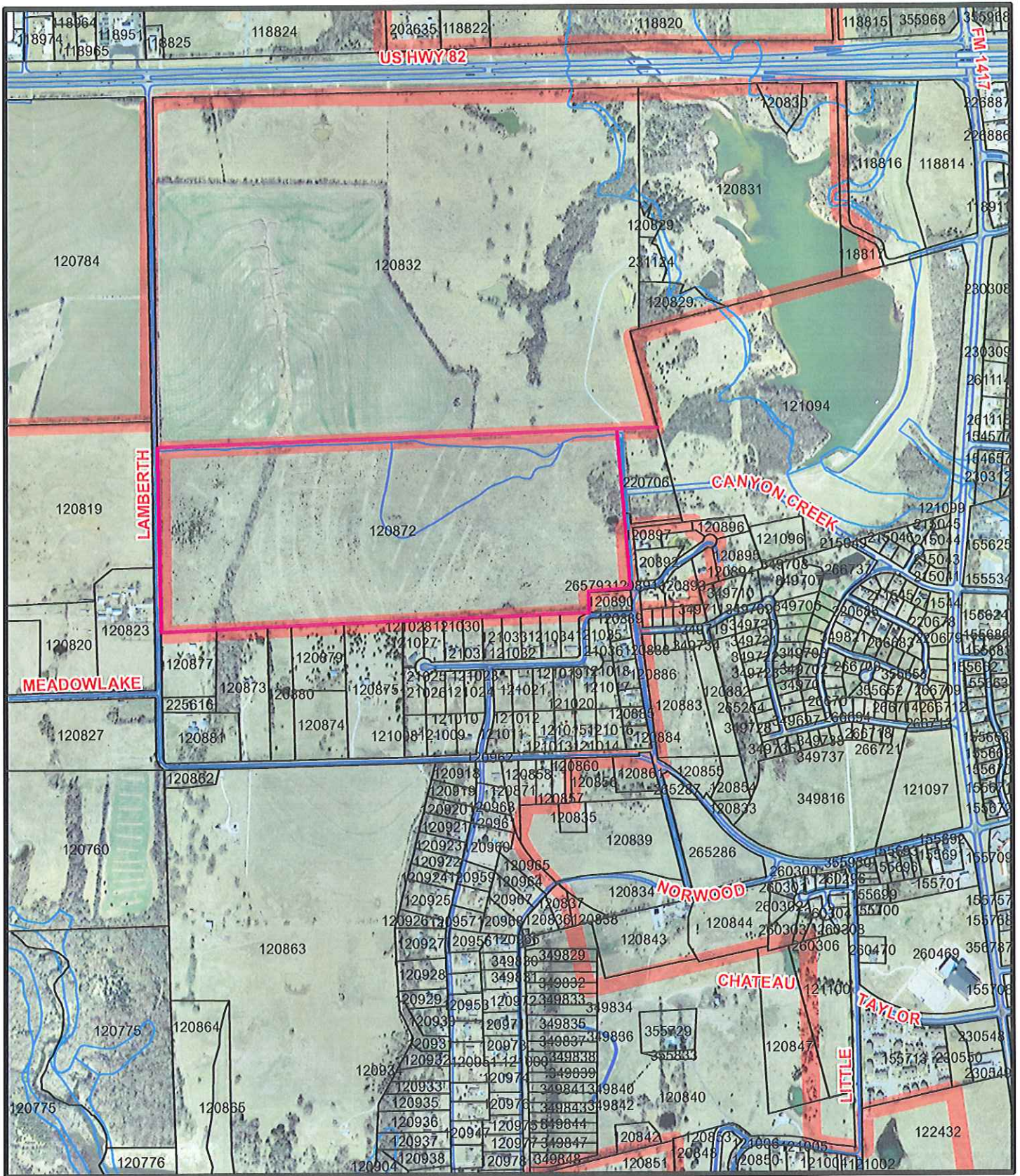
Location Map

Zoning Map

Plat

P&Z Communication

Staff Review Letter



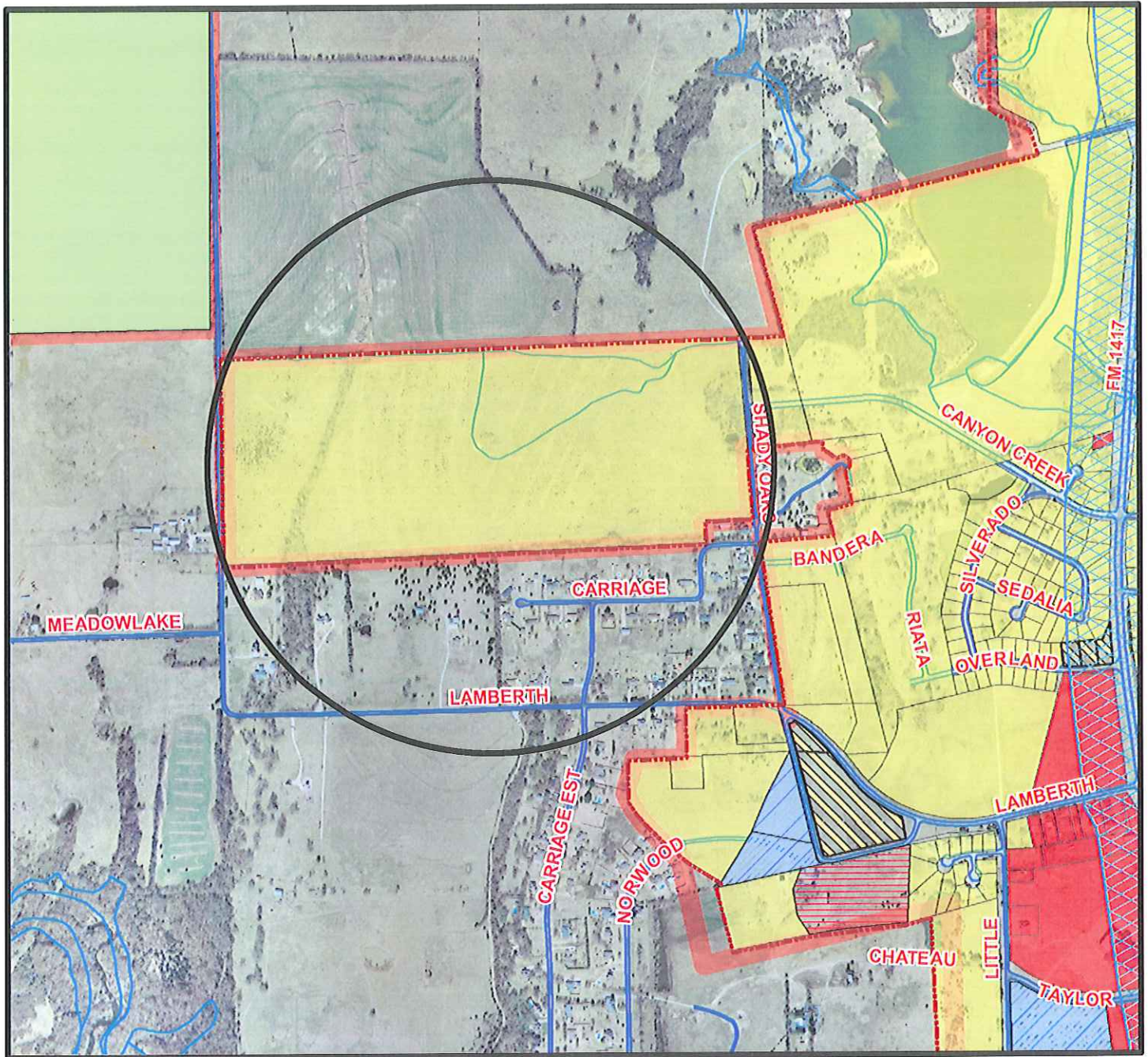
200-500 Blks, Shady Oaks Lane

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 979 feet



Zoning - 200-500 Blks. Shady Oaks Lane

Legend

----- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
CB D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48181 C 0270 F EFFECTIVE DATE: SEPTEMBER 20, 2010 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: PROPERTY CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL
NOTE: SUBJECT TO DEED RESTRICTIONS FILED SEPARATELY

LIENHOLDER

Signature of Lien holder

This the _____ day of _____, 2014.

Notary Public, State of Texas

HENRY BROWN SURVEY
ABSTRACT No. 86

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HARLAN, JR., do hereby certify that I prepared This plat from an actual and accurate survey of the land and that The corner monuments shown thereon were properly placed Under my personal supervision, in accordance with the subdivision Regulations of the City of Sherman, Texas

Registered Professional Land Surveyor, No. 2074
February, 2014

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

Approved this _____ day of _____, 2014,
By the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman Secretary

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final of WEST CANYON CREEK ESTATES, SECTION 1, to the City of Sherman was submitted to the City Council on the _____ day of _____, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in the upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

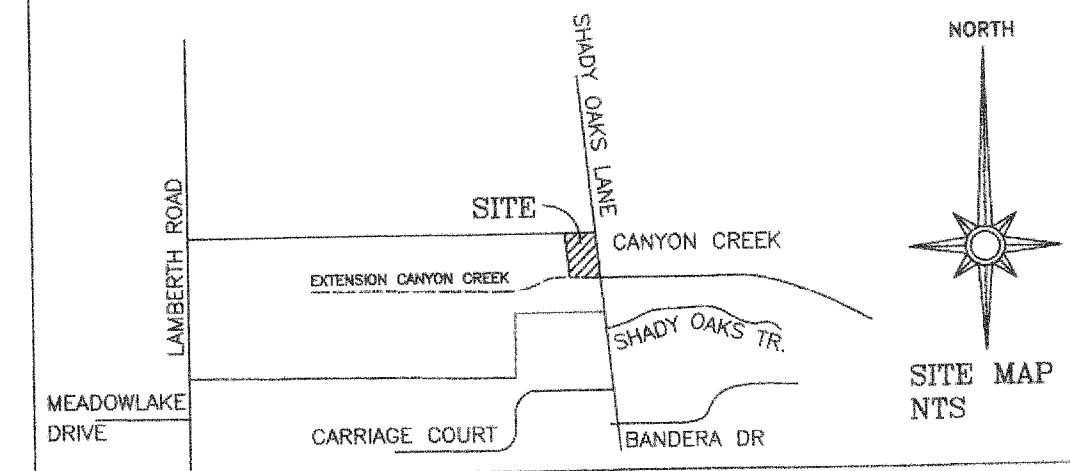
Witness my hand this _____ day of _____, A.D. 2014.

City Clerk, City of Sherman, Texas

NOTE:
BASE BEARING FROM EXTENTION OF
CENTERLINE OF CANYON CREEK DRIVE

FINAL PLAT
WEST CANYON CREEK ESTATES, SECTION 1
LOTS 1 - 4, BLOCK 1 & LOT 1, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
2.29 ACRES SITUATED IN AND BEING A PORTION
OF THE JAMES H. VADEN SURVEY, ABSTRACT No. 1288
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DEVELOPER
WEST CANYON CREEK ESTATES, LP
1951 FORT WORTH HIGHWAY, STE. 105
WEATHERFORD, TEXAS 76086



STATE OF TEXAS)
COUNTY OF GRAYSON)

WHEREAS, WEST CANYON CREEK ESTATES, LP. (Volume 5410, Page 640), acting by and through its duly authorized agent, being the sole owner of 2.29 Acres situated in and being a portion of a 111.56 Acres in the JAMES H. VADEN SURVEY, ABSTRACT No. 1288, City of Sherman, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of said 111.56 Acre Tract, said point being called by deed to be N 88°15'51" E, 3357.34 feet from the southwest corner of the Henry Brown Survey, Abstract No. 86, Grayson County, Texas;

THENCE N 88°15'31" E, with the north line of said 111.56 Acre Tract Tract, 167.84 feet to an iron rod found at the northeast corner of said 111.56 Acre Tract and in the west line of Shady Oaks Lane, a 60 foot right of way;
THENCE S 04°17'51" E, with the west line of said Shady Oaks Lane, 592.33 feet to an iron rod set;
THENCE S 85°42'09" W, 167.68 feet to an iron rod set;
THENCE N 04°17'51" W, 599.82 feet to the POINT OF BEGINNING and containing 2.29 acres (99,948 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, WEST CANYON CREEK ESTATES, LP., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as WEST CANYON CREEK ESTATES, SECTION 1, LOTS 1 THROUGH 4, BLOCK 1 AND LOT 1, BLOCK 2, TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, Being 2.29 Acres situated in and being a portion of the James H. Vaden Survey, Abstract No. 1288, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand at _____, Grayson County,
Texas this _____ day of _____, 2014.

Authorized Agent

STATE OF TEXAS)
COUNTY OF GRAYSON)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on
this the _____ day of _____, 2014

Notary Public in and for the State of Texas

My Commission Expires On:

SCALE: 1" = 50'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 12.

Meeting Date: 03/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 200-500 BLOCKS SHADY OAKS LANE**

The request of West Canyon Creek Estates, L.P. (Owners) and Harlan Land Surveying, Inc. (Surveyors) concerning the property located in the 200-500 Blocks Shady Oaks Lane, being 2.29 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of West Canyon Creek Estates, Section 1

Background:

The property is located in the 200-500 Blocks of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. In 2012, the Preliminary and Final Plats were approved for Section 1 for seven lots; but the plat was never filed.

The owner has revised the preliminary and final plat by dividing the tract into five lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

West Canyon Creek Estates, L.P. (Owners)

Harlan Land Surveying, Inc. (Surveyors)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

STAFF REVIEW LETTER

March 11, 2014

West Canyon Creek Estates, L.P.
1951 Ft. Worth Hwy., Ste. 105
Weatherford, TX 76086

Harlan Land Surveying, Inc.
106 Eureka Street
Weatherford, TX 76086

Dear Applicants,

The request for approval of the Plat of the West Canyon Creek Estates, Section 1 Addition for the property in the 200 Block of Shady Oaks Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2014 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Preliminary Plat

1. Platting of the property is required.
2. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval.
3. Existing utilities shall be verified by the developer to assure adequate capacity for the development.
4. Detention in accordance with City criteria shall be followed.
5. Drive approaches and sidewalks shall conform to the City of Sherman standards.
6. The water and sewer to be extended to the north property line of Lot 4, Block 1.
7. The water and sewer to be extended to the south property line of Lot 1, Block 2.
8. At the time of development, the developer shall build Canyon Creek Drive to the west property line of Lot 1, Block 1 of West Canyon Creek Estates, Section 1.
9. Escrow in the amount of \$61,500.00 to be paid for access onto Shady Oaks Lane at the time of development.
10. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
11. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Final Plat

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
-

2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Building lines shall be removed from the Final Plat.
4. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval.
5. Existing utilities shall be verified by the developer to assure adequate capacity for the development.
6. Detention in accordance with City criteria shall be followed.
7. The water and sewer to be extended to the north property line of Lot 4, Block 1.
8. The water and sewer to be extended to the south property line of Lot 1, Block 2.
9. At the time of development, the developer shall build Canyon Creek Drive to the west property line of Lot 1, Block 1 of West Canyon Creek Estates, Section 1.
10. Escrow in the amount of \$61,500.00 to be paid for access onto Shady Oaks Lane at the time of development.
11. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
12. The Preliminary Plat Signature Block shall be removed from the Final Plat.
13. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Fire Department Requirements:

1. A turnaround must be provided at the north end of Shady Oaks Lane according to City standards. The turnaround portions of a "T" must be a minimum of 24' wide and must be at least 120' long or a 100' diameter Cul-de-Sac.
2. A fire hydrant will be required prior to any construction on Shady Oaks. The hydrant should be located on the north property line of Lot 3.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Clay Barnett,
Dir. of Engineering & Public Works

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie D. Baggs, Fire Marshal
Don Keene, Dir. of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Lisa Whitfield, Engineering & Development Coordinator



City Council Regular Meeting

Agenda Item No. F. 5.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of West Canyon Creek Estates, Section 2, being 4.163 acres in the James H. Vaden Survey, Abstract No. 1288; West Canyon Creek Estates, L.P., Owners; and Harlan Land Surveying, Inc., Surveyors (200-500 Blocks of Shady Oaks Lane)

Issue:

To consider Final Plat approval of West Canyon Creek Estates, Section 2

Background:

The property is located in the 200-500 Blocks of Shady Oaks Lane off of West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. This the second phase of the West Canyon Creek Estates Addition; and the owner would like to plat the property into eight (8) lots for residential development.

Origination:

West Canyon Creek Estates, L.P. (Owners)
Harlan Land Surveying, Inc. (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the March 18, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

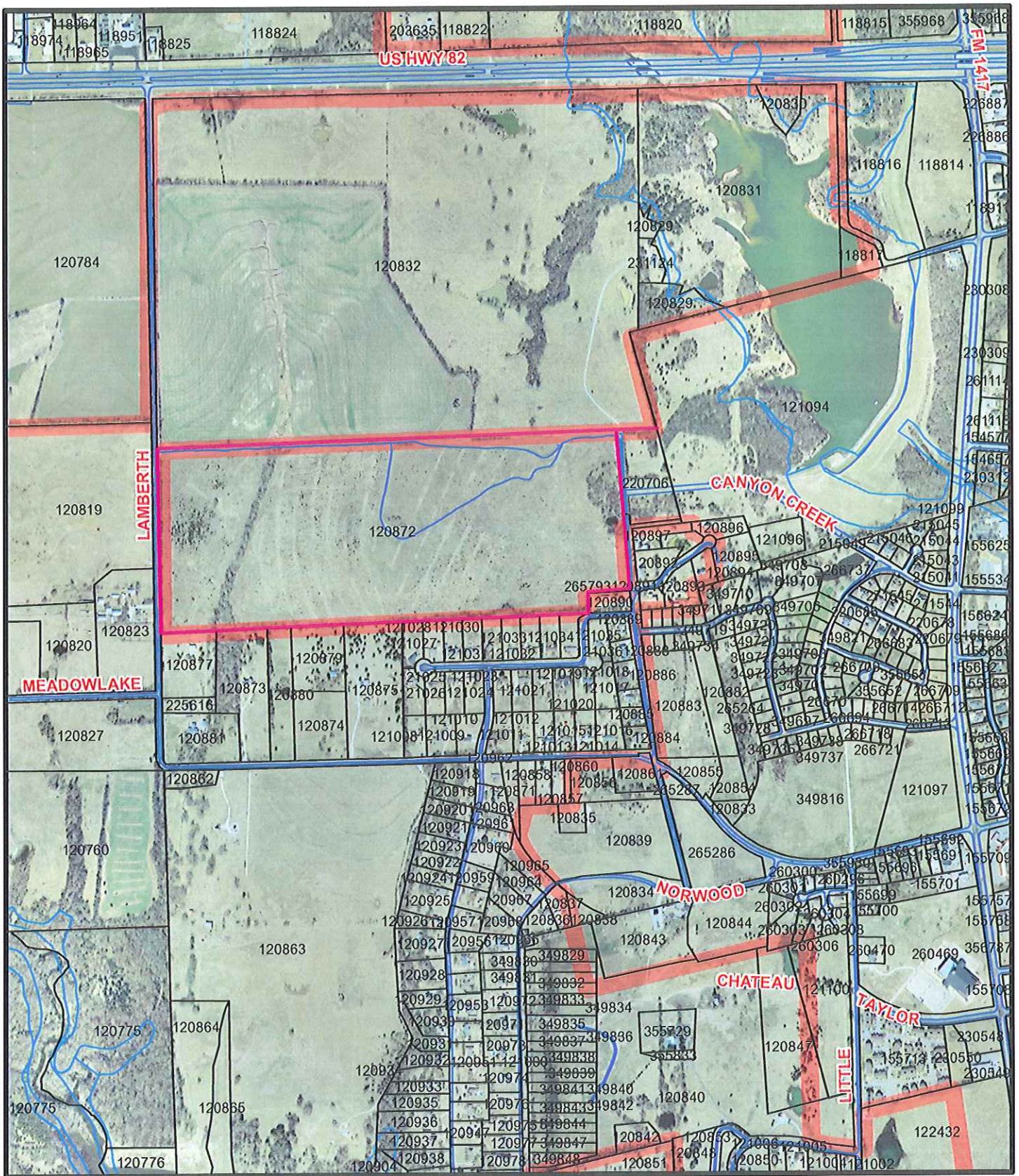
Location Map

Zoning Map

Plat

P&Z Communication

Staff Review Letter



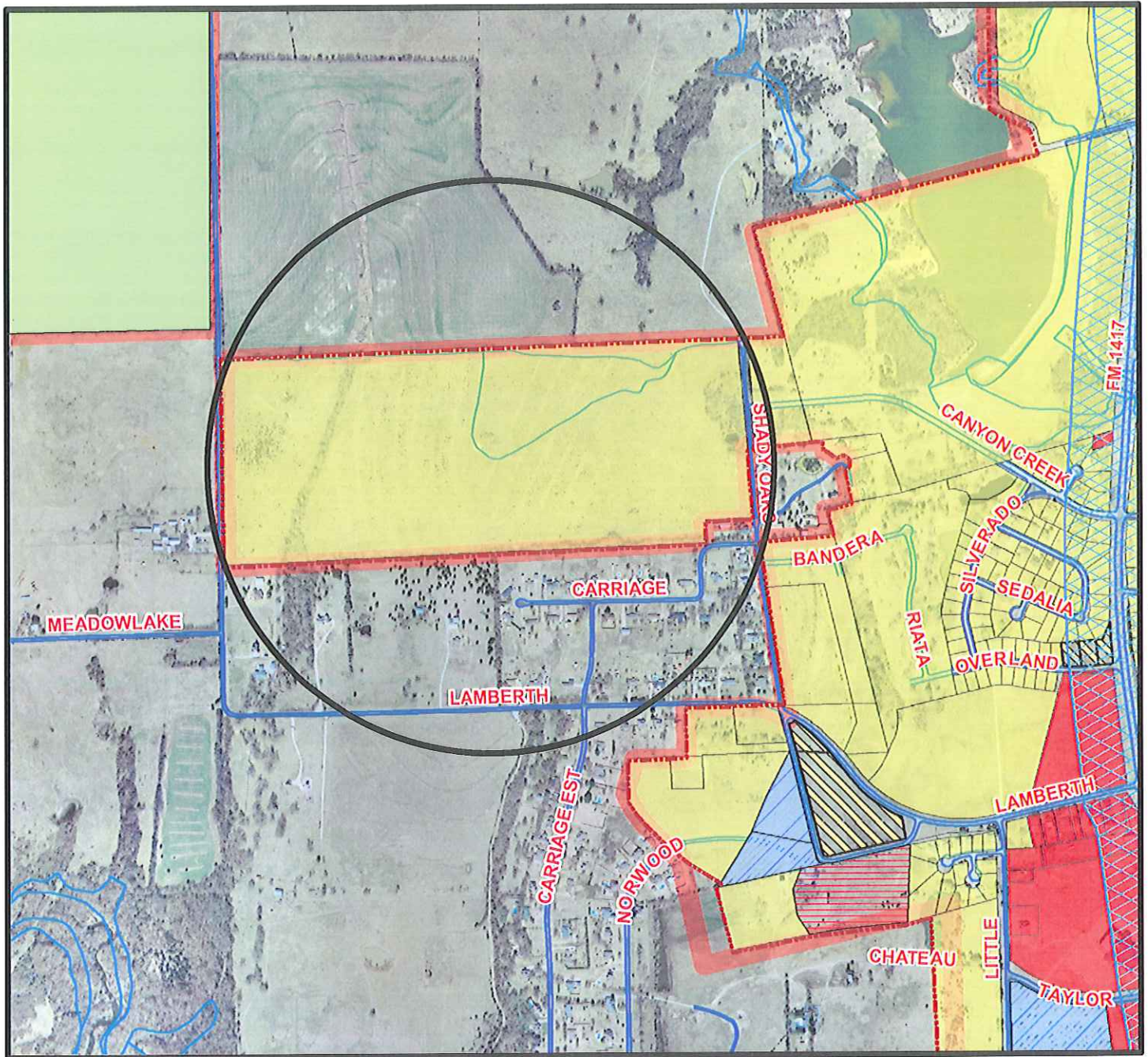
200-500 Blks, Shady Oaks Lane

City of Sherman, Texas
Developmental Services Department

Sherman
CLASSIC TOWN. BROAD HORIZON.



1 inch = 979 feet



Zoning - 200-500 Blks. Shady Oaks Lane

Legend

----- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
CB D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48181 C 0270 F. EFFECTIVE DATE: SEPTEMBER 20, 2010. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: PROPERTY CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL
NOTE: SUBJECT TO DEED RESTRICTIONS FILED SEPARATELY

LIENHOLDER

Signature of Lien holder

This the _____ day of _____, 2014.

Notary Public, State of Texas

LOT CURVE TABLE

C1	L= 142.21' R= 1030.0'
	S 81°46'44"W 142.09'
C2	L= 78.18' R= 488.47'
	N 08°27'21"W 78.09'
C3	L= 55.46' R= 50.0'
	N 23°55'43"E 52.66'
C4	L= 75.44' R= 50.0'
	N 51°04'17"W 68.49'
C5	L= 75.44' R= 50.0'
	S 42°28'36"W 68.49'
C6	L= 55.46' R= 50.0'
	S 32°31'25"E 52.66'
C7	L= 85.43' R= 538.47'
	S 08°27'21"E 85.34'
C8	L= 96.14' R= 1030.0'
	S 72°22'03"W 96.10'

LOT LINE TABLE

L1	N 12°36'51"W 17.81'
L2	N 04°17'51"W 22.53'
L3	N 04°17'51"W 73.39'
L4	S 12°36'51"E 18.64'
L5	S 69°41'37"W 68.01'

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HARLAN, JR., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed Under my personal supervision, in accordance with the subdivision Regulations of the City of Sherman, Texas

Registered Professional Land Surveyor, No. 2074
February, 2014

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

Approved this _____ day of _____, 2014,
By the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman Secretary

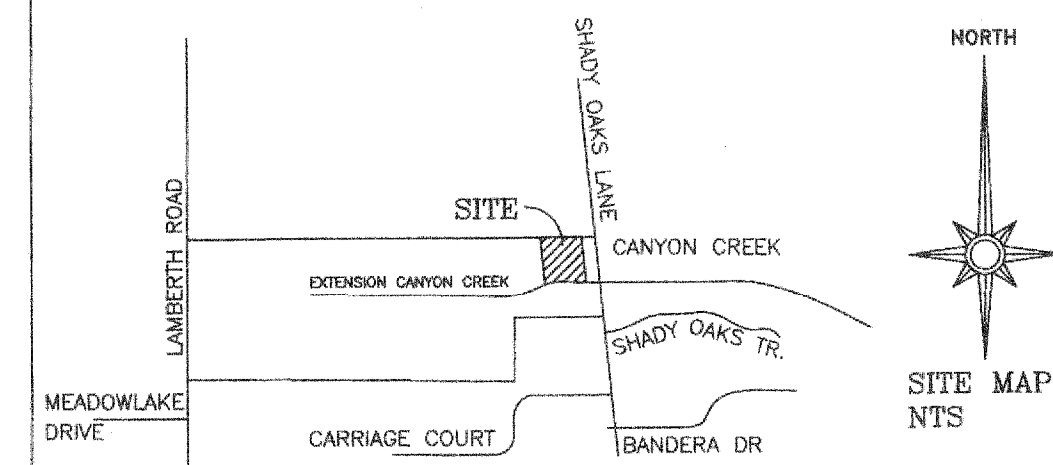
Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final of WEST CANYON CREEK ESTATES, SECTION 2, to the City of Sherman was submitted to the City Council on the _____ day of _____, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in the upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2014.

City Clerk, City of Sherman, Texas



STATE OF TEXAS)
COUNTY OF GRAYSON)

WHEREAS, WEST CANYON CREEK ESTATES, LP. (Volume 5410, Page 640), acting by and through its duly authorized agent, being the sole owner of 4.163 Acres situated in and being a portion of a 111.56 Acres in the JAMES H. VADEN SURVEY, ABSTRACT No. 1288, City of Sherman, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of said 111.56 Acre Tract, said point being called by deed to be N 88°15'51" E, 3007.00 feet from the southwest corner of the Henry Brown Survey, Abstract No. 86, Grayson County, Texas;

THENCE N 88°15'31" E, with the north line of said 111.56 Acre Tract Tract, 350.35 feet to an iron rod found;
THENCE S 04°17'51" E, 490.81 feet to an iron rod found in the south right of way line of Extension Canyon Creek Drive in a non-tangent curve to the left with a radius of 970.00 feet and whose chord bears S 77°42'50" W, 270.67 feet;
THENCE with the south line of said Extension Canyon Creek Drive the following courses and distances:

With said curve to the left through a central angle of 16°02'25" and a distance 271.56 feet to a point;
S 69°41'37" W, 68.01 feet to a point;
THENCE N 20°18'23" W, crossing said Extension Canyon Creek Drive, 60.00 feet to a point in the north line of said Extension Canyon Creek Drive;
THENCE N 04°17'51" W, 505.13 feet to the POINT OF BEGINNING and containing 4.163 acres (181,364 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WEST CANYON CREEK ESTATES, LP., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as WEST CANYON CREEK ESTATES, SECTION 2, LOTS 1 THROUGH 8, BLOCK 3, AN ADDITION IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, Being 4.163 Acres situated in and being a portion of the James H. Vaden Survey, Abstract No. 1288, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand at _____, Grayson County, Texas this _____ day of _____, 2014.

Authorized Agent

STATE OF TEXAS)
COUNTY OF GRAYSON)

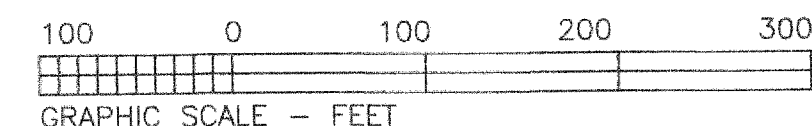
BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2014

Notary Public in and for the State of Texas

My Commission Expires On: _____

FINAL PLAT
WEST CANYON CREEK ESTATES, SECTION 2
LOTS 1 - 8, BLOCK 3
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
4.163 ACRES SITUATED IN AND BEING A PORTION
OF THE JAMES H. VADEN SURVEY, ABSTRACT No. 1288
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



DEVELOPER
WEST CANYON CREEK ESTATES, LP
1951 FORT WORTH HIGHWAY, STE. 105
WEATHERFORD, TEXAS 76086

FUTURE DEVELOPEMENT
WEST CANYON CREEK ESTATES, LP
VOLUME 5410, PAGE 639

SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)598-9700-(817)599-0880
FAX: METRO(817) 341-2833



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 13.

Meeting Date: 03/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Brad Morgan, Commissioner

Ron Barton, Commissioner

Ryan Michael Kreck, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 200-500 BLOCKS SHADY OAKS LANE**

The request of West Canyon Creek Estates, L.P. (Owners) and Harlan Land Surveying, Inc. (Surveyors) concerning the property located in the 200-500 Blocks Shady Oaks Lane, being 4.163 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of West Canyon Creek Estates, Section 2

Background:

The property is located in the 200-500 Blocks of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. This the second phase of the West Canyon Creek Estates Addition and the owner would like to plat the property into eight lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

West Canyon Creek Estates, L.P. (Owners)

Harlan Land Surveying, Inc. (Surveyors)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

March 11, 2014

West Canyon Creek Estates, L.P.
1951 Ft. Worth Hwy., Ste. 105
Weatherford, TX 76086

Harlan Land Surveying, Inc.
106 Eureka Street
Weatherford, TX 76086

Dear Applicants,

The request for approval of the Plat of the West Canyon Creek Estates, Section 2 Addition for the property in the 200 Block of Shady Oaks Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2014 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Preliminary Plat

1. Platting of the property is required.
2. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval.
3. Existing utilities shall be verified by the developer to assure adequate capacity for the development.
4. Detention in accordance with City criteria shall be followed.
5. Drive approaches and sidewalks shall conform to the City of Sherman standards.
6. The water and sewer to be extended to serve Lots 1-8 on Fawnwood Court.
7. Block 3 on Section 2 shall be Block 1, Section 2.
8. At the time of development, the developer shall build Canyon Creek Drive to the west property line of Lot 8, Block 1 of Section 2 of West Canyon Creek Estates, Section 2.
9. The Fawnwood Court Cul-de-Sac radius shall be 60'.
10. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
11. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Final Plat

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.

3. Building lines shall be removed from the Final Plat.
4. A utility, drainage and grading plan shall be provided to the City of Sherman Engineering Department for review and approval.
5. Existing utilities shall be verified by the developer to assure adequate capacity for the development.
6. Detention in accordance with City criteria shall be followed
7. The water and sewer to be extended to serve Lots 1-8 on Fawnwood Court.
8. Block 3 on Section 2 shall be Block 1, Section 2.
9. At the time of development, the developer shall build Canyon Creek Drive to the west property line of Lot 8, Block 1 of Section 2 of West Canyon Creek Estates, Section 2.
10. The Fawnwood Court Cul-de-Sac radius shall be 60'.
11. All site plan and preliminary plat requirements are to be met prior to filing the final plat.
12. The Preliminary Plat Signature Block shall be removed from the Final Plat.
13. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

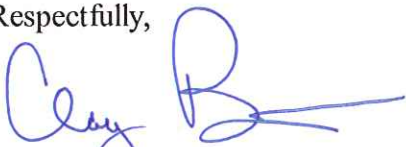
Fire Department Requirements:

1. A turnaround must be provided at the north end of Shady Oaks Lane according to City standards. The turnaround portions of a "T" must be a minimum of 24' wide and must be at least 120' long or a 100' diameter Cul-de-Sac.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clay Barnett,
Dir. of Engineering & Public Works

cc: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie D. Baggs, Fire Marshal
Don Keene, Dir. of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Lisa Whitfield, Engineering & Development Coordinator



City Council Regular Meeting

Agenda Item No. F. 6.

Meeting Date: 04/07/2014

Prepared By: Scott Shadden, Director of Developmental Services

Approved By: George Olson, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Foster Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ), being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029; Dean & Juanita Johnson, Owners; Jeffrey S. Foster, Applicant; and Sartin & Associates, Inc., Surveyors (500 Block of Pleasant Home Road and 700 Block of Riddels Road)

Issue:

To consider Final Plat approval of Foster Addition in the City of Sherman's ETJ

Background:

The property is located in the 500 block of Pleasant Home Road and 700 block of Riddels Road in the City of Sherman's ETJ. The owners would like to plat the property into one (1) lot for residential development.

Origination:

Dean and Juanita Johnson (Owners)

Jeffrey S. Foster (Applicant/ Developer)

Sartin & Associates, Inc. (Surveyors)

Financial Consideration:

None

Staff Recommendation:

At the March 18, 2014 regular meeting, the Planning & Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

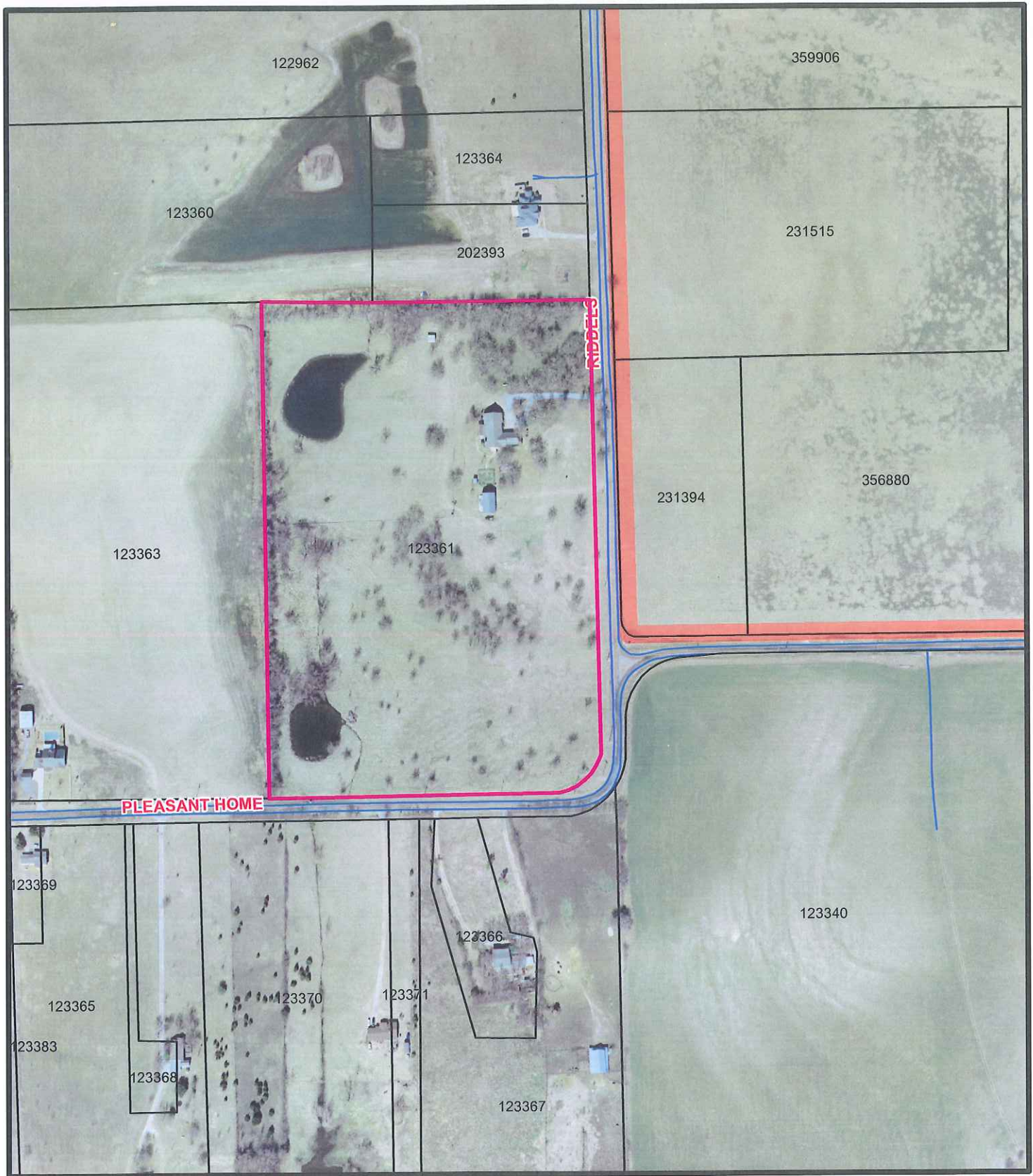
Location Map

Zoning Map

Final Plat

P&Z Communication

Staff Review Letter



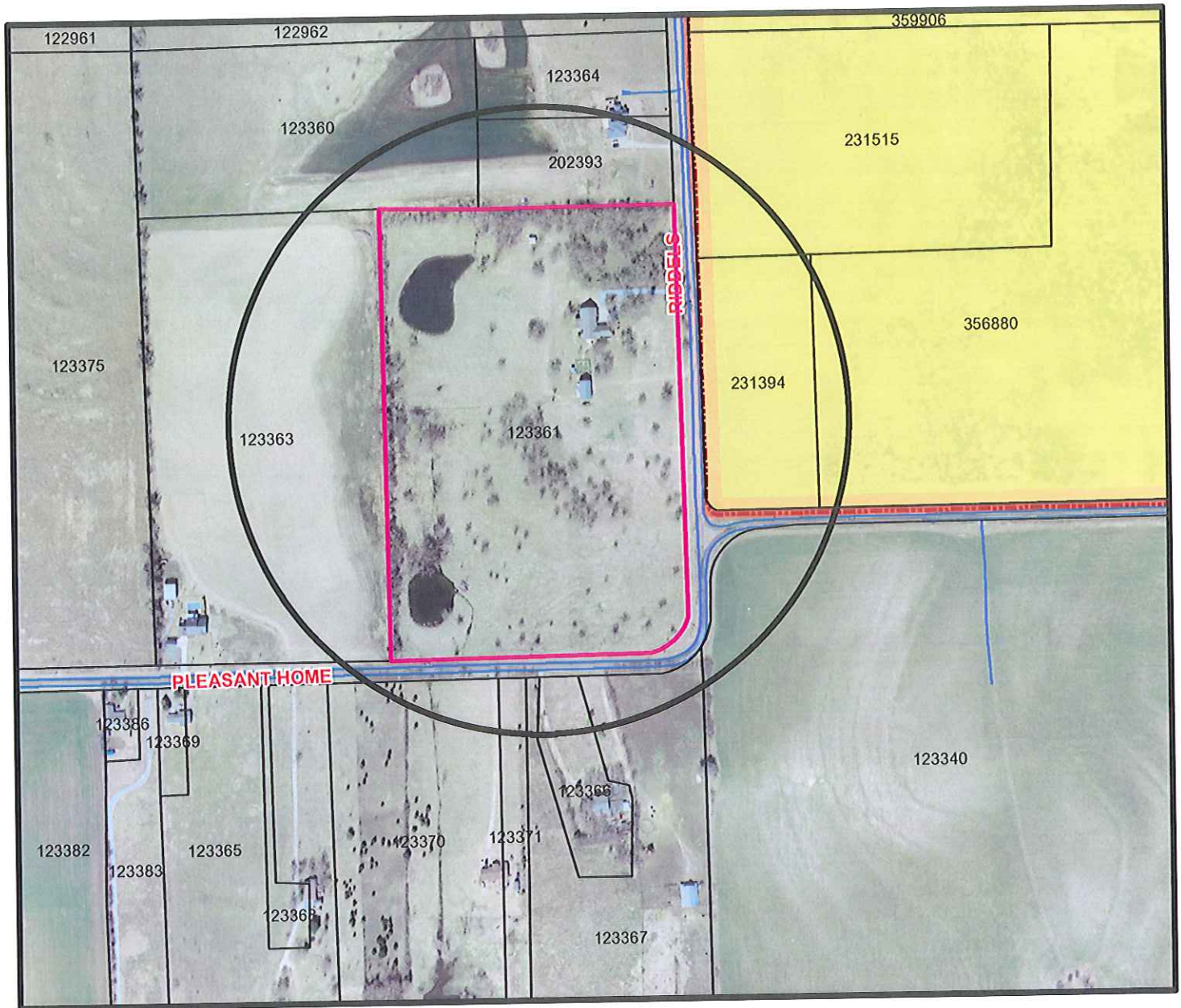
**500 Blk Pleasant Home Rd & 700 Blk Riddels Rd
Foster Addition**

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 313 feet

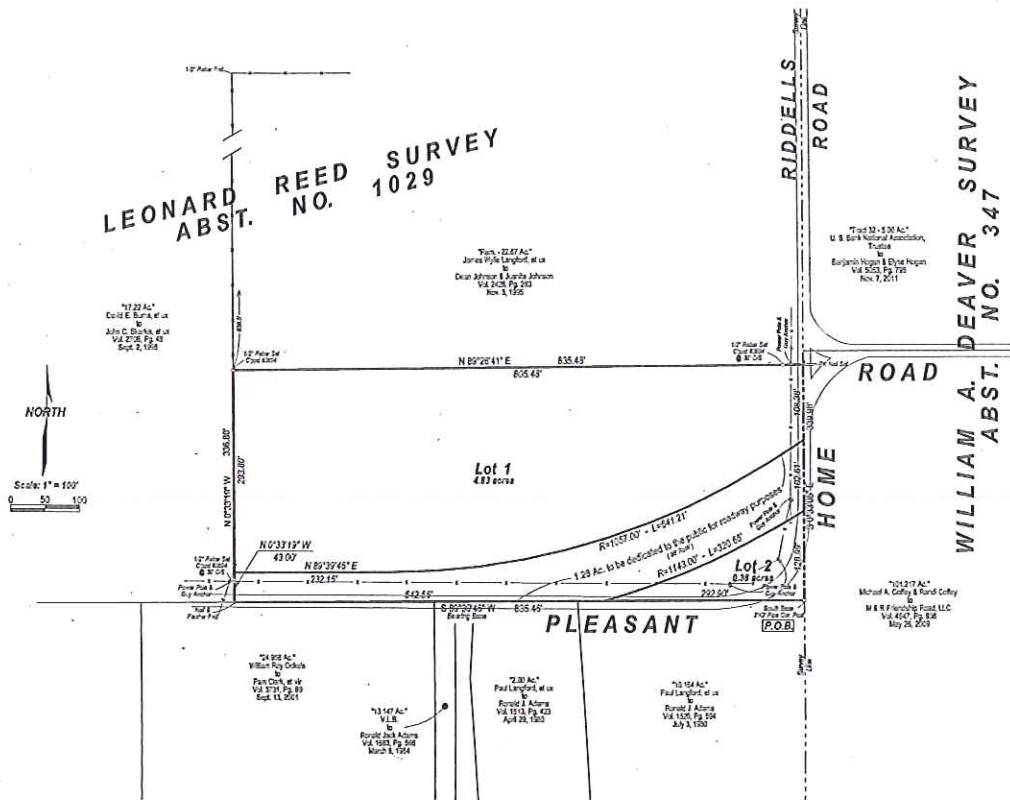


Zoning - 500 Blk Pleasant Home Rd. & 700 Blk Riddels Rd.

ETJ
Legend

- | | |
|--|---|
| O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT | C-2 General Commercial District |
| O 1.1 FM 1417 OVERLAY DISTRICT | M-1 Light Manufacturing District |
| O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT | R-A Single Family Agricultural District |
| C B D DOWNTOWN BUSINESS DISTRICT | SF-1 Single Family Residential District |
| C P O COLLEGE PARK OVERLAY DISTRICT | M-1.5 Medium Manufacturing District |
| A & C ARTS & CULTURAL OVERLAY DISTRICT | M-2 Heavy Manufacturing District |
| CO Office District | MH Manufacturing Housing District |
| R-1 One Family Residential District | Blalock Commercial District |
| R-2 Multi-Family Residential District | BIP Blalock Industrial Park |
| C-1 Retail Business District | |

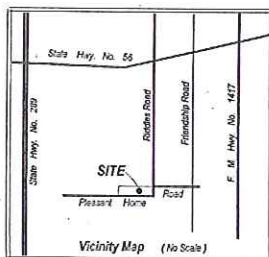




Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

- Notes:
- Utility services to be provided by Grayson-Collins Electric Cooperative, and Dorchester Water Supply.
 - Lots shall be served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
 - Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Lots shall be for single family residential use.

FOSTER ADDITION
to the
CITY of SHERMAN, TEXAS
being 6.49 Acres
out of
LEONARD REED SURVEY ABST. NO. 1029



Owner & Developer

Jeffrey Foster
1655 Hayden Hall Rd.
Bells, Texas 75414
903-436-1438

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
213 S. Travis, P.O. Box 1143 Sherman, Texas 75081-1143
Ph: (903) 894-6151 Fax: (903) 894-5278 Email: msartin@sartinsurvey.com

SHEET 1 OF 2
FOSTERADDN-1B.pcs



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 8.

Meeting Date: 03/18/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 500 BLOCK PLEASANT HOME ROAD AND 700 BLOCK RIDDELS ROAD**

The request of Dean & Juanita Johnson (Owners), Jeffrey S. Foster (Applicant/Developer) and Sartin & Associates, Inc. (Surveyors) concerning the property located in the 500 Block Pleasant Home Road and 700 Block Riddels Road, being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Foster Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

Background:

This item was withdrawn from the February 18, 2014 Planning and Zoning Commission Meeting. The property is located in the 500 Block Pleasant Home Road and 700 Block Riddels Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to plat the property into (1) one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Dean and Juanita Johnson (Owners)

Jeffrey S. Foster (Applicant/ Developer)

Sartin & Associates, Inc. (Surveyors)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter

**STAFF REVIEW LETTER**

March 11, 2014

Dean & Juanita Johnson
773 Riddels Rd.
Sherman, TX 75092

Jeffrey S. Foster
1655 Hayden Hall Rd.
Bells, TX 75414

Dear Applicants,

The request for approval of a Preliminary and Final Plat for the Foster Addition located in the 500 Block of Pleasant Home Road and 700 Block of Riddels Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2014 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Preliminary Plat:

1. Platting of the property is required.
2. Detention in accordance with City criteria is required.
3. This plat would necessitate a change to our Thoroughfare Plan.
4. Grayson County septic requirements are to be met.
5. Grayson County shall review preliminary plat for additional changes and fees.
6. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff as to not require resubmission to the Planning and Zoning Commission.

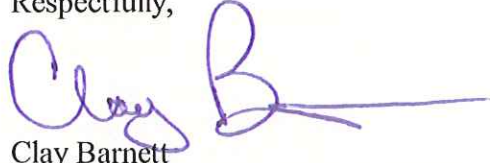
Final Plat:

1. Letters from the various utility providers are required verifying availability of service.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Detention in accordance with City criteria is required at the time of development.
4. "Final Plat" shall be shown above the subdivision name.
5. The owner of the property must sign the plat.
6. This plat would necessitate a change to our Thoroughfare Plan.
7. Grayson County septic requirements are to be met.
8. Grayson County shall review preliminary plat for additional changes and fees.
9. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff as to not require resubmission to the Planning and Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clay Barnett
Dir. of Engineering & Public Works

cc:	George Olson, City Manager	Scott Shadden, Director of Development Services
	Brandon Shelby, City Attorney	Mark Gibson, Dir. of Utilities
	Jamie Baggs, Fire Marshal	Lisa Whitfield, Engineering & Development Coordinator
	Don Keene, Dir. of Community and Support Services	
	Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75091	



City Council Regular Meeting

Agenda Item No. I. 1.

Meeting Date: 04/07/2014

Prepared By: Linda Ashby, City Clerk

Approved By: George Olson, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Library Board (1)

Issue:

Ron Roberts and Darlene Schweizer's terms on the Library Board expire on April 8, 2014. Ms. Schweizer is eligible and does wish to be reappointed. Mr. Roberts does not wish to be reappointed. We also have a vacancy on this board. There are no other applications on file.

Background:

The Library Board serves in an advisory capacity to the City Librarian, the City Manager, and the City Council.

Origination:

The reappointment originated with the City Clerk's Office.

Financial Consideration:

There is no financial consideration.

Staff Recommendation:

It is recommended that the City Council consider a reappointment to the Library Board.

Alternatives:

The alternative is to delay the reappointment to the Board.

Attachments

Roster

Fact Sheet

Applicant List

Darlene Schweizer Letter

Ron Roberts Letter

MEMBERSHIP ROSTER

LIBRARY BOARD

LENGTH OF TERMS: THREE YEARS
Term Limit: Three Consecutive Terms

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Nan Jones	4	A 3/20/2007 R 3/20/2010 R 3/20/2013	3/20/2010 3/20/2013 3/20/2016	1 2 3	Members are required to be residents of Sherman; have knowledge of Library Affairs and operations; and appreciate books.
Vacant					
Ron Roberts	4	A 4/8/2008 R 4/8/2011	4/8/2011 4/8/2014	1 2	
Nick Keating	4	A 1/8/2013	1/8/2016	1	
John West	1	A 1/8/2013	1/8/2016	1	
Darlene Schweizer	4	A 4/8/2008 R 4/8/2011	4/8/2011 4/8/2014	1 2	
Judith Sloan	4	A 1/8/2013	1/8/2016	1	

NOTE:

FACT SHEET

LIBRARY BOARD

Established by ORDINANCE 1736 – APRIL 14, 1948; REVISED ORDINANCE 4223 – OCTOBER 21, 1991; REVISED ORDINANCE 4367 – OCTOBER 3, 1994

1. Number of Members: SEVEN
2. Term of Appointment: THREE YEARS
3. Consecutive Term Rule: THREE TERMS – ORDINANCE 4223 (10/21/91)
4. Qualifications for Membership: RESIDENTS OF SHERMAN; KNOWLEDGE OF LIBRARY AFFAIRS AND OPERATION; APPRECIATION OF BOOKS
5. Appointed by: MAYOR AND CITY COUNCIL
6. Board Organization

CHAIRPERSON E VICE CHAIRPERSON SECRETARY E

ELECTED E APPOINTED
7. Departmental Responsibility: DIRECTOR OF LIBRARY SERVICES
8. Meeting Date: NO RULE – AS SET BY BOARD BY-LAWS
9. Attendance Requirements: NO RULE – AS SET BY BOARD BY-LAWS

=====

PURPOSE:

Shall serve in an advisory capacity with the City Librarian, the City Manager and the City Council.

RESPONSIBILITIES:

Said Board shall have no authority to bind the City of Sherman to any contract or interfere in any manner with City operations of Library Services.

APPLICANT LIST

Library Board

Positions Vacant 3

Applicant	Address	District	Qualifications
Darlene Schweizer	1408 Crescent	4	Current Member; Wishes to be Reappointed

COMMENTS:



City Clerk's Office

PUBLIC RECORDS DEPARTMENT

Phone No. (903) 892-7204

Fax No. (903) 892-7394

March 10, 2014

Darlene Schweizer
1408 Crescent
Sherman, Texas 75092

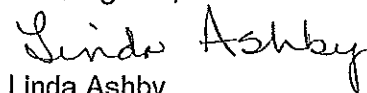


RE: Library Board

Dear Mrs. Schweizer:

Your term on the Library Board expires on April 8, 2014. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,


Linda Ashby
City Clerk

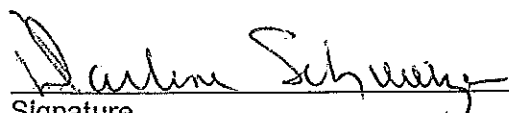
cc: Jacqueline Banfield, Library Services Administrator

☒

I do wish to be considered for reappointment to this board

☐

I do not wish to be considered for reappointment to this board


Signature

4/1/14
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106

PUBLIC RECORDS DEPARTMENT

Phone No. (903) 892-7204

Fax No. (903) 892-7394

March 10, 2014

Ron Roberts
1925 Timberline Lane
Sherman, Texas 75092

RE: Library Board

Dear Mr. Roberts:

Your term on the Library Board expires on April 8, 2014. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby
Linda Ashby
City Clerk

cc: Jacqueline Banfield, Library Services Administrator

☐ I do wish to be considered for reappointment to this board

☒ I do not wish to be considered for reappointment to this board

Ron Roberts

Signature

3-21-14
Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Agenda Item No. L.

Meeting Date: 04/07/2014

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: George Olson, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2014 Council Calendar

2014

JANUARY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY						
S	M	T	W	T	F	S
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MARCH						
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30	31					

APRIL						
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MAY						
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JUNE						
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JULY						
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AUGUST						
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31						

SEPTEMBER						
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28	29	30				

OCTOBER						
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NOVEMBER						
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DECEMBER						
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21	22	23	24	25	26	27
28	29	30	31			

01/17/2014	Joint Meeting w/SEDCO Board - Panda Tour - Canceled
02/03/2014	Regular City Council Meeting - Cancelled
02/12/2014	Called Meeting for Informational Presentation
02/26/2014	Called Meeting for Informational Presentation
03/12/2014	Called Meeting for Informational Presentation

03/21/2014	Joint Meeting w/SEDCO Board - Panda Tour
03/26/2014	Called Meeting for Informational Presentation
04/18/2014	Called Budget Planning Meeting in Council Chambers
06/18-19/2014	Called Budget Workshop in Council Chambers
09/01/2014	Labor Day/Called Council Meeting on 09/02/2014