

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

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

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

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02-14-2023

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Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION						
A	Property Address: <u>1108-1114 Stemmons Sanger Tx. 76266</u>						
B	Estimated Begin Work Date: <u>5-1-23</u>			Estimated Completion Date: <u>8-12-23</u>			
C	Years in business at this location: <u>Owned this building 25 years (1998)</u>						
D	Reason for requesting grant: <u>To improve this I-35 property</u>						
2	ELIGIBILITY OF PROPERTY						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Within the City?	•			
B	<input checked="" type="checkbox"/>		Commercially zoned?	•			
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•			
E	<input checked="" type="checkbox"/>		No City liens existing?	•			
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•			
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	ELIGIBILITY OF BUSINESS						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•			
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•			
C	<input checked="" type="checkbox"/>		Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	Facade: (Section 4.3) • <u>Awning-Painting</u>		<u>23,103.55</u>	50 %	\$10,000	\$	\$
B	Interior Renovation: (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6) • <u>12 parking light: 12 path lights</u>		<u>5,977.00</u>	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7) • <u>Concrete parking stops-strips</u>		<u>41,995</u>	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) • <u>4 new windows-awnings</u>		<u>17,965.86</u>	50 %	\$10,000	\$	\$
G	Signage: (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	Utilities: (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	Code Compliance: (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	Demolition: (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓	✓	Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D	✓		Restaurant	•
E		✓	Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G	✓		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266 Company Name: Clay McChristian Concrete Contact Person: Clay McChristian Title: Owner Address: 3518 Lois Rd. East Sanger, Tx. 76266 Wk Phone: 940 391-1392 Cell: 940 391-1392 Fax: Email: claymcchristian@yahoo.com Website:			
B	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266 Company Name: D-Baker Roofing, LLC Contact Person: Derrick Baker Title: President Address: P.O. Box 88 Sanger, Tx. 76266 Wk Phone: 214 574-0218 Cell: 214 574-0218 Fax: Email: dbakerroofing101@gmail.com Website:			
C	Contractor for: 1108-1114 Stemmons Company Name: Ferguson Electric Contact Person: Doug Ferguson Title: Owner Address: 2388 Lower 5 Lane. Krum, Tx. 76249-7515 Wk Phone: 940 368-5459 Cell: 940 368-5459 Fax: Email: fergusonelectric@gmail.com Website:			
D	Contractor for: 1108-1114 Stemmons Sanger, Tx. Company Name: Springer Properties, LLC Contact Person: John Springer Title: President Address: P.O. Box 248 Sanger, Tx. 76266 Wk Phone: 940 458-7758 Cell: 940 367-3259 Fax: Email: springerproperties@earthlink.net Website:			

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:																																					
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.																																					
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.																																					
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.																																					
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.																																					
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.																																					
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.																																					
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.																																					
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.																																					
<table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td>Company:</td> <td>Springer Properties, LLC</td> <td>Company:</td> <td>Springer Properties, LLC</td> </tr> <tr> <td>Signed:</td> <td><i>[Signature]</i></td> <td>Signed:</td> <td><i>[Signature]</i></td> </tr> <tr> <td>Name:</td> <td>John D. Springer</td> <td>Name:</td> <td>John D. Springer</td> </tr> <tr> <td>Title:</td> <td>President</td> <td>Title:</td> <td>President</td> </tr> <tr> <td>W:</td> <td>940 458-7758</td> <td>W:</td> <td>940 458-7758</td> </tr> <tr> <td></td> <td>C: 940 367-3257</td> <td></td> <td>C: 940 367-3257</td> </tr> <tr> <td>EM:</td> <td>springerproperties@earthlink.net</td> <td>EM:</td> <td>springerproperties@earthlink.net</td> </tr> <tr> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> </tr> </tbody> </table>			Property Owner		Applicant / Business Representative		Company:	Springer Properties, LLC	Company:	Springer Properties, LLC	Signed:	<i>[Signature]</i>	Signed:	<i>[Signature]</i>	Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758		C: 940 367-3257		C: 940 367-3257	EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net	Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266
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Springer Properties, LLC
P.O. Box 248
Sanger, Texas 76266 940 458-7758

February 7, 2023

Property Enhancement Grant Application: 1108-1114 Stemmons

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

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

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

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

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

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

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

Thank you for your consideration of this grant enhancement application.

Springer Properties, LLC

John and Liz Springer

Springer Properties, LLC

P.O. Box 248

Sanger, Texas 76266

940 458-7758

02-14-23

Bid for 1108-1114 N. Stemmons, Sanger

Water Blast, chalk, and paint the building with oil based paint:

(paint-\$3,750.00)	\$13,750.00
--------------------	-------------

Remove store fronts, fill in brick, install brick 100' on top of wall	\$ 5,983.64
---	-------------

(Brick 983.64)

Purchase lights (10 spot or parking lights and 6 path lights)	\$ 2,600.00
---	-------------

Install 4 new windows Gainesville Glass	\$ 6,915.86
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Preparation for new windows	\$ 1,050.00
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Total:	\$30,299.50
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P.O. Box 272
Sanger, TX 76266

Estimate

Proposal submitted to:
John Springer

Job location:
1108-1114 N Stemmons Fwy Sanger Tx

Date: Feb. 6, 2023

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

approximately 2340 sq ft of concrete parking on west side of building

approximately 1400 sq ft of parking on the north side of building


approximately 2200 sq ft behind Roma's

price includes concrete bumpers for 22 parking spots & the striping

(2 handicap spaces & 20 regular spaces)

TOTAL:
\$41,995

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

 2-5-23
signature date





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

Estimate 13991535
Job
Estimate Date 2/4/2023

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

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

Estimate Details

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

Task #	Description	Quantity
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per drawings provided by customer.	

Potential Savings	\$0.00
Sub-Total	\$3,377.00
Tax	\$0.00
Total	\$3,377.00

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

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



Character, Customer Service, Employee Owned

Invoice

UPC Vendor	Invoice Date	Order Number
000000	02/15/2023	48746580-00
PO Date	PO Number	Page #
02/15/2023		1 of 1

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

Cust # 914357

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

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

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

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

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

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

Discount 0.00 If Paid By .

D-Baker Roofing LLC

ALWAYS ON TOP NEVER A DROP

Proposal Submitted To: <u>Springer Properties</u>		Job Name: <u>metal Awning</u>	Job #: <u>131</u>
Address: <u>Springer Center N. Stemmons 1108-1114</u>		Job Location: <u>Springer Center N. Stemmons</u>	
Sanger Tr 76266		Date: <u>2-7-23</u>	Date of Plans:
Phone #: <u>214-574-0218</u>	Fax #:	Architect:	

We hereby submit specifications and estimates for: Material for metal frame & sturdy seam panels
awnings - 270' 8"x2" square metal tubing for frame's - lag bolts washers & nuts for
mounting brackets - 2 10"x4" flat steel mild for wall flashing & plate from flashing
panels masonry sturdy seam 16" metal panels - 8 pcs - D style drip edge -
1" pan head screws - 80' Z track - 6" gutter coil - 12 - 3x4 - 4" elbows & R & L end
caps - 1 - 2320 - 2 - 10' 3x4 down spouts
Cut into R-panel wall 8" hole and awning mount to wall
from 2"x2" square tubing welded together & install brackets to perfor beam with
lag bolts washers & nuts. Install D style drip edge - Install 16" masonry sturdy
seam metal panels on 40x4, 10x4 - 2 - 11x2 awnings
Install Z wall flashing & plate from flashing -
Install wall flashing 3/8" behind R panel wall panels on Z track flashing
Install 6" gutter to (40x4 10x4) & down spout

material & labor

\$ 9853.55

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

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

with payments to be made as follows: _____

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

Respectfully
submitted _____

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

Acceptance of Proposal

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

Date of Acceptance 2-8-23

Signature _____

Signature _____



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

ORDER SUMMARY

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

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

Total Weight: 5,409.60

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

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

Notified Customer: _____

Customer Signature: _____

Printed Name: _____

Thank you for your business

John & Liz Springer

2/15/2023
9:04:08 AM

Job Estimate

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

Vendor: Oldcastle 2015 r1

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

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

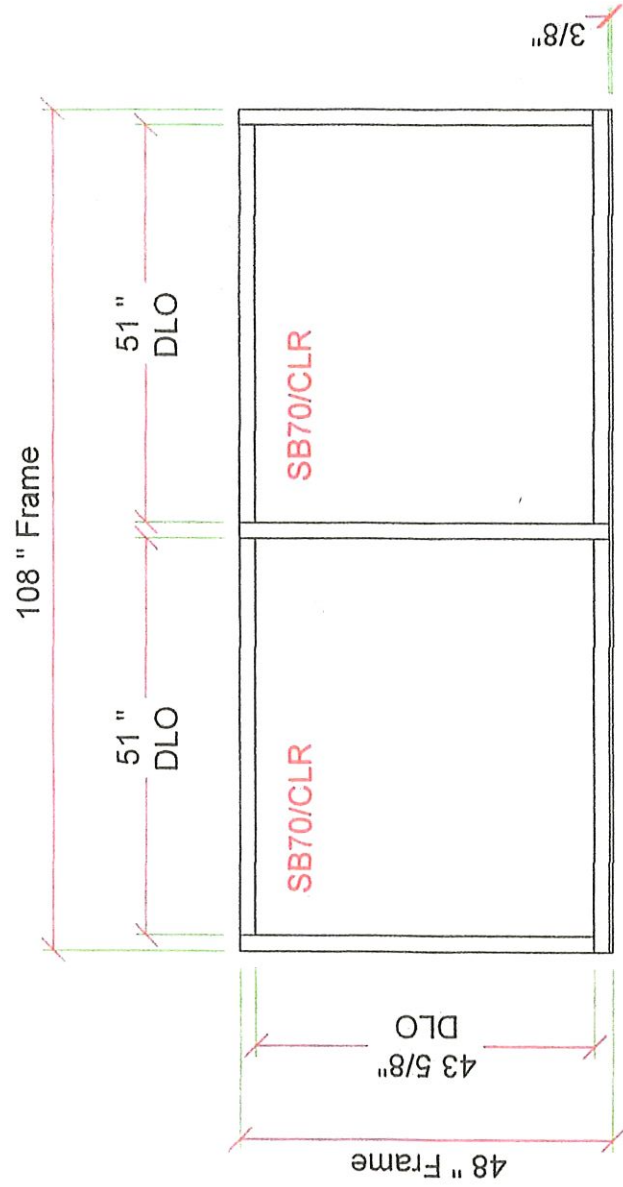
Architect:	Addr1:
Contact:	Addr2:
Phone:	Addr3:
Fax:	

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

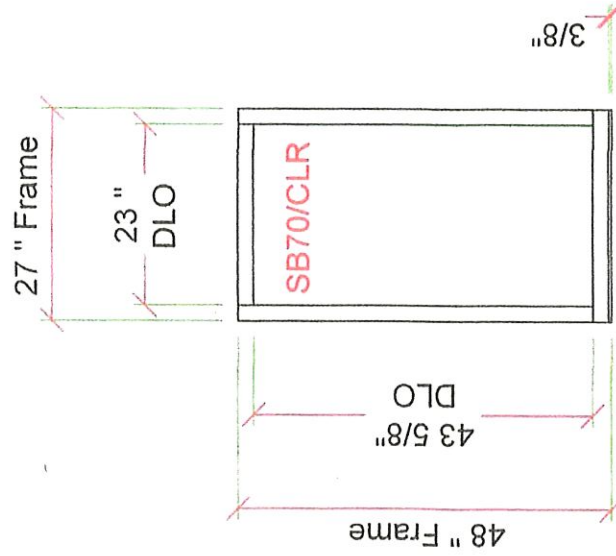
Sections Bid:

Exclusions:

Notes:



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



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

Special Warranty Deed

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

Date: March 9, 2017

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

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

Grantee: Springer Properties, LLC

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

Consideration: Cash and other good and valuable consideration.

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

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: None.

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

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

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

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

ALL THAT CERTAIN tract or parcel of land situated in the R. Beebe Survey, Acat. 39, City of Sanger, Denton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 35E, with Southwesterly right-of-way of Old U. S. Highway 77 and being more particularly described as follows:

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

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

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

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

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

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

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

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



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

Original Receipt

Property Account Number:
60371DEN

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

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

Exemptions:
Receipt #: 41667674

Deposit #: 202212056933-2022/emilee.jenki

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

BASE TAX \$13,793.53

TOTAL PAID \$13,793.53

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

Payment Type: CHECK
Check #: 7443

Remaining Amount Due As of 12/5/22
0.00

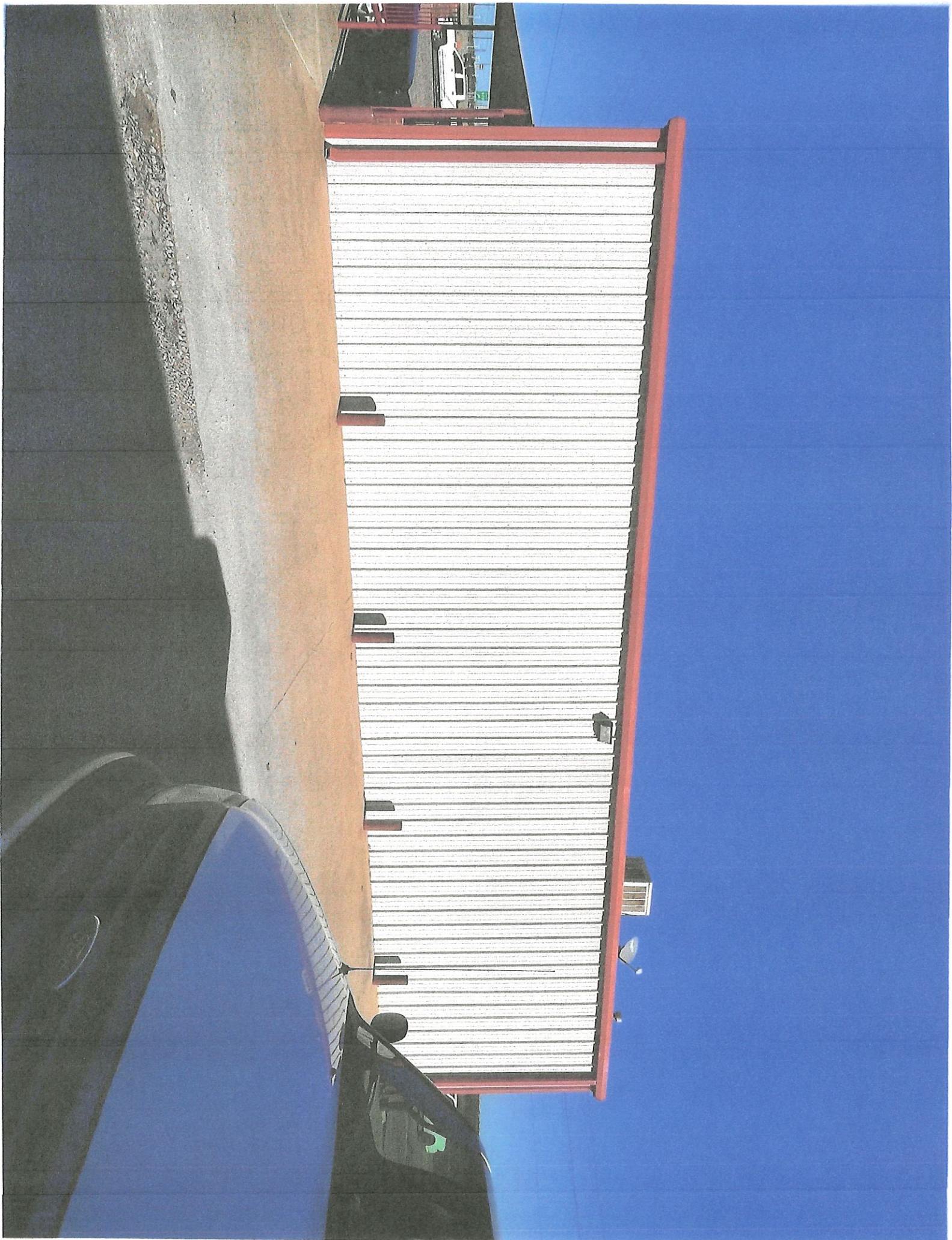
Receipt 12/5/22

SPRINGER PROPERTIES LLC
PO BOX 248
SANGER TX 76266-0248





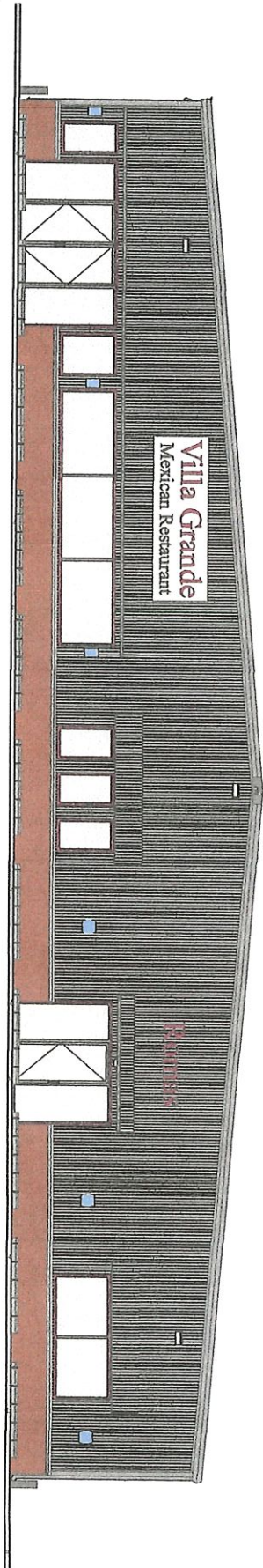






Notes: Lighting is updated, which includes three floodlights, six accent lights, and three hidden overhead lights. Covering devices are updated which includes four new metal awnings. The signage is updated and now includes the business name of a prospect tenant. Brick headers are added to hide the metal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

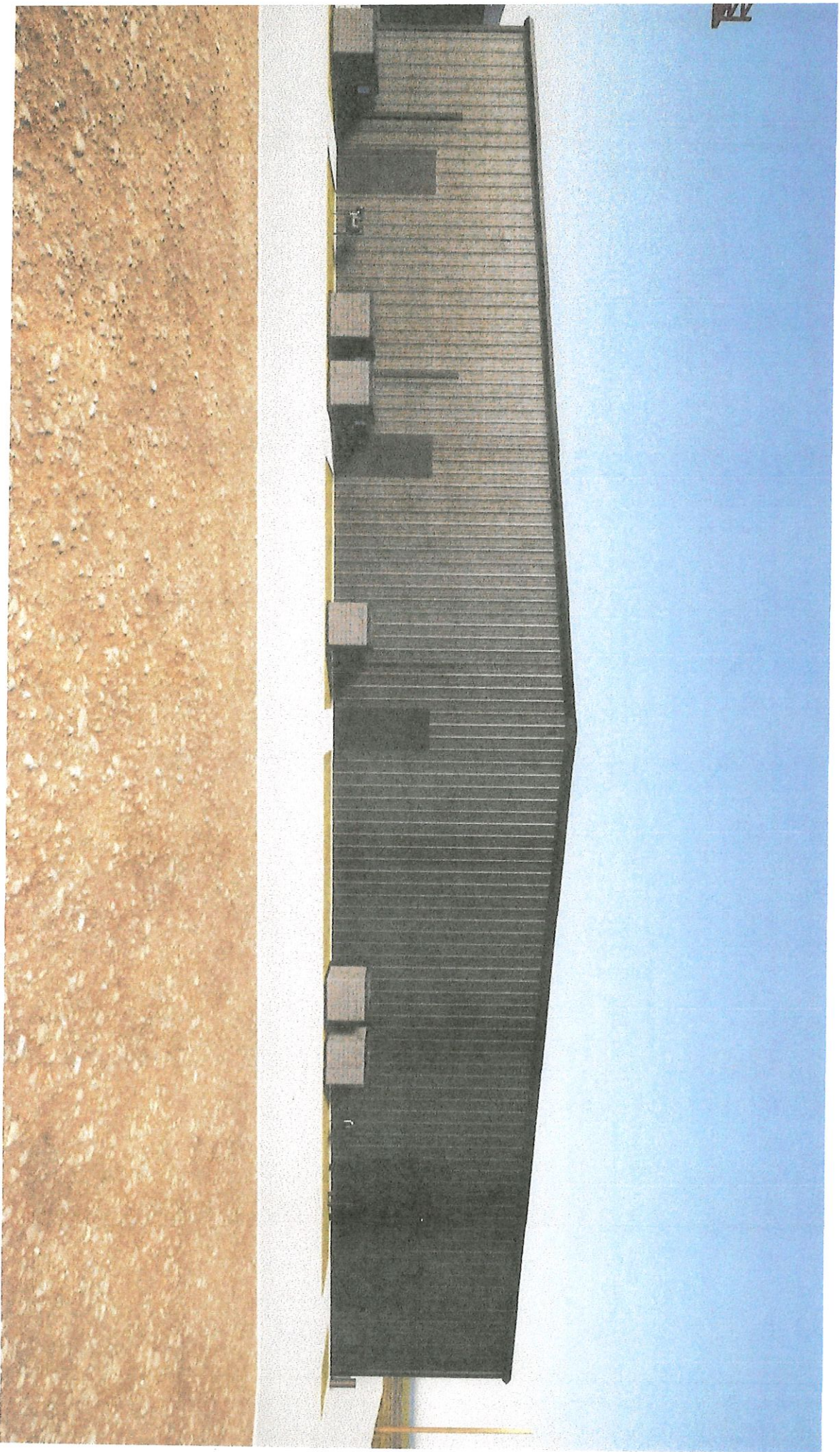
SCALE: 1/8" = 1'



Edrei Salmeron
940-442-8382
Sanger, Tx 76266

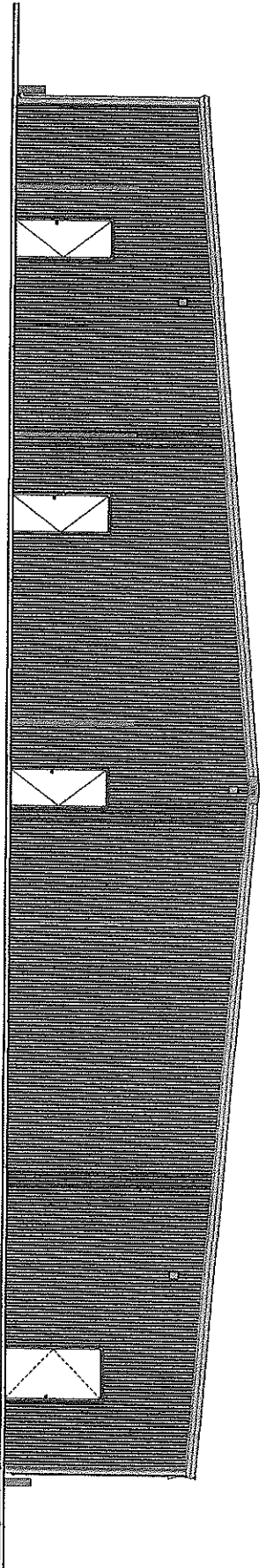


PVP New West Elevation
1/26/2023
SD6.12



Notes: three floodlights are added

SCALE: 1/8" = 1'

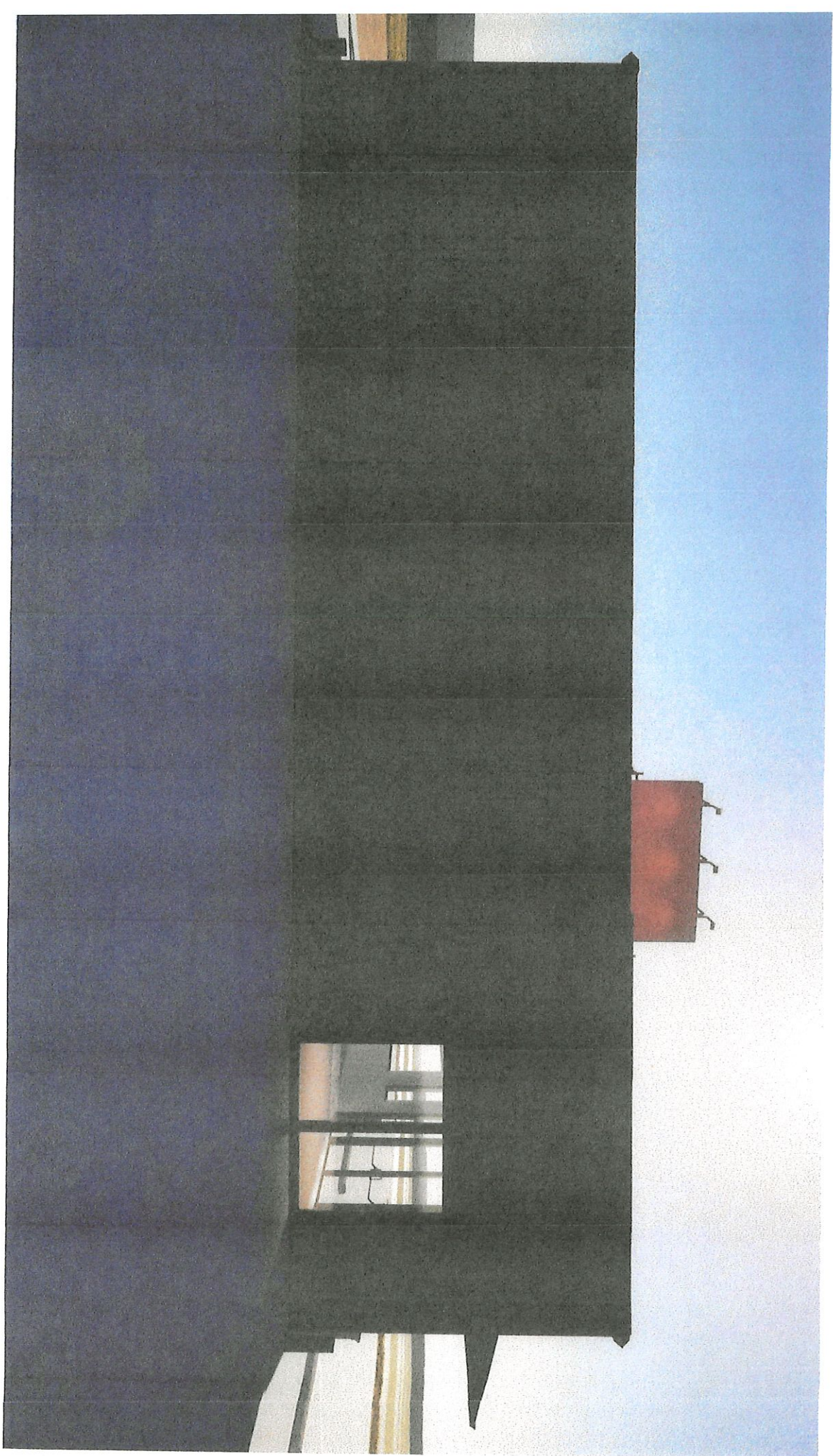


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Sanger, TX 76266

North Stemmons

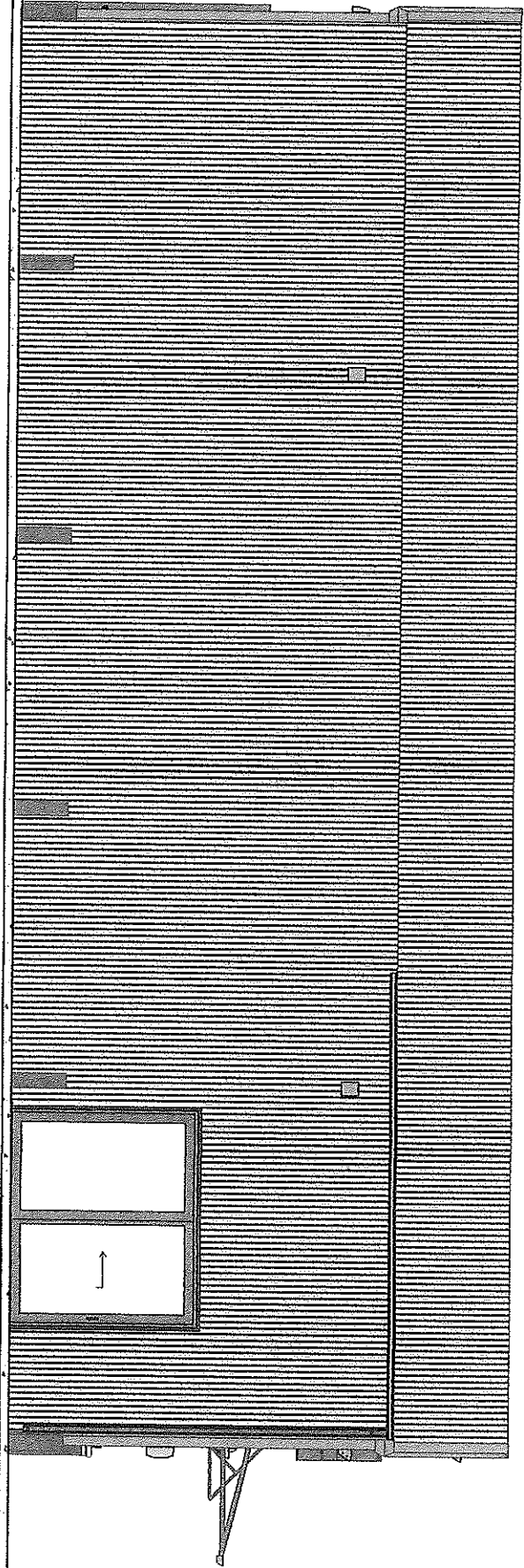
PVP New East Elevation
1/26/2023

SD6.6



Notes: Two floodlights are
added to the north side

SCALE: 1/4" = 1'



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Sanger, TX 76266

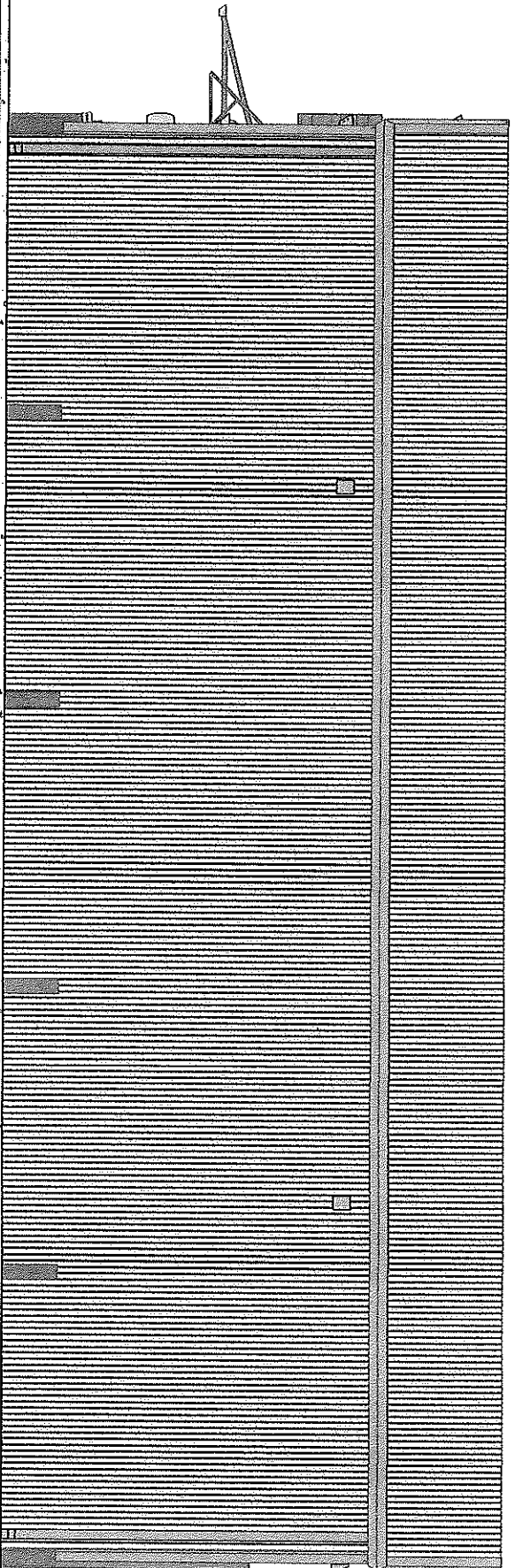

North Stemmons

PVP New North Elevation
1/26/2023

SD6.3

Notes: two floodlights are
added

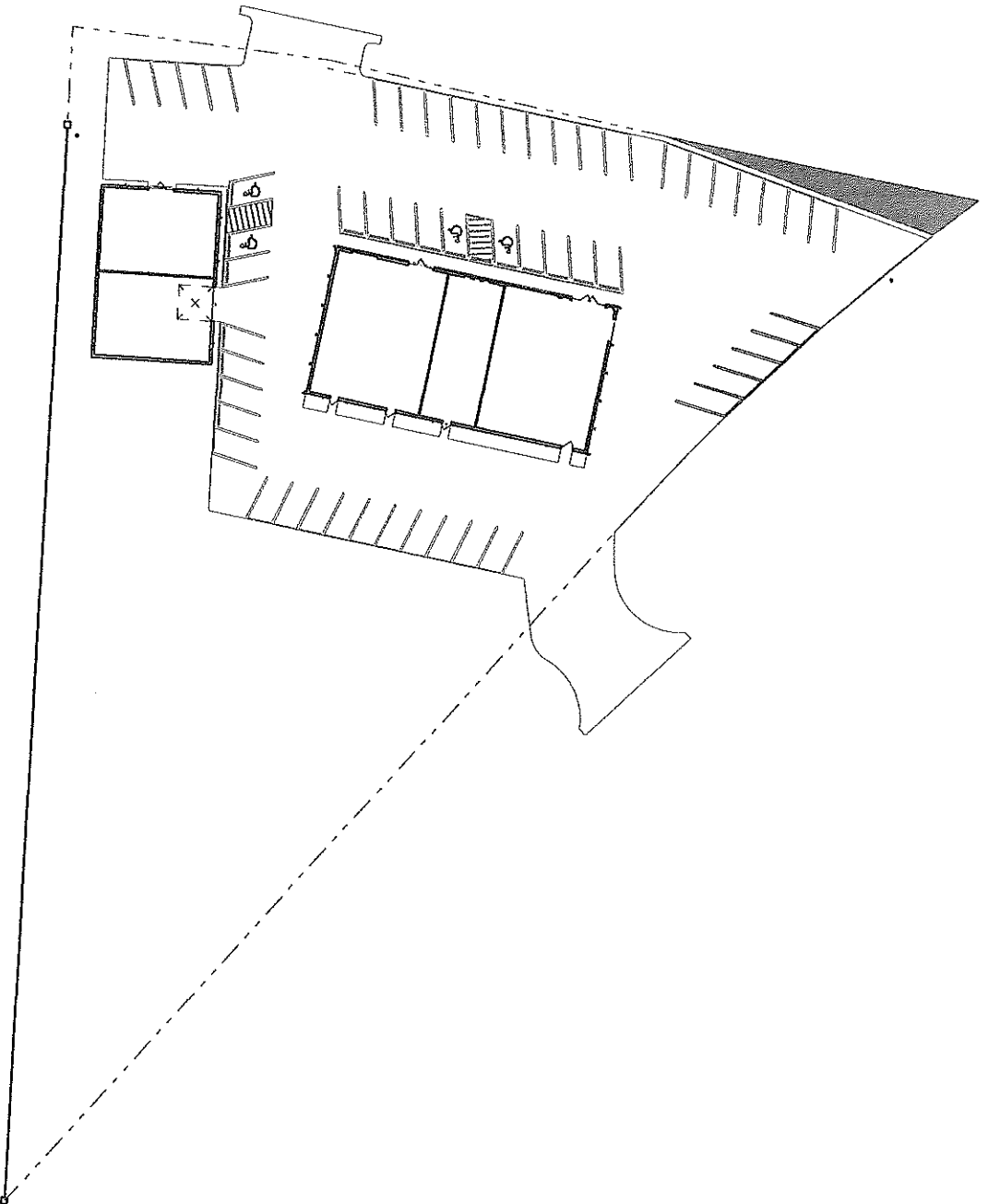
SCALE: 1/4" = 1'



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██████████
North Stemmons

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



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Sanger, TX 76266

Springer Center & Morton
North Stemmons

New Site Plan
1/27/2023
SD3