

# **Grant Enhancement Application**

**01-27-2023**

**Springer Properties, LLC**

**940 458-7758**

**Design by: Edrei Salmeron**

**940 442-8382**

# **Table of Contents for the Grant Enhancement Application**

**01-27-2023**

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1-27-2023  
2-28-2023

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION						
A	Property Address: <u>1106 Stemmons Sanger, Texas 76266</u>						
B	Estimated Begin Work Date: <u>3-1-23</u>			Estimated Completion Date: <u>4-12-23</u>			
C	Years in business at this location: <u>35 years owned</u>						
D	Reason for requesting grant: <u>To help with the cost of improvements</u>						
2	ELIGIBILITY OF PROPERTY						
	Yes	No	Item	Notes			
A	✓		Within the City?	•			
B	✓		Commercially zoned?	•			
C	✓		Tax Paying entity?	•			
D	✓		City taxes in good standing?	•			
E	✓		No City liens existing?	•			
F	✓		Proof of ownership provided?	•			
G		✓	Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	ELIGIBILITY OF BUSINESS						
	Yes	No	Item	Notes			
A	✓		Business taxes in good standing?	•			
B	✓		Tax Paying entity?	•			
C	✓		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>7,500.00</u>	50 %	\$10,000	\$	\$
B	Interior Renovation: (Section 4.4) • <u>Roll-up Door</u>		<u>2,500</u>	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5) • <u>shrubs on West North</u>		<u>1,000.00</u>	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6) • <u>8 outside lights</u>		<u>3,500.00</u>	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7) • <u>Parking stops stripes</u>		<u>26,045.00</u>	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) • <u>New entrance (2 windows)</u>		<u>5,000.00</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:						

*1 week to complete*

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	<p>Contractor for: 1106 Stemmons Sanger, Tx. 76266</p> <p>Company Name: Springer Properties, LLC</p> <p>Contact Person: John Springer Title: President</p> <p>Address: P.O. Box 249</p> <p>Wk Phone: 940 458-7758 Cell: 940 367-3259 Fax:</p> <p>Email: springerproperties@gmail.com Website:</p>			
B	<p>Contractor for: 1106 N. Stemmons Sanger, Tx. 76266</p> <p>Company Name: Clay McClustion Concrete</p> <p>Contact Person: Clay McClustion Title: Owner</p> <p>Address: 3518 Lois Rd. East Sanger, Tx. 76266</p> <p>Wk Phone: 940 391-1392 Cell: 940 391-1392 Fax:</p> <p>Email: claymcclustions@yahoo.com Website:</p>			
C	<p>Contractor for: 1106 N. Stemmons Sanger, Tx. 76266</p> <p>Company Name: Ferguson Electric</p> <p>Contact Person: Doug Ferguson Title: Owner</p> <p>Address: 2388 Lover's Ln. Krum, Tx. 76249-7515</p> <p>Wk Phone: 940 368-5459 Cell: 940 368-5459 Fax:</p> <p>Email: fergusonelectric@gmail.com Website:</p>			
D	<p>Contractor for: 1106 N. Stemmons Sanger, Tx. 76266</p> <p>Company Name: D-Baker Roofing, LLC</p> <p>Contact Person: Demock Baker Title: President</p> <p>Address: P.O. Box 38 Sanger, Tx. 76266</p> <p>Wk Phone: 214 574-0218 Cell: 214 574-0218 Fax:</p> <p>Email: dbakerroofing101@gmail.com Website:</p>			



8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:																																					
A	<b>Section 7.1 - Application Accuracy:</b> 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	<b>Section 7.2 - Compliance:</b> 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	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.																																					
D	<b>Section 7.4 - Maintenance:</b> 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	<b>Section 7.5 - Discretionary Rights:</b> 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	<b>Section 7.6 - Policy Promotion:</b> 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	<b>Section 7.7 - Indemnification:</b> 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>John D. Springer</i></td> <td>Signed:</td> <td><i>John D. Springer</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>C:</td> <td>940 367-3259</td> <td>C:</td> <td>940 367-3259</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>John D. Springer</i>	Signed:	<i>John D. Springer</i>	Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758	C:	940 367-3259	C:	940 367-3259	EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net	Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266
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**Springer Properties, LLC**

**P.O. Box 248**

**Sanger, Texas 76266 940 458-7758**

February 27, 2023

**Property Enhancement Grant Application**

Our property at 1106 Stemmons is now zoned I-1. We understand under the new zoning plan being developed by the city of Sanger that this is proposed to be zoned B-2. It is our desire to improve the property in such a way as to better accommodate the new B-2 zoning and attract a more desirable tenant.

The improvements will include two (2) concrete handicap parking spaces and five (5) regular parking spaces on the north side of the building along with four (4) regular parking spaces on the west side or the front of the building. All of these will be concrete and stripped with concrete bumpers.

The second improvement will be a new store front which will include the removal of the existing front door and window. The store front will better accommodate the new zoning. Also, on the north side of the building the sliding door and the pedestrian door will be removed. We will replace it with a glass and wood roll up door to allow natural light to enter the building.

The third improvement will be an awning. This awning will be installed over the new store front. It will be black and made of metal to accent the new dark grey color.

The fourth improvement will be lighting on the exterior of the building. We will install four (4) new lights on the front or west side of the building. They will consist of one (1) light under the awning, two (2) sconce lights on the building, and one (1) parking light. The north side of the building will have three (3) sconce lights and one (1) parking light.

The fifth improvement will be the planting of shrubs in the front or west side of the building along with shrubs against the building on the north side also.

The sixth improvement will be to change the color of the building by painting the metal structure a dark gray color with some black trim.

Thank you for your consideration for the Enhancement Grant.

Springer Properties, LLC-John and Liz Springer



P.O. Box 272  
Sanger, TX 76266

## Estimate

Proposal submitted to:  
John Springer

Job location:  
1106 N Stemmons Fwy Sanger TX

Date: Jan 29, 2023

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

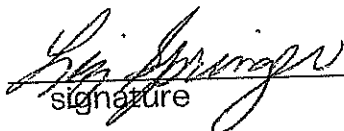
approximately 2340 sq ft of concrete parking on west side of building

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

\*\*price includes concrete bumpers for 11 parking spots & the striping (2 handicap spaces & 9 regular spaces)\*\*

**TOTAL:**  
\$26,045

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

  
signature

1-29-23  
date





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

Estimate 13946115  
Job  
Estimate Date 1/29/2023

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

**Job Address**  
1106 N Stemmons  
1106 North Stemmons Street  
Sanger, TX 76266 USA

#### Estimate Details

Fixture Install\_1106 N Stemmons\_Springer: - Installation of 8 outdoor lighting fixtures (provided by customer) and electrical circuit wires to control lighting.

Task #	Description	Quantity
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per summary:	
	Labor: \$1360	
Per Bid	Per Bid:	1.00
	Ferguson Electric Service per bid - per summary:	
	Material: \$250.00	
Potential Savings		\$0.00
Sub-Total		\$1,610.00
Tax		\$132.83
Total		\$1,742.83

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.





Estimate 5911

McCains Overhead Door & Gate  
2901 FM 156 NorthKrum, TX 76249  
940-464-3145 • info@mccainsohd.com

ADDRESS: 1234 STREET NAME, SANGER, TX, 76266

DATE: Jan 26, 2023

TOTAL: \$8,160.80

#### ACTIVITY

#### 1. 10X10 904 FULL VIEW OVERHEAD DOOR

\$8,160.80

SIZE : 10' 2" X 10' 0.0"

MODEL : 904

ASSEMBLY : COMPLETE DOOR

INSULATION : NON-INSULATED

GLAZING : INSULATED TEMPERED, FULL VISION

FRAMING : ALL SECTIONS FULL VISION

LOCK : INSIDE SLIDE LOCK (#2)

SPRING TYPE : TORSION

TRACK SIZE : 2"

TRACK MOUNT : REVERSE ANGLE

TRACK LIFT : 36" HIGH LIFT

TRACK RADIUS : BREAKAWAY

TOP AND JAMB SEAL, INSTALLED

#### Material

10X10 904 FULL VIEW OVERHEAD DOOR

Qty	Unit Price	Subtotal
1	\$7,540.80	\$7,540.80
Material Total		\$7,540.80

#### Labor

INSTALL 10X10 904 FULL VIEW OVERHEAD DOOR

Qty	Rate	Subtotal
4	\$155.00	\$620.00
Labor Total		\$620.00

#### QUALIFICATIONS

1. Our offer is firm until Feb 25, 2023
2. \*\*Special Order items will require 1/2 down deposit.
3. This estimate may show various options for pricing in which case disregard the Estimate Total line as it will not be a reflection of the correct total.
4. Unless noted in the specific inclusions, our work will be performed during our normal working hours and workweek.

**Subtotal..... \$8,160.80**

**Tax..... \$0.00**

**Total Proposal as Outlined Above..... \$8,160.80**

**Please note, any invoices past due by 30 days, will be subject to a 3% fee**

**Pay by Check or ACH for 0% fee**

**Pay by Credit Card 3% Processing Fee**

Springer Properties, LLC

P.O. Box 248

Sanger, Texas 76266

940 458-7758

01-27-23

Bid for 1106 N. Stemmons, Sanger

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

(paint-\$2,250.00)

\$4,500.00

Plant shrubs around two sides of the building:

\$1,000.00

Remove both rolling doors, two pedestrian doors, one window,  
and replace damaged metal and fill in with metal:

Install new entrance on the front of the building:

\$6,500.00

Total:

\$12,000.00

# Proposal

Page # 1 of 1 PI

## D-Baker Roofing LLC

ALWAYS ON TOP NEVER A DROP

Proposal Submitted To: <u>Springer Properties</u>	Job Name	Job # <u>130</u>
<del>Job address</del> <u>1106 N Stemmons</u>	Job Location <u>1106 N. Stemmons</u>	
<u>Sanger Tx 76264</u>	Date <u>1-30-23</u>	Date of Plans
Phone # <u>214-574-0218</u>	Fax #	Architect

We hereby submit specifications and estimates for: Standing Seam Awningsmaterials - 2x2" square tubing - 6' cable braces, wall brackets4'x16' marmon standing seam metal panels1" panhead self tapping screws - 1-10' dstyle drip edge1-10' x 9" wall flashing 3/8" 1-10' z track flashing1-10' rake flash - 1-10' type 28" rollInstal 1 4'x8' standing seam panel (metal framed) roof awning w/ 6' cable brace  
Instal wall flash (btry) wall panels over roof panelsmaterial & labor \$2533.18

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

\$ Two thousand five hundred thirty three dollars + 18% 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 \_\_\_\_\_ day

### 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 1-29-23Signature SpringerSignature D-Baker Roofing LLC

## 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 5<sup>th</sup> 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. 29, City of Sanger, Denton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 35E, with Southwesterly right-of-way of Old U. S. Highway 77 and being more particularly described as follows:  
BEGINNING at a steel pin at the intersection of North-Northeast corner of Lot 11, Block 1 of Northgate Addition to City of Sanger, map or which is recorded in Volume 3, Page 33, Plat Records of said County, with the Southwesterly right-of-way of said U. S. Highway 77;  
THENCE North 87° 04' 42" West with the North boundary line of said Block 1 of said Northgate Addition part of the way, a total distance of 409.14 feet to a steel pin on East right-of-way of Interstate Highway 75E;  
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' 03", a chord bearing and distance of North 11° 30' 52" East 230.99 feet, a radius of 3879.58 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. 4<sup>th</sup> 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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/26/2023

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 have ADDITIONAL INSURED provisions or 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).

<b>PRODUCER</b> Sanger Insurance 807 N 5th Street P. O. Box 9 Sanger TX 76266		<b>CONTACT NAME:</b> Jodie Miller <b>PHONE (A/C, No, Ext):</b> (940) 458-7434 <b>FAX (A/C, No):</b> (940) 458-3438 <b>E-MAIL ADDRESS:</b> jodie@sangerinsurance.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Burlington Insurance Company	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** CL2312601866**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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			542B004617	10/01/2022	10/01/2023	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ Included
	OTHER:						\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b>						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.I. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.I. DISEASE - EA EMPLOYEE \$
							E.I. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location included: 1106 N Stemmons, Sanger, TX 76266

**CERTIFICATE HOLDER****CANCELLATION**EVIDENCE OF INSURANCE  
PROOF OF COVERAGE

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

[Signature]

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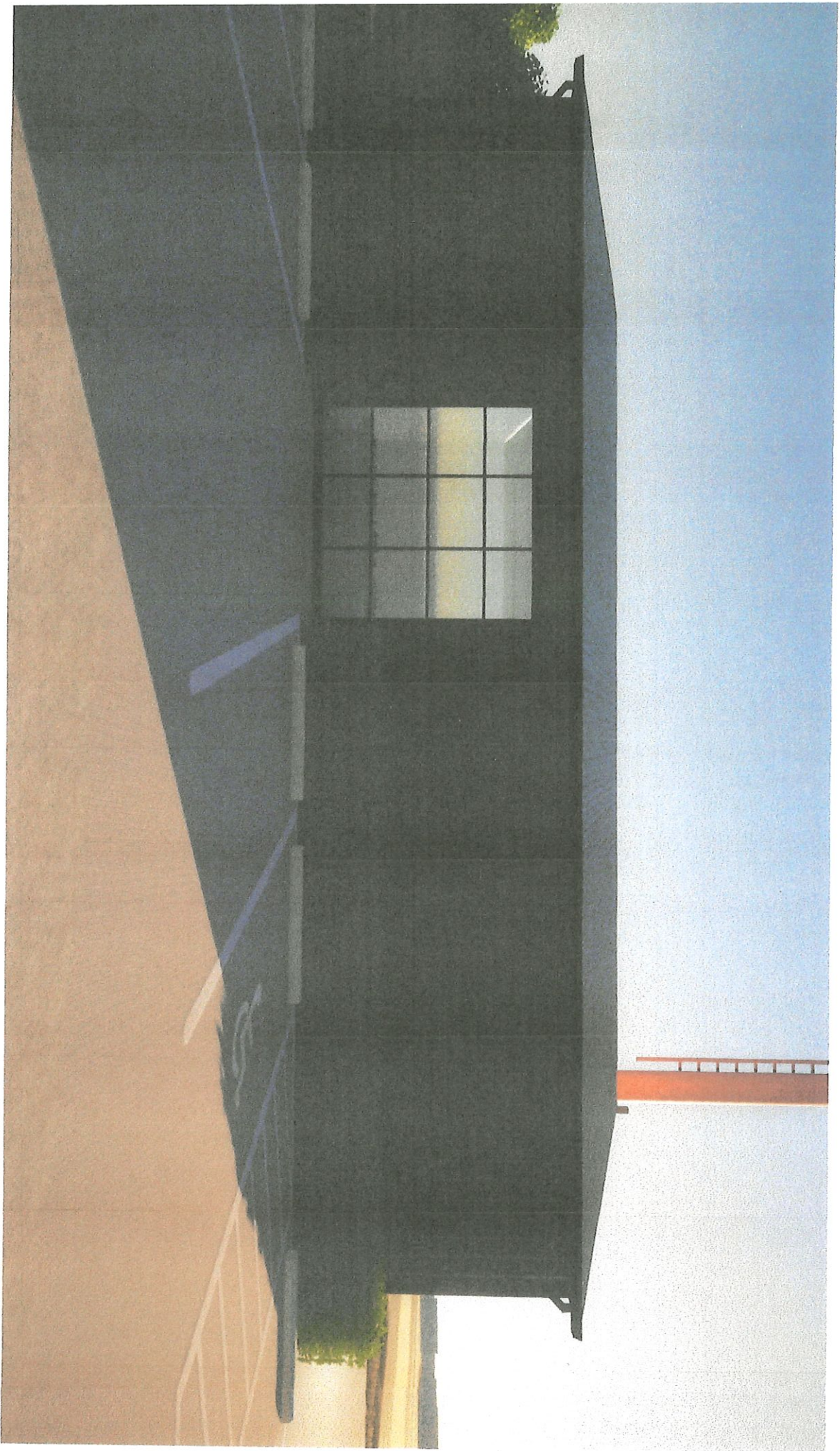












Notes: Driveway slab and property lines are not exact and only serve to facilitate visualization

Additions to the site include (1) parking bumpers on the west side of Springer Center; in replacement of the old guardrails.

South of Springer Center, The Morton Building also has new additions which include (2) a new Slab with added parking on the (3) North and (4) West sides.

Parking on the North Side of the Morton Building also includes Parking Bumpers.

SCALE: 1" = 40'

