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

Springer Properties, LLC 940 458-7758

Design by: Edrei Salmeron 940 442-8382

### Sanger, Texas

### **Application for Property Enhancement Incentives**

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - <a href="mailto:sbradshaw@sangertexas.org">sbradshaw@sangertexas.org</a>

1	PRO.	IECT IN	IFORMATION	State Acres	No all and all	10 ST & WEST	THE METERS OF THE	
A			ddress: 1108-1114	Stemn	n ene	<	- 7	7/2//
В			Begin Work Date: 5-1-		Sange	in IX	16266	
С	Years	in bu	siness at this location:	Dunal	4h - h	ed Completion	Date: 8-1	3-23
D	Reas	on for	requesting grant:	m Opp	111500	1111119 2	15 413. (1	998)
2			OF PROPERTY	Improve	e this	1-38 P	sperty	AND THE RESERVE AND THE RESERV
	Yes	No	Item	# 79 L. P. S. S.		A STATE OF THE STA		7 9 3 2 3
Α	V		Within the City?		•		Notes	
В	FIV		Commercially zoned?					
С	V		Tax Paying entity?					
D	V		City taxes in good standing	197				
E	V		No City liens existing?	18.				
F	Y		Proof of ownership provi	ded3	0	<del></del>		
G		Outstanding code violations?						
Н			Frequency of Grants OK?	71131		rdance with Se	-11- 242	
3	ELIGIE	BILITY	OF BUSINESS	<b>爆发、放发</b>	I acco	ruance with Se	ction 3.1.8	
	Yes	No	Item				100 24 22 00 3	rangina na sa
A	V		Business taxes in good sta	anding?	•	·	Votes	
В	V		Tax Paying entity?	and in B.				
С	1		Continuous operations of	6 months?		the City)		
D	NA		If not owner, authorization		• (************************************	trie City)		
4					Policy	Policy	A	· ·
			Inhancements	Total Cost	Max 50%	Max \$	Amount Requested	Amount Approved
Α	Façade	e: (Sec	ction 4.3)		Charles Conf. 113	<b>VIO</b> 1000	100 30 GB 30 SB	36 91.3
	· A		nas (4)	9853.55	50 %	\$10,000	\$	, \$
В	Interio	r Renc	overtion: (Section 4.4)	\$	50 %	\$10,000	\$	\$
С	Landso	aning	(Section 4.5)	-			7	Ş
	0		•	\$	50 %	\$10,000	\$	\$
D	·10gai	g: (Se	ction 4.6) 2 door lights	63911975	50 %	\$10,000	\$	\$
E	· Con	dret dret	reways: (Section 4.7)	27,888	50 %	\$10,000	\$	\$
F			menities: (Section 4.8) Windows	8115.82	50 %	\$10,000	\$	\$
G			tion 4.9)	\$	50 %	\$10,000	\$	\$
Н	Utilities	Sec L	tion 4.10) Brick	£90251	50 %	\$10,000	\$	
1	Code Co	omnlia	emoval of store from ince: (Section 4.11)	2,183.69		720,000	7	\$
	•			\$	50 %	\$10,000	\$	\$
1		Pai	Section 4.12)	8,050,08	50 %	\$10,000	\$	\$
К	(Max. G	rant P	er Policy = \$10,000) TOTA	L PROPERTY E	NHANCEM	ENT GRANT AP	PROVED	
L	Describ	e any p	olanned Non-Grant Enhan	cements:				

FACAde (A)
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FACAde (A)

5	GRAN	IT PRIC	ORITIES (Section 5.0)	
	Yes	No	Preferred Area?	News
Α		V	Downtown Sanger	Notes
В	V		Areas where greatest benefit obtained	0
	Yes	No	Preferred Business?	
С	11		Retail	Notes
D	1		Restaurant	0
Е		V	Professional Office	•
F	V		Sales tax generating business	0
6	ATTA	CHME	NTS / EXHIBITS	
	Yes	No	Item	Notes
Α	V		Ownership documentation	Notes
В	1		Photos of existing conditions	•
С	1		Drawing, renderings, plans of the	•
	V		proposed enhancements	
D			Written description of the	•
	1/		enhancements including building	
			materials and color schemes	
E	/		Construction cost estimates from two	0
			contractors	
F			Copy of the signed lease agreement	If Applicant is not property owner
G	1		Written support of the grant	If Applicant is not property owner
			application from the owner	
7			R INFORMATION	
A	Contra	ctor fo	or: 1108-1114 Stemmons &	Sanger, Tx. 76266
	Compa	iny Nai	me: Clay McChistion C	ontrete
			on: Clay McGristian Title	e: Owner
	Addres		518 Lois Rd. Fast Sano	ger, Tx. 76366
	Wk Pho			-1392 Fax:
В	Contro	014	1122111	bsite:
В	Compa		5 5	Panger, Ix. Mb266
	Contac			
	Addres	c D	on: Derrick Baker Title	expesident
}	Wk Dho	no. 21	0. Box 88 Sanger, Tx. 7 4 574-02 18   Cell: 214 57	16266
	Fmail	16.1	0.	4-02/8 Fax:
С	Contra		r soofing 101 abagrails om Wel	
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<u> </u>	Contact		B 100011 61 611 6	200
	Address		72 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	:: Owner
ŀ	Wk Pho		100	249-1315
<b> </b>	Email:		110000	5459 Fax:
D	Contrac	torfor		osite:
			ne: Springer Properties LLC	anger, k.
t	Contact	Person		Basella
t	Address	P	- D /- 7	President
			0 460 77	2200
			rpreperties@earthl.ak.net Web	
	7	190	TICHEN TICSUPCAT TITLATAN WED	Sites

	Applicant / Owner Certifications: In accords	ango with Danalati and an analati
8	Enhancement Incentives Policy, the undersign	ance with Resolution 11-14-20 adopting the Property
Α	Section 7.1 - Application Accuracy: The info	rmation provided in the Application, and all that may have
	been affixed thereto, is true and correct and	I that the City / Board may rely on all of the information therein
	contained, and all that may have been affixed	d therete, as being tweeter to all of the information therein
В	Section 7.2 - Compliance: I (wo) cortify that	u triefeto, as being true and correct.
	compliance with all safety regulations, build:	am (we are) solely responsible for all safety conditions and
	approval of an Application per navment of a	ng codes, ordinance and other applicable regulations. Neither
	shall constitute approval of the project by an	Property Enhancement Grant upon completion of the project
	City of any safety regulation, building code	y City department, Board Member or Staff or a waiver by the
С	City of any safety regulation, building code, o	rdinance or other applicable regulation.
	damage and personal injury liability relations	ve) maintain sufficient insurance coverage for property
D	damage and personal injury liability relating t	to the project.
	maintained for a period of three (2) years for	the Enhancements, once approved by the City shall be
	prior written approval from the City.	m the date of payment. No changes shall be made without
E		· · · · · · · · · · · · · · · · · · ·
	of discretion in deciding whather are at the	ify that I (we) acknowledge that the City has the absolute right
	not such discretion is deemed arbitrary	prove a matching Grant relative to the Application, whether or
	a Grant on terms and sonditions that	thout basis in fact, including the right to approve or disapprove
F	a Grant on terms and conditions that are con	trary to the guidelines of this Policy.
	of this Policy including but not limited to dis-	ze the City to use an approved project to promote the merits
	thirty (30) days after construction and using	playing a sign at the Property or Business during and within
	material, press releases, social media and on	photographs and descriptions of the project in distribution
G	Section 7.7 - Indemnification: I (wo) continued	trie City's website.
	and will not seek to hold the City the Board	nat I am (we are) solely responsible for overseeing the work,
	liable for any property damage personal inju	and / or their agents, employees, officers, and / or directors ary, or other loss related in any way to this Policy, and by
	submission of an Application, agree to indep	nnify the City, the Board and / or their agents, employees,
	officers, and / or directors from any claims of	r damages resulting from the project, including reasonable
	attorney fees.	damages resulting from the project, including reasonable
9		above and approve this Application for Property
	Enhancement incentives and the Enhanceme	nts identified berein
	Property Owner	Applicant / Business Representative
Compan		Company: 500 1000 100 100 110
Signed:		Signed:
1	Ry Mrmer	Aha Ammund
Name	John DI Solli Down	Name: Tako D. Sohi ausa
Title:	John Df Springer President	Titled 13 control of the test
W: 941	0458-7758 C940 327-3257	
EM: 50	oringer properties of arthlinking	
Address:	P.O. Box 248	Address: P. D. Box 248
	Sanger Tx.76266	
	111	Sanger, Tx. 76266

### **Springer Properties, LLC**

### P.O. Box 248

### Sanger, Texas 76266 940 458-7758

February 7, 2023

**Property Enhancement Grant Application: 1108-1114 Stemmons** 

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

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

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

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

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

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

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

Thank you for your consideration of this grant enhancement application.

**Springer Properties, LLC** 

John and Liz Springer

### D-Baker Hooting LLU

ALWAYS ON TOP NEVER A DROP

	Job #	The state of the s
Proposal Submitted To: Springer Properties	Job Name 131	
Address	Job Location N Sten	MUDS
Job Address Spriggreater N. Stemmons 1108-1114	Date of Plans	
Sanger 74 76 266	2-7-23	COMPANY OF THE PROPERTY OF THE
Phone # 214-574-0218 Fax #	Architect	
We hereby submit specifications and estimates for: Makerel & Carry's - 270° 6"x2" Squere metal tuby mounty brackets - 2 10° 278" Flut sheet parets monthly stranged for standing seem 116" med 1" pan beed screens - 80° 7 tract. 6" gutter Cys. 1 - 2320 - 2 - 10° 374 dark sources Cut into Roard nett 2" assee and cur from 242" squere huby velocity to septer: 1 la balls waters tooks to the form the seem of sources on you your 10° 4 track from Install 7 were from 2 12" belond 12 be Install well plush 3 1-3" belond 12 be Install well plush 3 1-3" belond 12 be Install 6" gutter to (4044 vo.")	FOR FRAMES 199 SONS SECTIONS OF MELL FOR USE PLANTY PLANTY OF MELLOWS TO PER UN BEAUTY OF MELLOWS TO PER UN BEAUTY OF MELLOWS TO PER UN BEAUTY OF MELLOWS TO PRIVATE SON TO THE MELLOWS ON TO LOCAL PLANTY SONG SONG WHILL PLANTY SONG WHILD PLANTY SONG WHILL PLANTY SONG WHILL PLANTY SONG WHILL PLANTY SO	e from plusty  people  people  with  we shown
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	menou	\$ 9853. <sup>55</sup>
We propose hereby to furnish material and labor — complete in a series with payments to be made as follows:  Any alteration or deviation from above specifications involving extra costs will be Res	ST	sum of: Dollars
executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays	ubmitted	hin dan
beyond our control.	mis propose may so maintain by as a not accepted at	hindays.
Acceptance	e 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.	Signature Sharnway file. Slanature Says of	

NC3819 MADE IN USA

Awnings



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

Estimate 13991535 Job Estimate Date 2/4/2023

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

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

### **Estimate Details**

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

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

Bill To

SPRINGER FAMILY RENTALS **PO BOX 248** 

SANGER, TX 76266-0248

Ship To SPRINGER FAMILY RENTALS **PO BOX 248** 

SANGER, TX 76266-0248

Locke Supply Co. Correspondence To P.O. BOX 24980

Oklahoma City, OK 73124 TEL: 405-631-9701

Selling Branch

119 EL DENTON 2001 FORT WORTH DR

Locke Supply

**DENTON, TX 76205-7668** 

TEL: 940-591-1077

Instructions	Taken By	Curre	ncy
	4580		<del></del>
Ship Point	Via	Shipped	Terms
119 EL DENTON			Cash
Reference	Sales Rep In/Out	Freight Terms	
. **	0041004		

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Order Number

48746580-00

Page #

1 of 1

Invoice Date

02/15/2023

PO Number

UPC Vendor

000000

PO Date

02/15/2023

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	941ed on Roma's bldg.	230.00	2,530.00
2	Q9585 CUWZ-PC CAST LED EM SCONCE BRZ,	4 PC	0	0	each	2 used on Roma's	147.90	591,60
	A Cordt	Qty Ship	pped Total	15	***************************************	- Lings	Subtotal Taxes VISA Total Due	3,121.60 257.53 3,379.13 0.00

VISA Card#: xxxxxxxxxxxxx5179 Auth: 011613 Ref: 304617168018 Trans Date: 02/15/23 Amount: 3379.13

> 9-230.00 20 0+175.95 2-147,90 395,80 + 35.14 # 320,94 Total; # 2,566,89

#2 lights

Deliver to Elizabeth Sanger 76266

All ▼ Search Amazon

1108-1114 Stem. 

Hello, Liz Account & Lists +

Returns & Orders

Shop women-owned businesses

All One Medical Clinic Buy Again Amazon Outlet Amazon Business + Health & Household

### Order Details

Your Account > Your Orders > Order Details

Ordered on February 17, 2023

Order# 111-0431514-9766656

View or Print invoice

Elizabeth A. Springer Shipping Address P. O. Box 36

**United States** SANGER, TX 76266

WISA \*\*\*\* 0550

Payment Method

Shipping & Handling: Item(s) Subtotal: Total before tax: \$413.94 \$413.94 \$0.00

Order Summary

collected:

Estimated tax to be \$34.14

**Grand Total:** 

\$448.08

Transactions

Delivery 1 of 2 1 package via USPS

Delivered Feb 21, 2023

Track package More actions

\$137.98

Buy it again

Fixture [UL Listed] \$68.99 Qty: 2 Sold by: Cerdeco

Cerdeco Brandon Aluminum Modern Outdoor Wall Lamp, 13" Exterior Up Down Light

Delivery 2 of 2 pallets via USPS





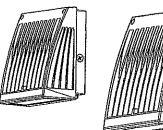
### Model: WSPS | WSPL | WSPLD

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

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

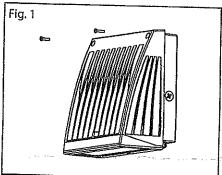
WARNING: Make certain power is OFF before installing or maintaining fixture.

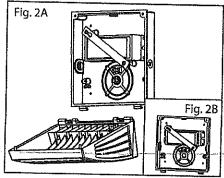
RISK OF INJURY: Fixture may become damaged and/or unstable if not installed properly.

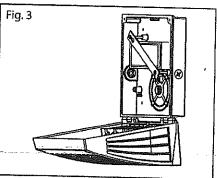


### MOUNTING

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







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

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

### ATLAS LIGHTING PRODUCTS, INC.'S LIMITED WARRANTY

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

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

EURTHER LIMITATIONS OF THIS WARRANTY: This limited warranty DOES NOT cover damage resulting from accident, misuse, abuse, improper repair, lack of reasonable care, modification (including but not limited to use of unauthorized parts or allachments), alteration, loss of parts, installation and operation contrary to printed instructions, vandatism, acts of God (lighthring, power surges, water damage or similar failure), or trensit (including UPS shipments). This limited warranty also does not include (abor costs associated with installing replacement parts for any lailed parts returned to Allas under this warranty.

DUTY AND PROCEDURE TO NOTIFY ATLAS OF FAILED PRODUCT: Notification occurs only by sending the following to Alas: (1) sales recipit, (2) the date of purchase, and (3) a brief explanation of the nature of the failure. This information must be either e-mailed to Alas at returns@ailpin. No. 27215. The date of the postmark of the mailing to Allas shall constitute the date of notification under this warranty. The information is e-mailed, the date that the e-mail is sent to Allas shall constitute the date of notification under this warranty. Duty notification is e-mailed, the date that the e-mail is sent to Allas shall constitute the date of notification under this warranty. Duty notification is e-mailed, the date that the e-mail is sent to Allas shall constitute merchandise. All returned goods must be accompanied by a featurn Goods Authorization number is seed by Allas.

SOLE REMEDY: REPAIR OR REPLACEMENT: If, upon receiving a smally notification with the information stated above and receiving merchandise that appears to Allas to have a failure in materials or workmanship. Allas will — at Allas's sole SACE ACREMENT: A REPAIR OF REPAIR OF

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

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

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

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





### Model: WSPS | WSPL | WSPLD

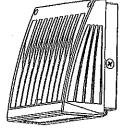
IMPORTANTE: LEER ANTES DE SACAR EL ARTÍCULO DE LA CAJA. GUARDAR PARA FUTURA REFERENCIA

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

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

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

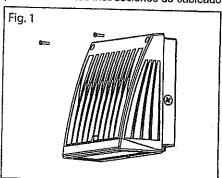


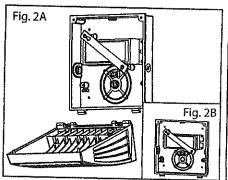


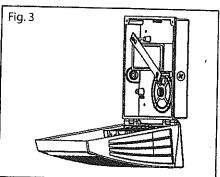
### MONTAJE

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

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







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

### GARANTÍA LIMITADA DE ATLAS LIGHTING PRODUCTS, INC.

GARANTÍALINITADA DE TRES O CINCO AÑOS: Allas garantiza que sus productos estarán fibres de defectos en sus materiales y mano de obra durante un periodo de (res (3) años desde la fecha en la que dicho producto fue comprado de Alias, Esta garantia aberca los producos LED durante un periodo de cinco (5) años. Cuando el periodo do esta garantia aberca los producos LED durante un periodo de cinco (5) años. Cuando el periodo do esta garantia de tres o cinco años legue a su fin, todas las garantias (ya sea explicitas o implicitas), así como la responsabilidad de Alias cesarán de inmediato. El periodo de garantia de todas las tamparas y células fotostéctricas es de un (1) año.

LIMITACIÓN DE LAS GARANTÍAS IMPLÍCITAS; TODAS LAS GARANTÍAS IMPLÍCITAS, INCLUYENDO LAS GARANTÍAS DE USO COMERCIAL E IDONEIDAD PARA CUALQUIER FIN DETERMINADO, SE LIMITAN A Y NO EXCEDERÁN LOS

EMITACIONES ADICIONALES DE LA PRESENTA GARANTÍA: Esta garantía Emitada NO cubra los daños ocasionados por accidentes, usos indebidos, abusos, reparaciones inadecuadas, talta de cuidados razonables, modificaciones (incluyendo pero no limitándose solamente al uso no autorizado de piezas o accesorios), alteraciones, pérdida de piezas, instalaciones y operaciones ontarias a las instrucciones impresas, vandalismo, casos fortuitos (relampagos, sobrecargas, daños por agua o fallas simitares), o tránsito (incluyendo envios por UPS). Además, esta garantía limitada no incluye los costos de mano do obra asóciados con la instalación de las piezas de sustitución por cualquier pieza

OBLIGACIÓN Y PROCEDIMIENTO PARA NOTIFICAR AALTAS DE LOS DEFECTOS: La notificación de un defecto bajo la presente garantia se debe proporcionar a Atlas denuro de los noventa (90) días del descubrimiento del defecto. La notificación solo tendrá lugar al enviar los siguientes datos a Atlas: (1) el recibo de la venta, (2) la fecha de la compra, y (3) una breve explicación de la naturaleza del defecto. Esta información se debe enviar a través del correo electrónico a Atlas a returns@alpinc.com o per correo postal a Atlas Ughiting Products, inc. Atlm: Customer Service Department, P.O. Box 2348. Burlángion, N.C 27215. La fecha del malasellos del envio a Atlas constituirá la fecha de notificación se envia mediante un correo electrónico, ta fecha del envio det coneo efectrónico a Atlas constituirá la fecha de notificación bajo la presente garantia. En el momento de recibi la polificación atlas constituirá la fecha de notificación tellala un defecto de los materiales a mano de obra un obraso de substituirá la fecha de notificación tellala un defecto de los materiales a mano de obra un obraso de substituirá la fecha de notificación tellala un defecto de los materiales a mano de obra un obraso de substituirá la fecha de notificación tellala un defecto de los controles describación de autoriales de notificación de devolución de mercancia y las instrucciones completas cara devolver el conducto defectuoso. Todas las devoluciones de presente guarana. En a internación se entra incusarse un curso encounico, sa tenha dei como del como del como encounida a aseconomica a reca de nomicación del proporcionará. El en entre del producto de los materiales o mano de obra, un número de autorización de devotroción de mercancia y las instrucciones completas para devotver el producto defectuoso. Todas las devotrociones de mercancia deban estar acompañadas de un número de autorización de devolución de mercancia emitido por Atlas.

ÚNICO RECURSO; REPARACIÓN O SUSTITUCIÓN: SI, en el momento de recibir la notificación puntual con ta información indicada arriba y a Atlas le parece en el momento de recibir la mercancia que está tiene un defecto en los materiales UNICO RECURSO). HEPARACION O SUSTITUCION: Si, en el momento de recibir la notificación puntual con la información indicada arinha y a Avas le parece en el momento de recibir la mercalicità que esta bene un defecti en los maternales o mano de obra. Aldas, a su entera distractión, reparará latá plazafáj defectiosa(e) o proporcionará una pieza o piezas de sustitución. Este recurso constituye el único recurso bajo la presente guantia y la única responsabilidad de Atlas refacionada con cualquier plaza defectivosa. Allas no será responsable de cualquier otro gasto, lestón, pérdida o daño, ya sea directo, especial, accidental o consecuente (incluyendo pero no limitándose solo a la pérdida de uso, lingresos, beneficios, o producción, molestías, incremento en el costo de operaciones, y deterioro o daños en los bienes materiales y personales). Tal como se indica anteriormente, esta garantía limitada no incluye fos costos de mano de obra asociados con la instalación de las piezas de sustitución por cualquier pleza defectuosa devuelta a Atlas bajo la presente garantía.

NINGUNA QTRA REPRESENTACIÓN: Atlas no ha autorizado ninguna otra representación escrita ni verbal. Ningún representante de Atlas está autorizado a renunciar, alterar, varias o ahadir artículos a los términos presentes sin la previa

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

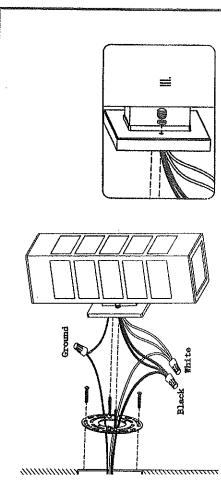
AVISO LEGAL: ATLAS LIGHTING PRODUCTS, INC. NO HACE NINGUNA REPRESENTACIÓN (ESCRITA O VERBAL) O GARANTÍA (EXPLÍCITA O IMPLÍCITA) SOBRE CUALQUIER ASUNTO DE NINGÚN MODO, INCLUYENDO SIN LÍMITES LA CONDICIÓN, LA COMERCIALIZACIÓN O IDDNEIDAD PARA CUALQUIER FIN DETERMINADO DE NINGÚN PRODUCTO, CON LA EXCEPCIÓN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

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

Lift the up/down covers. There's a gap between the cover and the light. Please be gentle to open the cover to avoid the damage from excessive force.

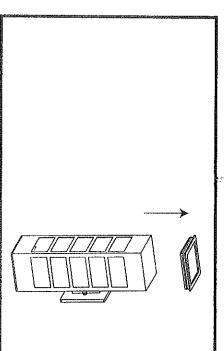
Install the E26/E27 socket light bulbs, and ensure bulbs rotating into the sockets fully. Then put the covers back.

## EP 4.Mounting the light on wall



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

### 



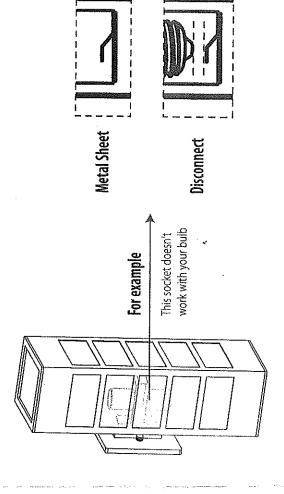
u use this light in these locations:
avy rains for days or storm may hit directly
cal humidity is often on the high side/ecceeds 80%

se remove the bottom cover to evacate the steam or little leakage.

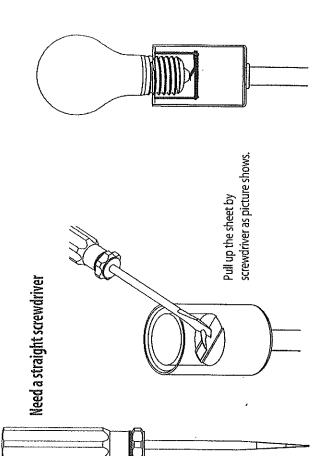
thout any shelter or eave

### Solution for light doesn't work

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



# \* PLEASE DISCONNECT POWER SUPPLY BEFORE THIS STEP





### Installation & Safety Instructions Amazon.com Channel

### Marranty Information

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

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

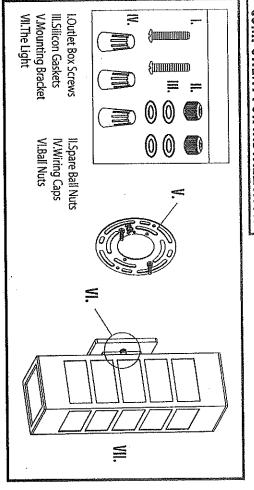
- defects. We'll make response within 24 hours. 1, Log-in your Amazon account and find your order to our lights. Click contact seller, and tell us about the
- and best to attach some pictures about the defective parts. We'll make response in 1-3 business day 2, review@cerdeco.com. Please attach your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

installation. You also could see the installation video in this product's selling page in Amazon. Read and follow this instructions. If you' re not clear for this instructions, please contact us before your

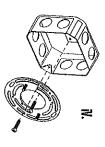
safety hazard. Correct wiring is essential for safe operation of this light. Incorrect wiring may cause the light We recommend buyers consulting or hiring a qualified electrician to install this light to avoid any potential bulbs couldn't work or it can lead to electricity leakage.

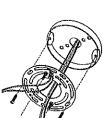
the voltage range. Since you can replace bulbs for this light, this light is NOT 100% sealed. It reaches 95%-97% part in page three. If you use this light in some tradictional spaces like home doors and porches, you can skip and there' II be suffered from storms, floods, or any severe weather disasters, please refer to WET LOCATION waterproof rate, and it's fine for most general weathers. If you use this light in some area without any shelter This light uses UL qualified wires and it works in 100v-240v countries. Please don't install this fixture outside

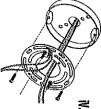
## COMPONENT FOR INSTALLATION



## STEP 1.Mounting Bracket On Outlet Box









### A.Diagonal Outlet Box

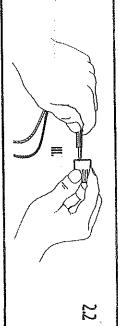
**B.Parallel Outlet Box** 

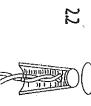
C.Without Outlet Box

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

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

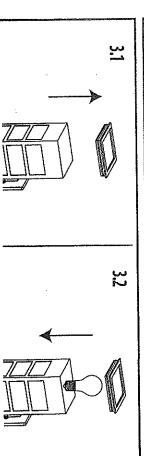
<u>\_\_</u>





- 2.0: ATTENTION PLEASE:DISCONNET THE POWER BEFORE PROCESSING THIS STEP, AND ENSURE NO LEAKAGE OCCURED
- 2.1: Grouping wires by color. Two black/white wires from the light. Gather the wires in same color, insu into the Red Wiring Cap(III.). Black to. black, white to white, ground/green to ground/green.
- 2.2: Twisting. Ensure the exposed wires are insert to the cap adequately, and rotate the cap in one direction. Ca hold the wires tightly

## STEP 3. Open covers and install bulbs



Decorative LED AC/Emergency Light

#3



### IMPORTANT SAFEGUARDS

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

### READ AND FOLLOW ALL SAFETY INSTRUCTIONS

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

### **INSTALLER:**

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

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

INSTALLATION

### SURFACE MOUNTING

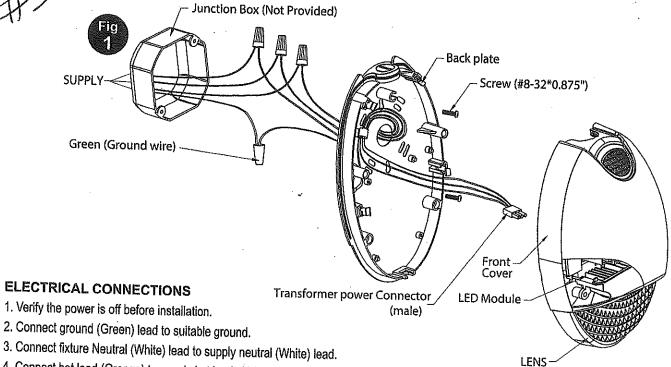
- 1. Separate front cover from back plate with a flat blade screwdriver. Open from top slot first and then from side slots gently (see Figure 2)
- 2. Remove knock out hole in the center of the back plate. Remove knock out slots on the back plate that correspond to the size of the junction Box.
- Feed AC supply leads through the center hole in the back plate. Then make the proper electrical connections. See electrical connections section for proper instructions. Cap off unused hot lead.
- 4. Mount back plate to junction box with provided #8-32×0.875" screws (see Figure 1).
- 5. Attach battery connector and power connector.
- 6. Attach front cover to back plate (securely snaps into place).
- 7. Supply power and test the unit.

### SURFACE CONDUIT FEED

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

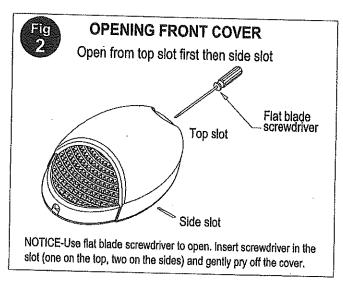


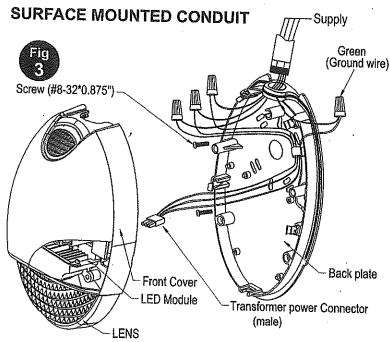
### **SURFACE MOUNTING**

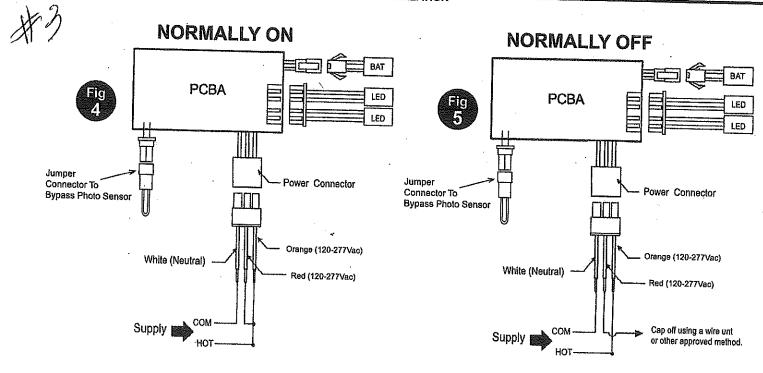


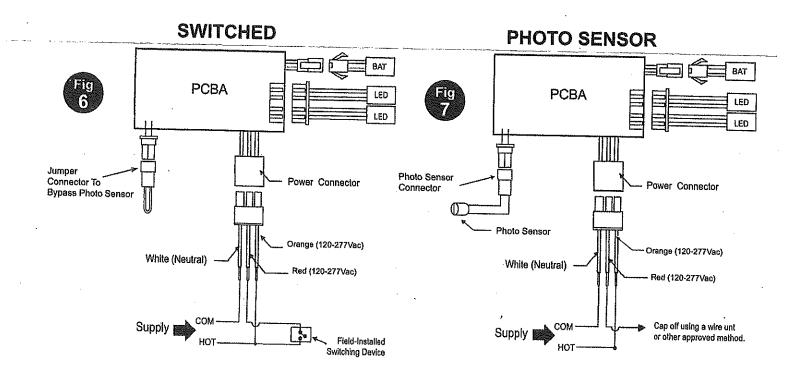
- 4. Connect hot lead (Orange) to supply hot lead, 120 to 277 Vac.
- 5. Connect switch (Red) wire as required for operating fixture. As Required:
  - (a) Normally On Connect Red wire to orange wire for fixture to be on in AC and emergency mode (see Fig. 4).
  - (b) Normally Off Do not connect Red wire,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

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









OI	PER	AT	ON

NSTRUCTIONS FOR SELF-DIAGNOSTIC TEST:

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

### **SELF-DIAGNOSTIC SERVICE**

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

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

### SERVICE INDICATION

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

### **MANUAL TESTING**

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

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

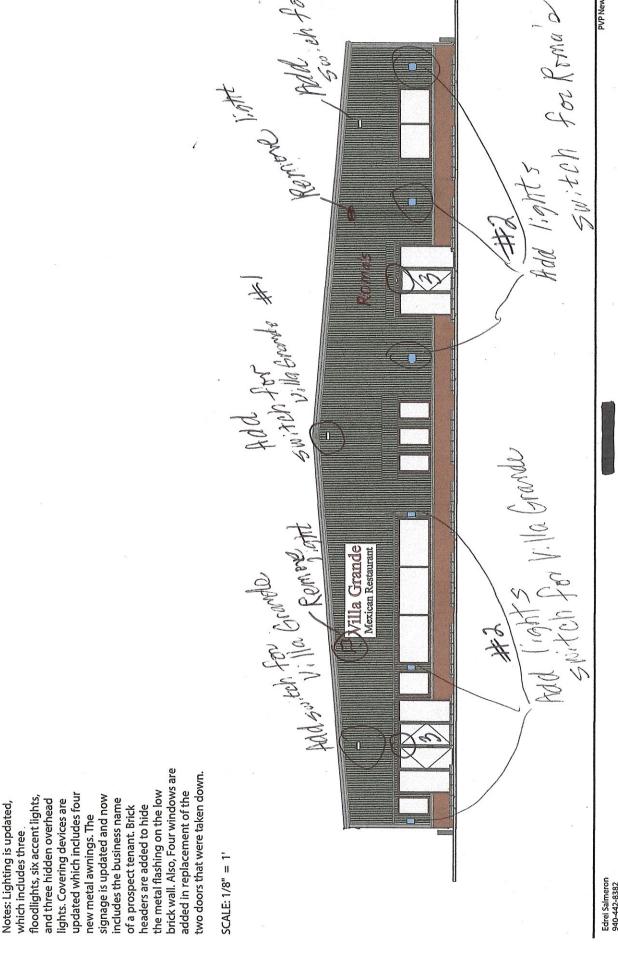
### **WARNING:**

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









PVP New West Elevation 1/26/2023 SD6.12 -Nexth Stemmons Edrei Salmeron 940-442-8382 Sanger, Tx 76266

Notes: three floodlights are added

SCALE: 1/8" = 1'

Mess & Switch for Me Replace 4 20 

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

North Stemmons

Edrei Salmeron 940-442-8382 Sanger, Tx 76266

Notes: two floodlights are added

SCALE 1/4" \*\* 1'

Switch to the in Roma's

South Month Stemmons

PVP New South Elevation 1/26/2023

SD6.9

Edrei Salmeron 940-442-8382 Sanger, Tx 76266

Switch For Grande # Some or string

Notes: Two floodlights are added to the north side

SCALE: 1/4" = 1'

North Stemmons

Edrei Salmeron 940-442-8382 Sanger, Tx 76266

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



P.O. Box 272 Sanger, TX 76266

**Estimate** 

Proposal submitted to: John Springer

Job location:

1108-1114 N Stemmons Fwy Sanger Tx

Date: March 22, 2023

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

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

Price includes striping & wheel stops

**TOTAL:** \$27,888

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

signature )



Mike Akins 444 Cty Rd 224 Proposal Gainesville, TX 76240 22-Mar-2023 (940) 368-9390 Cell makins1@yahoo.com Submitted To: Regarding Job: John Springer 1108-1114 N Stemmons Fwy Sanger, TX 76266 We propose to furnish all Material and Labor to complete the following: Description **Amount** Approximately 3984 sq ft of parking \$31,872.00 \* Price Includes Striping & Wheel Bumpers Total \$31,872.00 The above prices, specifications & conditions are satisfactory & are herby accepted. You are authorized to do the work as specified.

Jours of LIZ Spridger

2/15/20	23
9:04:08	ΑM

### **Job Estimate**

Bid Date: **Estimator:** 

12:00:00 AM

**SPRINGER** 

**Brian Winters** 

Vendor: Oldcastle 2015 r1

GAINESVILLE GLASS CO. INC.

331 N. CHESTNUT ST.

**GAINESVILLE TEXAS 76240** 

Job Name: Contractor:

**Job Contact:** Phone:

Fax: Address1: Address2:

Phone:

(940) 665-3321

Fax: (940) 665-3044 bwinters@gvilleglassco.com

www.gvilleglassco.com

License #

Address3:

**Architect:** Contact: Phone:

Addr1:

Addr2: 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

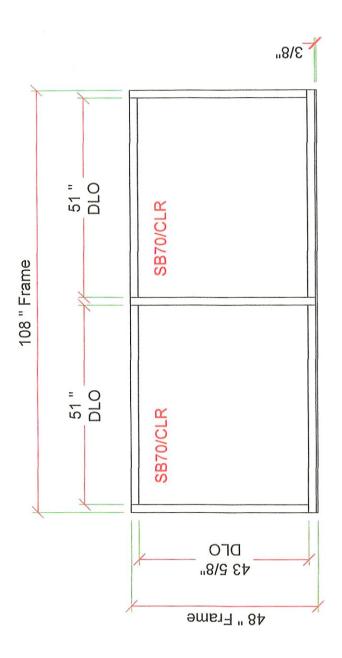
**Job Grand Total:** 

\$6,915.86

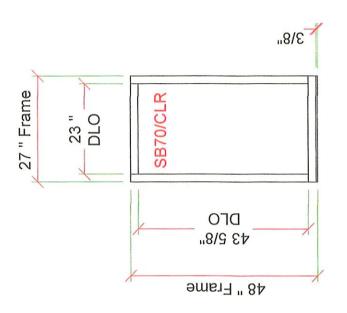
**Sections Bid:** 

**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

Glass Product Builder

Performance Datasheet

Designed by/for: JOHN AND LIZ SPRINGER

1108 1114 N STEMMONS SANGER

Date: 2/16/2023

### ARCHITECTURAL GUIDE SPECIFICATION SECTION 088000 GLAZING

### Note to Specifiers:

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

APPROVED GLASS FABRICATOR

Oldcastle BuildingEnvelope®

### **GLAZING PRODUCTS**

### Glass Standards

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

Oldcastle BuildingEnvelope

**Glass Product Builder** 

### SystemSelect™

Performance Datasheet

Sealed Insulating Glass (IG) Vision Glass (Vertical)

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

### IG VISION UNIT PERFORMANCE CHARACTERISTICS

6mm (1/4") Vitro Solarban® 70 Low-E #2 1. Exterior Lite:

2. Cavity: 1/2" (Air Fill)

6mm (1/4") Guardian Clear 3. Interior Lite:

4. Performance Characteristics

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

Oldcastle BuildingEnvelope

### **Springer Properties, LLC**

### P.O. Box 248

### Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

**Preparation for new window openings** 

\$1,200.00

### **Springer Properties, LLC**

### P.O. Box 248

### Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

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

On top of existing brick

\$5,983.64

(Brick-\$983.64)



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

940.382.7414

**ORDER SUMMARY** 

Order Type:

**S5** 

Ship From:

133900 Order Date: 01/24/23

Order#:

7847978

Sold to:

2193697

SPRINGER, JOHN

Sales Code:

34

**Constr Code:** 

C

Ship to: Date Printed: 4688304

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	иом	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	\$575.000	М	\$625.60	4,569.60
						665045-KSZ-FBR-HERA	3.83			
2.000	12.00	EA		794573	3	Argos70lbCharcoalTypeN88- G	\$22.590	EA	\$271.08	840.00
					45					

**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:** 

Thank you for your business

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



Prepared For John Springer United States

Estimate Date Estimate Number 03/09/2023 0000172

Reference 1114 Stemmons

Description	Rate	Qty	Line Total
Paint Power wash ,and 2 coats of paint Bldg 1 ( Small Bldg )	\$3,800.00	~	\$3,800.00
Paint Power wash and paint 2 Coats Bldg 2 (big Bldg ) $1108-1114$	\$6,100.00	~	\$6,100.00
Repairs Remove front door and frame to set a window (window and sheet metal to installed to it by others) .and relocate (Install) door on other bldg.	\$2,800.00	-	\$2,800.00
Repairs Remove door and frame to set a window (window and sheet metal to be installed to it by others .)	\$1,200.00	~	\$1,200.00

### **Springer Properties, LLC**

### P.O. Box 248

### Sanger, Texas 76266 940 458-7758

02-28-23

Bid for 1108-1114 Stemmons

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

\$1,950.00

### **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:

by

Cash and other good and valuable consideration.

Property (including any improvements):

As listed on Exhibit A, attached and incorporated

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.



<u>Property 29.</u> 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. Bebee Survey. Abst. 29, City of Sanger, benton County, Texas, and being a triangular tract at the intersection of East right-of-way of Interstate 35K, 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 J.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 15E: THENCE North 6° 42° 37" East with said right-of-way 90.14 feet to a concrete monument:
THENCE Northessterly with said right-of-way around a curve to the left having a contral 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 Southwesterly with the Southwesterly right-of-way of U. '. 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 fe', 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

Statement Date:

12/5/22

Owner:

SPRINGER PROPERTIES LLC

Mailing Address:

PO BOX 248 SANGER TX 76266-0248 **Original Receipt** 

**Property Account Number:** 60371DEN

Property Location:

0001112 N STEMMONS FWY

Acres:

1.4256

Legal:

A0029A R. BEEBE TR 133(PT)-1.4256 ACRES

OLD 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 #:

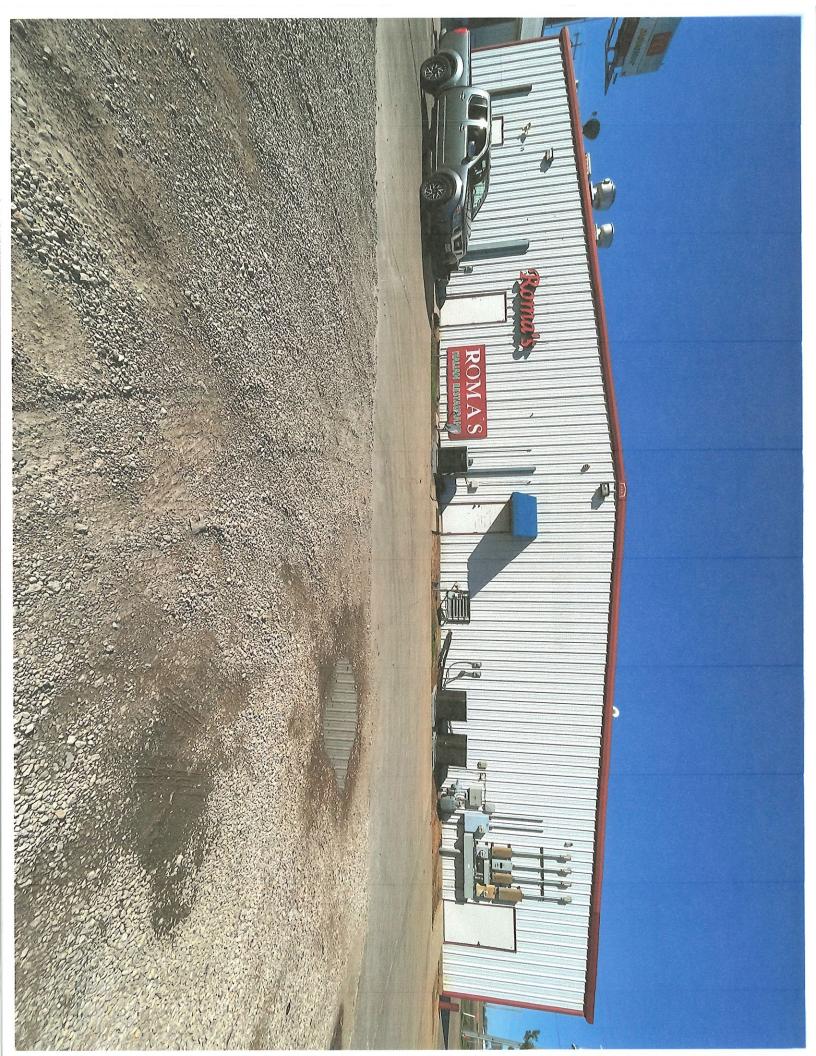
7443

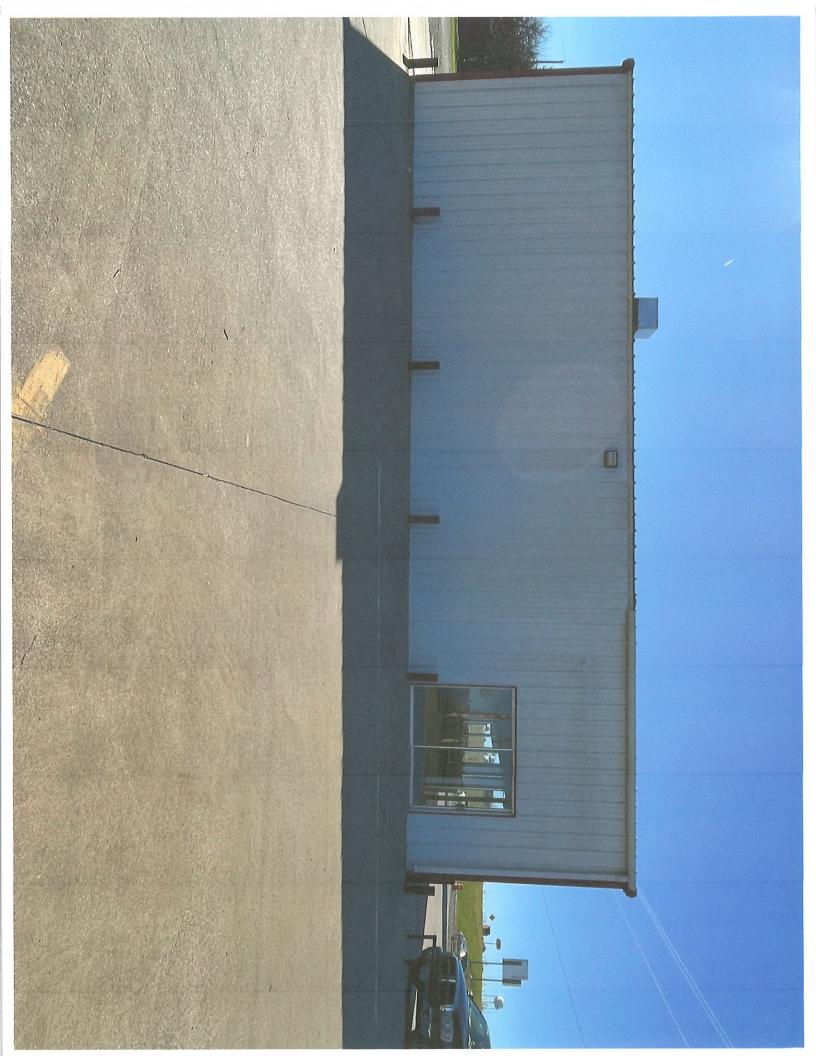
Remaining Amount Due As of 12/5/22 0.00

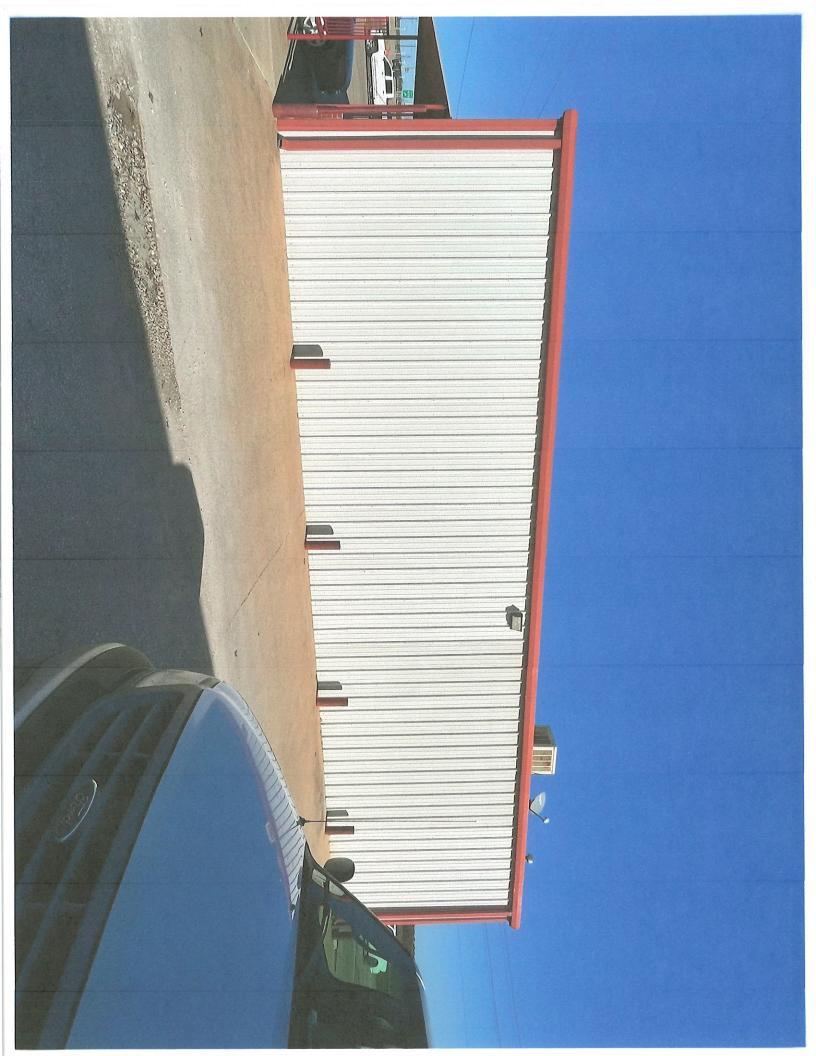
Receipt 12/5/22

SPRINGER PROPERTIES LLC **PO BOX 248 SANGER TX 76266-0248** 





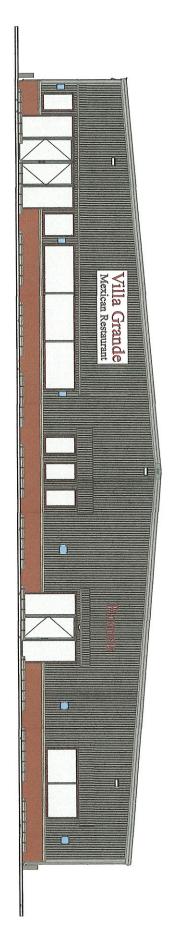






includes the business name of a prospect tenant. Brick headers are added to hide the metal flashing on the low brick wall. Also, Four windows are added in replacement of the Notes: Lighting is updated, which includes three floodlights, six accent lights, and three hidden overhead new metal awnings. The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

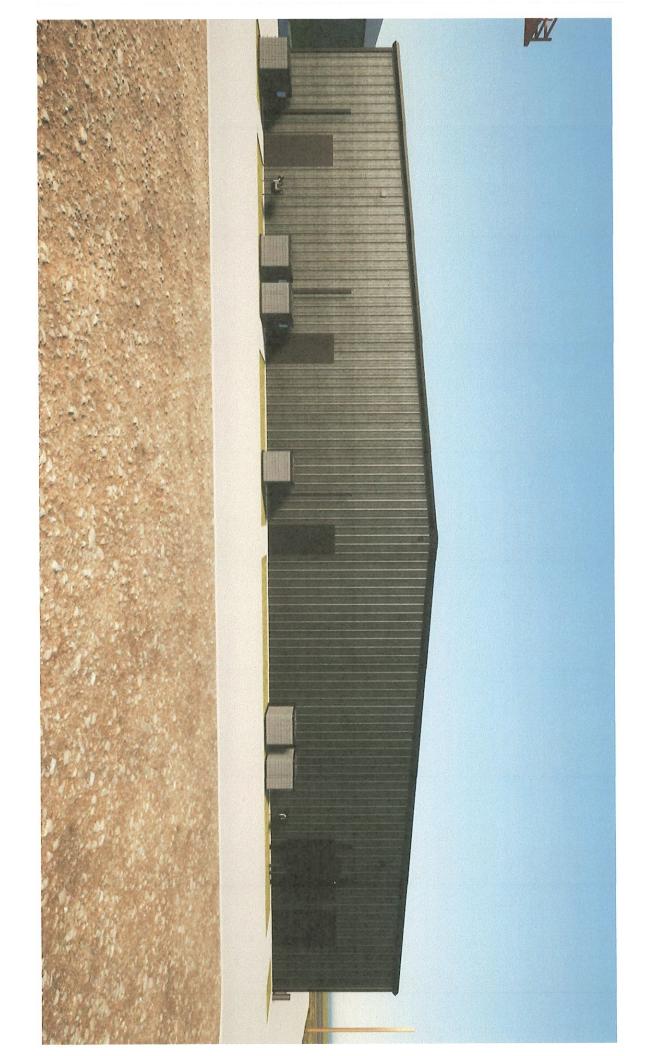
SCALE: 1/8" = 1'



Edrei Salmeron 940-442-8382 Sanger, Tx 76266

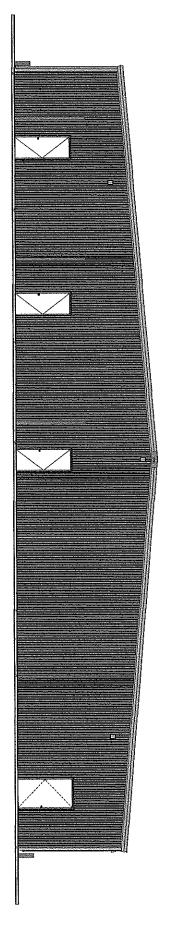
**North Stemmons** 

PVP New West Elevation 1/26/2023



Notes: three floodlights are added

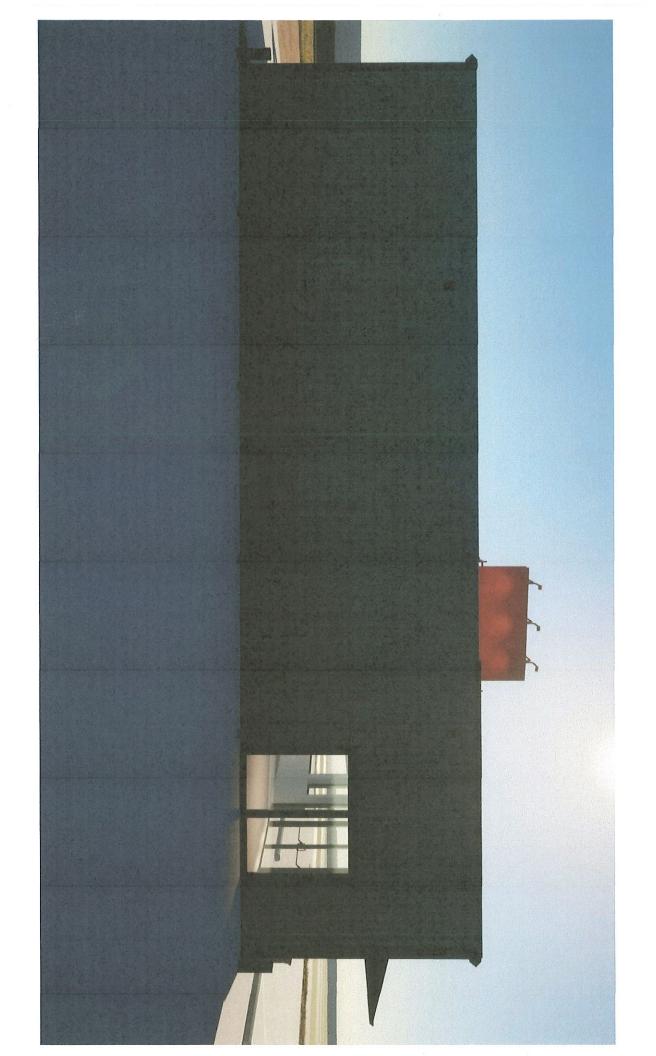
SCALE: 1/8" = 1



Edrei Salmeron 940–442-8382 Sanger, Tx 76266

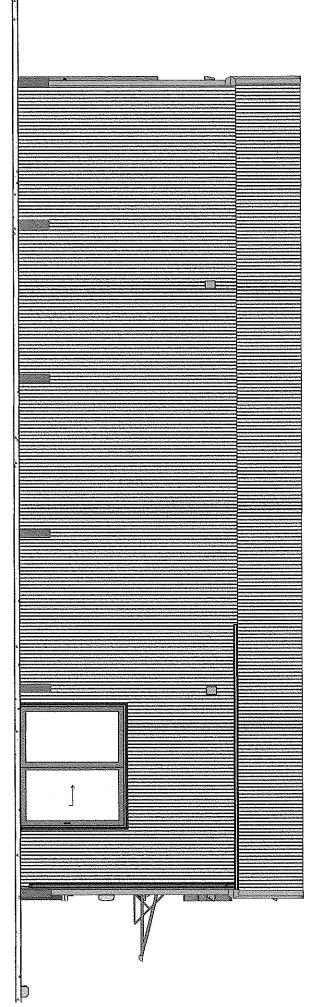
**North Stemmons** 

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



Notes: Two floodlights are added to the north side

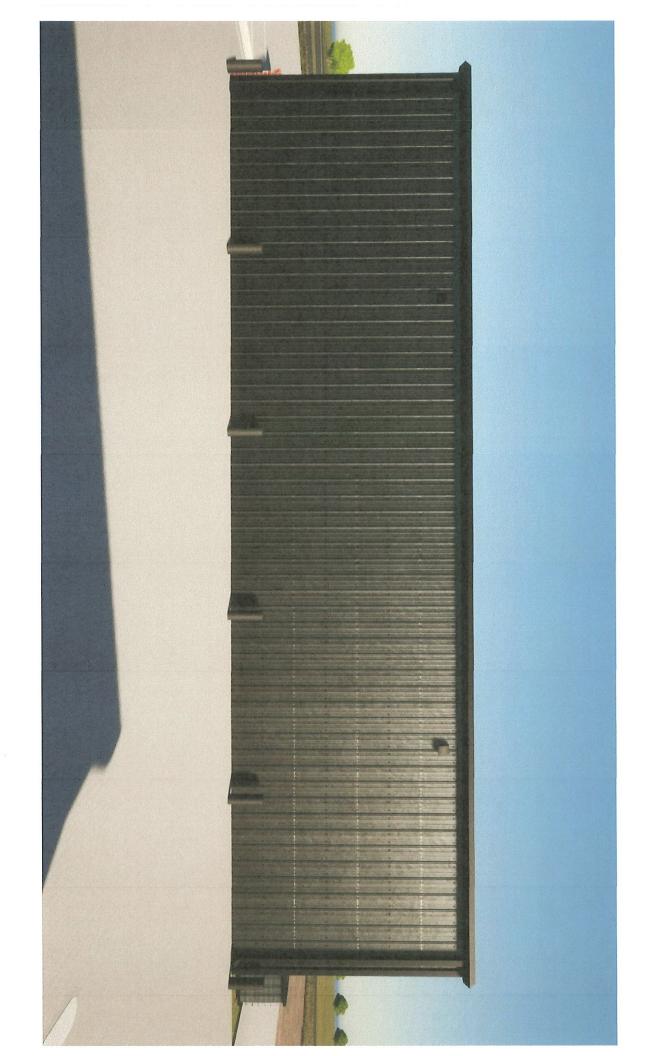
SCALE: 1/4" = 1"



Edrei Salmeron 940-442-8382 Sanger, Tx 76266

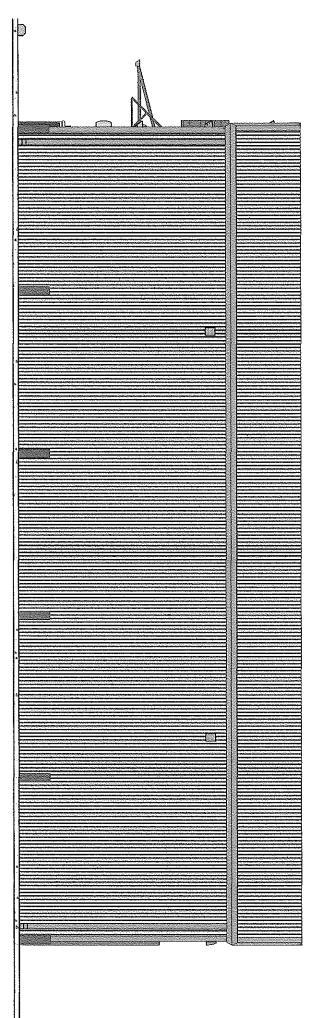
**North Stemmons** 

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



Notes: two floodlights are added

SCALE: 1/4" = 1'



Edrei Salmeron 940-442-8382 Sanger, Tx 76266

North Stemmons

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