



PLANNING & ZONING COMMISSION

Notice of Regular Meeting
Tuesday, January 27, 2015 ~ 5:30 p.m.
City Hall ~ Council Chambers
201 E. Nash, Terrell, Texas 75160

AGENDA

Chairman	Jerry Yates	Vice-Chairman	Joe Hood
Commissioner	Bruce Bryant	Commissioner	Stephanie Elswick
Commissioner	Vickie Anderson	Commissioner	Bruce Loflin
Commissioner	Kathy Russell	Commissioner	Carolyn Fairley
Commissioner	Robert Lee		

1. Call to order.
2. Hear remarks from visitors.
3. Discuss and consider approval of the Planning and Zoning Commission meeting minutes of December 9, 2014.

PUBLIC HEARINGS

4. Conduct a public hearing and consider a request for a Zoning Change from Single-Family (SF-7.5) District to Neighborhood Services (NS) Retail District on property located at 203 & 205 F.M. 148; being Lots 1 and 2, Block 2, of the Mitchell Addition, City of Terrell, Kaufman County, Texas. (ZC-15-01)
5. Conduct a public hearing and consider a request for a Zoning Change from Light Industrial (LI) District to Multi-Family (MF-22) District on property located on S Catherine between E Cottage St and E Rochester St; being Lots 1-4, Block 22, Terrell Original Addition, City of Terrell, Kaufman County, Texas. (ZC-15-02)

ACTION ITEMS

6. Discuss and consider approval of the re-plat for Lots 1 & 2, Mitchell Subdivision located at 203 & 205 F.M. 148; City of Terrell, Kaufman County, Texas. (PL-15-01)
7. Discuss and consider approval of the satisfactory completion of the Public Improvements related to the Terrell Market Center/Medical Plaza Construction Plat as recommended by the Terrell City Engineer. (PL-15-02)
8. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD Friday, January 23, 2015 at 5:30 p.m.

ATTEST:

John Rounsavall, City Secretary

Planning & Zoning Commission Meeting

Tuesday, December 9, 2014 ~ 5:30 p.m.

City Hall Council Chambers

201 E. Nash ~ Terrell, Texas ~ 75160

MINUTES

Present: Carolyn Fairley, Joe Hood, Vickie Anderson, Bruce Loflin, Jerry Yates, Bruce Bryant, Robert Lee, Kathy Russell and Stephanie Elswick

Absent:

Staff: Terry Capehart and Omaira Renteria

1. Call to order.

Chairman Jerry Yates called the regular meeting of the Planning and Zoning Commission to order on December 9, 2014 at 5:30 p.m.

2. Hear remarks from visitors.

No public visitors spoke. Tribune Representative and Council Wilson was present.

3. Discuss and consider approval of Planning and Zoning Commission meeting minutes of October 28, 2014.

Commissioner Robert Lee made and Commissioner Joe Hood seconded motion to approve the October 28, 2014 meeting minutes. The motion carried unanimously.

ACTION ITEMS

4. Discuss and Conduct approval of the re-plat for the McDonald's Restaurant located at 1704 S Hwy 34; being a re-plat of that certain called Lot 2R, Ecol Addition, City of Terrell, Kaufman County, Texas. (PL-14-05).

Terry Capehart, Municipal Development Director, gave the staff report.

Commissioner Joe Hood made and Commissioner Robert Lee seconded motion to approve the request. The motion carried unanimously.

5. Adjourn.

Chairman Jerry Yates adjourned meeting at 5:39 p.m.

Approved as presented:

Jerry Yates, Chairman



Agenda Item No. 4

Zoning Change Request (ZC-15-01)

Planning and Zoning Commission Meeting: January 27, 2015

Existing Zoning: Single-Family 7.5

Proposed Zoning: Neighborhood Services (NS)

Location: Located at 203 & 205 F.M. 148, described as Lots 1 and 2, Block 2, Mitchell Addition, City of Terrell, Kaufman County, Texas

Owner/Applicant: Jorge Vargas

Background:

The subject property is located on the east side of F.M. 148 just south of Mellon Avenue and consists of 2 separate lots each with a single-family structure. The property owner is proposing to remodel the existing residential structures for office uses in order to accommodate his insurance business. The request to change the zoning to Neighborhood Services District (NS) is compatible with the current land use patterns as well as being suitable for adjacency to residential uses to the east. The Neighborhood Services District was designed to be located along or at the intersection of major collectors or thoroughfares to accommodate low intensity retail and service businesses and act as a buffer against residential areas. The proposed project accomplishes all of the goals and objectives of the NS District.

Issues:

1. The zoning change request is compatible with current existing development and with the intensity of land uses and adjacent zoning.

Financial Considerations:

Application fees have been paid and all applicable taxes are current.

Notification:

Public comment forms were mailed to eleven (11) property owners within 200 feet of the request in accordance with Section 212.015 of the Texas Local Government Code, two comment forms were returned as of the posting of the Agenda both opposing the request.

Staff Recommendation:

Approval

Attachments:

Photos of Existing Structures
Buffer map and Notification List
Comment Forms



House #1 - 203 F.M. 148



House #2 - 205 F.M. 148

NOTIFICATION LIST

PROP_ID	OWNER	ADDR	ADDR_CITY	ADDR_ST	ADDR_ZIP	C/O
22645	MITCHELL CATHRYN B	P O BOX 153075	DALLAS	TX	75215	
22644	MONTES RUPERTO R	508 9TH ST	TERRELL	TX	75160	
22642	MITCHELL CATHRYN B	P O BOX 153075	DALLAS	TX	75215	
22641	MITCHELL CATHRYN B	P O BOX 153075	DALLAS	TX	75215	
22643	HOLLON ROBIN & SANDRA HOLLON	132 MELLON	TERRELL	TX	75160	C/O WILLIE BUTLER
22659	ADKINS SHIRLEY S	118 WILLIAMS ST	TERRELL	TX	75160	
22658	HENDERSON KENNETH SHAY	8322 CO RD 301	TERRELL	TX	75160	
22660	WILLIAMS JAMES I	6814 KERMAN RD	LANHAM	MD	20706	
22661	ROBERTSON CLARENCE F & MABLE	5042 DUPONT DR	DALLAS	TX	75216	
22663	ROBERTSON CLARENCE F & MABLE	5042 DUPONT DR	DALLAS	TX	75216	
22662	CITY OF TERRELL	P O BOX 310	TERRELL	TX	75160	
22640	NEW MT CALVARY BAPTIST CH	P O BOX 381	TERRELL	TX	75160	
22639	NEW MT CALVARY BAPTIST CH	P O BOX 381	TERRELL	TX	75160	
22638	NEW MT CALVARY BAPTIST CH	P O BOX 381	TERRELL	TX	75160	
33387	LOCHHEAD WAYNE A & RANDY A	19429 FM 429	TERRELL	TX	75161	
44461	LOCHHEAD RANDY A	P O BOX 798	TERRELL	TX	75160	
7648	TERRELL ECONOMIC DEVELOPMENT	P O BOX 97	TERRELL	TX	75160	

This will be a part of the public record.

RE: *203 & 205 F.M. 148, Lots 1 & 2, Block 2, Mitchell Addition*

As a property owner within 200 feet of the property that is the subject of the above referenced case I am in

_____ Favor

_____ Opposition

for the following reasons:

I agree with neighbors and Church families that want the Neighborhood to stay

Residential - properly owner of Williams St lot next to the property. I sold the resort because the property and thought they wanted to repair the housing.

Name:

Clarence F Robertson

Address:

5042 Dupont Dr.

Signature:

Dr. Mrs. F. 75216

Please return to:

City of Terrell
Municipal Development Department
P.O. Box 310
Terrell, TX 75160

This will be a part of the public record.

RE: *203 & 205 F.M. 148, Lots 1 & 2, Block 2, Mitchell Addition*

As a property owner within 200 feet of the property that is the subject of the above referenced case I am in

No Favor

Yes Opposition

for the following reasons:

We want the Neighborhood to stay Residential
we don't want something near our church except
Residential

Name: New Mount Calvary Baptist Church

Address: 133 Mellon St

Signature: Clarence F. Robinson - PASTOR

Please return to: J. Baker Chairman Trustee

City of Terrell
Municipal Development Department
P.O. Box 310
Terrell, TX 75160



Agenda Item No. 5

Zoning Change Request (ZC-15-02)

Planning and Zoning Commission Meeting: January 27, 2015

Existing Zoning: Light Industrial (LI)

Proposed Zoning: Multi-Family (MF-22)

Location: Located on S. Catherine Street between E. Cottage St. and Rochester St., City of Terrell, Kaufman County, Texas

Owner/Applicant: Freedom To Worship Gospel Church

Background:

The subject property is the entire block bordered by Cottage Street on the north, Adelaide Street to the east, Rochester Street on the south and Catherine Street on the west. The property is currently vacant and is owned by the Freedom To Worship Gospel Church and is proposing to build several duplexes or four-plexes in order to provide additional income for the Church. The Church is located just across Adelaide Street to the east of the subject. Commercial businesses are located to the north of this block and the properties to the west and south are currently vacant. One block south several parcels were rezoned to Multi-family and have two four-plexes that were recently constructed. The proximity of the proposed multi-family units to the Central Business District also lends economic support to the businesses along Moore Avenue.

Issues:

1. The zoning change request is compatible with current existing development and with the intensity of land uses and adjacent zoning.

Financial Considerations:

Application fees have been paid and all applicable taxes are current.

Notification:

Public comment forms were mailed to seventeen (17) property owners within 200 feet of the request in accordance with Section 212.015 of the Texas Local Government Code, two comment forms were returned as of the posting of the Agenda both favoring the request.

Staff Recommendation:

Approval

Attachments:

Survey
Buffer map and Notification List
Comment Forms

NOTIFICATION LIST

PROP_ID	OWNER	ADDR	ADDR_CITY	ADDR_ST	ADDR_ZIP	C/O
40054	PRAYER AND HOPE SEVENTH DAY	107 LINCOLN LN	TERRELL	TX	75160	ADVENTIST CHURCH
40055	HARTFIELD LANA	503 S ADELAIDE ST	TERRELL	TX	75160	
39980	C & N LP	PO BOX 684	TERRELL	TX	75160	
39982	TOMBLIN REGINALD W & REBECCA R ALLEN	PO BOX 896	TERRELL	TX	75160	
39983	TOMBLIN REGINALD W & REBECCA R ALLEN	PO BOX 896	TERRELL	TX	75160	
39990	CIT SMALL BUSINESS LENDING CORP	1 CIT DR	LIVINGSTON	NJ	7039	
39991	SNYDER DAVID J DVM	310 S VIRGINIA	TERRELL	TX	75160	
40046	LOCHHEAD RANDY A	P O BOX 798	TERRELL	TX	75160	
40047	HOLLAND O P EST	515 S CATHERINE	TERRELL	TX	75160	% WENDELL LANCAST
40048	ABDO TAREK & SHIRLEY	P O BOX 334	TERRELL	TX	75160	
40038	GARDNER ROBERT L JR	605 NEW HOPE	TERRELL	TX	75160	
40039	GREEN TREE SERVICING LLC	4250 N FREEWAY	FORT WORTH	TX	76137	
40019	WEBER WALTER	615 OLD SEGUIN LULING RD	SEGUIN	TX	78155	
40023	WEBER WALTER	615 OLD SEGUIN LULING RD	SEGUIN	TX	78155	
40024	VEAL TOM ESTATE	P O BOX 42	CRANDALL	TX	75114	% DAVID ROBINSON
40014	FREEDOM TO WORSHIP GOSPEL CHURCH INC	401 S ADELAIDE ST	TERRELL	TX	75160	
40011	FATAYRI ITIDAL	402 S VIRGINIA	TERRELL	TX	75160	
40015	FREEDOM TO WORSHIP GOSPEL CHURCH INC	401 S ADELAIDE ST	TERRELL	TX	75160	
175655	WASHBURN AARON	10148 MEREDITH DR	TERRELL	TX	75160	
40016	FREEDOM TO WORSHIP GOSPEL CHURCH INC	401 S ADELAIDE ST	TERRELL	TX	75160	
40017	GRIFFIN AMANDA	2095 RAINS CO RD 4525	POINT	TX	75472	

This will be a part of the public record.

RE: *S Catherine St Between E Cottage St & E Rochester St,
Lots 1-4, Block 22, Terrell Original Addition*

As a property owner within 200 feet of the property that is the subject of the
above referenced case I am in

Favor
 Opposition

for the following reasons:

*Anything that will create
development of the vacant land
will be in the best interest of the community*

Name: Tom Norton
Address: P O Box 684
Signature: 

Please return to:

City of Terrell
Municipal Development Department
P.O. Box 310
Terrell, TX 75160

This will be a part of the public record.

RE: *S Catherine St Between E Cottage St & E Rochester St,
Lots 1-4, Block 22, Terrell Original Addition*

As a property owner within 200 feet of the property that is the subject of the
above referenced case I am in

 ✓ Favor

 Opposition

for the following reasons:

I DO NOT KNOW WHY I SHOULD BE
IN OPPOSITION. AT THIS TIME.

Name: LANA HARTFIELD

Address: 503 S O ADELAIDE ST

Signature: Lana Hartfield

Please return to:

City of Terrell
Municipal Development Department
P.O. Box 310
Terrell, TX 75160



Agenda Item No. 6
Replat (PL-15-01)

Planning and Zoning Commission Meeting: January 27, 2015

Existing Zoning: Single-Family 7.5

Proposed Zoning: Neighborhood Services (NS)

Location: Located at 203 & 205 F.M. 148, described as Lots 1 and 2, Block 2, Mitchell Addition, City of Terrell, Kaufman County, Texas

Owner/Applicant: Jorge Vargas

Background:

The subject property is located on the east side of F.M. 148 just south of Mellon Avenue and consists of 2 separate lots each with a single-family structure. The property owner is proposing to remodel the existing residential structures for office uses in order to accommodate his insurance business. The request to replat the property is to create a single lot of record for the purpose of accommodating the use of the property for Neighborhood Services uses. The replat will also dedicate an additional eleven and a half feet (11.5') of right-of-way to the City for Mellon Street which does not currently meet the width requirement for a local street.

Issues:

1. Primary access will continue to be off of existing driveways located on F.M. 148.

Financial Considerations:

Application fees have been paid and all applicable taxes are current.

Notification:

None required for a replat.

Staff Recommendation:

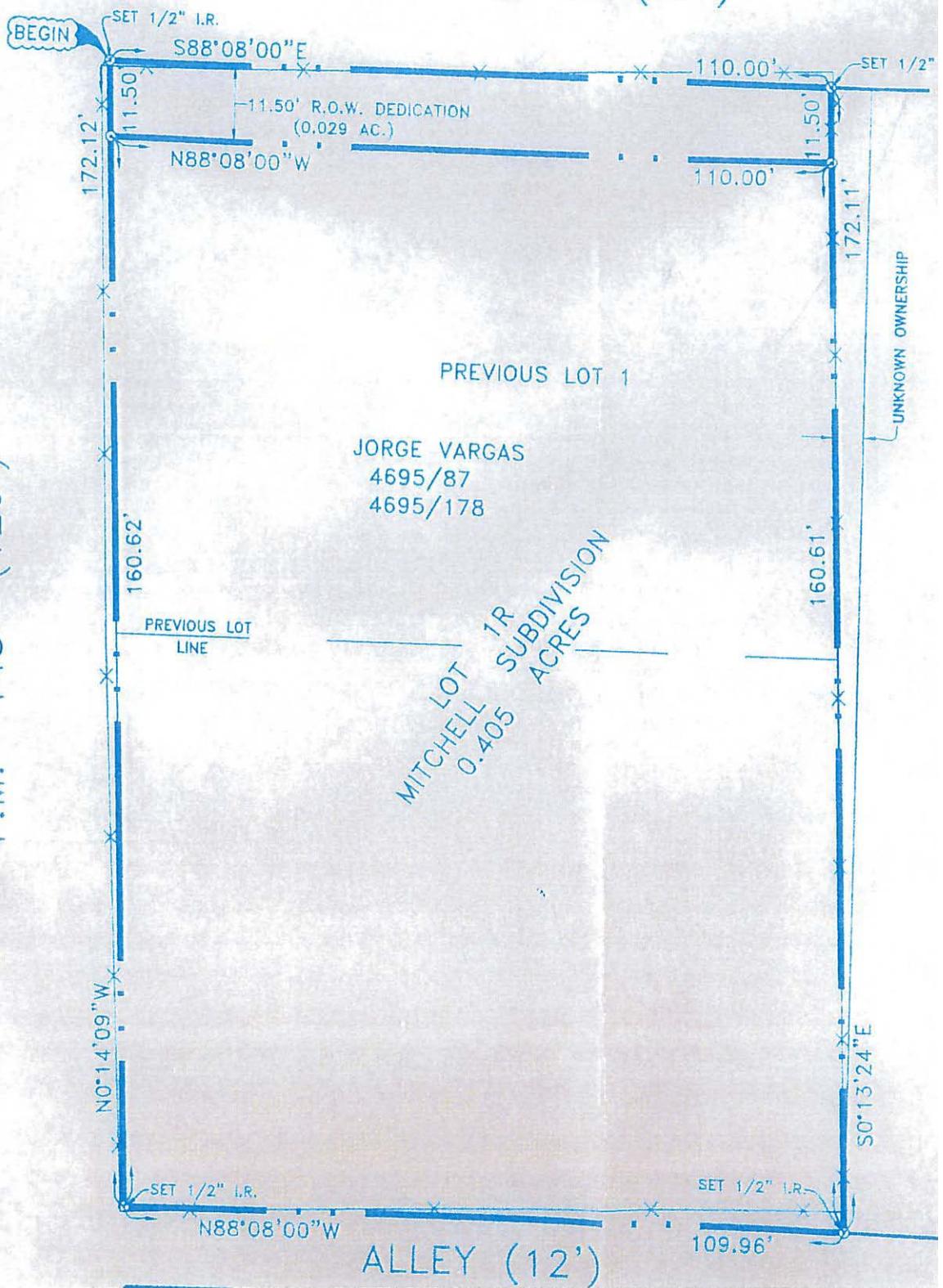
Approval

Attachments:

Plat

MELLON AVENUE (27')

F.M. 148 (120')



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

BEARS of Lots 1 and 2, of the Mitchell Subdivision in the City of Terrell, as recorded in Plat Book 148, Page 176, of the Public Records of Kaufman County, Texas, and the 1/2" iron rod set for corner at the intersection of the north line of Lot 1 and the east line of Lot 2, as conveyed from Colburn E. Mitchell to Jorge Vargas, as recorded in Volume 488, Page 8 and Volume 488, Page 176, of the Public Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner of the intersection of the east B.O.W. of F.M. 148 and the south B.O.W. of Mellon Avenue; THENCE S89°32'07"W, along the south B.O.W. of Mellon Avenue, a distance of 110.00 feet to a 1/2" iron rod set for corner;

THENCE S91°19'47"E, along the east line of said Mitchell Subdivision, a distance of 172.11 feet to a 1/2" iron rod set for corner;

THENCE N89°00'00"W, along the north line of an alley, a distance of 146.14 feet to a 1/2" iron rod set for corner in the east B.O.W. of F.M. 148;

THENCE N91°00'00"W, along the east B.O.W. of F.M. 148, a distance of 172.12 feet to the POINT OF BEGINNING and containing 0.524 acres of land.

STATE OF TEXAS
COUNTY OF KAUFMAN

The owner of land shown on this plat and whose name is subscribed hereby, and in person or through a duly authorized agent, dedicates to the use of the public forever all streets, easements, and other rights shown hereon, and for the purposes and considerations therein expressed.

Jorge Vargas

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Jorge Vargas, known to me to be the person whose name is subscribed to the foregoing instrument, and for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for Kaufman County, Texas,
My Commission expires 3/22/16.

NOTE: Selling portion of this address, by rights and benefits in accordance with the provisions of the City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

ENCL. EX.1

Approved by the City of Terrell for filing in the office of the County Clerk of Kaufman County, Texas.

PLANNING AND ZONING COMMISSION
RECOMMENDED FOR APPROVAL

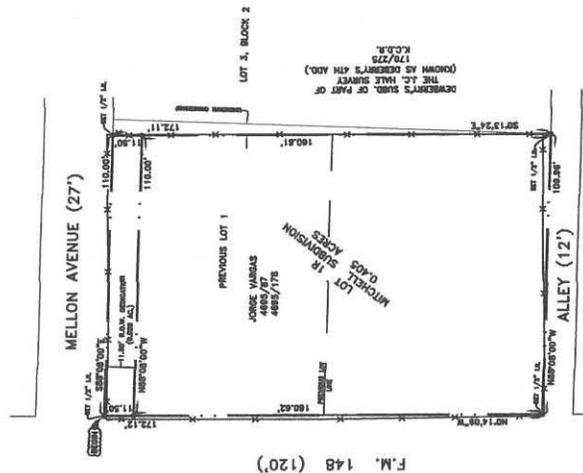
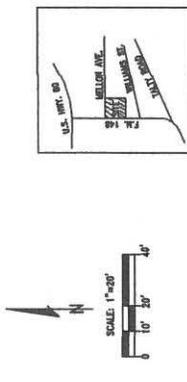
Signature of Chairperson _____ Date of Approval _____

APPROVED BY: City Council, City of Terrell, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST

City Secretary _____ Date _____



Surveyor's Certificate
I, Kelvin S. Walker, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon is a true and correct copy of the original survey made under my direction and supervision and that all corners are as shown hereon.
There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Kelvin S. Walker R.P.L.S. No. 4882
Date: 2/18/15 Project No. 87022.4

REPORT OF LOTS 1 AND 2, OF THE MITCHELL SUBDIVISION
INTO LOT 18, OF THE MITCHELL SUBDIVISION

TO
THE CITY OF TERRELL
KAUFMAN CO., TEXAS

OWNER:
JORGE VARGAS
810 E. COLLEGE ST.
TERRELL, TEXAS 75780
PH: (817) 472-8282

PREPARED BY: VARGAS SURVEYORS INC.
305 N. ADAMS ST.
TERRELL, TEXAS 75780
PH: (817) 565-7101

PROJECT NO. 87022.4 DATE: FEBRUARY 16, 2015
PAGE 1 OF 1



Agenda Item No. 7

Infrastructure Acceptance (PL-15-02)

Planning and Zoning Commission Meeting:

January 27, 2015

Existing Zoning:

Planned Development (PD6-R)

Location:

East of FM 148 and south of Spur 557, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas

Background:

The City of Terrell Subdivision Regulations (Ord. No. 2568) Section 6.9.b (see below) requires the Planning and Zoning Commission to consider a recommendation from the City Engineer to accept on behalf of the City public improvements that have been constructed by a developer to be dedicated to the City. In order for the City to accept such improvements the developer's engineer prepares an Affidavit of Completion with an attached legal description of the public improvement to be dedicated along with another affidavit affirming that all contractors, vendors, and vested parties have been paid in full for the construction of the public improvements and that no liens exist. Once the City Engineer has inspected the construction and the associated documents and is satisfied that everything is complete and has been constructed in accordance with the approved civil engineering plans he then prepares a recommendation to the P&Z Commission for consideration of the Satisfactory Completion of the public improvements. After the P&Z approves the recommendation, the City Engineer will issue a letter of Satisfactory Completion to the developer who then provides maintenance bonds to the City as surety for the construction work.

The project under consideration is the public infrastructure associated with the development of the Terrell Market Center/Medical Plaza Addition. As you may recall the P&Z approved the Construction Plat for this development in November of 2013 and this action is the next step in the sequence of development entitlements for the project. Final plats for each individual pad site will continue to be presented as lots are sold or leased for development. Several final plats should be coming in for your consideration in the very near future.

Section 6.9: Inspection and Acceptance of Public Improvements

- 6.9 b. Letter of Satisfactory Completion. The City will not deem required public improvements satisfactorily completed until the applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed sealed "as-built", or record, drawings of the property which indicate all public improvements and their locations, dimensions, materials and other information required by the City Engineer, and until all required public improvements have been completed. The "as-builts" shall also include a complete set of sealed record drawings of the paving, drainage, water, sanitary sewer and other public improvements, showing that the layout of the lines and grades of all public improvements are in accordance with engineering plans for the plat, and showing all changes made in the plans during construction, and containing on each sheet an "as-built" stamp bearing the signature and seal of the licensed professional engineer and the date. One reproducible drawing of the utility plan sheets containing the as-built information shall also be submitted. The engineer or surveyor shall also furnish the City with a copy of the approved final plat and the engineering plans, if prepared on a computer-aided design and drafting (CADD) system, in such a digital format (on disk) that is compatible with the City Engineer's CADD system. **When such requirements have been met to the City Engineers satisfaction, the City Engineer (or designee) shall thereafter make a recommendation to the Planning and Zoning Commission for consideration of satisfactory completion of the public improvements. Once the Commission votes its approval of satisfactory completion, the City Engineer (or designee) shall issue a letter of satisfactory completion.**

Issues:

1. The City Engineer has examined all of the submitted documents and inspected the public infrastructure and has determined that the listed items are satisfactorily completed and is recommending acceptance of the public improvements.

Financial Considerations:

Affidavits of Final Bills Paid are complete. Maintenance Bonds have been submitted.

Staff Recommendation:

Approval

Attachments:

Construction Plat
Exhibit D - Site Infrastructure
Affidavits of Final Bills Paid
Engineer of Record's Affidavits of Completion
Engineer's Letter of Satisfactory Completion

Exhibit D
Site Infrastructure

Site Infrastructure for Property	Power Center Eligible	TIF Eligible	Phase	Cost Estimate *
Roadways (TXDOT and Local)				
FM 148 Improvements	y	y	1	\$ 2,065,603
IH 20 Improvements	y	y	1	\$ 3,281,496
Crossroads Parkway and Medical Drive	y	y	1	\$ 775,531
Drainage Facilities within Crossroads & Medical Drive	y	y	1	\$ 175,000
Spur 557 Improvements	y	y	2	\$ 1,894,281
Additional transportation facilities as specified by Traffic Impact Analysis, TXDOT, or City requirements (including sidewalks, crosswalks, traffic signals, turn lanes, deceleration lanes, median treatments, and other congestion mitigation or safety measures)	y	y	2	\$ 500,000
Landscaping/Signage				
Lighting	y	y	1	\$ 35,000
Additional landscaping on private drives, private drainage facilities, or private entryways as specified by City Code, Planned Development requirements, or otherwise approved in writing by the City.	y	y	2	\$ 90,000
Sewer				
Sewer under Crossroads Pkwy, Medical Drive & Offsite	y	y	1	\$ 182,916
Sewer crossing Spur 557	y	y	2	\$ 325,000
Water				
Water under Crossroads Pkwy, Medical Drive & Offsite	y	y	1	\$ 250,750
Drainage				
Common On-Site Drainage Facilities	y	n	1	\$ 200,801
Common On-Site Drainage Earthwork	y	n	1	\$ 241,962
Private Utilities				
Natural Gas access to 90 acre site, including measuring station	y	n	1	\$ 250,000
Natural Gas Relocation on Healthcare Campus	y	n	2	\$ 170,000
Total Phase I Improvements				\$ 7,459,059
Total Phase II Improvements				\$ 2,979,281
Total (Estimate) Phase I & Phase II Improvements				\$ 10,438,340

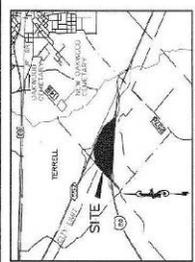
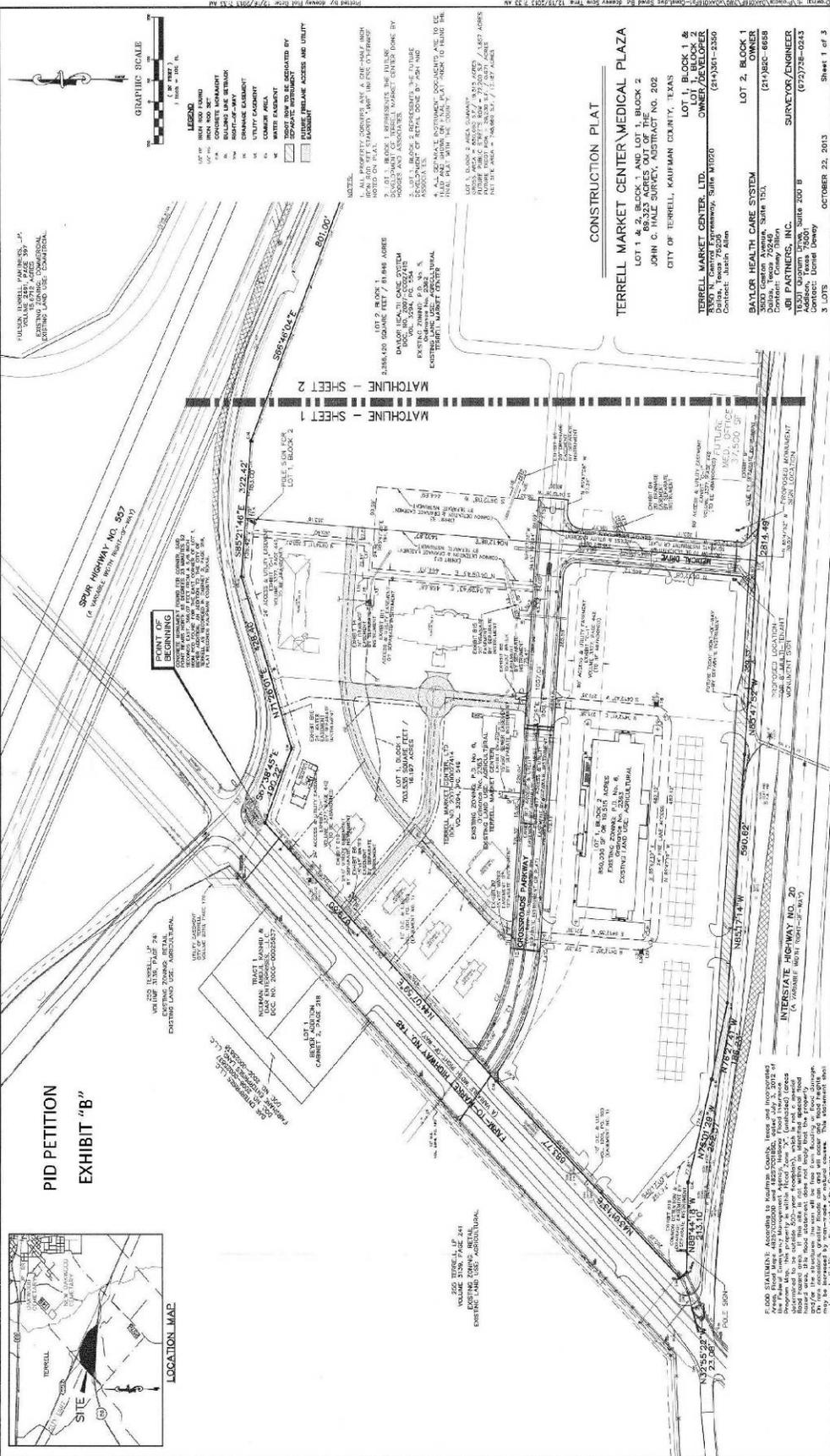
* Cost estimates are illustrative and amount due for reimbursement is the actual amount expended for each line item therefore the reimbursement due for each line item is not capped by the number shown above.

All cost overruns are the responsibility of Company and Baylor.

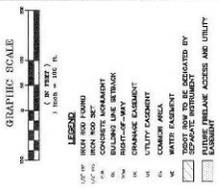
Reimbursement to be based on documented, actual expenses.

Reimbursement from TIF shall not exceed actual expenditures on TIF eligible items.

Reimbursement may include interest expenses solely to Company as described herein.



PID PETITION
EXHIBIT "B"



METES
 PROPERTY BOUNDARIES AS SHOWN ON THIS PLAN ARE BASED ON DEED RECORDS IN THE PUBLIC RECORDS OF TERRELL, TEXAS. THE BOUNDARIES OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN. THE BOUNDARIES OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN. THE BOUNDARIES OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN.

CONSTRUCTION PLAN
TERRELL MARKET CENTER MEDICAL PLAZA
 LOT 1 & 2, BLOCK 1 AND LOT 1, BLOCK 2
 JOHN C. AND JUDY M. PASTNERS, JR. AND JUDY M. PASTNERS, JR.
 CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

TERRELL MARKET CENTER, LTD.
 OWNER/DEVELOPER
 13521 WATSON LANE, SUITE 200 B
 DALLAS, TEXAS 75228
 (214)381-3350
 Contract: Justin Allen

LOT 1, BLOCK 1 & LOT 1, BLOCK 2
 OWNER
 JOHN C. AND JUDY M. PASTNERS, JR. AND JUDY M. PASTNERS, JR.
 13521 WATSON LANE, SUITE 200 B
 DALLAS, TEXAS 75228
 (214)381-3350

LOT 2, BLOCK 1
 OWNER
 TAYLOR HEALTH CARE SYSTEM
 13521 WATSON LANE, SUITE 200 B
 DALLAS, TEXAS 75228
 (214)381-3350

LOT 2, BLOCK 1
 SURVEYOR/ENGINEER
 JBI PARTNERS, INC.
 13521 WATSON LANE, SUITE 200 B
 DALLAS, TEXAS 75228
 (214)381-3350

3 LOTS
 OCTOBER 22, 2013
 Sheet 1 of 3

ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THE DIMENSIONS OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN. THE DIMENSIONS OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN. THE DIMENSIONS OF THE SUBJECT PROPERTY ARE AS SHOWN ON THIS PLAN.

OWNER'S CERTIFICATE

BEFORE ME, the undersigned authority, on this 16th day of December, 2013, personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

STATE OF TEXAS
COUNTY OF DALLAS
I, [Name], County Clerk, do hereby certify that I prepared the plat from the original survey of the land and that the same corresponds to the original survey of the land and that the same corresponds to the original survey of the land.

NOTICE: I, ALL PROPERTY OWNERS AND A 90-1/2 INCH NORTH 90-1/2 INCH STAMPED MAP UNLESS OTHERWISE NOTED.

Table with columns: CURVE, RADIUS, LENGTH, LARGEST CHORD BEARING, C+100. Rows 1-12 listing curve data.

Table with columns: CURVE, RADIUS, LENGTH, LARGEST CHORD BEARING, C+100. Rows 13-24 listing curve data.

CONSTRUCTION PLAT

TERRELL MARKET CENTER MEDICAL PLAZA
LOT 1 & 2, BLOCK 1 AND LOT 1, BLOCK 2
65.263 ACRES OUT OF THE
JOHN C. HALE SURVEY, ABSTRACT NO. 202
CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

LOT 1, BLOCK 1 & LOT 1, BLOCK 2
OWNER/DEVELOPER
TERRELL MARKET CENTER, LTD.
8356 N. Central Expressway, Suite M1020
Dallas, Texas 75246
Contact: Darin Allen

LOT 2, BLOCK 1
OWNER
BAYLOR HEALTH CARE SYSTEM
3660 Canton Avenue, Suite 150,
Dallas, Texas 75246
Contact: [Name]

LOT 1, BLOCK 2
OWNER/ENGINEER
JBI PARTNERS, INC.
16301 Quorum Drive, Suite 200 B
Addicks, Texas 75001
Contact: David Dewey

DATE: 12-17-2013
CITY OF TERRELL, TEXAS
PLANNING AND ZONING COMMISSION
APPROVED BY: [Signature]
DATE: 12-17-2013

RECOMMENDED FOR TECHNICAL CORRECTIONS BY: [Signature]
DATE: 12/17/2013

WITNESSES: [Signatures]
DATE: 12-17-2013

TERRELL MARKET CENTER SEPARATE INSTRUMENT SUMMARY
Table with columns: INSTRUMENT NO., INSTRUMENT TYPE, PARTIAL, AREA, VOLUME, PAGE.

Final Bills-Paid Affidavit

Basic Information

Date: 12-19-14

Owner: Terrell Market Center, Ltd

Owner's Mailing Address:

8350 N. Central Expressway Suite # M1020, Dallas, Tx 75206

Contractor: Mario Sinacola Commercial, Ltd

Contractor's Mailing Address:

10950 Research Road, Frisco, Tx 75033

Affiant: Mario Sinacola Commercial, Ltd

Affiant's Mailing Address:

10950 Research Road
Frisco, Tx 75033

Property: Terrell Market Center, Terrell, Texas

Public Improvements: Roadways
Landscaping/Signage
Sewer
Water
Drainage
Private Utilities

Name of Project(s): Off-Site & On-Site Infrastructure for Terrell Market Center

From: FM 148 **To:** Medical Drive & I-20

Type: Infrastructure Development

Description: Construction of Crossroads Parkway, Drainage Facilities within Crossroads & Medical Drive, Landscaping, Lighting Infrastructure, Sewer under Crossroads Parkway, Medical Drive & Off-Site, Water under Crossroads, Medical Drive & Offside, Common On-Site Drainage Facilities, Common On-Site Drainage Earthwork, Private Utilities.

Affiant swears individually and on behalf of Contractor that the following statements are true and within the personal knowledge of Affiant:

1. Affiant has personal knowledge of the facts stated in this affidavit. Affiant has full authority to make the agreements in this affidavit on behalf of Contractor.
2. Affiant understands that the City has required this affidavit as a condition of acceptance of the public improvements.
3. Affiant affirms that that all subcontractors, laborers, and materialmen have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.
4. Affiant further declares that the following amounts owed to the following persons identified below are the only exceptions:

Name: N/A – ALL BILLS PAID
Address: _____
Telephone number: _____
Amount owed: \$ _____

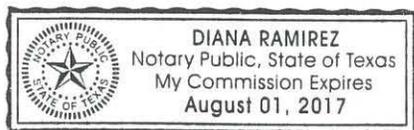
Contractor warrants and represents that the following specified bills or classes of bills will be paid by Contractor from the funds paid to Contractor by Owner in reliance on this affidavit:

Name of payee: N/A – ALL BILLS PAID
Amount: \$ _____

Contractor agrees to indemnify and hold Owner harmless from any loss or expense resulting from false or incorrect information in this affidavit.

Mario Sinacola Commercial, Ltd
General Contractor

SUBSCRIBED AND SWORN TO before me on the 19th day of December,
2014, by Mario Sinacola Commercial General Contractor.



Diana Ramirez
Notary Public, State of Texas

BILLS PAID AFFIDAVIT

STATE OF TEXAS §

COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, on this day personally appeared (Name) Peter Dawson, known to me to be a credible person and (Title) VP of (Sub. Name) RPM xconstruction, (hereinafter called "Sub-Contractor") and who being duly sworn, upon oath declares and acknowledges as follows:

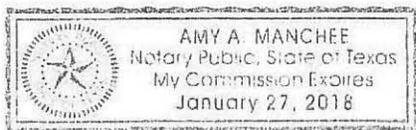
- 1. I am the duly authorized agent for the said Sub-Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated 02/27/2014 between (Sub. Name) RPM xconstruction LLC and MARIO SINACOLA COMMERCIAL, LTD. (the "Contractor"). Sub-Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner, TERRELL MARKET CENTER, LTD. in Kaufman County, Texas. Said improvements are more particularly described as TERRELL MARKET CENTER (the "Improvements").
3. Sub-Contractor has actual knowledge that all bills owed by Sub-Contractor to others for materials supplied or Labor performed in connection with the Improvements have been fully paid and satisfied except for contractual retainage as set out below. Sub-Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Sub-Contractor's participation in the construction of said "Improvements", Sub-Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each lien, and obtain settlement of any such liens and furnish Owner and Contractor written full release of such liens. Should Sub-Contractor be unable to obtain such release, Sub-Contractor agrees to fully indemnify and hold harmless the Owner and Contractor for any and all costs they may incur by reason of such liens.
4. EXCEPTIONS. The Sub-Contractor specifically accepts from this affidavit its right and entitlement to payment of retainage. Said retainage to be due and payable to Sub-Contractor on receipt of LOA and retainage to lower tier subcontractors and suppliers to be paid by Sub-Contractor upon receipt of said retainage from Contractor

EXECUTED THIS December 19, 2014.

RPM xCONSTRUCTION, LLC.

BY: [Signature] Title: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID (Name) Peter Dawson (Title) VP, this December 19, 2014.



[Signature] Notary Public in and for the State of Texas

BILLS PAID AFFIDAVIT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared (Name) Gary Boone, known to me to be a credible person and (Title) President of (Sub. Name) Precision Management & Construction, Inc. (Hereinafter called "Sub-Contractor") and who being duly sworn, upon oath declares and acknowledges as follows:

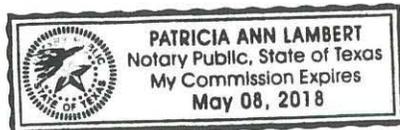
1. I am the duly authorized agent for the said Sub-Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated 02/27/2014 between (Sub. Name) Precision Management & Construction, Inc. and MARIO SINACOLA COMMERCIAL, LTD. (the "Contractor"). Sub-Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner, TERRELL MARKET CENTER, LTD. in Kaufman County, Texas. Said improvements are more particularly described as TERRELL MARKET CENTER (the "Improvements").
3. Sub-Contractor has actual knowledge that all bills owed by Sub-Contractor to others for materials supplied or Labor performed in connection with the Improvements have been fully paid and satisfied except for contractual retainage as set out below. Sub-Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Sub-Contractor's participation in the construction of said "Improvements", Sub-Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each lien, and obtain settlement of any such liens and furnish Owner and Contractor written full release of such liens. Should Sub-Contractor be unable to obtain such release, Sub-Contractor agrees to fully indemnify and hold harmless the Owner and Contractor for any and all costs they may incur by reason of such liens.
4. **EXCEPTIONS.** The Sub-Contractor specifically accepts from this affidavit its right and entitlement to payment of retainage. Said retainage to be due and payable to Sub-Contractor on receipt of LOA and retainage to lower tier subcontractors and suppliers to be paid by Sub-Contractor upon receipt of said retainage from Contractor

EXECUTED THIS December 19th, 2014.

PRECISION MANAGEMENT & CONSTRUCTION, INC.

BY: [Signature]
Title: President

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID (Name) Gary Boone, (Title) President, this December 19th, 2014.



[Signature]
Notary Public in and for the State of Texas

BILLS PAID AFFIDAVIT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared (Name) Neil Motley, known to me to be a credible person and (Title) Chief Financial Officer of (Sub. Name) Mario Sinacola & Sons Exc. Inc. (hereinafter called "Sub-Contractor") and who being duly sworn, upon oath declares and acknowledges as follows:

1. I am the duly authorized agent for the said Sub-Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated 07/18/2013 between (Sub. Name) Mario Sinacola & Sons Excavating Inc. and MARIO SINACOLA COMMERCIAL, LTD. (the "Contractor"). Sub-Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner, TERRELL MARKET CENTER, LTD. in Kaufman County, Texas. Said improvements are more particularly described as TERRELL MARKET CENTER (the "Improvements").
3. Sub-Contractor has actual knowledge that all bills owed by Sub-Contractor to others for materials supplied or Labor performed in connection with the Improvements have been fully paid and satisfied except for contractual retainage as set out below. Sub-Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Sub-Contractor's participation in the construction of said "Improvements", Sub-Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each lien, and obtain settlement of any such liens and furnish Owner and Contractor written full release of such liens. Should Sub-Contractor be unable to obtain such release, Sub-Contractor agrees to fully indemnify and hold harmless the Owner and Contractor for any and all costs they may incur by reason of such liens.
4. **EXCEPTIONS.** The Sub-Contractor specifically accepts from this affidavit its right and entitlement to payment of retainage. Said retainage to be due and payable to Sub-Contractor on receipt of LOA and retainage to lower tier subcontractors and suppliers to be paid by Sub-Contractor upon receipt of said retainage from Contractor

EXECUTED THIS December 17, 2014.

SUB-CONTRACTOR NAME Mario Sinacola & Sons Excavating Inc.

BY: *Neil Motley*
Title: Chief Financial Officer

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID (Name) Neil Motley,
(Title) Chief Financial Officer, this 17th December, 2014.



Jayni Sellers
Notary Public in and for the State of Texas

BILLS PAID AFFIDAVIT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Neil Motley, known to me to be a credible person and Chief Financial Officer of Mario Sinacola Commercial, Ltd., (hereinafter called "Contractor") and who being duly sworn, upon oath declares and acknowledges as follows:

1. I am the duly authorized agent for the said Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated 04/03/2014 between Mario Sinacola Commercial Ltd. and Terrell Market Center, Ltd. (the "Owner"). Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner, TERRELL MARKET CENTER, LTD. in Kaufman County, Texas. Said improvements are more particularly described as TERRELL MARKET CENTER (the "Improvements").
3. Contractor has actual knowledge that all bills owed by Contractor to others for materials supplied or Labor performed in connection with the Improvements have been fully paid and satisfied except for contractual retainage as set out below. Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Contractor's participation in the construction of said "Improvements", Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each lien, and obtain settlement of any such liens and furnish Owner written full release of such liens. Should Contractor be unable to obtain such release, Contractor agrees to fully indemnify and hold harmless the Owner for any and all costs they may incur by reason of such liens.
4. **EXCEPTIONS.** The Contractor specifically accepts from this affidavit its right and entitlement to payment of retainage. Said retainage to be due and payable to Contractor on receipt of LOA and retainage to Subcontractors to be paid by Contractor upon receipt of said retainage from Owner.

EXECUTED THIS 19th day of December, 2014.

MARIO SINACOLA COMMERCIAL LTD.

BY: Neil Motley
Title: Chief Financial Officer

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Neil Motley, Chief Financial Officer, this 19 Dec., 2014.

Jayni Sellers
Notary Public in and for the State of Texas



BILLS PAID AFFIDAVIT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared (Name) Peter Dawson, known to me to be a credible person and (Title) VP of (Sub. Name) RPM xconstruction llc, (hereinafter called "Sub-Contractor") and who being duly sworn, upon oath declares and acknowledges as follows:

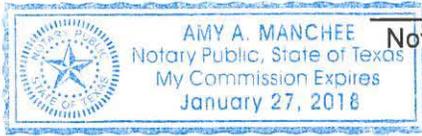
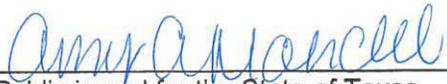
1. I am the duly authorized agent for the said Sub-Contractor, which has authorized me to make this affidavit, and all of the recitations herein are true and correct.
2. Pursuant to an agreement dated 02/27/2014 between (Sub. Name) RPM xconstruction llc and MARIO SINACOLA COMMERCIAL,LTD. (the "Contractor"). Sub-Contractor has supplied materials and performed labor in connection with the construction of improvements upon certain real property owned by the Owner, TERRELL MARKET CENTER, LTD. in Kaufman County, Texas. Said improvements are more particularly described as TERRELL MARKET CENTER (the "Improvements").
3. Sub-Contractor has actual knowledge that all bills owed by Sub-Contractor to others for materials supplied or Labor performed in connection with the Improvements have been fully paid and satisfied except for contractual retainage as set out below. Sub-Contractor does further warrant that should any claim or lien be filed for material supplied or labor performed by virtue of Sub-Contractor's participation in the construction of said "Improvements", Sub-Contractor will immediately furnish a bond pursuant to Texas Property Code, Sections 53.236 through 53.238, for release of each lien, and obtain settlement of any such liens and furnish Owner and Contractor written full release of such liens. Should Sub-Contractor be unable to obtain such release, Sub-Contractor agrees to fully indemnify and hold harmless the Owner and Contractor for any and all costs they may incur by reason of such liens.
4. **EXCEPTIONS.** The Sub-Contractor specifically accepts from this affidavit its right and entitlement to payment of retainage. Said retainage to be due and payable to Sub-Contractor on receipt of LOA and retainage to lower tier subcontractors and suppliers to be paid by Sub-Contractor upon receipt of said retainage from Contractor

EXECUTED THIS January 9, 2014 

RPM xCONSTRUCTION, LLC.

BY: 
Title: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID (Name) Peter Dawson, (Title) VP, this January 9, 2014, 2015.

 
Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.

2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.

3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.

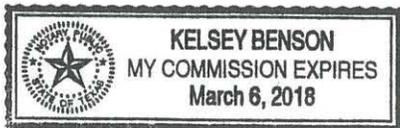
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.

5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.



Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Crossroads Parkway and Medical Drive and Drainage Facilities within Crossroads & Medical Drive

From: FM 148 To: Interstate Highway 20

Type of Project: Roadway Improvements

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen

Title: President

Organization: Oakridge Investments, Inc.

Address: 8350 North Central Expressway, Suite M1020

Dallas, Texas, 75206

Telephone No.: 214-361-2350

Engineer of Record: JB Partners, Inc.

Name: Daniel Dewey

Title: Project Manager

Organization: JB Partners, Inc.

Address: 16301 Quorum Drive, Suite 200B

Addison, Texas 75001

Telephone No.: 972-248-7676

P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee
Title: Director of Operations
Organization: Mario Sinacola Commercial, Ltd
Address: 10950 Research Road Frisco, TX 75033
Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

Date Plans Approved By City Engineer: December 18, 2013

Substantial Completion Date: September 24, 2014

Date of Inspection By City: September 29, 2014

Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.

2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.

3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.

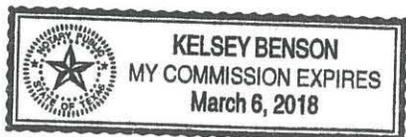
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.

5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.





Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Lighting

From: FM 148 and Crossroads Parkway
To: Medical Drive and Interstate Highway 20

Type of Project: Landscaping/Signage

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen
Title: President
Organization: Oakridge Investments, Inc.
Address: 8350 North Central Expressway, Suite M1020
Dallas, Texas, 75206
Telephone No.: 214-361-2350

Engineer of Record: JBI Partners, Inc.

Name: Daniel Dewey
Title: Project Manager
Organization: JBI Partners, Inc.
Address: 16301 Quorum Drive, Suite 200B
Addison, Texas 75001
Telephone No.: 972-248-7676
P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee
Title: Director of Operations
Organization: Mario Sinacola Commercial, Ltd
Address: 10950 Research Road Frisco, TX 75033
Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

Date Plans Approved By City Engineer: December 18, 2013

Substantial Completion Date: September 24, 2014

Date of Inspection By City: September 29, 2014

Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

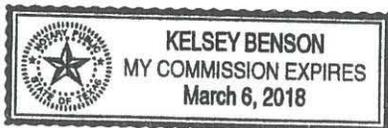
Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.
2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.
3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.
5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.



Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Sewer Under Crossroads Parkway, Medical Drive, & Offsite

From: Existing Lift Station at County Road 305

To: Farm to Market Road 148 and Spur 557 and FM 148 to the end of Crossroads Parkway

Type of Project: Sewer

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen

Title: President

Organization: Oakridge Investments, Inc.

Address: 8350 North Central Expressway, Suite M1020

Dallas, Texas, 75206

Telephone No.: 214-361-2350

Engineer of Record: JBI Partners, Inc.

Name: Daniel Dewey

Title: Project Manager

Organization: JBI Partners, Inc.

Address: 16301 Quorum Drive, Suite 200B

Addison, Texas 75001

Telephone No.: 972-248-7676

P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee

Title: Director of Operations

Organization: Mario Sinacola Commercial, Ltd

Address: 10950 Research Road Frisco, TX 75033

Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

Date Plans Approved By City Engineer: December 18, 2013

Substantial Completion Date: September 24, 2014

Date of Inspection By City: September 29, 2014

Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

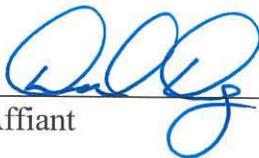
STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

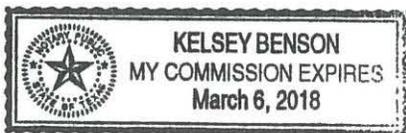
Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.
2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.
3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.
5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.





Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Water under Crossroads Parkway, Medical Drive, & Offsite

From: West side of Farm to Market Road 148

To: Spur 557 and end of Crossroads Parkway

Type of Project: Water

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen

Title: President

Organization: Oakridge Investments, Inc.

Address: 8350 North Central Expressway, Suite M1020

Dallas, Texas, 75206

Telephone No.: 214-361-2350

Engineer of Record: JBI Partners, Inc.

Name: Daniel Dewey

Title: Project Manager

Organization: JBI Partners, Inc.

Address: 16301 Quorum Drive, Suite 200B

Addison, Texas 75001

Telephone No.: 972-248-7676

P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee

Title: Director of Operations

Organization: Mario Sinacola Commercial, Ltd

Address: 10950 Research Road Frisco, TX 75033

Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

Date Plans Approved By City Engineer: December 18, 2013

Substantial Completion Date: September 24, 2014

Date of Inspection By City: September 29, 2014

Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

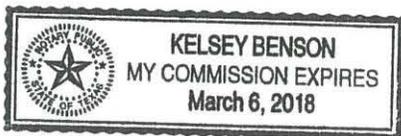
Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.
2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.
3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.
5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.





Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Common On-site Drainage Facilities and Common On-site Drainage Earthwork

From: Farm to Market Road 148 along and north of Crossroads Parkway

To: End of Crossroads Parkway, Medical Drive, and Interstate Highway 20 frontage road

Type of Project: Drainage

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen

Title: President

Organization: Oakridge Investments, Inc.

Address: 8350 North Central Expressway, Suite M1020

Dallas, Texas, 75206

Telephone No.: 214-361-2350

Engineer of Record: JBI Partners, Inc.

Name: Daniel Dewey

Title: Project Manager

Organization: JBI Partners, Inc.

Address: 16301 Quorum Drive, Suite 200B

Addison, Texas 75001

Telephone No.: 972-248-7676

P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee
Title: Director of Operations
Organization: Mario Sinacola Commercial, Ltd
Address: 10950 Research Road Frisco, TX 75033
Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

Date Plans Approved By City Engineer: December 18, 2013

Substantial Completion Date: September 24, 2014

Date of Inspection By City: September 29, 2014

Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

STATE OF TEXAS

COUNTY OF KAUFMAN

Engineer of Record's Affidavit of Completion

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. The Affiant is Daniel Dewey, the Engineer of record for the Project known as **Infrastructure Plans for Terrell Market Center**, located at Crossroads Parkway and Farm to Market Road 148, and is authorized to make this Affidavit.

2. The improvements required have been completed in accordance with the plans and specifications as approved by the City Engineer.

3. General Contractor has been paid in full and has provided an Affidavit that all subcontractors, laborers, and material men have been paid in full for all labor and materials for the construction of improvements on the Property, except any retainage contingent upon acceptance by City. Further, that retainage payment shall be paid in full upon acceptance of improvements by City.

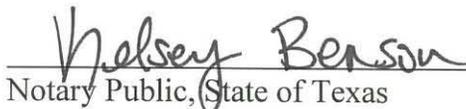
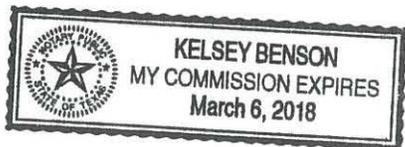
4. Maintenance Bond will be provided as per Section 6.9 of the City of Terrell Subdivision Regulations to be effective beginning on the date of execution of Letter of Satisfactory Completion.

5. All statements in the Engineer of Record's Application for a City of Terrell Certificate of Final Completion of Public Infrastructure are true and correct to the best of his knowledge and belief as set forth on Exhibit "A".



Affiant

SUBSCRIBED AND SWORN TO before me on the 19 day of December, 2014, by Daniel Dewey, Affiant.



Notary Public, State of Texas

Exhibit "A"

**Engineer of Record's Application For A City of Terrell
Certificate of Final Completion Of Public Infrastructure**

Date: 12-19-2014

Name of Project:

INFRASTRUCTURE PLANS FOR TERRELL MARKET CENTER

Natural Gas access to 90 acre site, including measuring station

From: Farm to Market Road 148 along and north of Crossroads Parkway

To: End of Crossroads Parkway, Medical Drive, and Interstate Highway 20 frontage road

Type of Project: Private Utilities

Date of Project: May 2014 – December 2014

Development Agreement Date: November 5, 2013

Developer: Terrell Market Center, Ltd.

Name: George Allen

Title: President

Organization: Oakridge Investments, Inc.

Address: 8350 North Central Expressway, Suite M1020
Dallas, Texas, 75206

Telephone No.: 214-361-2350

Engineer of Record: JB Partners, Inc.

Name: Daniel Dewey

Title: Project Manager

Organization: JB Partners, Inc.

Address: 16301 Quorum Drive, Suite 200B
Addison, Texas 75001

Telephone No.: 972-248-7676

P. E. License No: 93961

General Contractor: Mario Sinacola Commercial, Ltd

Name: Jim McKee

Title: Director of Operations

Organization: Mario Sinacola Commercial, Ltd

Address: 10950 Research Road Frisco, TX 75033

Telephone No.: 214-387-3988

Legal Description: part of John C. Hale Survey, Abstract No. 202, Terrell Market Center, Ltd. Document No. 2007-00027414, Kaufman County Deed Records.

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Date of As-Builts Submission (per Section 6.9 Subdivision regulations): October 2, 2014

Date of Submission of General Contractor's Affidavit of Bills Paid, including all Applicable Sub-Contractor Lien Waivers: December 19, 2014

**STATE OF TEXAS
COUNTY OF KAUFMAN**

LETTER OF SATISFACTORY COMPLETION

The undersigned City Engineer of the City of Terrell, Texas, hereby determines that the public improvements designated as the **INFRASTRUCTURE PLANS for TERRELL MARKET CENTER** have been satisfactorily completed and accepted by the City of Terrell, Texas, on this date.

That the applicable maintenance bonds have been provided to the City of Terrell beginning the date of the execution of this Letter of Satisfactory Completion.

City Engineer

SUBSCRIBED AND SWORN TO before me on the ____ day of _____, 2015, by

City Engineer

Notary Public, State of Texas