

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Councilmember
David Brundage, Councilmember



Carl E. Gierisch, Jr., Mayor

Brian Darby, Councilmember
Hogan Page, Councilmember
David Thompson, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**NOVEMBER 25, 2025
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on October 28, 2025.
2. Consider approval of an easement acquisition offer between the Trinity River Authority (TRA) and the City of Roanoke for property located 2498 Roanoke Road, Roanoke, Tarrant County and 501 Roanoke Road, Roanoke, Denton County, William Huff Survey Abstract No. 648, Texas,



**AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL**

**November 25, 2025
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for the sum of forty-six thousand one hundred fourteen Dollars (\$46,114.00).

3. Consider approval of an easement acquisition offer between the Trinity River Authority (TRA) and the City of Roanoke for property located SH 114, William R Kelsey Survey, Abstract No. 705, Lot 2 Block 1, Slaughter Ranch Addition, Roanoke, Denton County, Texas, for the sum of one thousand two hundred sixty Dollars (\$1,260.00).
4. Consider approval of an amendment to the Municipal Landscape Maintenance Agreement with TXDOT concerning the installation, operation and maintenance of improved landscaped medians located on Hwy 377 from BN 114 to Hwy 114.
5. Consider approval to award a contract to KPOST Company for the replacement of the Recreation Center roof for an amount not to exceed three hundred fifty thousand dollars (\$350,000.00).
6. Consider approval of a contract with RTEL Construction to provide fiber optic network connection from the Denton County radio tower site off of Independence Parkway to Roanoke City Hall.

E. NEW BUSINESS

1. Consideration and action on approval of a façade grant application from Anish Chauhan and Roshan Bimali, business and property owners of of Jab & Jacs located at 115 North Oak Street, Roanoke, TX 76262.
2. Consideration and action on approval of a façade grant application from Sage Sakiri of Chef's House located at 400 N Oak Street, Roanoke, TX 76262.

F. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.071 and Section 551.087

To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:



**AGENDA FOR THE MEETING
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**November 25, 2025
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- Second Amendment to License Agreement with 114 Development Group, LLC, concerning the Sports Complex

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

Section 551.071 and Section 551.087

To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Second Amendment to License Agreement with 114 Development Group, LLC, concerning the Sports Complex

The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

G. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, November 18, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRAILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
OCTOBER 28, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Council Members: Hogan Page, David Brundage, Brian Darby, David Thompson, and Bryan Moyers; City Manager Cody Petree, Executive Assistant Babette Welch, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Chief of Police Jeff Williams, Fire Chief Chris Addington, Parks and Recreation Director Ray McDonald, Public Works Director Shawn Wilkinson, Library Director Kelly Holt, Economic Development Manager Siale Langi, Events Manager Michael Davenport, Development Services J.R. Hames, and Public Engagement Manager Sandra Pettigrew.

ABSENT: Mayor Pro Tem Holly Gray.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Events Manager Michael Davenport announced the upcoming events:

- Trick or Treat on Oak Street – Friday, October 31st from 5:00 p.m. to 8:00 p.m.
- Veterans Day Parade and Car Show – Saturday, November 8th starting at 12:00 p. m.
- Hometown Holiday – Saturday, December 6th from 12:00 p.m. to 8:00 p.m.
- First Responders Breakfast with Santa – Saturday, December 13th at the Community Center.

Chief of Police Jeff Williams announced the grand opening of the New Police/Municipal Court Facility will be held on Thursday, November 6th starting at 10:00 a.m.

Mayor Gierisch wished all of the first responders, "Happy First Responders Day!"

City Manager Cody Petree announced there will be no City Council meeting during the month of November due to the holidays.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**October 28, 2025
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C. PUBLIC INPUT

No one wished to speak.

D. PRESENTATION

1. Mayor Gierisch swore in Firefighter / EMT Logan Smith, Firefighter / Paramedic Kyle Havens, and Firefighter / EMT Jonathan Ortiz as new firefighters of Roanoke Fire Department.

E. PROCLAMATION

1. Mayor Gierisch read a proclamation declaring the Month of November as Alzheimer's Awareness Month

F. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on October 14, 2025.
2. Consider approval of an Assignment of Parking Lot Lease Agreement between the City of Roanoke, First Baptist Church—Roanoke, and Crown and Cross Church for property located in Block 11, Lots 20 and 21, O.T. Roanoke. The property is generally located at the southwest corner of Rusk Street and Pine Street.
3. Consider approval of a contract between the City of Roanoke and Tarrant County ESD No. 1 for Fire and EMS services.
4. Consider approval of an Interlocal Agreement between the City of Roanoke and Denton County for Fire and EMS services in unincorporated area.
5. Consider approval on adoption of an Investment Policy for the City of Roanoke, Texas.

Motion made by David Thompson second by Hogan Page to approve Consent Agenda Items 1 through 5.

Motion carried unanimously.

G. NEW BUSINESS



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL**

**October 28, 2025
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1. Motion made by Bryan Moyers second by David Thompson to approve ratifying Ordinance No. 2025-119, amending Appendix A - Fee Schedule of the City of Roanoke Code of Ordinances.

Motion carried unanimously.

2. Motion made by David Thompson second by Bryan Moyers to approve a Site Plan (SP-2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041-acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

Motion carried unanimously.

3. Motion made by Bryan Moyers second by David Brundage to approve a Site Plan (SP-2025-08) request from the City of Roanoke for a new parking garage to be located on an approximate 0.902-acre parcel, being a part of OT Roanoke, Block 5 Lot 15R, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and between Main Street and Bowie Street.

Motion carried unanimously.

H. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:29 P.M.

Sections 551.071 and 551.087

To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Hotel Master Development Agreement and Qualified Management Agreement

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 9:01 P.M.

1. **Section 551.071 and 551.087 of the TEXAS GOVERNMENT CODE** To receive legal advice from City Attorney and discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business



MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE CITY COUNCIL

October 28, 2025
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prospect and to deliberate the offer of a financial or other incentive to the business prospect, regarding:

- Hotel Master Development Agreement and Qualified Management Agreement.

Motion made by David Thompson second by David Brundage to approve a Master Development Agreement with Garfield Public/Private LLC on the terms discussed in executive session, and subject to revisions deemed necessary by City staff, City Attorney, or City Consultants.

Motion carried unanimously.

I. **ADJOURNMENT**

Motion made by David Thompson second by Brian Darby to adjourn the meeting at 9:02 p.m.

Motion carried unanimously.

Carl E. "Scooter" Gierisch, Jr., Mayor

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Trinity River Authority Easement Acquisition — Roanoke Road

MEETING DATE: November 25, 2025

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval of an easement acquisition offer between the Trinity River Authority (TRA) and the City of Roanoke for property located 2498 Roanoke Road, Roanoke, Tarrant County and 501 Roanoke Road, Roanoke, Denton County, William Huff Survey Abstract No. 648, Texas, for the sum of forty-six thousand one hundred fourteen Dollars (\$46,114.00).

INFORMATION:

The Trinity River Authority is requesting an easement acquisition from the City of Roanoke for property located 2498 Roanoke Road, Roanoke, Tarrant County and 501 Roanoke Road, Roanoke, Denton County, William Huff Survey Abstract No. 648, Texas, for the sum of forty-six thousand one hundred fourteen Dollars (\$46,114.00).

Trinity River Authority is preparing to relocate and expand a lift station, replace a metering station and construct approximately 10,000 linear feet of pipeline to accommodate current and projected needs in the Cade Branch Interceptor System.

STAFF RECOMMENDATION:

Staff recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

Forty-six thousand one hundred fourteen Dollars (\$46,114.00).

ATTACHMENTS:

1. Easement Acquisition Roanoke Road

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.

Denton Creek Regional Wastewater System
15CB-1 Cade Branch Lift Station, East Leg Interceptor and Force Main Improvements
Parcel No. 5

**TRINITY RIVER AUTHORITY OF TEXAS
TEMPORARY CONSTRUCTION EASEMENT**

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

That the **CITY OF ROANOKE**, Grantor herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS**, a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, Grantee herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to Grantee an exclusive temporary construction easement as described in the attached Exhibit A, over, across, under and through the lands of Grantor, lying and being situated in Tarrant County, Texas, for the purposes of construction, construction staging and storage of materials. Grantee may exercise its rights in and to said easement without disturbance or interference by the Grantor or other third-parties for reasons of safety and efficiency during construction. The temporary construction easement thus granted shall terminate at such time as the construction of such sanitary sewer system is completed and the work is accepted by the Grantee.

TO HAVE AND TO HOLD the above-described easement, with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto, anywise belonging unto the said Grantee, its successors and assigns until the completion of construction of improvements on adjacent land and acceptance by Grantee; and Grantor does hereby bind itself, its successors and assigns, to warrant and to forever defend all and singular the premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

(Signatures Appear on the Following Page)

WITNESS MY HAND this the _____ day of _____, 20____.

GRANTOR:
CITY OF ROANOKE

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

BEFORE ME, the undersigned authority on this day personally appeared

(Name and Title)

of the **CITY OF ROANOKE**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 20____.

Notary Public in and for the
State of Texas

EXHIBIT "A"
DENTON CREEK REGIONAL WASTEWATER SYSTEM
15CB-1 CADE BRANCH LIFT STATION, EAST LEG
INTERCEPTOR AND FORCE MAIN IMPROVEMENTS
PARCEL NO. 5-TCE

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM HUFF SURVEY ABSTRACT NO. 648
CITY OF ROANOKE
TARRANT COUNTY, TEXAS

Being a temporary construction easement situated in the William Huff Survey Abstract No. 648, City of Roanoke, Tarrant County, Texas, and being a portion of Lot 1, Block 1 of Roanoke Community Facilities Addition, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet W, Page 53 of the Plat Records of Denton County, Texas, said Lot 1 being a called 17.52 acre tract of land conveyed to The City of Roanoke as recorded in Volume 4473, Page 236 of the Deed Records of Denton County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for east corner of Lot 1, Block A of TCAR Addition, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet X, Page 424 of said Plat Records and the most southerly southwest corner of Lot 1, Block 1 of Watermark Apartment Homes, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet T, Page 295 of said Plat Records, said calculated point being in the north line of a called 54.185 acre tract of land described as Tract II conveyed to 170 Retail Associates, LTD as recorded in Instrument No. D205325970 of the Official Public Records of Tarrant County, Texas, from which a 5/8 inch iron rod with cap stamped "CSM INC" found for reference bears North 04 degrees 09 minutes 34 seconds East, a distance of 0.37 feet; **THENCE** North 89 degrees 42 minutes 44 seconds East, with the south line of said Lot 1, Block 1 of Watermark Apartment Homes and the north line of said called 54.185 acre tract of land, a distance of 326.49 feet to a 5/8 inch iron rod with cap stamped "CSM INC" found for the southeast corner of said Lot 1, Block 1 of Watermark Apartment Homes and the most northerly northeast corner of said called 54.185 acre tract of land, said 5/8 inch iron rod with cap stamped "CSM INC" being in the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition; **THENCE** South 00 degrees 01 minutes 28 seconds West, with the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an east line of said called 54.185 acre tract of land, a distance of 136.20 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,045,444.28 and E=2,357,639.48;

THENCE South 84 degrees 44 minutes 02 seconds East, a distance of 537.88 feet to a calculated point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 30.13 feet to a calculated point for corner;

THENCE South 84 degrees 44 minutes 02 seconds East, a distance of 44.42 feet to a calculated point for corner in the east line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and the west line of Roanoke Road (variable width right-of-way);

(Exhibit "A") Page 1 of 4

THENCE South 00 degrees 06 minutes 07 seconds West, with the east line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and the west line of said Roanoke Road, a distance of 10.04 feet to a calculated point for the southeast corner of said Lot 1, Block 1 of Roanoke Community Facilities Addition, said calculated point being in a northeasterly line of said called 54.185 acre tract of land;

THENCE North 84 degrees 44 minutes 02 seconds West, with the south line of said Lot 1, Block 1 of Roanoke Community Facilities Addition, a north line of said called 54.185 acre tract of land, a distance of 582.32 feet to a calculated point for the southwest corner of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an interior ell corner of said called 54.185 acre tract of land;

THENCE North 00 degrees 02 minutes 38 seconds East, with the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an east line of said called 54.185 acre tract of land, a distance of 40.16 feet to the **POINT OF BEGINNING**, and containing 21,959 square feet or 0.504 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

November 04, 2024
Revised: November 18, 2024
Revised: January 03, 2025
Revised: March 25, 2025

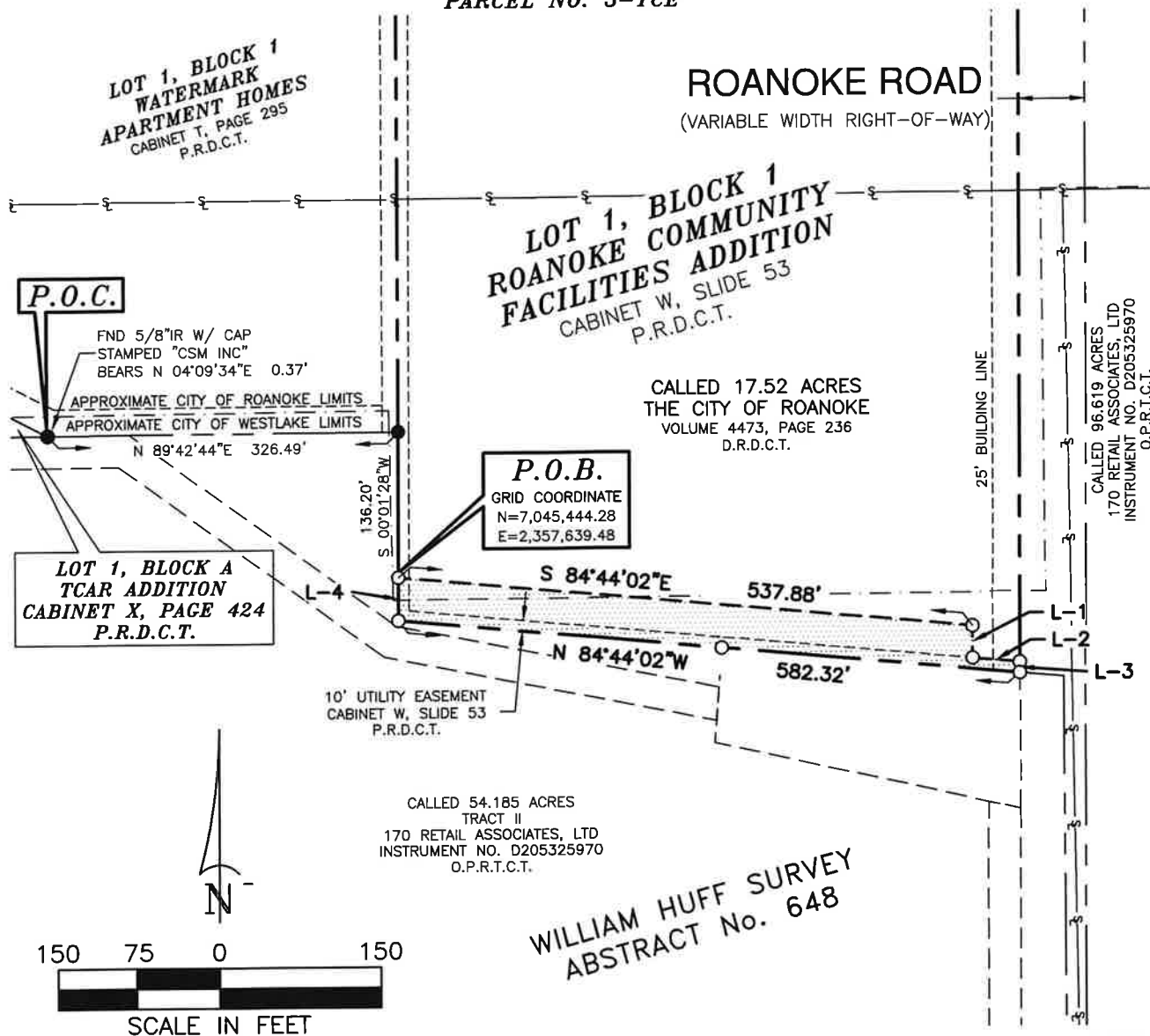



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

(Exhibit "A") Page 2 of 4

EXHIBIT "A"

PARCEL NO. 5-TCE



REVISED: NOVEMBER 25, 2024
REVISED: JANUARY 03, 2025 REVISED: MARCH 25, 2025



Trinity River Authority of Texas

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

DENTON CREEK REGIONAL WASTEWATER SYSTEM
15CB-1 CADE BRANCH LIFT STATION, EAST LEG
INTERCEPTOR AND FORCE MAIN IMPROVEMENTS

PARCEL NO. 5-TCE TEMPORARY CONSTRUCTION EASEMENT

OWNER: THE CITY OF ROANOKE

SURVEY: WILLIAM HUFF SURVEY, ABSTRACT NO. 648

SUBDIVISION: ROANOKE COMMUNITY FACILITIES ADDITION

LOCATION: CITY OF ROANOKE, TARRANT COUNTY, TEXAS

EASEMENT ACQUISITION AREA: 21,959 SQUARE FEET OR 0.504 ACRES

WHOLE PROPERTY ACREAGE: 17.52 ACRES (BY DEED)

G&A JOB NO. MEAD2301.00

DRAWN BY: BM

CAD FILE: P5_TCE_R03.DWG

DATE: NOVEMBER 04, 2024

EXHIBIT A PAGE 3 OF 4

SCALE: 1" = 150'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM NO. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

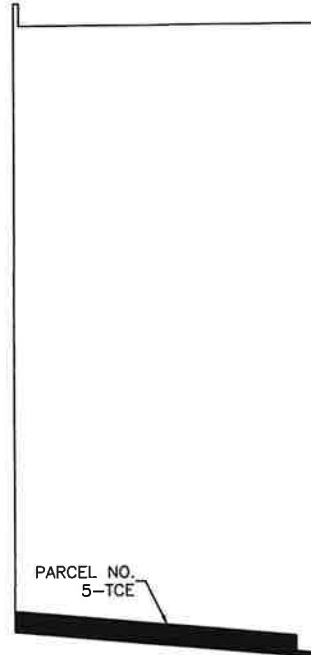
EXHIBIT "A"

PARCEL NO. 5-TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- &——— SURVEY/ABSTRACT LINE
- · - · - · - CITY LIMITS LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°00'00"E	30.13'
L-2	S 84°44'02"E	44.42'
L-3	S 00°06'07"W	10.04'
L-4	N 00°02'38"E	40.16'



- NOTES:
1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

SUBJECT TRACT &
LOCATION OF EASEMENT

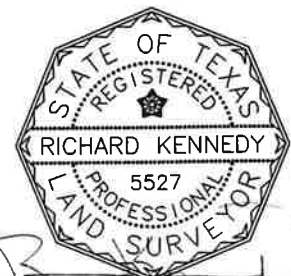
REVISED: NOVEMBER 25, 2024
REVISED: JANUARY 03, 2025
REVISED: MARCH 25, 2025



Trinity River Authority of Texas

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

**DENTON CREEK REGIONAL WASTEWATER SYSTEM
15CB-1 CADE BRANCH LIFT STATION, EAST LEG
INTERCEPTOR AND FORCE MAIN IMPROVEMENTS**



PARCEL NO. 5-TCE | TEMPORARY CONSTRUCTION EASEMENT

OWNER: THE CITY OF ROANOKE

SURVEY: WILLIAM HUFF SURVEY, ABSTRACT NO. 648

SUBDIVISION: ROANOKE COMMUNITY FACILITIES ADDITION

LOCATION: CITY OF ROANOKE, TARRANT COUNTY, TEXAS

EASEMENT ACQUISITION AREA: 21,959 SQUARE FEET OR 0.504 ACRES

WHOLE PROPERTY ACREAGE: 17.52 ACRES (BY DEED)

G&A JOB NO. MEAD2301.00

DRAWN BY: BM

CAD FILE: P5_TCE_R03.DWG

DATE: NOVEMBER 04, 2024

EXHIBIT A PAGE 4 OF 4

SCALE: 1" = 150'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



June 4, 2025

Mark Thigpen
Land Rights Manager
Trinity River Authority- Land Rights Department
5300 S. Collins
Arlington, TX 76018

Re: Appraisal of a proposed 0.5040 acre (21,959 square feet) temporary construction easement, located at 501 and 2498 Roanoke Road, Town of Roanoke, Denton and Tarrant County, Texas
Project: Denton Creek Regional Wastewater System 15CB-1 Cade Branch Lift Station, East Leg Interceptor and Force Main Improvements
Owner: The City of Roanoke
Parcel: 5

Dear Mr. Thigpen:

As requested, we have prepared the following Appraisal Report of the above referenced property to arrive at an opinion of market value and total compensation for the proposed easement acquisition. The property is more specifically described in the following appraisal report.

Based on a thorough investigation of the market, it is my opinion that the total compensation of the subject property to be acquired, as of April 29, 2025, is as follows:

\$46,114.00

Your attention is invited to the attached definitions, data, discussion, analysis, certificate, and limiting conditions which are an integral part of this report. This cover letter is not an appraisal.

Respectfully submitted,

Angel Valuation Services, LP

A handwritten signature in blue ink that reads 'Jim D. Larsen'.

Jim D. Larsen
State Certified General Real Estate Appraiser
Certificate No. TX-1380472-G

A handwritten signature in blue ink that reads 'Kevin D. Angel'.

Kevin D. Angel
State Certified General RE Appraiser
Certificate No. TX-1323304-G

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Denton Creek Regional Wastewater System 15CB-1 Cade Branch Lift Station, East Leg Interceptor and Force Main Improvements

Parcel 5 The City of Roanoke

Whole Property

Location:	501 and 2498 Roanoke Road
Legal Description:	William Huff Survey, Abstract No. 648, and being a portion of Lot 1, Block 1 of Roanoke Community Facilities Addition, an addition to the City of Roanoke
Property Tax Number(s):	68375 (Denton County) and 40778258 (Tarrant County)
Date of Inspection:	April 29, 2025
Effective Date of the Appraisal:	April 29, 2025
Date of the Report:	June 4, 2025
Owner of Record:	The City of Roanoke
Land Area:	17.5200 Acres (763,171 square feet)
Zoning:	PUB, Public Use
Utilities:	Electric, Water, Sewer
Floodplain:	95% Zone X, 5% Zone A
Easements:	No adverse easements noted. The subject property is encumbered by standard utility easements, which are not believed to adversely affect development of the subject property.
Highest and Best Use:	Commercial Use
Estimated Exposure Time:	6-12 months
Indicated Market Value:	\$10.50 per Square Foot

SUMMARY OF COMPENSATION

SUMMARY OF COMPENSATION						
PARCEL 5						
THE CITY OF ROANOKE						
Subject Whole Property - 17.52 AC						\$8,013,296
<i>Land</i>	17.52 AC (763,171 SF) @	\$10.50	per SF		\$8,013,296	
<i>Improvements</i>					\$0	
Partial Acquisition - 0.00 AC						\$0
<i>Improvements</i>					\$0	
Remainder Before Acquisition - 17.52 AC						\$8,013,296
Remainder After Acquisition - 17.52 AC						\$8,013,296
<i>Unencumbered Land</i>	17.52 AC (763,171 SF) @	\$10.50	per SF		\$8,013,296	
<i>Improvements</i>					\$0	
Net Damages						\$0
Temporary Construction Easement - 0.504 AC						\$46,114
TCE	0.504 AC (21,959 SF) @	\$10.50	per SF	@ 10% x 2 years	\$46,114	
Cost to Cure						\$0
TOTAL COMPENSATION						\$46,114

SCOPE OF THE APPRAISAL

1. **Property Identification.** I have relied on information (such as a survey or plat) provided by the client regarding the site data and other details of the subject property. As a result, this appraisal is based on the assumption that this information is correct.
2. **Inspection of Tangible Property.** The appraiser sent a certified letter to the property owner, The City of Roanoke, on April 17, 2025, and the letter receipt returned dated April 23, 2025. The appraiser emailed the owner regarding the inspection. As the subject property is a public park, an inspection was performed on April 29, 2025, and the appraiser was unaccompanied.
3. I am not qualified to detect or identify hazardous substances, which may or may not be present on, in or near the subject property. The presence of hazardous materials may negatively affect market value. However, I am not aware of any environment problems and I valued the subject property assuming that none are present. No responsibility is assumed for any such conditions or for any expertise or engineering required to detect or discover them. I urge the user of this report to obtain the services of specialists for the purpose of conducting inspections, engineering studies or environmental studies. If an environmental study reveals any contamination or other environmental problem, I reserve the right to change my opinion of value of the subject property and total market value based on those findings.

In the event that I appraise any improvements in this report, my inspection deals only with valuation issues. I am not an engineer and am not qualified to assess structural integrity or the adequacy and condition of their mechanical, electrical, or plumbing components. This appraisal is not a property condition report and should not be relied upon to disclose any conditions present in the property, and it does not guarantee this property to be free of defects. I am not a licensed inspector and I did not make an "inspection" of the improvements as defined by any state or federal regulations for real estate inspections.

While I refer to FEMA Flood Maps, I am not a surveyor and am not qualified to make flood plain determinations, and I recommend that a qualified party be consulted regarding flood plain or wetland conditions before any investment decision is made.

4. **The Type and Extent of Data Researched.** I conducted a market study of real estate activity in the vicinity of the subject property. This investigation included the collection of sales, offerings, and other developments which have occurred in this market. Vacant land sales were collected. The sources of my data include CoStar.com, LoopNet.com, the MetroTex Association of Realtor's Multiple Listing Service, my own database, real estate brokers and salespersons, real estate appraisers, and other knowledgeable individuals in the local real estate market. Additional details of the comparable sales were obtained from Denton and Tarrant County deed records and the Denton and Tarrant County Appraisal Districts. I verified information about the various transactions with sources deemed reliable.

5. The Type and Extent of Analysis Applied. The scope of this assignment is to form an opinion of market value for the subject property. The problem to be solved is identified in the following pages of this appraisal report. I developed an opinion of value using one of the three usual approaches to value, namely the Sales Comparison Approach. Specifically, I appraised the subject vacant land as if it were being put to its highest and best use. The main improvements are not impacted by the acquisition and have not been valued within this report. I have employed the recognized methods and techniques that are necessary to produce a credible appraisal.
6. Extent of Significant Real Property Appraisal Assistance. Shelby Angel assisted in data collection and writing the appraisal report.
7. General. It has been my intention to prepare this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, and the Code of Ethics and Standards of Professional Practice of the Appraisal Institute.

Engineering studies, ADA determinations, surveys, title reports, flood plain determinations, and environmental audits are beyond the scope of this appraisal.

REPORT FORMAT

This report is intended to conform to the Appraisal Report format in compliance with Standards Rule 2-2(a) of The Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation, the Standards of Professional Practice and the Code of Professional Ethics of the Appraisal Institute, except as they may conflict with State and Federal regulations regarding the appraisal of properties involved with the power of eminent domain for land acquisitions. When applicable, the report is prepared in strict accordance with the URA appraisal requirements. This opinion of value is subject to the Assumptions and Limiting Conditions that are included in the attached report. There is additional supporting documentation contained within the appraisal files.

PROPERTY RIGHTS APPRAISED

The property rights being appraised in this report consist of a fee simple estate and easement. Fee Simple Estate is defined by *The Dictionary of Real Estate Appraisal*, Seventh Edition, copyright 2022, page 73, by the Appraisal Institute as being:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

"Easement" is defined in *The Dictionary of Real Estate Appraisal*, Seventh Edition, copyright 2022 page 58, as follows:

"The right to use another's land for a stated purpose."

INTENDED USE OF THE APPRAISAL

This report is intended for use only by the Trinity River Authority and their representatives in planning purposes for the Denton Creek Regional Wastewater System 15CB-1 Cade Branch Lift Station, East Leg Interceptor and Force Main Improvements development project. Use of this report by others is not intended by the appraiser. This report is not intended for any other use.

IDENTITY OF CLIENT

The Trinity River Authority is the client.

DATE OF REPORT

The date of the report is June 4, 2025.

EFFECTIVE DATE OF THE APPRAISAL

My opinion of market value is effective as of April 29, 2025, which is the most recent date of inspection.

DEFINITION OF MARKET VALUE

Market value is defined by *City of Austin v. Cannizzo*, 267 S.W. 2d 808 (Tex 1954) as being:

“The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.”

EXPOSURE TIME

Based on discussions with real estate brokers regarding the amount of time required to sell properties similar to the subject, I believe a reasonable exposure time is 6 to 12 months.

COMPETENCY PROVISION

I am competent to accept this appraisal assignment based on my education and experience in appraising properties for market value determination as well as my knowledge of the local real estate market. Significant time has been spent in the collection and analysis of sales, rents, local costs, and demographics in order to obtain the necessary understanding of the local market.

CERTIFICATE OF VALUE

We certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).
- Jim D. Larsen and Dorrien Himes made a personal inspection of the subject of this report on April 29, 2025, and the appraisers were unaccompanied by the property owner. Kevin D. Angel did not inspect the property.
- Shelby Angel provided significant real property appraisal assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We have performed no appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- as of the date of this report, Jim D. Larsen has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

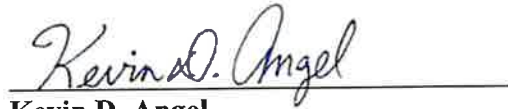
- as of the date of this report, Kevin D. Angel has completed the continuing education program for Designated Members of the Appraisal Institute.
- Jim D. Larsen and Kevin D. Angel are state certified by the State of Texas as a General Real Estate Appraiser.

The following report concludes the estimated market value of the fee simple estate, of the surface estate only, of the subject property, as of April 29, 2025, as follows:

\$46,114.00



Jim D. Larsen
State Certified General RE Appraiser
Certificate No. TX-1380472-G



Kevin D. Angel
State Certified General RE Appraiser
Certificate No. TX-1323304-G

June 4, 2025
Date Signed

June 4, 2025
Date Signed

ASSUMPTIONS AND LIMITING CONDITIONS

That the date of value to which the opinions expressed in this report apply is set forth in the Letter of Transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

That no opinions are intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in this report.

That no opinion as to title is rendered. Name of ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable and no encroachment or real property improvement is assumed to exist.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within this report. They should not be considered as surveys or relied upon for any other purpose.

That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.

The property is appraised as though free and clear, under responsible ownership, and competent management. All existing liens and encumbrances have been disregarded.

Unless otherwise stated herein, all of the improvements previously described were considered operational and in good condition.

Unless stated otherwise in this report, no presence of hazardous materials on or in the property was observed by the appraiser. The appraiser has no information on the existence of such materials and is not qualified to detect same. The presence of such materials on or in the property could affect the appraiser's opinion of market value. However, the value opinion stated herein is based on the assumption that no hazardous materials are present on or in the property, and the appraiser accepts no responsibility for determining such condition. The client is urged to retain an expert in this field if there is any question as to the existence of hazardous material.

Any information furnished to me by others is believed to be reliable, but I assume no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right to publication, nor may it be used for any purpose, by any but the intended user, without the previous written consent of the appraiser or the intended user and, in any event, only in its entirety.

This appraisal does not require me to give testimony in court or attend on its behalf unless arrangements have been previously made therefore.

The distribution of the total valuation in this report between land and improvements apply only under the existing programs of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

The value is reported in dollars on the basis of the currency prevailing at the date of this appraisal.

I have no present or contemplated interest in the property appraised.

My compensation for making this appraisal is in no manner contingent upon the value reported.

That the appraiser assumes no responsibility for determining if the property lies within a flood hazard area and its consequences to the property. It is advised that a Topographic Survey be obtained and local officials be contacted.

That my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

The appraisal of the Whole Property considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property except the influence of the proposed project. This exception was made under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice.

The appraisal of the Remainder considered all factors willing knowledgeable buyers and sellers would consider in negotiating the purchase price of the property including the use to which the part taken is to be put and the effects of the condemnation but excluded the effects of all non-compensable elements. Such exclusion is permitted under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice. This valuation involves a hypothetical condition that is typical appraisal practice in eminent domain situations.

A plat and metes and bounds description of the proposed acquisition were provided by the client.

Information received from the client pertaining to the size and description of the subject property is assumed to be correct. Additional information, which assisted us in the production of this appraisal, has been retained in our files.

There are no other limiting conditions contained in this report other than the ones listed above.

EXTRAORDINARY ASSUMPTIONS

The subject whole property is zoned PUB, Public Use. It should be noted that this designation does not appear in any zoning documents that are available online. The appraiser emailed the city for documentation on this district, and the city stated that they did not have any further documentation. It is common for city owned property to be used for public purposes and to be zoned as such. Therefore, the appraiser is unaware of any special restrictions that this zoning category would place on the property. As such, the property is appraised under the extraordinary assumption that it could easily be rezoned for development if it were a vacant property on the open market.

SUBJECT PROPERTY PHOTOS



LOOKING EAST AT TEMPORARY CONSTRUCTION EASEMENT AREA



LOOKING EAST AT TEMPORARY CONSTRUCTION EASEMENT



LOOKING WEST AT TEMPORARY CONSTRUCTION EASEMENT AREA



LOOKING AT FITNESS COURT (NOT WITHIN EASEMENT)



LOOKING WEST AT TEMPORARY CONSTRUCTION EASEMENT AREA



LOOKING AT HISTORIC WELL (NOT IN ACQUISITION)



LOOKING EAST AT TEMPORARY CONSTRUCTION EASEMENT



LOOKING NORTH ALONG ROANOKE ROAD (SUBJECT PROPERTY ON LEFT)



GOOGLE EARTH AERIAL

**PROPERTY BOUNDARY OUTLINED IN YELLOW
PROPOSED TEMPORARY CONSTRUCTION EASEMENT OUTLINED IN BLUE
(APPRAISER'S ESTIMATE)**

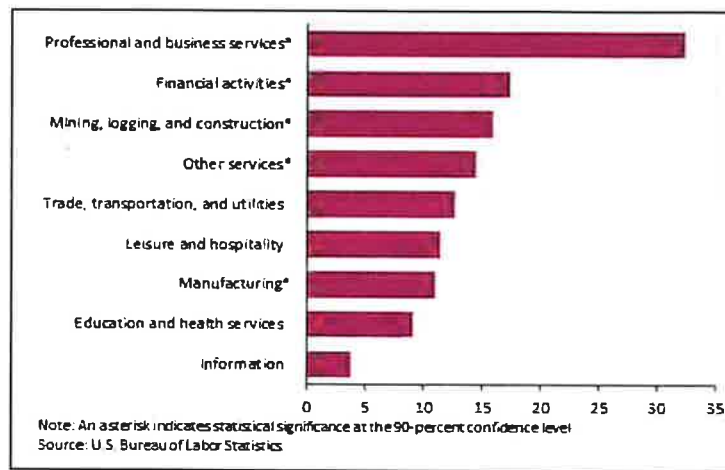
Page 17

DFW AREA ANALYSIS

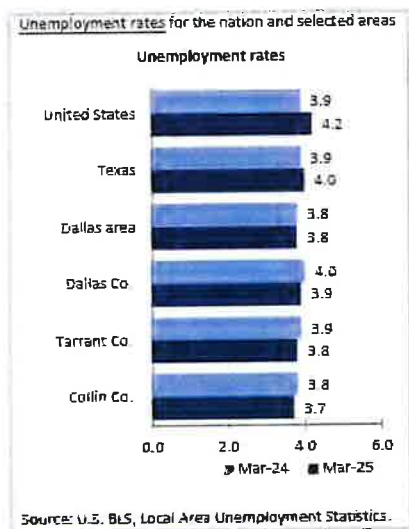


The subject property's market area is considered to be the Dallas-Fort Worth-Arlington Metropolitan Statistical Area, (DFW MSA) which is comprised of the Dallas-Plano-Irving Metropolitan Division (Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman, and Rockwall Counties) and the Fort Worth-Arlington Metropolitan Division (Johnson, Parker, Tarrant, and Wise Counties). The 2023 US Census Bureau population estimate for the DFW MSA is 8,100,037, an approximate 26.7 percent increase over the 2010 census. This amounts to an annual increase of approximately 2.06 percent. The DFW MSA is the largest metropolitan statistical area in Texas and the fourth largest in the United States. The area is also known as the Dallas-Fort Worth Metroplex. The DFW MSA has a total land area of 9,284 square miles.

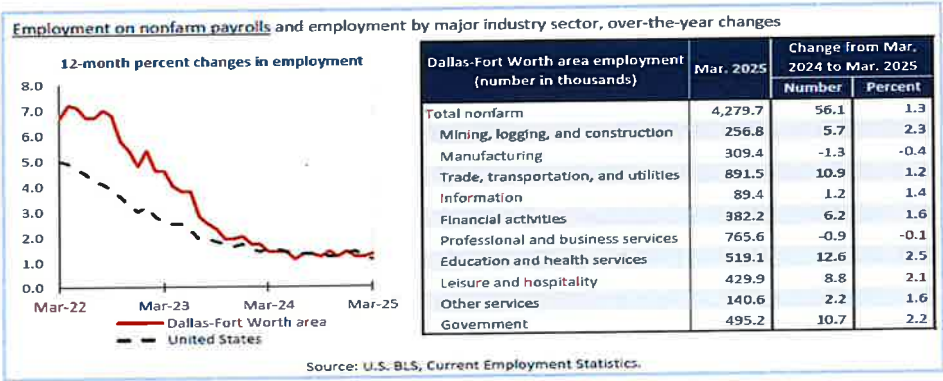
According to the Texas Workforce Commission, the DFW MSA civilian labor force as of year-end 2023 was 4,406,400, representing an increase over the July 2022 civilian labor force of 4,250,500 of approximately 3.90 percent. The labor force as of March 2025 was 4,534,838 which equates to a 1.9 percent increase year-over-year. The Bureau of Labor Statistics stated in 2019 that, among the 12 largest metropolitan areas of the country, the DFW MSA has consistently ranked first in both rate of job growth and number of new jobs added. The following chart shows job growth by industry through 2023.



Prior to February 2020, the DFW MSA unemployment rate had steadily decreased as the economy and job market strengthened, reaching a low rate of 3.1 percent according to the U.S. Bureau of Labor Statistics. In March 2020, the COVID-19 pandemic caused an economic shutdown, which initiated an increase in the unemployment rate to a high of 12.1 percent in the DFW MSA in April 2020. Since its peak in April 2020, the DFW MSA unemployment rate has consistently decreased as the economy has opened back up, ranging between 3.1 percent and 4.2 percent since the beginning of 2022. The unemployment rate in the DFW MSA as of March 2025 was 3.8 percent, which is slightly higher than the pre-pandemic rate of 3.1 percent and the Tarrant County rate of 3.8 percent and Denton County rate of 3.6. The State of Texas had a March 2025 unemployment rate of 4.0 percent, which was below the national rate of 4.2 percent. The following chart shows unemployment rates for major counties in the DFW MSA.



The DFW MSA is a varied economy with the Trade, Transportation, and Utilities sector and Professional and Business Services sector comprising the primary industries of employment in the region. These sectors accounted for 20.8 percent and 17.9 percent of employment, respectively, as of March 2025. The following chart shows employment by industry in the DFW MSA as of March 2025.



The DFW MSA is home to over 10,000 corporate headquarters, making it the largest concentration of corporate headquarters in the United States. In addition, the DFW MSA features 24 Fortune 500 companies which ranks third in the Nation. When McKesson Corporation relocated its headquarters from San Francisco to Irving, the DFW area became the second largest metropolis, behind New York City, based on cumulative revenue from Fortune 500 companies. Caterpillar relocated its headquarters from Chicago to Irving in 2022, making it the seventh Fortune 500 company to relocate to the DFW MSA in the past seven years. Numerous other large companies including Charles Schwab, Toyota, Huawei, Samsung, and Kubota relocated to the area. Below are the top 5 companies, ranked by number of local employees, as of November 2024 in the DFW MSA according to the Dallas Business Journal Book of Lists and the Dallas Morning News.

1. *Walmart*
2. *American Airlines*
3. *Texas Health Resources*
4. *UT Southwestern Medical Center*
5. *Lockheed Martin*

Investment Criteria

The chart below shows Cap Rates for a variety of property types in the DFW MSA.

Cap Rates as of 05/08/2025 Commercial Property Cap Rates By Property Type, Sector & Class			
Property Type	Class A	Class B	Class C
Multifamily Metro Mid & High Rise	4.90 - 5.17	4.95 - 5.24	5.60 - 5.90
Multifamily Suburban	4.95 - 5.20	5.24 - 5.28	5.68 - 5.74
Retail Metro (CBD)	5.78 - 6.02	6.35 - 6.94	6.80 - 7.04
Retail Suburban	6.14 - 6.52	6.35 - 6.85	7.22 - 7.35
Office Metro	8.05 - 8.52	8.48 - 8.92	8.48 - 8.86
Office Suburban	7.95 - 8.50	8.38 - 8.78	8.86 - 9.12
All Self-Storage	6.00 - 6.30	5.74 - 6.05	6.24 - 6.52
All Industrial	6.22 - 6.48	6.38 - 6.52	6.66 - 7.03
Hotel Metro (Luxury)(CBD)	6.18 - 6.34	6.68 - 6.95	7.10 - 7.50
Hotel Suburban	7.12 - 7.35	7.95 - 8.30	8.35 - 8.70
Hotel Economy		9.00 - 9.55	9.60 - 10.10

Source: Apartment Loan Store

Office Market

According to Cushman & Wakefield's *Marketbeat Dallas/Fort Worth Office*, at the beginning of year 2025, there was over 237.8 million square feet of office space in the DFW MSA market. There were 267,000 square feet of new deliveries in the DFW MSA during 2024. In the first quarter of 2025, no new construction projects were started or completed. New construction remained unchanged at 2.1 million square feet. All construction was concentrated around Uptown/Turtle Creek. 23Springs is the only project delivering in 2025. In Q1 2025, the Dallas-Forth Worth market had a postive absorption of 272,890 square feet, which was the first positive result in ten quarters. The DFW MSA office market ended with a 21.2 percent vacancy rate in 2023, and 24.7 percent in 2024 which was primarily a result of the ongoing impact of the COVID-19 pandemic on the office market. The DFW MSA office market had a 25.1 percent vacancy rate in Q1 2025, and vacancy was slightly higher in Class A properties compared to Class B.

The overall average annual asking rate for all property classes was \$32.94 per square foot, which represented a 2.8 percent increase year-over-year. Landlords of older inventory are expected to continue to renovate and increase their property amenities in order to compete with newer properties. Sublease availability is expected to continue to grow as companies right-size their office footprint with more employees taking advantage of hybrid work options and overall downsizing. An increased amount of space is expected to reach loan maturity which will give investors the opportunity to purchase office inventory at a reduced rate. The office market employment grew by 22,970 new jobs in Q1 2025 which was an increase of 1.9 percent year over year.

SPACE DEMAND / DELIVERIES



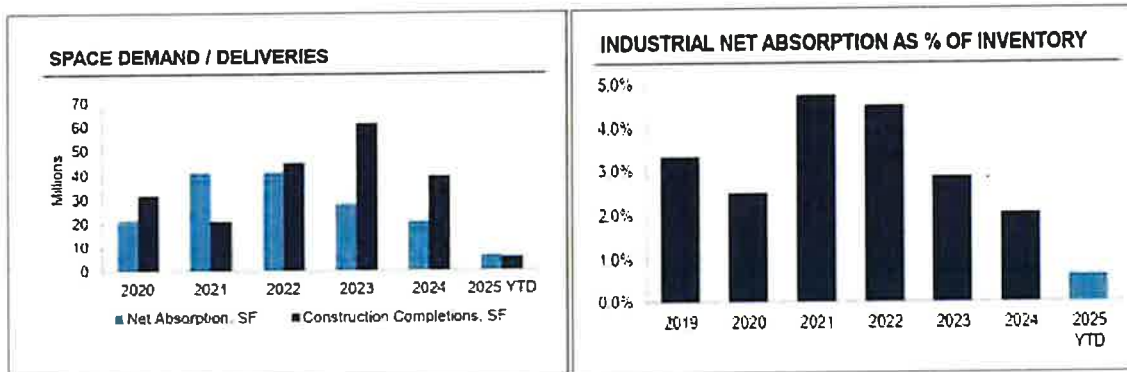
OVERALL VACANCY & ASKING RENT



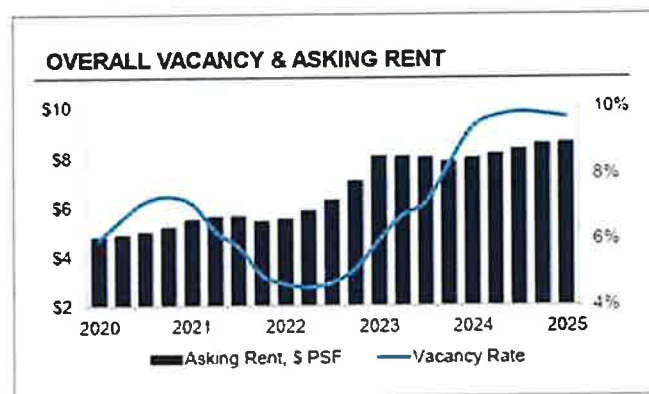
*Source: Cushman & Wakefield's *Marketbeat Dallas/Fort Worth Office Q1 2025*

Industrial Market

According to the Cushman & Wakefield *Dallas-Fort Worth Industrial Market Report*, Q1 2025 Dallas-Fort Worth MSA contained over 1.017 billion square feet of industrial space, and a total of 5.7 million square feet of space was delivered in the first quarter of 2025. The South Fort Worth Submarket had the greatest amount of deliveries year to date, with 1,381,135 square feet completed. The Great Southwest submarket had the largest inventory at over 125.8 million square feet. Additionally, the Alliance and South Fort Worth submarkets are currently the primary points of industrial development, with over 5 million square feet under construction in the Alliance submarket and 3 million in the South Fort Worth submarket. Demand for industrial space in the Dallas-Fort Worth MSA had net absorption of 6.5 million square feet in Q1 2025. This is a 73.1 percent increase quarter-over-quarter and a 128 percent increase year-over-year.



The overall vacancy rate increased from 6.5 percent in Q3 2023 to a 2025 vacancy rate of 9.7 percent in Q1. This increase was impacted by significant new deliveries that were still in lease-up. However, demand in the market has remained strong and absorption outpaced completions for the first time since Q2 2022.



The average rental rate for Q1 2025 was \$8.61 per square foot (average direct NNN), which represents a 7.9 percent increase over 2024. Warehouse/distribution buildings outperformed with a 0.8 percent increase from Q4 2024, and a year-over-year increase of 9.7 percent to reach \$8.39 net per square foot. The Dallas submarkets tend to have higher asking rents compared to the Fort Worth submarkets. The Central Dallas submarket had the highest asking rent rate at \$18.40 per square foot, followed by Plano/Richardson at \$13.15 per square foot. The East Dallas suburbs submarket had the lowest asking rate at \$6.23 per square foot. DFW remains one of the least expensive logistic hubs in the U.S. despite increased rent rates.

The lasting impact of COVID-19 has continued to drive consumer demands for online goods, which in turn has led to a greater need for warehouses and distribution centers. E-commerce continues to dominate DFW industrial growth, especially with companies focusing on faster delivery times and increasing demand for the light industrial properties and heavy warehouses in the last mile areas. According to CoStar, lease space over 500,000 square feet is driving the demand. Tenants are looking for multimodal transportation opportunities that have abundant

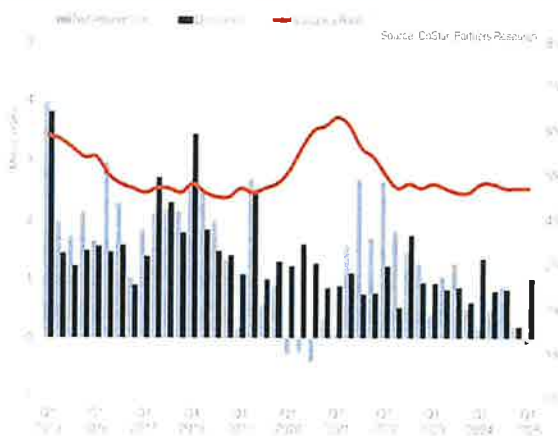
loading docks with clearance of 36 plus feet. The DFW industrial market is expected to remain strong as industrial users are expected to continue to seek the benefits of the DFW area which include the central U.S. location, rail and air networks, superior roads, proximity to Mexico manufacturing, and overall lower costs than most other U.S. markets.

Retail Market

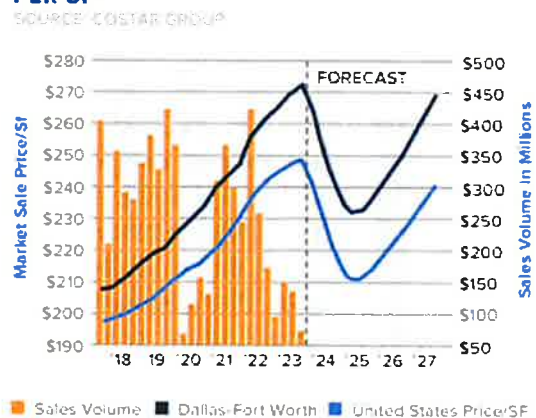
Retail momentum in the DFW area remained strong throughout 2018 and 2019. This momentum of leasing activity started to slow with occupancy at 93.8 percent for the DFW MSA of Q2 2020. The economic shutdown due to the COVID-19 pandemic caused retail sales to plummet an unprecedented 16.4 percent in April 2020 as stores closed and shoppers stayed home. Small businesses, as well as DFW-based national businesses like Pier 1, Neiman Marcus, and Tuesday Morning, were forced into filing for Chapter 11 bankruptcy protection. The numerous store closures caused the 2020 net absorption to be a negative 101,954 square feet. Conversely, grocery stores saw a significant spike in revenue. Major U.S. retailers such as Albertson's, CVS, Walmart, and Amazon pledged to increase employment by 815,000 jobs.

According to *Partners Real Estate and CoStar*, there was over 429 million square feet of retail space in the Dallas-Fort Worth-Arlington MSA at the beginning of 2025. During 2025 in Q1, the market recorded a negative 98,629 square feet of net absorption, which was the first time in five years for negative absorption. There are currently over 4.4 million square feet of retail space under construction with 1,009,760 square feet of deliveries during Q1 of 2025. Far North Dallas, North Central Dallas and the Suburban Fort Worth submarkets have the highest levels of construction currently under way, primarily due to the recent delivery of thousands of residential homes in these

Supply & Demand



SALES VOLUME & MARKET SALE PRICE PER SF



In 2025, the DFW area had an occupancy rate of 95.1 percent. The average asking rent at Q1 2025 was \$20.49 per square foot, which was a 3.4 percent increase over the previous year. The North Central Dallas submarket had higher asking rates of \$27.79 per square foot. Conservative development in recent years has kept rates higher in DFW than in most of the Nation.

The DFW retail leasing and store growth demand is fueled by the area's job and population growth. During 2024, the DFW economy remained one of the strongest in the nation in both demographic and economic growth. With new households and increased income, there is a very positive outlook for the retail market throughout 2024.

Retail Trends

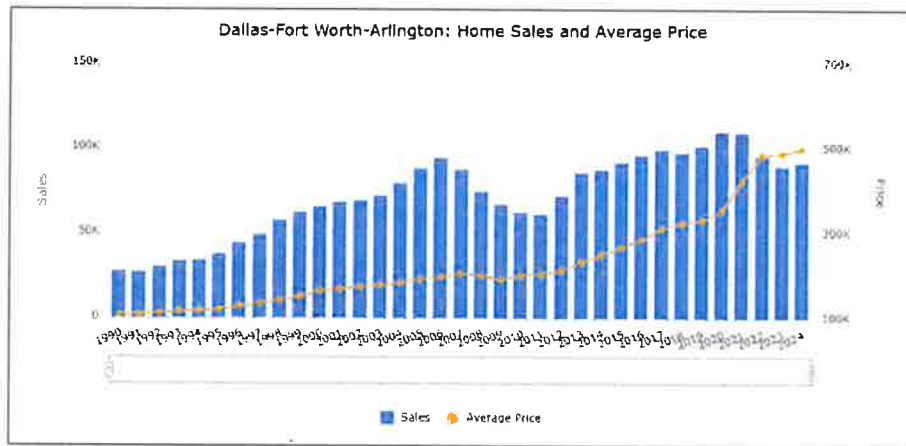
In the past six to seven years, grocery stores – Kroger, Sprouts, Whole Foods, Tom Thumb, Market Street, and WinCo Foods, as well as discount stores like Wal-Mart and Costco – have been a driving force behind a significant amount of the new construction of retail space. H-E-B entered the Dallas area market in 2022, currently has 5 stores in the Metroplex, and is expected to start construction on 3 new stores scheduled to open in 2025 (Melissa, Prosper and Rockwall). In addition, the continued increase of new residents in the area has stimulated the demand for furniture chains, discount stores, and exercise facilities. Strip Centers priced between two to fifteen million dollars continue to be in high demand. Investors are also looking for shopping centers anchored by grocery stores, home goods, and discount retailers. With the amount of increased growth, developers are continuing to redevelop older shopping centers to attract more modern tenants and shoppers. One such project underway is Plano's Collin Creek Mall, which is in the process of a \$1 billion redevelopment into a residential-focused mixed-use project.

Residential Market

The residential market in the DFW MSA has fared well in comparison to other areas across the United States since the banking and financial crisis in 2008. According to the Texas A&M Real Estate Center and NTRIS, the 2020 housing market started off strong in January with a 19.7 percent increase in single-family home sales as compared to January 2019. The impact of the COVID-19 pandemic and associated economic shutdown started to show in March 2020 with only a 2.9 percent increase in single-family sales year-over-year, and then escalated in April and May with 19.5 and 26.7 percent decreases, respectively, in single-family home sales. The market started to rebound once the COVID-19 shelter-in-place orders were lifted.

According to the Texas A&M Real Estate Center, in 2023 there were 90,633 homes sold, representing a 6.8 percent decrease in the number of homes sold compared to 2022. Sales volume totaled 44 billion dollars, and the median sales price was \$405,000. In October 2024, there were 7,491 homes sold which represented a 13.3 percent increase over October 2023, with a median sales price of \$502,040. In October 2024 there was a 4.0 months' supply of homes.

The following chart shows the DFW home sales volume from January 2022 to October 2024.



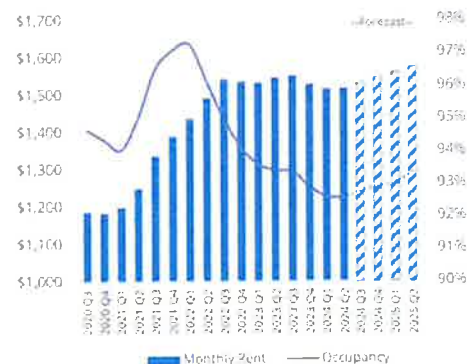
Source: Texas A&M Real Estate Center

According to Freddie Mac, the average interest rate for a 30-year, fixed-rate mortgage at the end of 2021 was 3.11 percent. The average rate was 6.42 percent at the end of 2022 and 7.02 percent at the end of 2023. As of July 18, 2024, the interest rate was 6.77 percent for a 30-year fixed mortgage and 6.05 percent for a 15-year fixed mortgage. In September of 2024 the Fed cut the benchmark interest rate by 50 basis points, and in November of 2024 the Fed cut the rate by 25 basis points.

Multifamily Market

According to *Colliers 23Q4 Dallas/Fort Worth Multifamily Report*, the DFW multi-family market continues to lead the nation for apartment deliveries and demand. There are currently over 947,296 apartment units in the DFW MSA with over 13,935 units delivered in 2024 and over 64,000 units under construction. As of Q2 2024 the average rent was \$1,517 per month (\$1.71 per square foot) which is lower when compared to the national average of \$1,722 per month. The average DFW vacancy rate (2024) was 7.4% which was higher than the five-year average of 5.2 percent. Due to the number of units being delivered, the vacancy rate in the area will likely continue to increase. Currently, half of the DFW submarkets have vacancy rates in the double digits. Higher vacancy rates are expected to stabilize or even lower rent rates. The DFW area has consistently outperformed other markets and based on the continued growth in the area, is expected to remain stable throughout 2024.

Monthly Average Rent & Occupancy



Transportation

The Dallas-Fort Worth International Airport, which opened in 1974, has a profound impact on the region's economy. The airport is the second largest in the U.S. in terms of passengers and is served by 5 terminals, 168 gates and seven total runways. The airport covers more than 26.9 square miles, has its own postal zip code, police, fire, and emergency medical services, and has approximately 60,000 on-site airport employees. In 2024, the airport ranked third in the world for aircraft movement and served over 81 million passengers with 28 airlines and over 254 global destinations. The airport is the largest hub for American Airlines, the world's largest airline by fleet size, which accounts for 87 percent of the airport's market share. A \$2.7 billion Terminal Renewal and Improvement Program started in 2011 and is scheduled to be completed by 2028.

The area is also served by Dallas Love Field Airport, which is a city-owned public airport located approximately six miles northwest of downtown Dallas. Dallas Love Field Airport was the main airport in the Dallas area from 1917 until 1974 when Dallas/Fort Worth International Airport (DFW) was opened. The city of Dallas purchased Love Field in 1927 and subsequently opened it for civilian use. In 1971, the airport was reinvigorated when Southwest Airlines was founded and headquartered at Love Field. According to the Federal Aviation Administration, the Dallas Love Field Airport was the 33rd busiest airport by enplanements in the nation in 2019, prior to the COVID-19 pandemic and currently ranks 31st. In 2009, the Love Field Modernization Program began, which put into effect a \$519 million plan to replace the existing terminal buildings with a single new, 20-gate concourse. A \$141 million full reconstruction of Runway 13R-31L commenced in April 2021 and was completed in 2022.

Fort Worth Meacham International Airport, which is a corporate and general aviation facility, also serves the area. This airport is in Fort Worth and has three full-service fixed operators, maintenance facilities and onsite car rental. In addition, Fort Worth Alliance Airport is the first 100 percent industrial airport in the world and is owned by the City of Fort Worth. Services include air cargo, corporate, and military aviation. Dallas Area Rapid Transit services the area with light rail trains and buses. The Trinity Rail Express, Amtrak and Greyhound also provide transportation in the DFW area.

Conclusions

Overall, the Dallas-Fort Worth-Arlington MSA has fared extremely well over the past several years. According to the U.S. Census Bureau, the population of DFW has continued to increase at a rate of over two percent per year over the last decade, which indicates a market with sustained desirability and opportunity. Prior to COVID-19 and the associated economic shutdown, the unemployment rate decreased from its peak of 8.5 percent in January 2010 down to a low of 2.9 percent in April 2019. In 2020, the world market was impacted by the COVID-19 pandemic and associated shutdown, causing a dramatic spike in the DFW unemployment rate to a peak of 12.1 percent in April 2020. Since that peak, the unemployment rate has consistently declined and, as of March 2025, has stabilized near the pre-pandemic rate. In the post-pandemic era, numerous large companies such as Caterpillar, Charles Schwab, Toyota, and Kubota have relocated to the DFW area which has further bolstered the employment market.

The office market has been one of the most-impacted sectors in the post-pandemic economy. The DFW office sector has been characterized by high vacancy rates and sublease availability and inventory is delivered and businesses adapt to a more hybrid economy. Asking rents remained relatively flat over the past year, reflecting the persisting uncertainty in the market. However, the DFW office market continues to be strong in leasing activity when compared with other markets nationally, which indicates that the market is continuing to adapt comparatively well to rapidly evolving market preferences. The DFW industrial market remains strong as ecommerce has expanded in recent years. Year-over-year increases in average asking rents and delivered space indicate the expectation of continued growth in this sector. The DFW retail market continues to strengthen post-pandemic, recording record occupancy and its 13th straight quarter of positive absorption at the end of 2023. Growth is expected to continue into the immediate future, especially amongst grocery/discount store retailers, with over five million square feet of space currently under construction.

The residential market recovered quickly following the immediate impacts of COVID-19. Home prices rose to a record high in May 2022, aided by record demand and constrained supply. Since that peak, rising interest rates and cooling demand have brought prices down from their highs, but current prices remain well above pre-pandemic levels. The market is expected to remain strong as market forces equilibrate. The multi-family residential market saw a steep increase in rents, similar to the single-family market, in the immediate aftermath of COVID-19. Rents remained relatively stable over the course of 2023 as the market adapted to present demands, with slight increases in vacancy rates due to a high number of deliveries.

Overall, the DFW market is well positioned across many industries for the immediate future. The office market is continuing to adapt to post-pandemic demands, while the industrial, retail, and residential markets all remain strong when compared to other major markets. Based on current demographic and economic indicators, similar trends are expected to continue in the immediate future.

NEIGHBORHOOD ANALYSIS

A neighborhood is defined in The Dictionary of Real Estate Appraisal, Seventh Edition, copyright 2022, page 130, by the Appraisal Institute as follows:

“A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.”

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, and civic activities, or a mixture of these uses. Analysis of the neighborhood in which a particular property is located is important due to the fact that the various economic, social, political, and physical forces which affect that neighborhood also directly influence the individual properties within it.



The subject neighborhood is considered to be the southern portion of the City of Roanoke and the eastern portion of the City of Westlake. The neighborhood is situated in North Tarrant County and Denton County. According to the U.S. Census Bureau, the 2023 population estimate for Roanoke of 10,798 has increased over 11.7 percent from the last official census in 2020. According to the Town of Westlake website, Westlake had a population of 1,922 in 2023.

Transportation. U.S. Highway 377 runs north/south through the center of Roanoke and serves as one of the city's primary commercial corridors, providing direct access to surrounding communities such as Keller and Argyle. State Highway 114 traverses east/west along the southern edge of both Roanoke and Westlake, offering convenient access to Southlake, DFW International Airport, and downtown Fort Worth. Interstate Highway 35W is located just west of Roanoke and provides a major north/south route connecting to Denton and extending north toward the Oklahoma border. State Highway 170, located just south of Roanoke, connects SH 114 to I-35W and serves as a key link to the growing Alliance business corridor. In Westlake, major local roads

include Ottinger Road and Sam School Road, which connect residential areas to SH 114 and nearby commercial centers. These thoroughfares provide critical mobility within the region and link both communities to the broader Dallas-Fort Worth Metroplex.

2024 Traffic Counts

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Henrietta Creek Rd	N Hwy 377 E	6,003	2025	0.16 mi
N Hwy 377	Henrietta Creek Rd SW	16,252	2025	0.20 mi
Parish Ln	S Walnut St E	1,048	2025	0.21 mi
Front Street	Henrietta Creek Rd SW	16,429	2024	0.29 mi
South Front Street	Henrietta Creek Rd SW	16,642	2025	0.29 mi
Alliance Gateway Freeway	N Main St W	40,924	2025	0.31 mi
Alliance Gateway Fwy	N Main St W	14,450	2025	0.31 mi
Roanoke Rd	-	1,091	2025	0.32 mi
Roanoke Rd	Alliance Gateway Fwy S	1,021	2025	0.35 mi
Alliance Gateway Freeway	-	50,885	2023	0.36 mi

Roanoke Demographics.

Population

	2 miles	5 miles	10 miles
2020 Population	13,605	111,161	524,704
2024 Population	16,150	120,065	554,042
2029 Population Projection	19,108	133,158	605,902
Annual Growth 2020-2024	4.7%	2.0%	1.4%
Annual Growth 2024-2029	3.7%	2.2%	1.9%
Median Age	38.9	38.4	38.6
Bachelor's Degree or Higher	56%	51%	47%
U.S. Armed Forces	0	24	377

Education. The neighborhood is served by Northwest Independent School District (Northwest ISD), which is headquartered in Fort Worth and serves much of the Roanoke area and a portion of Westlake. Known for its strong academic performance, Northwest ISD emphasizes college and career readiness, offering a wide range of educational programs. In addition to public education, the area is home to Westlake Academy, a charter school offering the International Baccalaureate program for grades K–12. Higher education opportunities are also easily accessible, with colleges such as the University of North Texas, Texas Woman's University, North Central Texas College, and Tarrant County College located within a 20-mile radius.

Deloitte University is a corporate training and leadership development campus located in Westlake, Texas, within the Circle T Ranch development. Opened in 2011, the 225-acre campus features a 700,000-square-foot facility that hosts over 65,000 professionals annually for immersive training programs. In 2023, Deloitte announced a \$300 million expansion to include eight new buildings totaling at least 300,000 square feet, with completion expected in phases by 2026. The expansion will add classrooms, guest accommodations, and recreational amenities.

Land Use. Land use in the area is primarily comprised of commercial, industrial, office, and retail spaces located along major highways such as Denton Highway (SH 377). The neighborhood offers a blend of suburban living and convenient access to nearby businesses, restaurants, and services. Additionally, there are undeveloped tracts of land in the area, providing potential for future growth and development.

Entertainment. The Texas Motor Speedway is one of the largest motorsport venues in the United States and is located west of the subject neighborhood along I-35W. The facility hosts several major racing events annually, including NASCAR and IndyCar series races. In addition to racing, the speedway also offers concerts, festivals, and other large-scale community events throughout the year. The venue significantly contributes to local tourism and economic activity, drawing large crowds and media attention during event weekends.

Hawaiian Falls Roanoke is a popular, family-friendly waterpark located at 290 W Byron Nelson Blvd. The park features a wide variety of attractions, including the world's largest aquatic play structure, wave pools, body slides, and the 65-foot Pipeline Plunge. New in 2024 is the Wahoo Wave, a family ride designed for younger children. Additional amenities include shaded lounge areas, in-water games, and a large outdoor dining pavilion. With free parking and a range of activities for all ages, Hawaiian Falls is a key driver of summer tourism in the Roanoke area.

AllianceTexas. The Alliance Business Corridor, located just west of Roanoke and north of Fort Worth, is one of the most dynamic and rapidly expanding commercial and industrial hubs in North Texas. Anchored by the 27,000-acre AllianceTexas master-planned development, the corridor is home to a diverse mix of corporate headquarters, logistics centers, manufacturing facilities, and tech companies. Developed by Hillwood, a real estate investment and development firm, AllianceTexas offers strategic access to major transportation infrastructure, including Interstate Highway 35W, State Highway 170, and proximity to Fort Worth Alliance Airport—a dedicated industrial airport supporting global air cargo. The area hosts major employers such as Amazon, FedEx, BNSF Railway, and Lockheed Martin, contributing to strong economic growth and job creation. Hillwood's continued development of AllianceTexas has made it a key driver of the region's economy, providing a platform for innovation and attracting major business investments.

Alliance Gateway in Roanoke, Texas, is a major industrial and distribution hub within the AllianceTexas development, spanning approximately 2,400 acres. Designed to accommodate large-scale distribution, manufacturing, and industrial users, the site features 19 million square feet of developed space with an additional 4 million square feet planned. A key component is its 400-acre dedicated data center campus capable of delivering up to 400 megawatts at full build-out. Strategically located with frontage on SH-170 and US-377, and just minutes from I-35W and DFW

Airport via Highway 114, Alliance Gateway offers logistical advantages and one of the lowest combined tax rates in the Dallas-Fort Worth metroplex.

Circle T Ranch in Westlake, Texas, is a 2,500-acre corporate development within the AllianceTexas community. Home to major corporate campuses like Fidelity Investments, Deloitte University, and Charles Schwab's global headquarters, it offers over 10 million square feet of planned office space. The Campuses at Circle T, launched in 2022, integrates six corporate campuses with 230 acres of restored parkland and 10 miles of trails, creating a sustainability-focused work environment. It is strategically located along SH-114 with access to I-35W and DFW Airport.

Commercial. Roanoke bills itself as the "Unique Dining Capital of Texas," and offers an extensive selection of restaurants, breweries, and local eateries—many featuring outdoor seating and live music. The majority of dining venues are concentrated along South Oak Street, just east of Denton Highway (SH 377), between the Alliance Gateway and Circle T Ranch developments.

Roanoke Crossing is a prominent retail center strategically positioned at the intersection of TX Highway 114 and US Highway 377. This high-traffic location benefits from its proximity to major retailers such as Walmart Supercenter and Home Depot, along with anchor tenants like Dollar Tree and PetSmart. The center comprises approximately 190,000 square feet of gross leasable area and features a diverse tenant mix, including national brands such as GameStop, GNC, Subway, Sally Beauty, and Domino's Pizza, as well as local businesses like Glo Sun Tan and Hot Spring Foot Spa.

Residential. Single-family residential development is scattered throughout the area as well as multi-family development like MAA Watermark and Two99 Monroe. MAA Watermark offers one- and two-bedroom units with resort-style amenities, including a meandering pool, fitness center, and fishing lake, while Two99 Monroe features one- to three-bedroom apartments with smart home technology, stainless steel appliances, and access to amenities such as a yoga studio, dog park, and resort-style pool. Both complexes provide modern, convenient living near Roanoke's dining and entertainment district. In addition to these apartment communities, new residential projects like the Morningside Townhomes and Magnolia Apartments are planned for the area. The Morningside Townhomes will offer a mix of luxury townhomes, contributing to the area's growth in housing options, while the Magnolia Apartments will introduce additional multi-family housing with retail space at ground level, creating a mixed-use community. The Magnolia Apartments are planned to open in spring 2025, and the Morningside Townhomes are expected to be completed by summer 2025.

Immediate Vicinity. The immediate vicinity includes a mix of commercial and residential developments, with a key feature being its proximity to U.S. Highway 377, which is lined with various businesses, including restaurants, retail stores, automotive services, and office spaces. To the west is Alliance Gateway, a major logistics and business hub, and to the east is Circle T Ranch, a large master-planned development bringing corporate campuses, retail, and mixed-use projects to the area.

The area also benefits from easy access to SH 114 and I-35W, and is just minutes from Downtown Roanoke, which offers dining, retail, and community events. Nearby recreational amenities include the Roanoke Soccer Complex, which provides fields for soccer games and tournaments, and the Roanoke Community Center, offering programs, events, and meeting spaces. Additionally, Hawaiian Falls Waterpark provides a family-friendly outdoor entertainment option. These amenities contribute to the area's appeal, making it an attractive location for both residents and businesses. With a moderate amount of available land, much of the area is either under construction or planned for future development, reflecting ongoing demand in the local market.

Conclusions. The subject neighborhood is Roanoke and Westlake, a rapidly developing area located along U.S. Highway 377 in Denton and Tarrant County. The neighborhood consists of a mix of residential, commercial, and recreational uses as well as planned developments. The Texas Motor Speedway and AllianceTexas business corridor are nearby, providing additional employment and entertainment options. The neighborhood is in the early stages of economic growth, with most improvements either newly built or under construction. The area is expected to continue growing, with sufficient services available to support the community. No noticeable nuisances or hazards are present in the area.

Statement of Ownership. According to information provided by the client and Denton and Tarrant County Deed Records, the subject property is owned by The City of Roanoke.

Sales History of the Subject Property. The subject property has been owned by The City of Roanoke for approximately 26 years. The subject property was acquired from Parish Family Trust, Living Trust as recorded under Denton County Deed Records Volume 4473, Page 236, recorded on November 19, 1999. The purchase price was not reported. The subject property is not currently listed for sale.

Property Tax Information. The subject property is under the taxing authorities of Denton and Tarrant Counties. The subject property is listed under the Denton and Tarrant Central Appraisal District Account Numbers 68375 (Denton County) and 40778258 (Tarrant County). The 2024 assessed market value for the subject property was \$10,457,030.00, with \$6,306,935.00 allotted to the land value (\$8.58 based on the assessor's size of 734,411 square feet) and \$4,150,095.00 allotted to the improvements.

The portion of the subject property located in Tarrant County is 5.2300 acres (227,818 square feet) and has an assessed market value of \$227,819.00 with \$227,819.00 allotted to the land value (\$1.00 per square foot based on the assessor's size of 227,818 square feet). The portion of the subject property located in Denton County is 11.6298 acres (506,593 square feet) and has an assessed market value of \$10,229,211.00, with \$6,079,116.00 allotted to the land value (\$12.00 based on the assessor's size of 506,593 square feet) and \$4,150,095.00 allotted to the improvements. It should be noted that the Denton County assessed land value is above the concluded market value in this appraisal. Based on comparable sales and listings that were analyzed, the assessed land value appears to be above market. Additionally, it is an allocation based on the total assessed value.

SITE DATA

An analysis of the subject is particularly important in estimating its highest and best use and for separate valuation from the improvements. The following is a discussion of the most important factors.

Legal Description. The subject whole property may be legally described as being 17.5200 acre (763,171 square feet) of land being William Huff Survey, Abstract No. 648, and being a portion of Lot 1, Block 1 of Roanoke Community Facilities Addition, an addition to the City of Roanoke City of Roanoke, Denton and Tarrant Counties, Texas.

Location. The subject tract is located on the southwest corner of Roanoke Road and Parish Lane. The street address is 501 and 2498 Roanoke Road.

Access. There are currently four entrances to the subject. Three entrances are located off Roanoke Road and one entrance is located off Parish Lane.

Physical Characteristics. The subject whole property is more or less rectangular in shape, and per the survey provided by the client and the deed, contains 17.5200 acre (763,171 square feet) of land. The tract has approximately 1,152 linear feet of frontage along the west line of Roanoke Road, 600 linear feet of frontage along the south line of Parish Lane, and a maximum depth of approximately 1,152 feet.

The subject tract is at grade with Roanoke Road and Parish Lane and appeared to be level and well drained upon inspection.

Off-Site Improvements. Roanoke Road is a 2-lane, asphalt paved roadway with open ditch drainage. Parish Lane is a 4-lane with center turn lane, concrete paved roadway with concrete curbs, gutters, and sidewalks.

Adjacent Land Use. Land use adjacent to the subject property to the west and north across Parish Lane consists of apartment complexes. Land use adjacent to the subject property to the south and east Roanoke Road consists of vacant land.

Zoning/Restrictions. The subject whole property is located in the City of Roanoke, which subscribes to zoning as a type of land use control. The subject whole property is zoned PUB, Public Use. It should be noted that this designation does not appear in any zoning documents that are available online. The appraiser emailed the city for documentation on this district, and the city stated that they did not have any further documentation. It is common for city owned property to be used for public purposes and to be zoned as such. Therefore, the appraiser is unaware of any special restrictions that this zoning category would place on the property. As such, the property is appraised under the extraordinary assumption that it could easily be rezoned for development if it were a vacant property on the open market. As will be further discussed in the report, the highest and best use of the subject is for commercial use.

Flood Plain. According to Map No. 48121C0655G, issued by the Federal Emergency Management Agency as of April 18, 2011, 5% of the subject property is located in Zone A, an area within the 100-year flood plain. The remaining 95% of the subject property is located in Zone X, an area of minimal flooding.

Easements. The subject property is encumbered by standard utility easements which are not believed to adversely affect development of the subject property. In addition, a physical inspection of the site did not reveal any encumbering easements that would adversely affect development.

Utilities. Public water, sewer, and electric service are available to the subject.

Temporary Construction Easement. The proposed temporary construction easement acquisition (TCE) is needed during the construction phase of the project. The TCE is irregular in shape and contains 0.5040 acre (21,959 square feet) of land. The proposed temporary construction easement acquisition is located along the southern border of the property and has a depth ranging from 10.04 linear feet to 40.16 linear feet. The easement extends 10.04 linear feet along the west line of Roanoke Road. The TCE is needed for two years from the effective date of the Notice to Proceed.

Remainder. The remainder after the acquisition will be more or less rectangular in shape and will contain approximately 17.5200 acre (763,171 square feet) of land.

Effect on Remainder. The remainder after the acquisition, land only, will maintain essentially the same physical characteristics as the subject whole property. The temporary easement acquisition is not believed to change the highest and best use of the remainder. The remainder will have similar size, shape, and access as compared to the subject whole property.

SUMMARY

Subject Whole	17.5200 Acre	(763,171 Sq. Ft.)
Temporary Construction Easement	<u>0.5040 Acre</u>	<u>(21,959 Sq. Ft.)</u>
Subject Remainder	17.5200 Acre	(763,171 Sq. Ft.)

Improvements Analysis. The subject is improved with the Roanoke Recreation Center, a playground, fitness court, and associated site improvements. The improvements are not considered to be impacted by the partial acquisition. Thus, the main improvements were not included in the valuation of the subject.

Improvements in the Acquisition. The acquisition area consists of a portion of the concrete sidewalk, a portion of the irrigated grass, approximately four lights and five trees. There are no items of personal property within the acquisition area.

Remainder Improvements. The subject remainder will be improved with the Roanoke Recreation Center, a playground, fitness court, and associated site improvements. The main improvements are not considered to be impacted by the partial acquisition. Thus, the main improvements were not included in the valuation of the subject and the remainder will be valued as effectively vacant land.

Effect on Remainder – As Improved. The main improvements are the same distance away from the right of way line. Access to the remainder will remain the same. None of the parking is impacted by the acquisition. Based on these factors, the remainder improvements are not considered to be impacted by the proposed fee.

HIGHEST AND BEST USE

A property must be appraised in terms of its highest and best use. According to *The Dictionary of Real Estate Appraisal*, Seventh Edition, copyright 2022, page 88, by the Appraisal Institute, highest and best use is defined as:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The procedure used in this report to estimate the highest and best use of the subject site was to consider, in sequence, the site's legal use, its possible use, its feasible use and, finally, the optimum or highest and best use. Data collected and analyzed for purposes of the Neighborhood Analysis, and particularly the Site Data, was useful in arriving at a final decision.

Legal Use. Private (deed) restrictions, zoning regulations, building codes, historic district controls, and environmental regulations can often preclude many possible highest and best uses.

The subject whole property is located in the City of Roanoke which subscribes to zoning as a type of land use control. The subject whole property is zoned PUB, Public Use. It should be noted that this designation does not appear in any zoning documents that are available online. The appraiser emailed the city for documentation on this district, and the city stated that they did not have any further documentation. It is common for city owned property to be used for public purposes and to be zoned as such. Therefore, the appraiser is unaware of any special restrictions that this zoning category would place on the property.

Possible Use. Size, terrain, and utility availability are generally considered the most important factors in determining uses to which land may be developed. The size of a tract of land is important for determination of possible uses because some small tracts, due to limited size, can reach their optimum use only as part of an assemblage of several tracts. Large tracts, on the other hand, are not restricted by size and have a much wider range of possible uses.

The subject property contains approximately 17.5200 acre (763,171 square feet) of land which is of adequate size to accommodate a variety of possible uses. The subject is more or less rectangular in shape and has good utility for development.

A tract's topography and subsoil conditions are also important considerations in determining its possible uses. If a site's topography or subsoil conditions make utilization restrictive and costly, the site's potential future use is adversely affected.

As previously mentioned, 5% of the subject property is located in Zone A, an area within the 100-year flood plain. The remaining 95% of the subject property is located in Zone X, an area of minimal flooding. The subject appeared to be level and well drained. In addition, there were no apparent soil or subsoil conditions which would restrict development.

The possible uses of a tract are also dependent upon the site's utility availability and capacity. As previously discussed in the Site Data section of this report, the subject property has access to all public utility services. The subject property has utility capacity to accommodate a number of possible uses.

Feasible Use. From a financial standpoint, any property use which is expected to produce a positive rate of return is regarded as being feasible. Factors dictating which property uses are feasible include those which determine the possible and legal uses as well as other important factors such as: the shape, frontage, and location of the tract; access to the tract; adjacent property uses (in the interest of conformity); and the general neighborhood characteristics. These factors, along with pertinent market information, help determine what returns could be expected from alternative property uses.

As previously mentioned, the partial acquisition's use is believed to be limited to use in conjunction with the subject whole property. As such, the most feasible use of the partial acquisition, as vacant, is for use in conjunction with the subject whole property.

The subject property is located on the southwest corner of Roanoke Road and Parish Lane. As previously discussed, the subject is zoned PUB, Public Use. Property uses in the immediate vicinity of the subject property consist of a variety of industrial, retail, recreational use, eating and drinking establishments, and some multi-family uses. There is a moderate amount of vacant land in the neighborhood.

The main improvements are not considered to be impacted by the proposed acquisition and have not been valued herein. Therefore, the subject property is considered to be effectively vacant land and the highest and best use analysis, as improved, is not applicable.

Highest and Best Use of Land Only. After consideration of the legal, possible, and feasible uses, it is my opinion that the highest and best use of the subject whole property, as vacant, is for commercial use. The highest and best use of the partial acquisition, as vacant, is in conjunction with the subject whole property. The highest and best use of the remainder, as vacant, is the same as the subject whole property.

Highest and Best Use as Improved. As previously mentioned, the subject property is valued as effectively vacant land. Therefore, the highest and best use analysis of the subject property, as improved, is not applicable.

SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach leans heavily upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost him to acquire an equally desirable alternate property.

The Sales Comparison Approach utilizes the sales of properties similar to the subject as the basis for an indication of market value. Direct comparison is made between each sale and the subject on an item-by-item basis. Adjustments are then made to the sales price of the comparable property in order to arrive at an indication of what it would have sold for had it been essentially the same property. These adjusted prices are then reconciled into an indication of value for the subject.

Due to the level of detail in the presentation of this Appraisal report, we have not included a comprehensive written Sales Comparison Approach to Value. However, we have researched sales in the area in order to estimate a value for the subject. The following is a summary of the comparable sales utilized to value the subject property. Full descriptions of these sales are included in the Addenda of this report.

LAND SALES SUMMARY - WHOLE				
Sale	Date	Size (Ac.)	Price/SF	Location
1	11/30/22	21.1985	\$15.00	W/s SH 114, between Dove Rd. & Fox Glen Rd.
2	12/19/22	16.5101	\$13.90	1600 Solana Boulevard
3	10/6/23	34.0660	\$6.07	W/s I-35, North of Keller Hicks Road
4	1/17/24	20.5012	\$11.20	1680/1750 E SH 114
Subject	N/A	17.5200	\$10.50	501 and 2498 Roanoke Road

Land Sales Analysis – Whole Property: The subject whole property contains 17.5200 acre (763,171 square feet) of land. Sale Nos. 1, 2, 3, and 4 are considered comparable to the subject whole property. These sales range in price from \$6.07 to \$15.00 per square foot. The factors considered when comparing these sales to the subject include: conditions of sale, market conditions (time), location, size, utilities, zoning/restrictions, and physical characteristics. Each sale was compared to the subject and adjusted based on these factors. The following is a discussion of these comparable sales, which are believed to be indicators of value for the subject whole property.

Financing. This adjustment takes into consideration unusual financing terms that may have affected the sales price such as owner financing or all cash sales. None of the sales required an adjustment for financing.

Conditions of Sale. This adjustment takes into consideration unusual features of the transaction, such as financing or whether or not the sale took place under open market conditions. Other situations which may require conditions of sale adjustments include properties sold under distressed conditions, sales of properties between relatives, or other unusual circumstances which may arise between the parties to a transaction. No adjustments were required.

Market Conditions (Time). Generally, prices rise over time due to inflation and the decreasing supply of land. The sales utilized in this report occurred between February 2022 and the present. Based on an in-depth analysis of the market data as well as conversations with market participants, a market conditions adjustment of 6 percent per year (0.50 percent per month) has been applied.

Location. This, in my opinion, is an important factor affecting property values in the subject market. Those properties located in areas of high-density population or along high traffic roadways are superior to those properties located on secondary roadways or in areas of low-density population.

The subject whole property is located at 501 and 2498 Roanoke Road in the City of Roanoke. Sale Nos. 1, 3, and 4 are located along highways and are considered to be superior to the subject in terms of location. As such, Sale Nos. 1, 3, and 4 have been adjusted downward 30 percent for this characteristic. Sale No. 2 is located along a roadway that is near Highway 114 and is considered to be superior to the subject in terms of location. Thus, Sale No. 2 was adjusted downward 20 percent for this factor.

Size. Typically speaking, larger tracts of land sell for a lower per unit value than an equally desirable smaller tract of land due to the larger capital outlay involved in purchasing a larger tract of land.

The subject whole property contains 17.5200 acre (763,171 square feet) of land. The comparable sales range in size from 16.5101 acres to 34.0660 acres of land. Sale Nos. 1, 2, and 4 are 21.1985 acres, 16.5101 acres, and 20.5012 acres in size and are considered comparable to the subject for this factor. Therefore, no adjustments were applied to Sale Nos. 1, 2, and 4 for this factor. Sale No. 3 is 34.0660 acres and is considered inferior to the subject in terms of size. Thus, Sale No. 3 was adjusted upward 10 percent.

Physical Characteristics. Other factors which can have an effect on values include drainage, shape in respect to development, hindering easements, location in respect to flood hazards, size, shape, frontage, and topography.

The subject is more or less rectangular in shape, but it has good utility for development. Each of the sales are considered comparable to the subject for this factor, and no adjustments were applied.

Flood Zone. A property's flood zone characteristics can impact its development potential by increasing construction costs or even precluding development all together. As previously mentioned, 5% of the subject whole property is located within Zone A, an area within the 100-year flood plain. The remaining 95% of the subject is located in Zone X, an area of minimal flooding. Sale No. 1 is located a minimal amount in Zone AE. Sale Nos. 2, 3, and 4 are not located within the flood zone or are located in Zone X. As such all sales are considered to be comparable to the subject with respect to this characteristic and no adjustments have been applied.

Utilities. The availability of utilities is a major factor in the development of any property. If a site has no access to public utility service and cannot acquire access, it is virtually impossible to develop. Therefore, the price paid for such a site would be affected due to the lack or availability of utilities.

The subject has access to water, electric, and sewer services. Sale Nos. 1, 2, and 4 have access to water, electric, and sewer services and are considered to be comparable to the subject for this factor. Sale No. 3 does not have access to water, electric, or sewer services and is considered to be inferior to the subject for this factor. Therefore, Sale No. 3 was adjusted upward 20 percent.

Zoning. Zoning ordinances can regulate land use and the density of development. It can be used to limit the development, the density of development, or the architectural character of the development. In some instances, zoning can limit the development of a property from its highest and best use.

The subject is zoned PUB, Public Use. As previously discussed, it is appraised under the extraordinary assumption that it could easily be rezoned for development if it were a vacant property on the open market. Sale Nos. 1 and 4 are zoned Agricultural and are considered to be slightly inferior to the subject for this factor. Therefore, Sale Nos. 1 and 4 were adjusted upward five percent for this factor. Sale No. 2 is zoned Planned Development, and Sale No. 3 is zoned Haslet ETJ and Alliance Airport Development Zone. Sale Nos. 2 and 3 are considered to be similar to the subject in this regard, and no adjustment has been applied.

Reconciliation of Value. The previous sales analyzed have an adjusted sales price range from \$6.62 to \$12.89 per square foot. Three of the sales have an adjusted sales price range from \$9.03 to \$12.89 per square foot. Based on this information, other sales and offerings, and conversations with knowledgeable individuals in the real estate market, it is my opinion that the subject whole property (land only) has a market value as follows:

17.5200 Acre (763,171 Sq. Ft.) @ \$10.50 per Sq. Ft. = \$8,013,296.00

Income Approach. The Income Approach to Value is typically utilized to value income producing properties. The subject is valued as effectively vacant land. Accordingly, we have not utilized the Income Approach to Value in this instance.

Cost Approach. The Cost Approach is typically used to value improved properties. In this instance, the subject is valued as effectively vacant land with minimal site improvements that are not considered to be impacted by the proposed acquisition and have not been valued herein. Any site improvements impacted by the construction will be restored on the remainder by the contractor. Therefore, we have not utilized the Cost Approach to Value in this instance.

ESTIMATION OF COMPENSATION

Total compensation due to the owner arises from two sources: the actual acquisition (both land and improvements), plus diminution (damages) and cost to cure items, if any, to the remainder as a result of the acquisition and/or the project. In order to estimate compensation an appraisal of the whole property and the remainder is necessary. This valuation involves a hypothetical solution in both cases. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical situations are accepted appraisal procedures when valuing eminent domain situations.

Whole Property. The first step in estimation compensation is the value of the Whole Property without consideration to any project influence. My opinion of market value for the subject whole property was previously estimated as follows:

\$8,013,296.00

Partial Acquisition Land Only. The second step in determining compensation is the valuation of the permanent partial acquisition. In this instance, there is no permanent acquisition from the subject property. The temporary construction easement will be handled at the end of this valuation.

Improvements in Acquisition. N/A

Total Value of Partial Acquisition. The value of the partial acquisition consists of the value of the land and any improvements located within the partial acquisition. In this case, there is not a permanent partial acquisition. The total value of the partial acquisition, land and improvements, is calculated as follows:

Partial Acquisition (Land Value):	\$0.00
Partial Acquisition (Improvements):	<u>\$0.00</u>
Total Value of Partial Acquisition	\$0.00

Remainder Before Acquisition. The third step is to calculate the value of that portion of the subject remaining, not considering project influence. In this case, there is not a permanent partial acquisition. This value is calculated as follows:

Value of the Subject Whole Property	\$8,013,296.00
Less: Value of Partial Acquisition	<u><\$0.00></u>
Value of Remainder Before Acquisition	\$8,013,296.00

Remainder After Acquisition. The fourth step is to determine the value of the remainder after the acquisitions and considering the effect of the project. In this analysis, the remainder must stand alone as a separate unit. The remainder after can still be used for commercial use, which is the highest and best use of the property. The remainder after the acquisition will maintain essentially the same physical characteristics and the same highest and best use as the subject whole property. The proposed temporary construction easement acquisition is not believed to adversely impact the remainder property. Therefore, we believe there is no difference in the per unit land value as a result of the partial acquisition. The value of the remainder after the acquisition can be calculated as follows:

$$763,171 \text{ Sq. Ft. @ } \$10.50 \text{ per Sq. Ft.} = \$8,013,296.00$$

Total Value of Subject Remainder Property	\$8,013,296.00
--	-----------------------

Damages/Enhancements. If there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancement to the remainder, as the case may be. In this case, there are no damages to the remainder.

Remainder Before Acquisition	\$8,013,296.00
Remainder After Acquisition	<u>\$8,013,296.00</u>
Damages	<\$0.00>

Cost to Cure. N/A

Temporary Construction Easement. A temporary construction easement is needed during the construction phase of the project. The TCE contains 0.5040 acre (21,959 square feet) of land. The value of the temporary construction easement is similar to a land lease over a period of time. The components needed in valuing temporary workspace include a per-unit land value, a land capitalization rate, and a duration period. The indicated land value of the subject whole property is \$10.50 per sq. ft., and a 10% annual rate of return is believed appropriate considering the nature of the easement. According to information provided by the client, the temporary construction easement shall commence on the effective date of the Notice to Proceed and will remain in place for a period not to exceed two years. Therefore, I have utilized the maximum 2-year term to compute the rent for the temporary construction easement. Additionally, any site improvements within the temporary construction easement that are impacted by the project will be cured on the remainder by the contractor. Therefore, the site improvements within the temporary construction easement have not been valued herein. Based on this analysis, the value of the temporary construction easement can be calculated as follows:

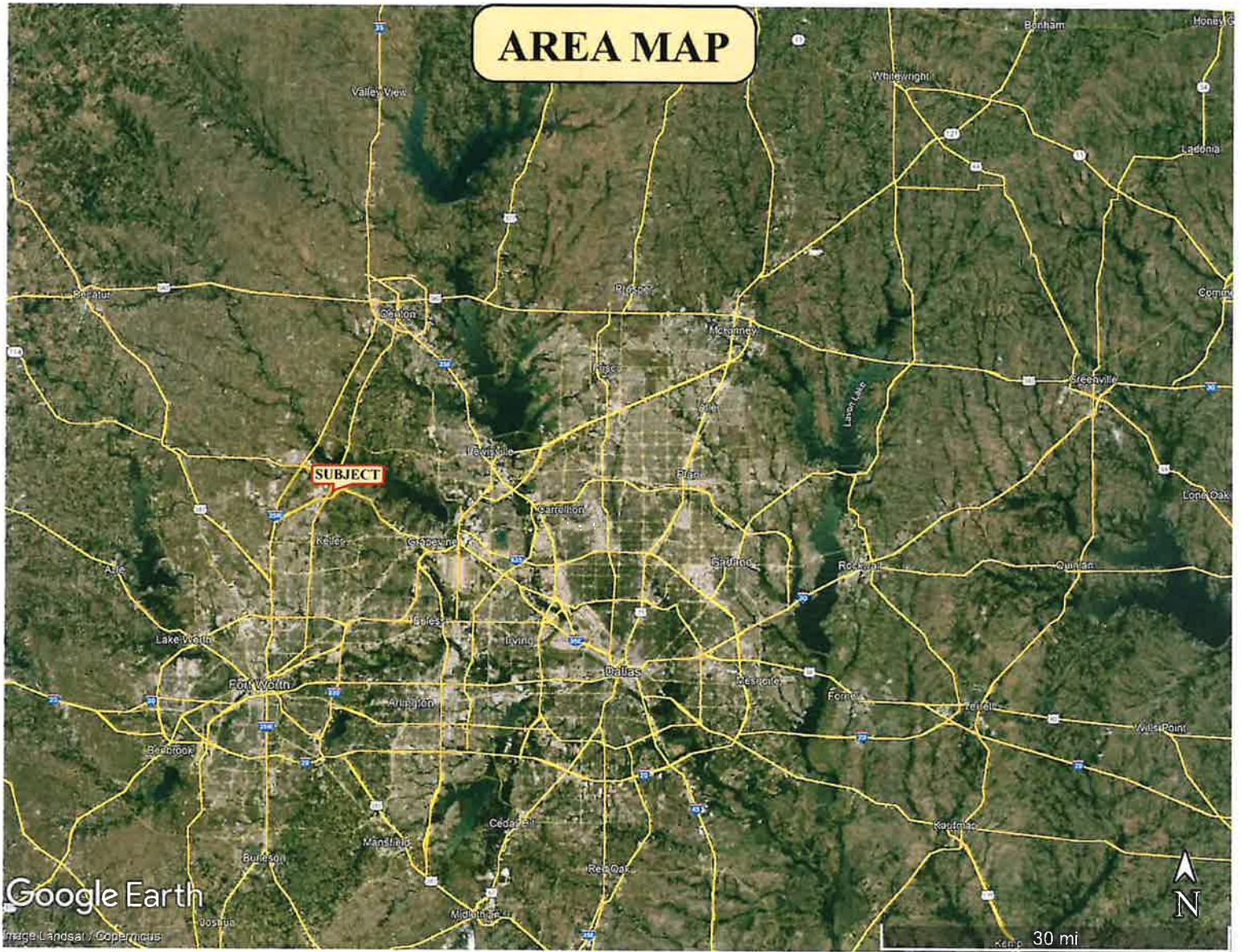
$$\text{TCE } 21,959 \text{ Sq. Ft. @ } \$10.50 \text{ per Sq. Ft.} \times 10\% \times 2 \text{ years} = \$46,114.00$$

Total Compensation. The total compensation due the property owner is the value of the temporary construction easement acquisition plus any cost to cure and damages resulting from the acquisition and/or project, plus the cost to cure items. Total compensation is computed as follows:

Temporary Construction Easement	\$46,114.00
Plus: Damages	\$0.00
Plus: Cost to Cure	<u>\$0.00</u>
Total Compensation	46,114.00

ADDENDA

AREA AND NEIGHBORHOOD MAP



NEIGHBORHOOD MAP



FIELD NOTES AND PLAT

EXHIBIT "A"
DENTON CREEK REGIONAL WASTEWATER SYSTEM
15CB-1 CADE BRANCH LIFT STATION, EAST LEG
INTERCEPTOR AND FORCE MAIN IMPROVEMENTS
PARCEL NO. 5-TCE

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM HUFF SURVEY ABSTRACT NO. 648
CITY OF ROANOKE
TARRANT COUNTY, TEXAS

Being a temporary construction easement situated in the William Huff Survey Abstract No. 648, City of Roanoke, Tarrant County, Texas, and being a portion of Lot 1, Block 1 of Roanoke Community Facilities Addition, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet W, Page 53 of the Plat Records of Denton County, Texas, said Lot 1 being a called 17.52 acre tract of land conveyed to The City of Roanoke as recorded in Volume 4473, Page 236 of the Deed Records of Denton County, Texas, said temporary construction easement being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for east corner of Lot 1, Block A of TCAR Addition, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet X, Page 424 of said Plat Records and the most southerly southwest corner of Lot 1, Block 1 of Watermark Apartment Homes, an addition to the City of Roanoke, Denton County, Texas as recorded in Cabinet T, Page 295 of said Plat Records, said calculated point being in the north line of a called 54.185 acre tract of land described as Tract II conveyed to 170 Retail Associates, LTD as recorded in Instrument No. D205325970 of the Official Public Records of Tarrant County, Texas, from which a 5/8 inch iron rod with cap stamped "CSM INC" found for reference bears North 04 degrees 09 minutes 34 seconds East, a distance of 0.37 feet; **THENCE** North 89 degrees 42 minutes 44 seconds East, with the south line of said Lot 1, Block 1 of Watermark Apartment Homes and the north line of said called 54.185 acre tract of land, a distance of 326.49 feet to a 5/8 inch iron rod with cap stamped "CSM INC" found for the southeast corner of said Lot 1, Block 1 of Watermark Apartment Homes and the most northerly northeast corner of said called 54.185 acre tract of land, said 5/8 inch iron rod with cap stamped "CSM INC" being in the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition; **THENCE** South 00 degrees 01 minutes 28 seconds West, with the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an east line of said called 54.185 acre tract of land, a distance of 136.20 feet to a calculated point for the **POINT OF BEGINNING**, said calculated point having grid coordinates of N=7,045,444.28 and E=2,357,639.48;

THENCE South 84 degrees 44 minutes 02 seconds East, a distance of 537.88 feet to a calculated point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 30.13 feet to a calculated point for corner;

THENCE South 84 degrees 44 minutes 02 seconds East, a distance of 44.42 feet to a calculated point for corner in the east line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and the west line of Roanoke Road (variable width right-of-way);

(Exhibit "A") Page 1 of 4

THENCE South 00 degrees 06 minutes 07 seconds West, with the east line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and the west line of said Roanoke Road, a distance of 10.04 feet to a calculated point for the southeast corner of said Lot 1, Block 1 of Roanoke Community Facilities Addition, said calculated point being in a northeasterly line of said called 54.185 acre tract of land;

THENCE North 84 degrees 44 minutes 02 seconds West, with the south line of said Lot 1, Block 1 of Roanoke Community Facilities Addition, a north line of said called 54.185 acre tract of land, a distance of 582.32 feet to a calculated point for the southwest corner of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an interior ell corner of said called 54.185 acre tract of land;

THENCE North 00 degrees 02 minutes 38 seconds East, with the west line of said Lot 1, Block 1 of Roanoke Community Facilities Addition and an east line of said called 54.185 acre tract of land, a distance of 40.16 feet to the **POINT OF BEGINNING**, and containing 21,959 square feet or 0.504 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings and coordinates are referenced to the Texas State Plane Coordinate System, NAD-83(2011), North Central Zone (4202). All distances and areas shown are surface utilizing a surface adjustment factor of 1.00012.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

November 04, 2024
Revised: November 18, 2024
Revised: January 03, 2025
Revised: March 25, 2025

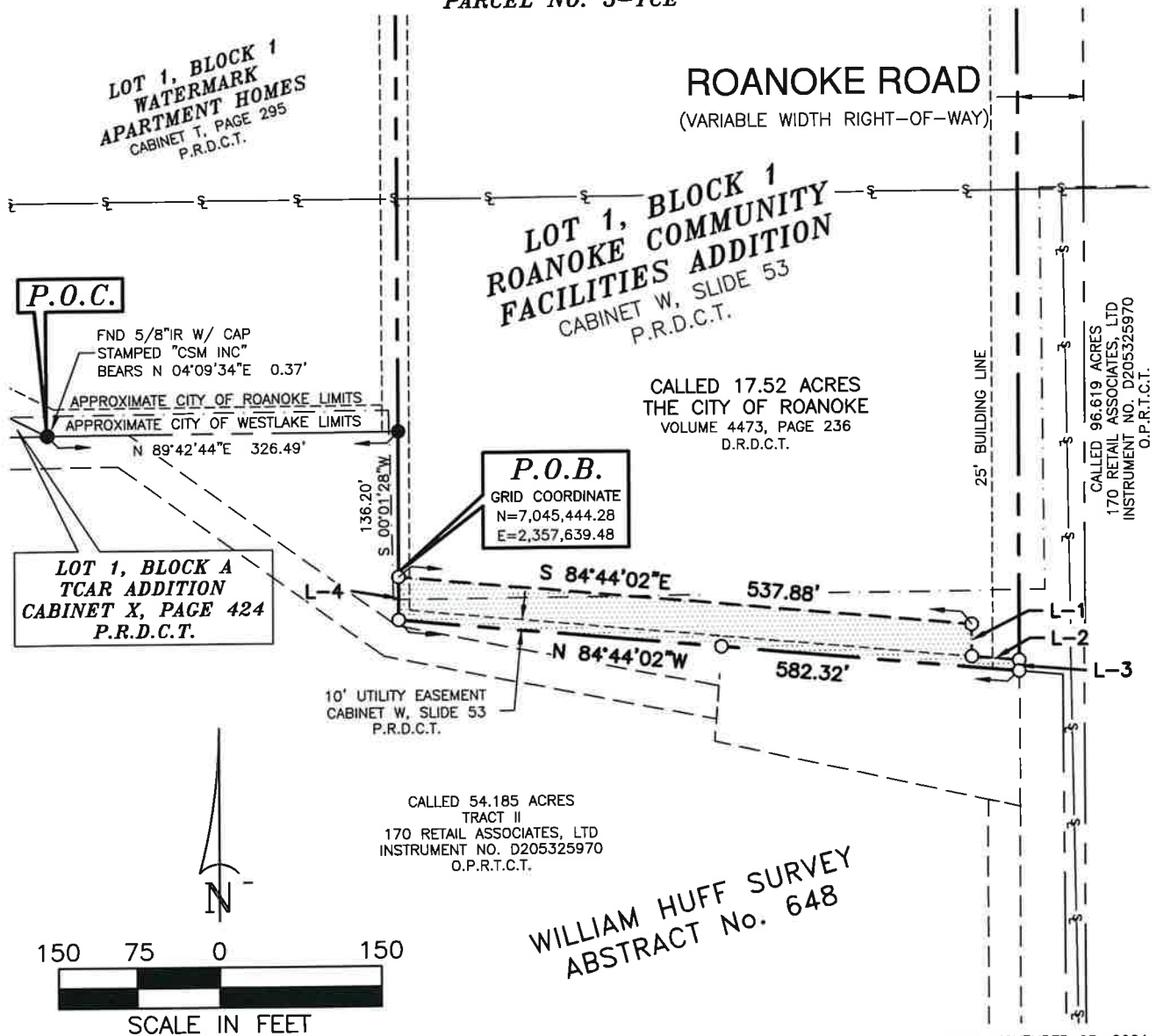



Richard Kennedy
Registered Professional Land Surveyor
Texas No. 5527
Gorrondona & Associates, Inc.
Texas Firm No. 10106900

(Exhibit "A") Page 2 of 4

EXHIBIT "A"

PARCEL NO. 5-TCE



REVISED: NOVEMBER 25, 2024
REVISED: JANUARY 03, 2025 REVISED: MARCH 25, 2025



Trinity River Authority of Texas

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

**DENTON CREEK REGIONAL WASTEWATER SYSTEM
15CB-1 CADE BRANCH LIFT STATION, EAST LEG
INTERCEPTOR AND FORCE MAIN IMPROVEMENTS**

PARCEL NO. 5-TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: THE CITY OF ROANOKE	
SURVEY: WILLIAM HUFF SURVEY, ABSTRACT NO. 648	
SUBDIVISION: ROANOKE COMMUNITY FACILITIES ADDITION	
LOCATION: CITY OF ROANOKE, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 21,959 SQUARE FEET OR 0.504 ACRES	
WHOLE PROPERTY ACREAGE: 17.52 ACRES (BY DEED)	
G&A JOB NO. MEAD2301.00	DRAWN BY: BM
DATE: NOVEMBER 04, 2024	EXHIBIT A PAGE 3 OF 4
	CAD FILE: P5_TCE_R03.DWG
	SCALE: 1" = 150'



RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

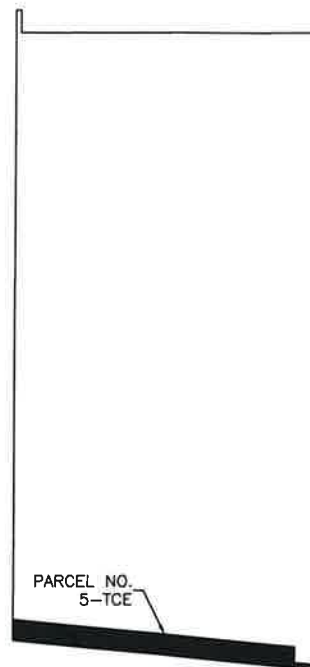
EXHIBIT "A"

PARCEL NO. 5-TCE

LEGEND

- ⊗ SET MONUMENTATION (SIZE AND TYPE NOTED)
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE
- - - - - CITY LIMITS LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°00'00"E	30.13'
L-2	S 84°44'02"E	44.42'
L-3	S 00°06'07"W	10.04'
L-4	N 00°02'38"E	40.16'



NOTES:

1. A LEGAL DESCRIPTION OF SAME DATE HERewith ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE UTILIZING A SURFACE ADJUSTMENT FACTOR OF 1.00012.

SUBJECT TRACT &
LOCATION OF EASEMENT

REVISED: NOVEMBER 25, 2024
REVISED: JANUARY 03, 2025
REVISED: MARCH 25, 2025



Trinity River Authority of Texas

5300 S. COLLINS STREET • ARLINGTON, TEXAS 76018

DENTON CREEK REGIONAL WASTEWATER SYSTEM 15CB-1 CADE BRANCH LIFT STATION, EAST LEG INTERCEPTOR AND FORCE MAIN IMPROVEMENTS

PARCEL NO. 5-TCE	TEMPORARY CONSTRUCTION EASEMENT
OWNER: THE CITY OF ROANOKE	
SURVEY: WILLIAM HUFF SURVEY, ABSTRACT NO. 648	
SUBDIVISION: ROANOKE COMMUNITY FACILITIES ADDITION	
LOCATION: CITY OF ROANOKE, TARRANT COUNTY, TEXAS	
EASEMENT ACQUISITION AREA: 21,959 SQUARE FEET OR 0.504 ACRES	
WHOLE PROPERTY ACREAGE: 17.52 ACRES (BY DEED)	



G&A JOB NO. MEAD2301.00	DRAWN BY: BM	CAD FILE: P5_TCE_R03.DWG
DATE: NOVEMBER 04, 2024	EXHIBIT A PAGE 4 OF 4	SCALE: 1" = 150'

RICHARD KENNEDY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5527 TEXAS FIRM No. 10106900

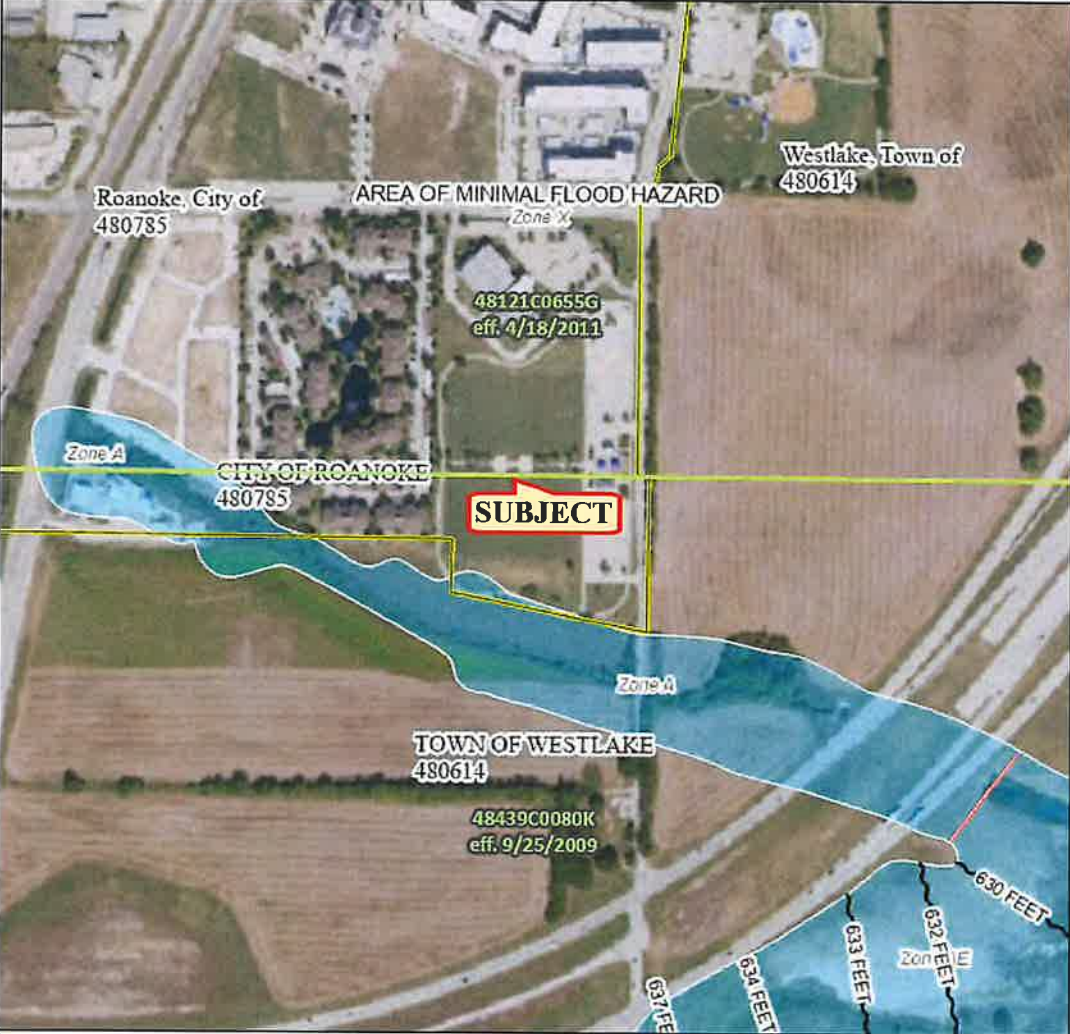
GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

FLOOD MAP

National Flood Hazard Layer FIRMette



97°14'6"W 32°59'41"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 97°13'28"W 32°59'11"N
Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
 - With BFE or Depth Zone AE, AG, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2025 at 8:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodeled areas cannot be used for regulatory purposes.

TAX RECORDS, PLAT AND AERIAL

GENERAL INFO

ACCOUNT

Property ID: 68375
Geographic ID: SJ1161A-000001-0000-0001-0000
Type: R
Zoning:
Agent:
Legal Description: ROANOKE COMMUNITY FACILITIES
BLK 1 LOT 1 (PT) (DENTON CO
PORTION)
Property Use: AA002

OWNER

Name: ROANOKE, CITY OF
Secondary Name:
Mailing Address: 500 S OAK ST ROANOKE TX US 76262-6732
Owner ID: 520725
% Ownership: 100.000000
Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

LOCATION

Address: 501 ROANOKE RD, ROANOKE TX 76262
Market Area:
Market Area CD: EX11.11CTY
Map ID: NW02

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

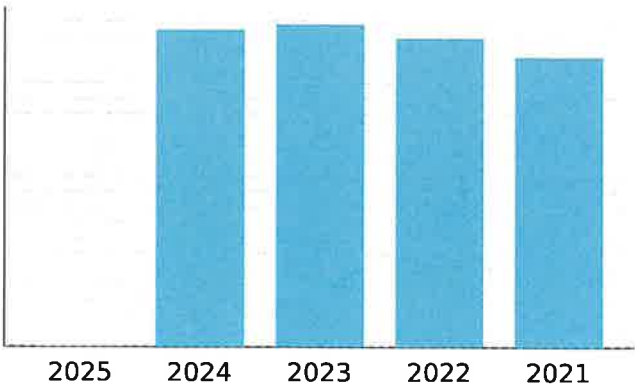
Land Homesite: N/A
Land Non-Homesite: N/A
Special Use Land Market: N/A
Total Land: N/A

Improvement Homesite: N/A
Improvement Non-Homesite: N/A
Total Improvement: N/A

Market: N/A
Special Use Exclusion (-): N/A
Appraised: N/A
Value Limitation Adjustment (-): N/A

Net Appraised: N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$6,079,116	\$4,150,095	\$0	\$10,229,211	\$0	\$10,229,211
2023	\$6,079,116	\$4,319,219	\$0	\$10,398,335	\$0	\$10,398,335
2022	\$6,079,116	\$3,875,625	\$0	\$9,954,741	\$0	\$9,954,741
2021	\$6,079,116	\$3,265,693	\$0	\$9,344,809	\$0	\$9,344,809

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C17	ROANOKE CITY OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S11	NORTHWEST ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **Commercial** Improvement Value: **N/A** Main Area: **31,250**
 State Code: **F1** Description: **CITY BLDG** Gross Building Area: **31,250**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
C-MA	Main Area Comm	D		1	2006	2006	31,250

Improvement Features

Improvement #2: **Commercial** Improvement Value: **N/A** Main Area: **0**
 State Code: **F1** Description: **PAVING** Gross Building Area: **119,650**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
C-PAV	Paving Comm	PAV		1	2006	2006	119,650

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
6	COMMERCIAL	11.6298	506,593	\$12.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/23/99	KO	WD WITH VENDORS	PARISH, W V LIFE EST	ROANOKE, CITY OF				99-0118222
7/17/92	WD	WARRANTY DEED	PARISH, W.V.	PARISH, W V LIFE EST		3278	713	



LOCATION

Address: [2498 ROANOKE RD](#)
City: ROANOKE
Georeference: 34680-1-1-10
Subdivision: ROANOKE COMMUNITY FACILITIES
Neighborhood Code: Community Facility General

Latitude: 32.9904056923
Longitude: -97.2297854331
TAD Map: 2078-480
MAPSCO: TAR-009M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ROANOKE COMMUNITY
FACILITIES Block 1 Lot 1 BALANCE IN DENTON CO

Jurisdictions:

CITY OF ROANOKE (043)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80865696

Site Name: CITY OF ROANOKE

Site Class: ExGovt - Exempt-Government

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area ⁺⁺⁺: 0

Net Leasable Area ⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft ^{*}: 227,818

Land Acres ^{*}: 5.2300

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ROANOKE CITY OF

Primary Owner Address:

500 S OAK ST
ROANOKE, TX 76262

Deed Date: 1/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information.](#)



Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$0	\$227,819	\$227,819	\$227,819
2023	\$0	\$227,819	\$227,819	\$227,819
2022	\$0	\$227,819	\$227,819	\$227,819
2021	\$0	\$227,819	\$227,819	\$227,819
2020	\$0	\$227,819	\$227,819	\$227,819

Pending indicates that the property record has not yet been completed for the indicated tax year.

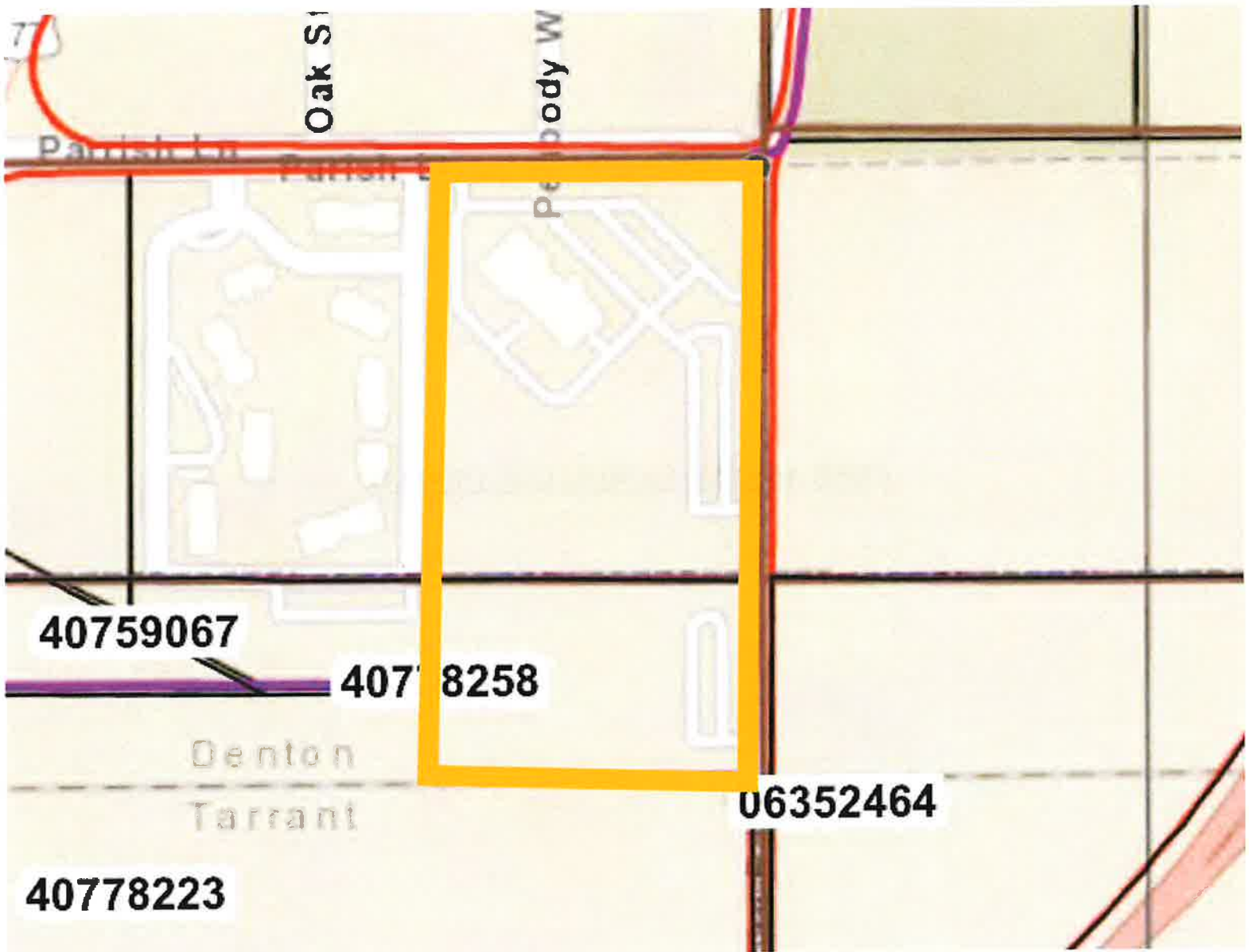
+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- PUBLIC PROPERTY 11.11

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.





COMPARABLE LAND SALES AND MAP

LAND SALES



Land Sale 1



Location: 1835 Shady Oaks Drive, Southlake, Texas

Date of Sale: 11/30/2022

Map Page: Tarrant County

Grantor: The Shivers Family Partnership

Grantee: Shady 21 LLC

Recording Data: Document No. D222278832

Legal Description: A tract of land situated in the James J West Survey, Abstract No. 1620, Tarrant County, Texas

Frontage: 2-lane, asphalt paved frontage road and a 2-lane road

Land Size: 21.1985 Acres (923,405 Sq. Ft.)

Sales Price: \$13,851,075* (\$15.00 per Sq. Ft.)

Financing: Cash to seller

Flood Plain: Minimal, Zone AE

Public Utilities: All available

Zoning: AG, Agricultural

Highest and Best Use: Commercial use

Use at Sale Date: Vacant

Current Use: Vacant

Easements: Typical utility

Confirmed by: Mason John, Listing Broker, (214) 556-1953

Comments: This property is heavily treed and has frontage and visibility along SH 114. Access is available from Shady Oaks Drive. The City of Southlake has the land designated for future Office Commercial use. According to the broker, the buyer intends to improve the site with office buildings. *The broker was only able to give an approximate sales price.

Land Sale 2



Location:	1600 Solana Boulevard, Westlake, Texas
Date of Sale:	12/19/2022
Map Page:	Tarrant County
Grantor:	Corelogic Solutions, LLC
Grantee:	Entrada Villa Partners, LLC
Recording Data:	Document No. D222294082
Legal Description:	Lot 2R, Block 1, Westlake/Southlake Addition, an Addition to the Town of Westlake, Tarrant County, Texas
Frontage:	4-lane, divided, paved roadway
Land Size:	16.5101 Acres (719,180 Sq. Ft.) Net*
Sales Price:	\$10,000,000 (\$13.90 per Sq. Ft.) *
Financing:	Cash to seller
Flood Plain:	None
Public Utilities:	All available
Zoning:	PD, Westlake Southlake Park #1
Highest and Best Use:	Commercial use
Use at Sale Date:	Vacant and Parking
Current Use:	Vacant and Parking
Easements:	Typical utility, shared access, and parking easements
Confirmed by:	Lon Lloyd, Listing Broker, (817) 488-4333
Comments:	This property is located within a business park. *The property's whole size is 21.9101 acres. According to the broker, approximately 5.4 acres are encumbered by a parking lot easement. The sale price of \$10M was based on 16.5101 acres of developable land, which equates to \$13.90/SF. The buyer plans to construct an office building.

Land Sale 3



Location: W/s I 35, North of Keller Hicks Road, Haslet, Texas 76052

Date of Sale: 10/6/2023

Map Page: Tarrant County

Grantor: Jonathan Azoulay, Trustee of the Sunshine 2013 Trust, dated March 31, 2013

Grantee: Hurst Dealership Real Estate, L.P.

Recording Data: D223181434

Legal Description: a tract of land situated in the Joel M. Lilly Survey, Abstract No. 979, and the Hopkins Davidson Survey, Abstract No. 437, City of Haslet ETJ, Tarrant County, Texas

Frontage: I-35 Frontage Road: 2-lane, southbound frontage road with open-ditch drainage
Harmon Road: 2-lane, undivided road with open ditch drainage. Access from driveway at intersection of Old Blue Mound Rd. and Harmon Rd.

Land Size: 34.0660 Acres (1,483,915 Sq. Ft.) Net*

Sales Price: \$9,000,000 (\$6.07 per Sq. Ft.)*

Financing: Cash to seller

Flood Plain: None

Public Utilities: None available

Zoning: Haslet ETJ & Alliance Airport Development Zone

Highest and Best Use: Commercial Use

Use at Sale Date: Vacant

Current Use: Vacant

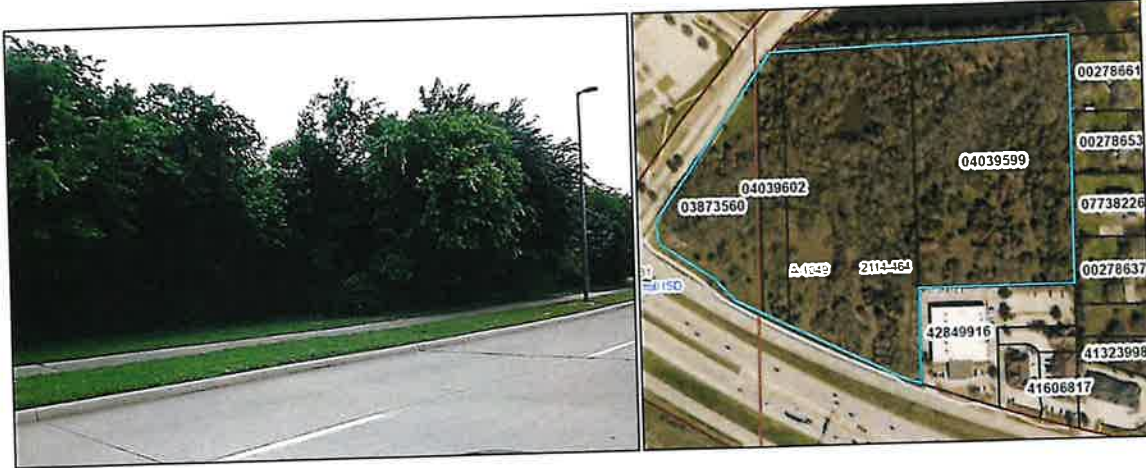
Easements: Power line easement and portion of a gas well site

Confirmed by: Matt Patterson, Listing Broker, (817) 944-3524

Comments: This property consists of a 38.566-acre vacant tract. According to the broker, the property is bisected by a large power transmission line and portions of a gas well operation. *The sale price was based on the developable area of 34.066-acres. The Alliance Airport Development Zone restricts any residential use as well as

school and hospital uses. The property has visibility from the main lanes along I-35 and was purchased for an auto dealership which is an allowable use.

Land Sale 4



Location: 1680/1750 E. State Highway 114, Southlake, Texas 76092

Date of Sale: 01/17/2024

Map Page: Tarrant County

Grantor: Hamilton Commercial LLC

Grantee: Gateway Church

Recording Data: Document No. D224009423

Legal Description: Being 20.5012 acres out of the Richard Eads Survey, Abstract No. 481, and Thomas Mahan Survey, Abstract No. 1049, City of Southlake, Tarrant County, Texas

Frontage: Blessed Way: 4-lane, partially divided, concrete-paved roadway
E. State Highway 114 Frontage Road: 3-lane, directional, concrete-paved roadway

Land Size: 20.5012 Acres (893,033 Sq. Ft.)

Sales Price: \$10,000,000 (\$11.20 per Sq. Ft.)

Financing: Cash to seller

Flood Plain: Zone X

Public Utilities: All available

Zoning: AG - Agricultural

Highest and Best Use: Commercial/Multi-Family Residential Use

Use at Sale Date: Vacant Land

Current Use: Vacant Land

Easements: Typical

Confirmed by: Jim Whitten, Listing Broker: (214) 988-9980

Comments: This property is irregular in shape and is located on the north line of E. State Highway 114. The property is located in the vicinity of various commercial and residential uses. The land was purchased by the adjacent church for a wedding chapel. The site appears to be more or less level and is located outside of the floodplain.

OWNER CONTACT INFORMATION



4760 Preston Road, Suite 244-190
Frisco, Texas 75034

April 17, 2025

The City of Roanoke
500 S Oak Street
Roanoke, Texas 76262

**RE: Appraisal of a 0.504 acre-tract out of a 17.52-acre tract located at 501 Roanoke Road and 2498 Roanoke Road, in Roanoke, Denton and Tarrant Counties, Texas.
Trinity River Authority – Denton Creek Project
Parcel 5**

To Whom it May Concern:

Angel Valuation Services, LP has been contracted by the Trinity River Authority to perform an appraisal on the above referenced property in conjunction with the Denton Creek Property.

This project will involve a partial acquisition – specifically, a temporary construction easement acquisition – out of a property of which you are shown as the owner/representative. I have included a plat as well as field notes describing this property for your information.

It is our policy to offer the property owners/representatives the opportunity to accompany us on our inspection of the property so that we may discuss any concerns you may have and exchange relevant information regarding the property. If it is your preference not to meet in person, we are happy to discuss the project and proposed acquisition and answer any questions you may have over the phone. In those cases, we would still seek your permission to conduct an unaccompanied inspection of the property.

We are currently scheduling inspections. Please contact Shelby Angel (832) 314-6051 at your earliest convenience to schedule an appointment. You can also email us at sangel@angelappraisals.com

Sincerely,

ANGEL VALUATION SERVICES, LP



Jim D. Larsen
State Certified General RE Appraiser
Certificate No. TX- 1380472-G

Enclosures:
Survey

QUALIFICATIONS

JAMES D. LARSEN

Real Estate Appraiser

Industry Experience Since 2005



Email

jlarsen@angelappraisals.com

Education

University of Texas – Austin

Bachelor of Arts, English and Spanish

Appraisal Coursework – Appraisal Institute (AI), International Right of Way Association (IRWA), etc.

- Ongoing education to maintain the state certified general certification
- All standard coursework necessary for state certification, Advanced Income Capitalization Approach, Advanced Market Analysis & Highest and Best Use, Advanced Concepts & Case Studies, and Quantitative Analysis
- Continuing education in matters of real property appraisal through the AI, IRWA, and other professional organizations to broaden his scope of knowledge and provide higher levels of service

Languages

- Fluent in written and spoken English
- Proficient in written and spoken Spanish

Professional Designations

- State Certified General Real Estate Appraiser: TX Certificate #1380472-G
- State Certified General Real Estate Appraiser: OK Certificate #13255CGA
- TxDOT Pre-Certified Real Estate Appraiser
- Member, IRWA, Chapter 36
- Candidate for Designation, AI; Austin Chapter

Current Responsibilities

James D. Larsen is a **Partner** at **Angel Valuation Services, LP**, a real estate appraisal firm specializing in right of way valuation, consulting, and litigation support with offices in College Station, Frisco, and Spring, Texas. Mr. Larsen performs appraisals and appraisal reviews of all types of properties, and work is performed in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute, and state and federal guidelines.

Prior Experience

Mr. Larsen has more than 18 years of experience in the appraisal industry, specializing in right of way appraisal. He has performed right of way appraisals involving fee, easement, and access control acquisitions, and his services have included projects for highways, pipelines, electric transmission lines, sewer lines, FAA noise mitigation projects, Cap Metro public projects, conservation easements, public utility easements, gifting valuation for tax deductions, and FEMA floodplain buyout projects throughout the state of Texas. He has also provided expert witness testimony for commissioners' hearings. Mr. Larsen has performed various real estate appraisal functions including sales research, property inspections, report writing, market studies, and impact studies. Mr. Larsen's diverse background has included appraisal of all types of commercial, retail, industrial, residential, and agricultural properties. The scope of his appraisal work includes office buildings, retail properties, hotels/motels, restaurants, gas stations/convenience stores, billboards, automotive facilities, office/warehouses, self-storage facilities, showrooms, churches, single family residences, duplexes, material extraction pits, agricultural properties, and vacant land.



KEVIN D. ANGEL, MAI

Real Estate Appraiser

Industry Experience Since 1990

Email

kangel@angelappraisals.com

Education

Texas A&M University

Bachelor of Business Administration,
Finance

Appraisal Coursework – Appraisal Institute (AI), International Right of Way Association (IRWA), etc.

- Ongoing education to maintain the MAI designation through the Appraisal Institute
- Ongoing education to maintain the state certified general certification
- Continuing education and coursework in matters of real property appraisal through the AI, IRWA, and other professional organizations to broaden his scope of knowledge and provide higher levels of service.

Professional Designations

- Appraisal Institute MAI Designation #11351
- State Certified General Real Estate Appraiser: TX Certificate #1323304-G
- State Certified General Real Estate Appraiser: FL Certificate #RZ4288
- TxDOT Pre-Certified Real Estate Appraiser
- Member, IRWA, Chapters 8 & 36; International Electric and Utilities Committee member
- Right of Way Consultants Council Board Member
- AI: Houston Chapter

Current Responsibilities

Kevin D. Angel, MAI is the founder and **Managing Partner** in **Angel Valuation Services, LP**, a real estate appraisal firm specializing in right of way valuation, consulting, and litigation support with offices in College Station, Frisco, and Spring, Texas. Mr. Angel performs appraisals and appraisal reviews of all types of properties as well as market studies and impact studies. Work is performed in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute, and state and federal guidelines.

Mr. Angel earned his distinguished MAI designation conferred by the Appraisal Institute by completing a rigorous program of course work, written exams, appraisal projects, and narrative report presentations. Mr. Angel is a Certified General Appraiser in Texas and Florida. Mr. Angel has testified as an expert witness regarding real property value issues on numerous occasions.

Prior Experience

Mr. Angel has more than 34 years of professional appraisal and valuation experience, specializing in right of way appraisal, appraisal review, and eminent domain litigation support. He has performed hundreds of right of way appraisals involving fee, easement, and access control acquisitions for various infrastructure projects including highways, pipelines, electric transmission lines, sewer lines, water lines, transportation corridors, and mass transit projects throughout the United States. Mr. Angel has managed an appraisal staff and has performed various real estate appraisal functions including sales research, property inspections, report writing, market studies, impact studies, project cost studies, consultation, and has provided testimony as an expert witness in real property matters. Mr. Angel's diverse background has included appraisal of all types of commercial, retail, industrial, residential, agricultural and special use properties. The scope of his appraisal work includes multi-story office buildings, medical offices, retail properties, shopping centers, automobile dealerships, hotels/motels, restaurants, convenience stores/service stations, auto repair facilities, office/warehouses, industrial flex buildings, mini warehouses, showrooms, manufacturing facilities, churches, single family residences, duplexes, apartments, residential lots, subdivisions, agricultural, and vacant land.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Trinity River Authority (TRA) Easement Acquisition - SH 114

MEETING DATE: November 25, 2025

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval of an easement acquisition offer between the Trinity River Authority (TRA) and the City of Roanoke for property located SH 114, William R Kelsey Survey, Abstract No. 705, Lot 2 Block 1, Slaughter Ranch Addition, Roanoke, Denton County, Texas, for the sum of one thousand two hundred sixty Dollars (\$1,260.00).

INFORMATION:

The Trinity River Authority is requesting an easement acquisition from the City of Roanoke for property located SH 114, William R Kelsey Survey, Abstract No. 705, Lot 2 Block 1, Slaughter Ranch Addition, Roanoke, Denton County, Texas, for the sum of one thousand two hundred sixty Dollars (\$1,260.00).

Trinity River Authority is preparing to construct approximately 12,000 linear feet of 54-60 inch pipeline in the Denton Creek Interceptor Phase I System.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

One thousand two hundred sixty Dollars (\$1,260.00).

ATTACHMENTS:

1. Easement Acquisition Denton Creek Phase I
2. Easement Acquisition Denton Creek Phase I Offer Letter

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.

Denton Creek Regional Wastewater System
Denton Creek Interceptor, Phase I
Parcel No. 1

**TRINITY RIVER AUTHORITY OF TEXAS
PERMANENT SANITARY SEWER EASEMENT
WITH TEMPORARY CONSTRUCTION EASEMENT**

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

That, **THE CITY OF ROANOKE, TEXAS**, a Texas home-rule municipality, Grantor herein, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid by the **TRINITY RIVER AUTHORITY OF TEXAS**, a conservation and reclamation district created by and functioning under Chapter 518, Acts of the 54th Legislature of the State of Texas, Regular Session, 1955, as amended pursuant to Article XVI, Section 59 of the Texas Constitution, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, Grantee herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby assign and convey to Grantee a permanent and perpetual sanitary sewer easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing and operating water, wastewater and sanitary sewer facilities, and all necessary appurtenances thereto, including erosion control, in, into, upon, over, across and under those lands in Denton County, Texas, described in the attached Exhibit A, together with the right of ingress and egress across Grantor's adjacent property as necessary for such purposes.

And in addition thereto, an exclusive temporary construction easement as described in the attached Exhibit B, over, across, under and through the lands of Grantor, lying and being situated in Denton County, Texas, for the purposes of construction, construction staging and storage of materials. The construction easement thus granted shall terminate at such time as the initial construction of such facilities is completed and the work is accepted by the Grantee.

Grantor covenants and agrees that Grantee shall have 1) the right to excavate and fill and to control the excavation and fill upon said permanent easement and to remove from said permanent easement any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from public right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said facilities and appurtenances; 2) the right to prevent possible interference with the operation of said facilities and to remove possible hazards thereto; and 3) the right to prevent the construction within the easement of any reservoir, swimming pool, building, structure, impoundment of water or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said facilities and its appurtenances.

The permanent easements herein dedicated shall run with the land and forever be a right in and to the land belonging to said Grantor, its successors and assigns.

EXHIBIT "A"
DENTON CREEK REGIONAL WASTEWATER SYSTEM
DENTON CREEK INTERCEPTOR PHASE 1
PARCEL No. 1-PSSE

PERMANENT SANITARY SEWER EASEMENT
WILLIAM R. KELSEY SURVEY, ABSTRACT NO. 705
LOT 2, BLOCK 1, SLAUGHTER RANCH ADDITION
CITY OF ROANOKE
DENTON COUNTY, TEXAS

Being a 0.0622 of an acre tract in the William R. Kelsey Survey, Abstract No. 705, in the City of Roanoke, Denton County, Texas, a part of Lot 2, Block 1, Slaughter Ranch Addition, as recorded in Cabinet W, Slide 478 Plat Records of Denton County, Texas and being part of a called 10.170 acre tract conveyed to the City of Roanoke as recorded in Document No. 2006-154428 of the Official Public Records of Denton County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows;

COMMENCING at a found 5/8 inch iron rod with cap stamped Dunaway and Assoc., for the Southwesterly ell corner of said Lot 2, Block 1 and being in common line with the Eagleridge Acquisition tract of record in Document No. 2022-88190, O.P.R.D.C.T.;

THENCE South 34 degrees 25 minutes 08 seconds West, a distance of 801.27 feet to a 5/8 inch iron rod set w/cap stamped "JQI ESMT" and being the **POINT OF BEGINNING**; (GRID COORDINATES: N=7,057,422.54, E=2,356,146.61);

THENCE South 34 degrees 25 minutes 08 seconds West, a distance of 60.21 feet, on the east line of said Lot 2 to a 5/8 inch iron rod set w/cap stamped "JQI ESMT";

THENCE North 89 degrees 26 minutes 19 seconds West, a distance of 54.18 feet, over and across said Lot 2 to a 5/8 inch iron rod set w/cap stamped "JQI ESMT";

THENCE North 34 degrees 25 minutes 08 seconds East, a distance of 60.21 feet, on the west line of said Lot 2, to a 5/8 inch iron rod set w/cap stamped "JQI ESMT";

THENCE South 89 degrees 26 minutes 19 seconds East, a distance of 54.18 feet, over and across said Lot 2 to the **POINT OF BEGINNING** and containing 0.0622 of an acre (2,709 square feet) of land, more or less.

NOTE:

ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983. THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.00012. DISTANCES, AND AREAS SHOWN ARE SURFACE.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

November 18, 2024
JQ, Infrastructure, LLC

By: 
Henry C. Casal, Jr.
Registered Professional Land Surveyor
Texas No. 4905



(Exhibit "A") Page 1 of 2

EXHIBIT "A"

CALLED: 10.170
 THE CITY OF ROANOKE, TEXAS
 DOC. NO. 2006-154428
 O.P.R.D.C.T.
 LOT 2, BLOCK 1
 SLAUGHTER RANCH ADDITION
 CAB. W. SLIDE 478
 P.R.D.C.T.

ENSERCH CORPORATION
 50' PIPELINE EASEMENT
 VOL. 2919, PG. 636
 D.R.D.C.T.

POINT OF
 COMMENCING
 5/8" IRON ROD
 W/CAP FOUND "DUNAWAY
 ASSOC. INC."
 (C.M.)

TRINITY RIVER AUTHORITY
 OF TEXAS
 VARIABLE WIDTH
 SANITARY SEWER EASEMENT
 CALLED 0.881 ACRES
 DOC. NO. 2015-44570
 D.R.D.C.T.

TRINITY RIVER AUTHORITY
 OF TEXAS
 30' SANITARY SEWER
 EASEMENT
 VOL. 2521, PG. 518
 D.R.D.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34°25'08" W	60.21'
L2	N 89°26'19" W	54.18'
L3	N 34°25'08" E	60.21'
L4	S 89°26'19" E	54.18'

GRAPHIC SCALE
 0 50 100
 (IN FEET)
 1 inch = 100 ft.

50' WIDTH
 PERMANENT SANITARY
 SEWER EASEMENT
 0.0622 ACRES
 (2,709 SQ. FT.)

EXHIBIT "B"
 30' WIDTH TEMPORARY
 CONSTRUCTION EASEMENT

LOT 1, BLOCK 1
 SLAUGHTER RANCH ADDITION
 CAB. W. SLIDE 478
 P.R.D.C.T.
 CALLED: 51.434
 EAGLERIDGE ACQUISITION LLC
 & U.S. ENERGY
 DEVELOPMENT CORPORATION
 DOC. NO. 2022-88190
 O.P.R.D.C.T.

LIPSCOMB LTD.
 VOL. 5107, PG. 2697
 D.R.D.C.T.
 TRACT "II"

CALLED: 7.403
 EAGLERIDGE ACQUISITION LLC & U.S.
 ENERGY DEVELOPMENT CORPORATION
 DOC. NO. 2022-88190
 O.P.R.D.C.T.
 "TRACT B"

LEGEND

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- 5/8" C.I.R.S. 5/8" IRON ROD SET W/CAP STAMPED "JQI ESMT"
- VOL./PG. VOLUME/PAGE
- C.M. CONTROLLING MONUMENT
- MONUMENT FOUND (AS NOTED)
- IRON ROD SET (AS NOTED)
- △ POINT FOR CORNER
- ~ NOT TO SCALE

NOTE:
 ALL BEARINGS ARE REFERENCED TO THE TEXAS
 COORDINATE SYSTEM OF 1983, NORTH CENTRAL
 ZONE (4202), NORTH AMERICAN DATUM 1983. THE
 SURFACE SCALE FACTOR FOR THIS PROJECT IS
 1.00012. DISTANCES, AND AREAS SHOWN ARE
 SURFACE.

METES AND BOUNDS DESCRIPTION OF EVEN DATE
 TO ACCOMPANY THIS MAP OF SURVEY.

WILLIAM R. KELSEY SURVEY
 ABSTRACT NO. 705

S 01°55'32" W
 209.22'
 5/8" IRON ROD
 W/CAP FOUND "DUNAWAY
 ASSOC. INC."
 (C.M.)

WHOLE PROPERTY AND
 LOCATION MAP OF EASEMENT



TRINITY RIVER AUTHORITY OF TEXAS

5300 S. COLLIN ST. P.O. BOX 60 ARLINGTON, TEXAS 76004

DENTON CREEK REGIONAL WASTEWATER SYSTEM
 DENTON CREEK INTERCEPTOR PHASE I

PARCEL NO. 1-PSSE PERMANENT SANITARY SEWER EASEMENT

OWNER: CITY OF ROANOKE

SURVEY: WILLIAM R. KELSEY SURVEY ABSTRACT NO. 705

SUBDIVISION: LOT 2, BLOCK 1, SLAUGHTER RANCH ADDITION

LOCATION: CITY OF ROANOKE DENTON COUNTY, TEXAS

EASEMENT ACQUISITION ACREAGE: 0.0622 ACRE OR 2,709 SQ. FT.

WHOLE PROPERTY ACREAGE: 10.17 AC (BY DEED)

JOB NO. 4230214

DRAWN BY: DV

CAD FILE: 1 Lot 2 Block 1 Slaughter Ranch Addition ESMT.dwg

DATE: NOVEMBER 18, 2024

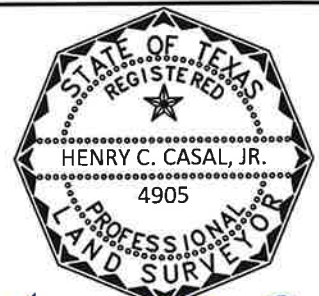
PAGE 2 of 2

SCALE: 1" = 100'

CREW: TD

SURVEY DATE: 05/30/2024

JQ INFRASTRUCTURE, LLC. JQENG.COM TEXAS REGISTERED SURVEYING FIRM NO. 10193718 100 GLASS ST. DALLAS, TX. 75207 PH: 214-752-9098



Henry C. Casal, Jr.
 Registered Professional Land Surveyor
 Texas No. 4905

EXHIBIT "B"
DENTON CREEK REGIONAL WASTEWATER SYSTEM
DENTON CREEK INTERCEPTOR PHASE 1
PARCEL No. 1-TCE

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM R. KELSEY SURVEY, ABSTRACT NO. 705
LOT 2, BLOCK 1, SLAUGHTER RANCH ADDITION
CITY OF ROANOKE
DENTON COUNTY, TEXAS

Being a 0.0373 of an acre tract in the William R. Kelsey Survey, Abstract No. 705, in the City of Roanoke, Denton County, Texas, a part of Lot 2, Block 1, Slaughter Ranch Addition, as recorded in Cabinet W, Slide 478 Plat Records of Denton County, Texas and being part of a called 10.170 acre tract conveyed to the City of Roanoke as recorded in Document No. 2006-154428 of the Official Public Records of Denton County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows;

COMMENCING at a found 5/8 inch iron rod with cap stamped Dunaway and Assoc., for the Southwesterly ell corner of said Lot 2, Block 1 and being in common line with the Eagleridge Acquisition tract of record in Document No. 2022-88190, O.P.R.D.C.T.;

THENCE South 34 degrees 25 minutes 08 seconds West, a distance of 861.48 feet to a 5/8 inch iron rod set w/cap stamped "JQI ESMT" for the southeast corner of the permanent sanitary sewer easement as shown on Exhibit A and the **POINT OF BEGINNING**; (GRID COORDINATES: N=7,057,372.87, E=2,356,112.58);

THENCE South 34 degrees 25 minutes 08 seconds West, a distance of 36.13 feet, on the east line of said Lot 2 to a point;

THENCE North 89 degrees 26 minutes 19 seconds West, a distance of 54.18 feet, over and across said Lot 2 to a point on the west line of said Lot 2;

THENCE North 34 degrees 25 minutes 08 seconds East, a distance of 36.13 feet, on the west line of said Lot 2, to a 5/8 inch iron rod set w/cap stamped "JQI ESMT", for the southwest corner of the permanent sanitary sewer easement as shown on Exhibit A;

THENCE South 89 degrees 26 minutes 19 seconds East, a distance of 54.18 feet, over and across said Lot 2 to the **POINT OF BEGINNING** and containing 0.0373 of an acre (1,625 square feet) of land, more or less.

NOTE:

ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983. THE SURFACE SCALE FACTOR FOR THIS PROJECT IS 1.00012. DISTANCES, AND AREAS SHOWN ARE SURFACE.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

November 18, 2024
JQ, Infrastructure, LLC

By: 
Henry C. Casal, Jr.
Registered Professional Land Surveyor
Texas No. 4905



(Exhibit "B") Page 1 of 2

EXHIBIT "B"

ENSERCH CORPORATION
50' PIPELINE EASEMENT
VOL. 2919, PG. 636
D.R.D.C.T.

CALLLED: 10.170
THE CITY OF ROANOKE, TEXAS
DOC. NO. 2006-154428
O.P.R.D.C.T.

LOT 2, BLOCK 1
SLAUGHTER RANCH ADDITION
CAB. W. SLIDE 478
P.R.D.C.T.

TRINITY RIVER AUTHORITY
OF TEXAS
VARIABLE WIDTH
SANITARY SEWER EASEMENT
CALLED 0.881 ACRES
DOC. NO. 2015-44570
D.R.D.C.T.

TRINITY RIVER AUTHORITY
OF TEXAS
30' SANITARY SEWER
EASEMENT
VOL. 2521, PG. 518
D.R.D.C.T.

30' SANITARY SEWER
EASEMENT
VOL. 2521, PG. 518
D.R.D.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34°25'08" W	36.13'
L2	N 89°26'19" W	54.18'
L3	N 34°25'08" E	36.13'
L4	S 89°26'19" E	54.18'

EXHIBIT "A"
50' WIDTH PERMANENT
SANITARY SEWER
EASEMENT

30' WIDTH TEMPORARY
CONSTRUCTION EASEMENT
0.0373 ACRES
(1,625 SQ. FT.)

5/8" C.I.R.S. L4 5/8" C.I.R.S.
L3 L2 L1

POINT OF
BEGINNING
GRID COORDINATES:
N=7,057,372.87
E=2,356,112.58

LOT 1, BLOCK 1
SLAUGHTER RANCH ADDITION
CAB. W. SLIDE 478
P.R.D.C.T.

CALLLED: 51.434
EAGLERIDGE ACQUISITION LLC
& U.S. ENERGY
DEVELOPMENT CORPORATION
DOC. NO. 2022-88190
O.P.R.D.C.T.

CALLLED: 7.403
EAGLERIDGE ACQUISITION LLC & U.S.
ENERGY DEVELOPMENT CORPORATION
DOC. NO. 2022-88190
O.P.R.D.C.T.
"TRACT B"

LIPSCOMB LTD.
VOL. 5107, PG. 2697
D.R.D.C.T.

TRACT "II"

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

BRIARWYCK, PHASES 3D
DOC. NO. 2013-158
P.R.D.C.T.

LOT 29

LEGEND

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- 5/8" C.I.R.S. 5/8" IRON ROD SET W/CAP STAMPED "JQI ESMT"
- VOL./PG. VOLUME/PAGE
- C.M. CONTROLLING MONUMENT
- MONUMENT FOUND (AS NOTED)
- IRON ROD SET (AS NOTED)
- △ POINT FOR CORNER
- NOT TO SCALE

NOTE:
ALL BEARINGS ARE REFERENCED TO THE TEXAS
COORDINATE SYSTEM OF 1983, NORTH CENTRAL
ZONE (4202), NORTH AMERICAN DATUM 1983. THE
SURFACE SCALE FACTOR FOR THIS PROJECT IS
1.00012. DISTANCES, AND AREAS SHOWN ARE
SURFACE.

METES AND BOUNDS DESCRIPTION OF EVEN DATE
TO ACCOMPANY THIS MAP OF SURVEY.

S 01°55'32" W 209.22'
5/8" IRON ROD
W/CAP FOUND "DUNAWAY
ASSOC. INC."
(C.M.)

WHOLE PROPERTY AND
LOCATION MAP OF EASEMENT



TRINITY RIVER AUTHORITY OF TEXAS

5300 S. COLLIN ST. P.O. BOX 60 ARLINGTON, TEXAS 76004

DENTON CREEK REGIONAL WASTEWATER SYSTEM
DENTON CREEK INTERCEPTOR PHASE I

PARCEL NO. 1-TCE

TEMPORARY CONSTRUCTION EASEMENT

OWNER: CITY OF ROANOKE

SURVEY: WILLIAM R. KELSEY SURVEY ABSTRACT NO. 705

SUBDIVISION: LOT 2, BLOCK 1, SLAUGHTER RANCH ADDITION

LOCATION: CITY OF ROANOKE DENTON COUNTY, TEXAS

EASEMENT ACQUISITION ACREAGE: 0.0373 ACRE OR 1,625 SQ. FT.

WHOLE PROPERTY ACREAGE: 10.17 AC (BY DEED)

JOB NO. 4230214

DRAWN BY: DV

CAD FILE: 1 Lot 2 Block 1 Slaughter Ranch Addition ESMT.dwg

DATE: NOVEMBER 18, 2024

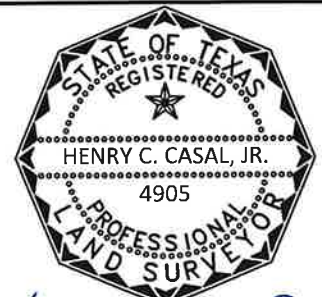
PAGE 2 of 2

SCALE: 1" = 100'

CREW: TD

SURVEY DATE: 05/30/2024

JQ INFRASTRUCTURE, LLC. JQENG.COM TEXAS REGISTERED SURVEYING FIRM NO. 10193718 100 GLASS ST. DALLAS, TX. 75207 PH: 214-752-9098



Henry C. Casal, Jr.
Registered Professional Land Surveyor
Texas No. 4905



CMRRR # 7022 1670 0001 1545 2665

June 18, 2025

City of Roanoke, Texas
500 S Oak St
Roanoke, Texas 76262

RE: Easement Acquisition Offer
Denton Creek Regional Wastewater System, Denton Creek Interceptor Phase I Project
Parcel No. 1 – Denton CAD 286479
Property Location: SH 114, William R. Kelsey Survey, Abstract No. 705, Lot 2, Block 1,
Slaughter Ranch Addition, Roanoke, Denton County, Texas

Dear Property Owner:

The Trinity River Authority of Texas (Authority), a conservation and reclamation district of the State of Texas, is preparing to construct approximately 12,000 linear feet of 54- to 60-inch pipeline in the Denton Creek Regional Wastewater System (DCRWS). This new pipeline, identified as the Denton Creek Interceptor Phase I, will deliver wastewater from the cities of Justin and Northlake to the Authority's DCRWS wastewater treatment plant in Roanoke. This portion of the project is generally located east of Interstate 35W, west of Highway 377, south of FM 1171, and north of West Highway 114, in the Cities of Roanoke, Northlake, and in unincorporated areas, in Denton County, Texas. 7Arrows Land Staff, LLC, is assisting the Authority with the acquisition of the land rights needed for this project.

Deed records indicate that The City of Roanoke, Texas, a Texas home-rule municipality, is the owner from whom the Authority must acquire a 0.0622-acre permanent sanitary sewer easement and a 0.0373-acre temporary construction easement for the construction, operation, and maintenance of this public-service project. The proposed easements are located on the above-referenced property and described on the enclosed legal descriptions and plat maps.

Under state and federal constitutions, private property can be acquired for public purposes with payment of adequate compensation. **An independent third-party appraisal was completed by CBRE, Inc., an appraiser certified to practice as a certified general appraiser under Occupations Code Chapter 1103, and the report is included for your review. Based on the appraisal, the Authority's offer of compensation for these rights is \$1,260.00, and does not include damages to the remainder, if any, of your remaining property.** If you agree to this offer, please have an authorized representative sign this letter, the enclosed W-9, and execute the enclosed easement documents before a notary public and return them to me.

Please note that this offer is not confidential, and you have the right to discuss the Authority's offer or agreement with others. Also, I have enclosed a copy of the Texas Landowner's Bill of Rights, which contains the statement prescribed by Texas Government Code Section 402.031 to ensure that property owners know their rights and understand the eminent domain process.

Please contact me at 940-390-9992 or email paulw@7arrowsland.com with any questions. I look forward to working with you on this transaction.

Sincerely,

ACCEPTANCE OF OFFER:

Paul Williamson

PAUL WILLIAMSON, SR/WA-EU
On behalf of Trinity River Authority

Signature

Date

Enclosures:
Appraisal Report
Easement Document(s) with exhibits
Landowner's Bill of Rights
Information About Brokerage Services
IRS Form W-9



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Amendment to Municipal Maintenance Agreement with TXDOT

MEETING DATE: November 25, 2025

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval of an amendment to the Municipal Landscape Maintenance Agreement with TXDOT concerning the installation, operation and maintenance of improved landscaped medians located on Hwy 377 from BN 114 to Hwy 114.

INFORMATION:

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Landscape Maintenance Agreement-2025

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

This AGREEMENT made this _____ day of _____, 20____, by and

between the Texas Department of Transportation, hereinafter referred to as the "State," and the City of Roanoke, Denton County, Texas, acting by and through its duly authorized officers, hereinafter called the "City".

WITNESSETH

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter into agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter into agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the State and the City have entered into a Municipal Maintenance Agreement dated September 25, 2008, **the provisions of which are incorporated herein by reference**, and wherein the City has agreed to retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the department; and

WHEREAS, the State has existing and proposed landscape improvements, such as but not limited to, the installation of tree, shrub, and turf plantings, irrigation systems, and other aesthetic elements for areas within the right of way of state highway routes within the City as shown on Attachment "A"; and

WHEREAS, the State will provide funding for such landscape improvements, provided that the City agrees to be responsible for the installation and all required maintenance of the landscape improvements.

WHEREAS, the State reserves the right to perform maintenance and/or construction activities at this location in the future. The City shall indemnify and save harmless the State and its representatives against any claims arising from these activities.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

Contract Period

This Agreement becomes effective upon the date of final execution by the State, and shall remain in effect until terminated or modified as hereinafter provided.

Coverage

This agreement prescribes the responsibilities of the State and the City relating to the installation and maintenance of landscape improvements and scenic enhancements on **US377** controlled access state highway, as defined in the Municipal Maintenance Agreement. The maintenance is further described in attachment A, the location map for this project, and limited to the portions **On US377 from Denton St. to SH114**

Amendment

The parties agree that this agreement may be amended. Such amendments, to be effective, must be in writing and signed by both parties.

State's Responsibilities

The State may install landscape elements including but not limited to trees, shrubs, groundcovers, grasses, and irrigation systems (sidewalks and hardscape features, will not be funded in accordance with the Green Ribbon Program) through its employees or duly appointed agents.

City's Responsibilities

The City may install landscape enhancements including but not limited to trees, shrubs, grasses, sidewalks, irrigation systems and hardscape features through its employees or duly appointed agents. Any installations shall be performed in accordance with Texas Department of Transportation specifications and standards and must be approved by the State in writing prior to any work being performed.

The City shall maintain all landscape elements within the limits of the right of way including all median and island areas but excluding paved areas intended for vehicular travel. Landscape maintenance shall include but not limited to plant maintenance, plant replacement, mowing and trimming, hardscape element maintenance, and irrigation system operation and maintenance. The City will be responsible for all utility costs associated with maintaining landscape elements. All landscape elements must be maintained in a functional and aesthetically pleasing condition.

The City shall hold the State harmless for any future maintenance in an established planting location. The City may submit a Green Ribbon application to repair damages incurred by these works.

TERMINATION

It is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

Should the City terminate this agreement, as prescribed here above, the City shall, at the option of the State, reimburse any reasonable costs incurred by the State.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, the City of _____ Roanoke _____ on the _____ day of _____, year _____, and the Texas Department of Transportation, on the _____ day of _____, year _____.

ATTEST:

THE STATE OF TEXAS

(Signature)

CITY OF ROANOKE

By _____
(Name)

(Title)

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and the established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

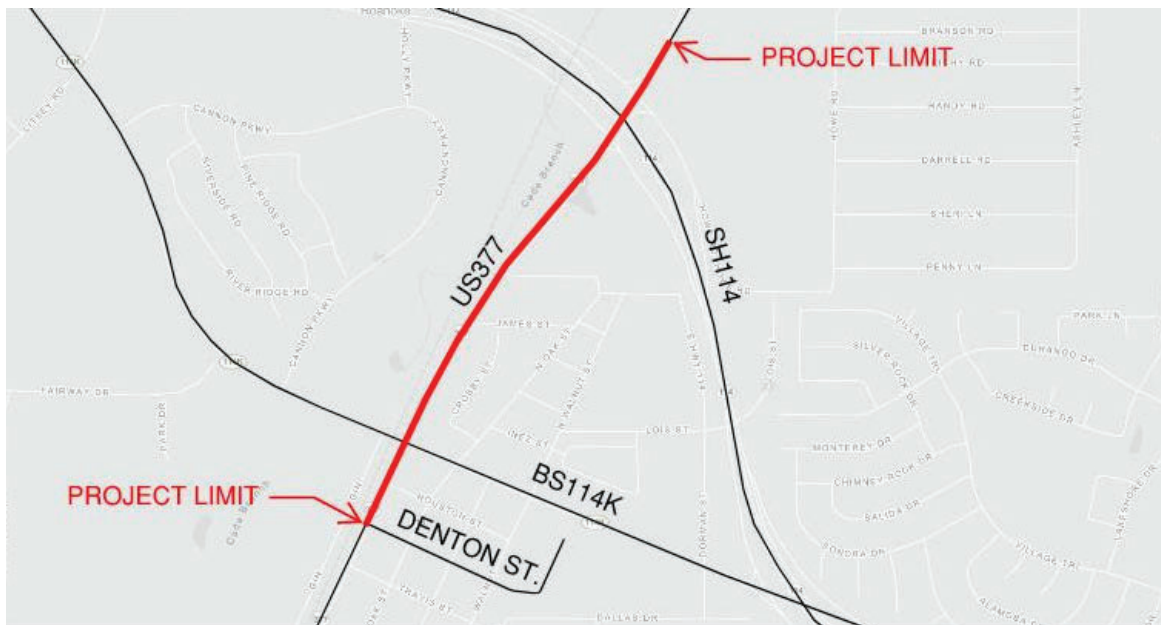
By _____
Lane Selman
Dallas District Director of Maintenance

List of Attachments:

Attachment A – Landscape Improvements – Project Location Map

ATTACHMENT A

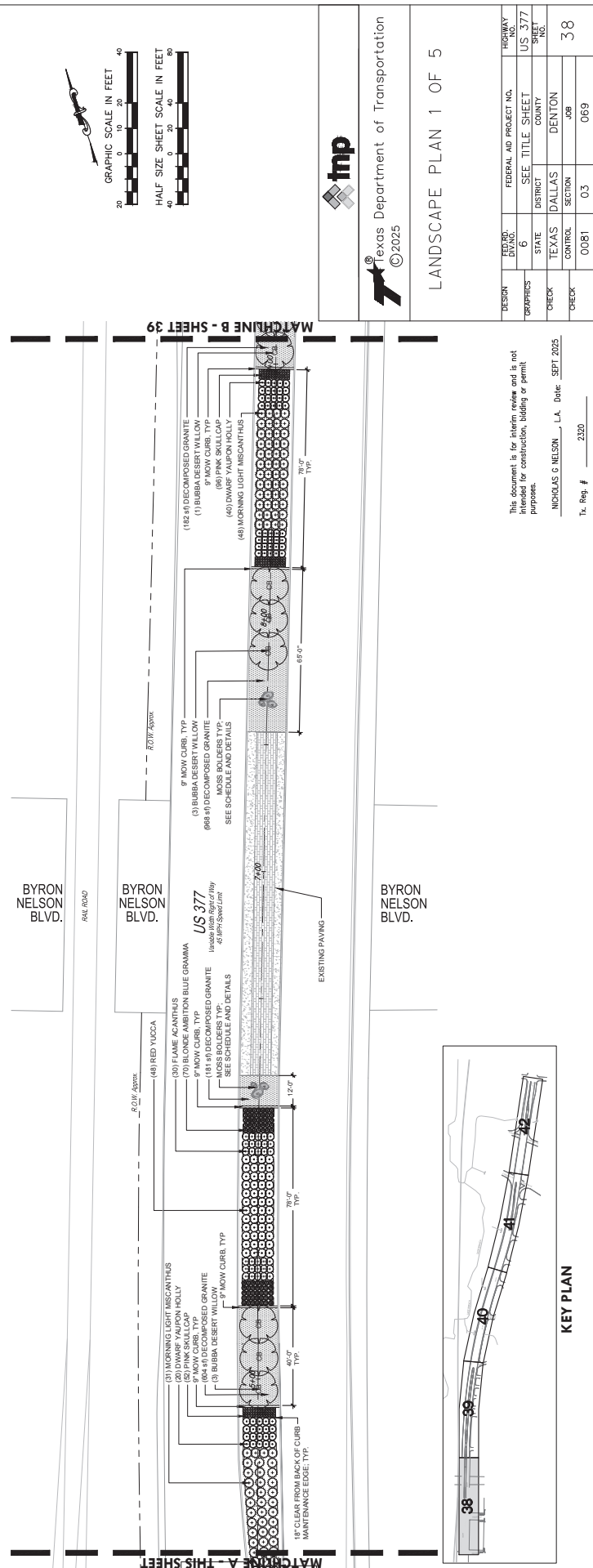
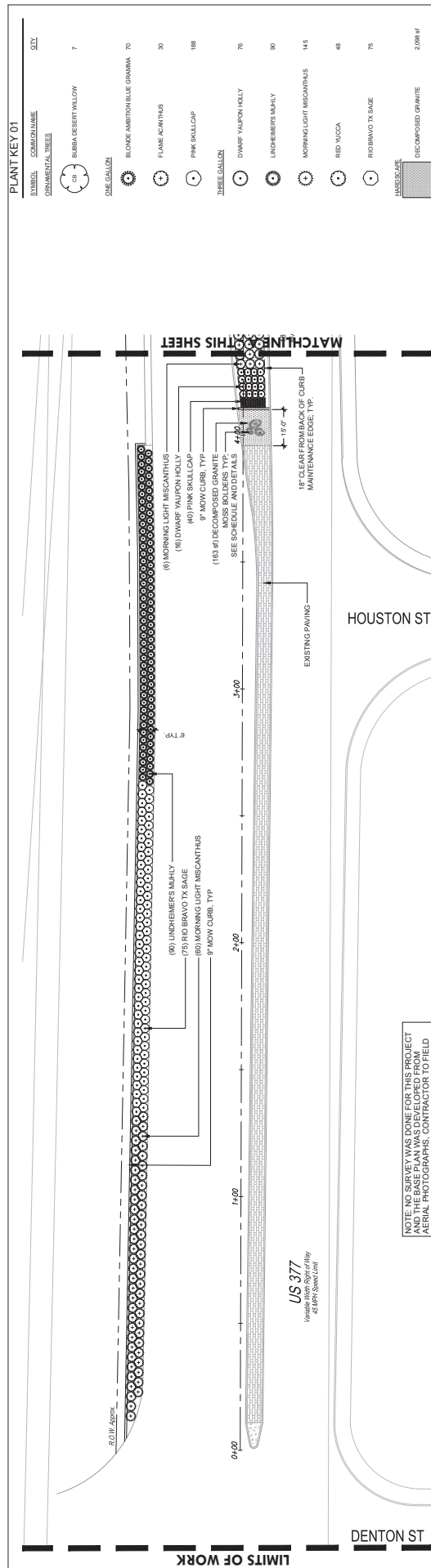
Project Location Map

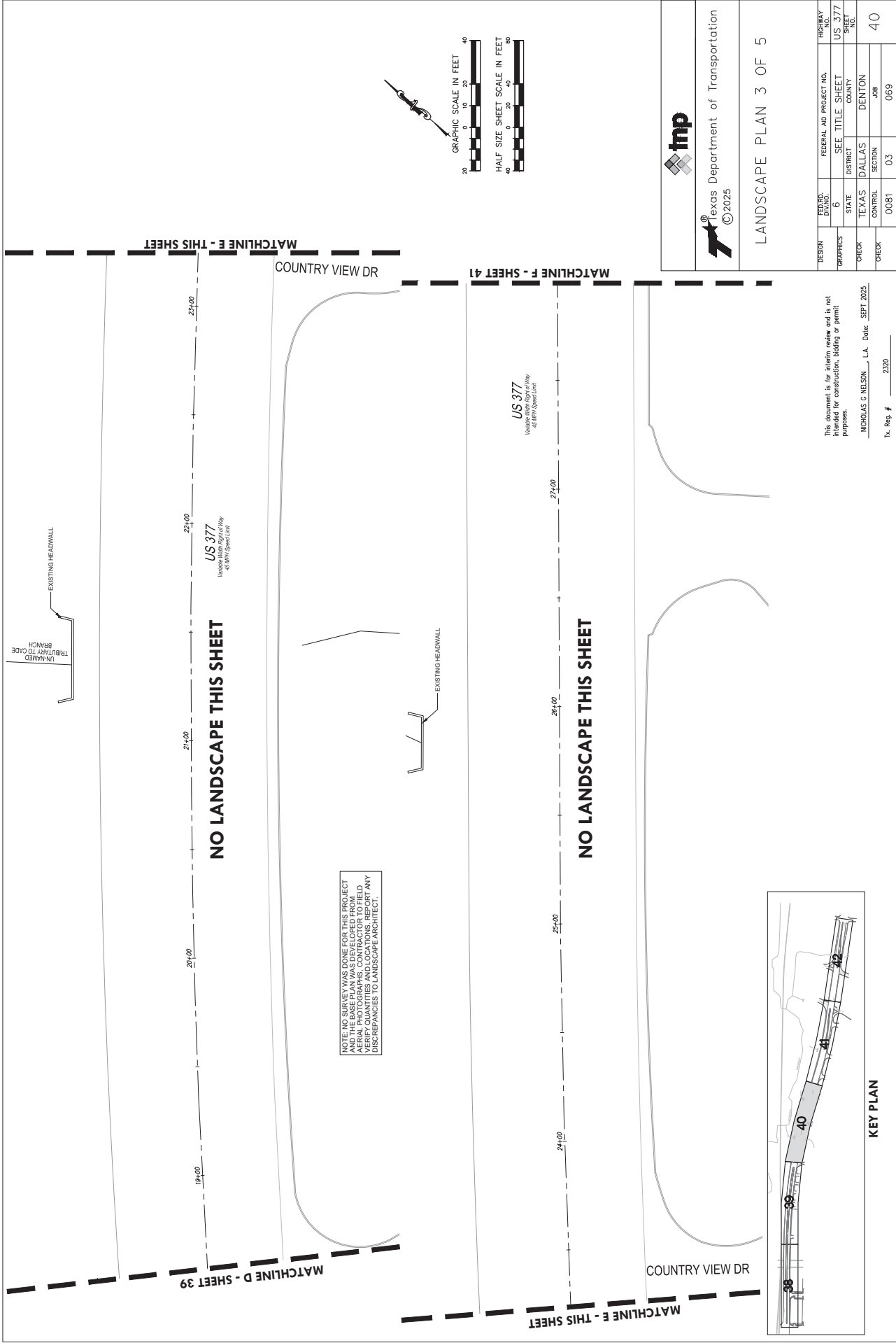


City of Roanoke, Texas
Funding Source: Green Ribbon

Project Description: Landscape & Scenic enhancements that include trees, shrubs, ground covers and irrigation.

Project Limits:
On US377 from Denton St. to North of SH114







AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Contract - KPOST Company - Recreation Center Roof Replacement

MEETING DATE: November 25, 2025

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval to award a contract to KPOST Company for the replacement of the Recreation Center roof for an amount not to exceed three hundred fifty thousand dollars (\$350,000.00).

INFORMATION:

The recreation center roof has surpassed its life expectancy and is due for replacement. The capital project is included in the City's Capital Improvement Project. KPOST Company pricing is guaranteed through the TIPS Cooperative under contract # 25010401.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

Three hundred fifty thousand dollars (\$350,000.00)

ATTACHMENTS:

1. 501 Roanoke Road Roofing Proposal - Revised 10.31.25



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



501 Roanoke Road

Roanoke, TX

Roof Recover Proposal

Prepared By:

David Etley, Estimator

817.888.6742

David.Etley@kpostcompany.com

Garrett Geiger, Business Development

469.822.7136

Garrett.Geiger@kpostcompany.com

Prepared for:

Clint Harmon

City of Roanoke

Proposal Date:

10.31.2025

Proposal Expiration:

12.1.2025



SUMMARY OF TOTALS	
SCOPE OF WORK DESCRIPTION	TOTAL
<u>Base Bid</u> Carlisle 115-mil Fleeceback TPO Direct over Modified Bitumen	\$209,941.00
<u>Alternate Bid #1</u> Carlisle 60-mil TPO over Mechanically Attached ½" DensDeck Prime Coverboard	\$235,627.00
<u>Alternate Bid #2</u> Carlisle 60-mil TPO over Adhered ½" DensDeck Prime Coverboard	\$257,010.00
BID ALTERNATES AND UNIT COSTS	
Unit Cost #1 – Replace Wet Insulation	\$5.00/SF
Final Roof Cleaning (Not Included in Base Bid Cost)	NO BID
Current Material Pricing Quote is valid through December 31, 2025	

KPost Company proposes to provide all materials, labor, equipment, supervision, and required insurance to complete the scope of work as described below. Project information was obtained from an on-site visit.

K-Post TIPS #25010401

SCOPE OF WORK

ROOF SYSTEM – Base Bid

- Provide and install (1) one layer of Carlisle 115-mil Fleeceback TPO, adhered using Flexible Fast Adhesive directly over the existing modified bitumen roofing system.
- Provide and install new 60-mil TPO membrane curb and wall flashings, adhered using TPO Bonding Adhesive.
- Provide and install new penetration flashings. Penetration flashing type shall be determined by the type of penetration and duration of roof warranty.
- Detail work shall be installed in accordance with the manufacturer's printed installation procedures for the desired warranty.
- Provide Contractor's Two (2) Year Warranty covering both materials and workmanship.
- Provide Manufacturer's Twenty (20) Year No Dollar Limit (NDL) Warranty covering both materials and workmanship. Warranty also includes coverage for up to 2" hail and 16 hours of accidental puncture.

ROOF SYSTEM – Alternate Bid #1

- Provide and install (1) one layer of Carlisle ½" DensDeck Prime coverboard, mechanically attached using 6" insulation fasteners and plates.
- Provide and install (1) one layer of Carlisle 60-mil TPO membrane, adhered using TPO Bonding Adhesive.
- Provide and install new 60-mil TPO membrane curb and wall flashings, adhered using TPO Bonding Adhesive.
- Provide and install new penetration flashings. Penetration flashing type shall be determined by the type of penetration and duration of roof warranty.

- Detail work shall be installed in accordance with the manufacturer's printed installation procedures for the desired warranty.
- Provide Contractor's Two (2) Year Warranty covering both materials and workmanship.
- Provide Manufacturer's Twenty (20) Year No Dollar Limit (NDL) Warranty covering both materials and workmanship.

ROOF SYSTEM – Alternate Bid #2

- Provide and install (1) one layer of Carlisle ½" DensDeck Prime coverboard, adhered using Flexible Fast Adhesive.
- Provide and install (1) one layer of Carlisle 60-mil TPO membrane, adhered using TPO Bonding Adhesive.
- Provide and install new 60-mil TPO membrane curb and wall flashings, adhered using TPO Bonding Adhesive.
- Provide and install new penetration flashings. Penetration flashing type shall be determined by the type of penetration and duration of roof warranty.
- Detail work shall be installed in accordance with the manufacturer's printed installation procedures for the desired warranty.
- Provide Contractor's Two (2) Year Warranty covering both materials and workmanship.
- Provide Manufacturer's Twenty (20) Year No Dollar Limit (NDL) Warranty covering both materials and workmanship.

SHEET METAL/LUMBER – All Scope Options

- Provide and install new sheet metal items as follows:
 - Surface Mounted Counterflashings – 24 Ga. Kynar
 - Unit Counterflashings – 24 Ga. Galvanized
 - Coping Cap – 24 Ga. Kynar
 - Coping Cleat – 22 Ga. Galvanized
 - Pitch Pan Assemblies – 24 Ga. Membrane Coated Metal
- Provide and install new wood blocking and/or sheathing as follows:
 - Perimeter Wood Nailer – None.
 - Vertical Wall Sheathing – one (1) layer of 1/2" CDX plywood.
 - Vertical Curb Sheathing – one (1) layer of 1/2" CDX plywood.

PROJECT QUALIFICATIONS

INCLUSIONS:

- **KPost standard work week is four 10-hour days. Please utilize this for schedule creation.**
- Hoisting of materials and necessary equipment to complete the scope of work as described in the above section.
- KPost will provide detailed construction drawings including system details.
- KPost to supply MSDS and Product Data used in the roofing operations.
- KPost to visually inspect structural decking to determine that it is smooth, straight, and free of irregularities, such as significant humps or depressions.
- KPost to provide insurance specific to project.

EXCLUSIONS:

- Applicable Sales Tax.
- Any items not clearly stated within this scope are excluded.
- Premium time or overtime unless specifically stated in proposal.
- Testing of existing roofing materials for asbestos containing materials (ACM) to be the responsibility of the owner.
 - Asbestos Testing is required by on all remedial/reroof project per "Texas Administrative Code, Chapter 295.34, Asbestos Management in Facilities and Public Buildings."



- Abatement of ACM materials if present in currently installed roof assemblies.
- Interior protection and/or cleaning of interior contents prior to, during or after roofing operations.
- Modifications/Removal/Re-installation including, but not limited to, mechanical, electrical, plumbing, communications or data equipment.
 - Any and all work at these areas is to be the responsibility of the owner unless specifically stated as provided in scope of work.
- Protection or necessary modification of such items as electrical substations, transformers and powerlines shall be the responsibility of the owner to provide safe working conditions.
- Any additional work that is required due to unforeseen conditions or misrepresentation of information is excluded.
- KPost will not complete inspection of structural decking assembly for adequate attachment to substructure, structural load capabilities, relative humidity, moisture content, bracing configurations around roof openings, etc. If deemed required or recommended cost to be by owner for required inspections or testing.
- Bid or Payment and Performance Bonds.

SAFETY

- Site safety set-up shall follow OSHA standards.
- KPost will conduct a preliminary site inspection prior to commencement of the project to identify potential areas of hazard.
- KPost will formulate site-specific safety plan identifying areas of low and high hazard. A safety plan will direct necessary means and methods of protection for both employees of KPost as well as surrounding occupants.
- Periodic site safety inspections shall be performed by KPost's certified and dedicated safety personnel to ensure safety plan implementation.

SET-UP | MOBILIZATION | HOISTING

- The specific location of hoisting equipment shall be determined at the time of a preconstruction meeting unless stipulated in a provided site plan. If no site plan is provided, the most efficient locations for hoisting have been assumed. If, in the event locations that were assumed as "usable" are declared unusable, KPost reserves the right to update pricing using areas designated by owner as "usable".
- KPost will require a clear common path for material deliveries by semi and trailer.
- KPost will require site space for material, equipment, vehicles, and dumpster storage.
- KPost shall not be held liable for damage to concrete, asphalt, or landscape finishes including sidewalks, drives, etc. This includes damage to marking/signage including, but not limited to, striping or other area designations.

INCLEMENT WEATHER

INCLEMENT WEATHER SOURCE

- www.noaa.gov and the manufacturer's product data (as stated in the submittals) will be the guidelines for product application and construction by Contractor during inclement weather.

PRECIPITATION

- No roof tear-off will be performed when the chance of precipitation is 20 percent or greater.
 - If the chance of precipitation is 30 percent but no rain is within 50 miles, detail work, stocking and clean-up are permitted at the discretion of KPost.
- No work will be performed when standing water, ice or snow are present on the roof or deck.
 - A request for removal of said items constitutes a change order and is not included in base bid pricing.
- Work will be suspended if lightning occurs within 10 miles of the jobsite.

HEAT

- No work will be performed when the heat index is 105 degrees or greater.

COLD

- No work will be performed when temperatures are below 20 degrees.
 - Certain activities/scopes can be completed but will be at the discretion of KPost on a case-by-case basis.
- Precautions will be taken when the temperature is below freezing. Asphalt and adhesive-based projects shall be installed only when temperatures are 40 degrees and rising.

WIND

- Roof work will not be performed when sustained wind speed is or is forecasted to be 20 mph or greater.

MISCELLANEOUS

- When installing white roof coverings, construction debris/dust/sediment will leave dirt on the covering. KPost will take care to minimize debris and foot traffic over the new roof covering, but some inherent dirt will remain as a result of the construction process. Post-construction cleaning of the roof covering is not included in this proposal unless specifically stated within the scope of work.
- If this proposal does not clearly state and include the installation of a “full tapered” insulation assembly, ponding water may be present after completion of the roof system. KPost shall not be held liable to remedy ponding water situations.
 - The NRCA defines ponding water as “any ponding water on the roof 48 hours after rain during conditions conducive to drying”.
- Certain products utilized in the installation of roofing materials omit odor. Products in this category include, but are not limited to, asphalt, adhesive, primers, etc. Mechanical units, intake vents and other “air-drawing” equipment may be required to be shut down by the owner during certain times of construction if interior space is sensitive to odors.

Payment Terms: 30% upon execution of agreement, 65% through monthly progress payments, and 5% retainage. Contract retainage shall be released in full once the roof system manufacturer has inspected the roof and deemed the work “complete and warrantable”. Change orders will be addressed separately if completion dates differ from original contract scope. Payment of invoices shall be due and payable on or before 30 days from date of invoice.

Payment: Credit Card payments are not accepted.

Change Orders to Contract Scope of Work: Additional work as a result of unforeseen conditions, misrepresentation of information or additions to contracted scope of work shall be charged at cost plus 10% overhead and 15% profit. No work outside of the contracted scope will be completed without written authorization from the property owner or designated owner’s representative with authority to approve.

Substitutions and Material Shortage: In the event that any specified material becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Subcontractor’s (KPost) control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that Subcontractor (KPost) is delayed by the unavailability, and in the case of permanent unavailability, Subcontractor (KPost) shall be excused from providing said material and allowed to propose an available substitute. To the extent an available substitute is proposed by Subcontractor (KPost) under this provision and subsequently approved by Owner, Architect and/or General Contractor in a timely manner, any increase in the cost between the originally specified material and its substitute shall be paid by General Contractor to Subcontractor (KPost). Due to material shortages, Subcontractor (KPost) may experience delays related to the inability to timely obtain materials for this project. In the event of such a delay, Subcontractor (KPost) shall notify General Contractor, and General Contractor agrees to provide the Subcontractor (KPost) with an extension of time for any delay attributable to the temporary inability to obtain materials.

Price Acceleration: If there is an increase in the actual cost of materials charged to Subcontractor (KPost) after making this Subcontract, the price set forth in this Subcontract shall be increased without the need for a written change order or amendment to the contract to reflect the price increase and additional direct cost to Subcontractor (KPost). Subcontractor (KPost) will submit written documentation of the unit cost of materials to General Contractor/Owner at “Time of Order” and again at “Time of Shipment”.

Proposal Expiration Date: The expiration date of this proposal is **12.1.2025**. If approval is given to KPost after the expiration date, pricing will be adjusted according to current market pricing and submitted as a change order to the contract. If this proposal is approved and accepted after its expiration date and receiver of this proposal will not allow for market pricing adjustments via change order, KPost reserves the right to rescind the proposal in its entirety with no penalties monetarily or otherwise.

Asbestos Testing: To obtain a permit in the City of **Roanoke, TX**, a sample testing for asbestos is required in accordance with “*Texas Administrative Code, Chapter 295.34, Asbestos Management in Facilities and Public Buildings.*” This testing shall be paid for by the owner and resulting report provided to KPost for use in obtaining the necessary construction permit.

Proposal Disclaimer: The scope of work described above, and all items listed within are the full extent of this scope of work. In the event you believe additional items should be included but are not described, please contact the estimator of record for clarification of the specific item and its inclusion/exclusion. If changes are required to clarify items of inclusion/exclusion, a new draft of the proposal will be delivered with items of change noted. Under no circumstance will changes be made after acceptance of the proposal. KPost shall not be held obligated, financially, or otherwise, for assumptions of inclusions made by the receiver of this proposal.



This proposal is based upon use of KPost's standard construction contract/agreement. An example of KPost's standard agreement can be supplied upon request. If this proposal is accepted it shall be included as an exhibit to the contract documents in its entirety including any additional attachments sent at time of submission such as roof drawings and site plans as well as Addendum "A" below.

KPost Company does not represent itself as a design professional, architect or registered engineer and does not perform these services nor shall it be inferred. These services may be provided by a third party at an additional cost if requested.

Addendum "A"

PAYMENT:

The payment provisions herein are intended to comply with The State of Texas Prompt Payment Act Section 35.521.

INDEMNITY:

Indemnification; State of Texas Indemnity Clause HB 2093 Shall Prevail:

Nothing herein shall be construed to require the Contractor to indemnify an indemnified party for an indemnified claim caused by or resulting from that indemnified party's own negligence unless otherwise permitted under Chapter 151 of the Texas Insurance Code. It is agreed that with respect to any legal limitations, now or hereafter in effect, which affect the validity and enforceability of the indemnification obligation under this Article, such legal limitations are made a part of the indemnification obligation to the minimum extent necessary to bring this Article into conformity with the requirements of such limitations, and as so modified, the indemnification obligation shall continue in full force and effect. The indemnification obligations herein are intended to comply with Chapter 151 of the Texas Insurance Code and shall be read as broadly as permitted to satisfy that intent.

WAIVER OF SUBROGATION:

- a) Owner and the Contractor waive all rights against each other and any of their subcontractors, sub-subcontractors' members, and agents and employees of each of them, for damages caused by fire or other causes of loss to the extent covered by insurance obtained pursuant to this Agreement or any other insurance, except such rights as each party may have to proceeds of such insurance.
- b) All insurance policies purchased and/or maintained by the Contractor covering work or services performed pursuant to this Agreement, shall provide waivers of subrogation by endorsement or otherwise.

The waivers of subrogation made by Owner and the Contractor herein shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether the person or entity had an insurable interest in the property damaged.

Acceptance of this proposal includes acceptance of Addendum "A" in its entirety and is to be incorporated into the construction agreement.



K Post Company
1841 West Northwest Highway
Dallas, Texas 75220
P: 972-910-8777

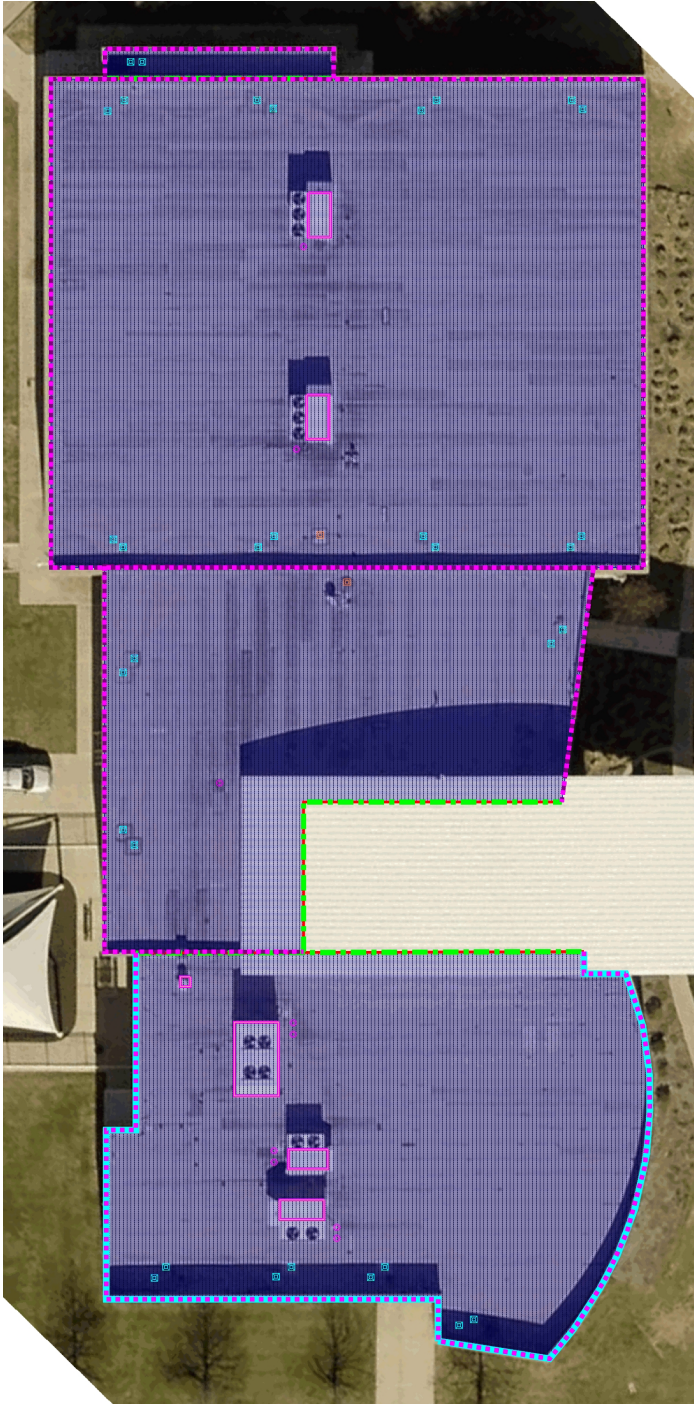
Report Name: Drawing

Print Date: 9/25/2025 2:46:59 PM

Bid: 501 Roanoke Road

Section: Section 1

Page: 501 Roanoke Road





K Post Company
1841 West Northwest Highway
Dallas, Texas 75220
P: 972-910-8777

Report Name: Drawing

Print Date: 9/25/2025 2:46:59 PM

Bid: 501 Roanoke Road

Legend	Pitch	Description	SF	LF	EA
		General Conditions - Labor	0.00	0.00	1.00
		General Conditions - Miscellaneous	0.00	0.00	1.00
		General Conditions - Equipment	0.00	0.00	1.00
		Dumpster	25,755.87	1,258.26	93.00
		Carlisle FB TPO Adhered Steel Deck Direct over Modified	25,755.87	1,258.26	93.00
		18" Wall Flashing	0.00	220.63	4.00
		Surface Mounted Counterflashing 24 Ga. Kynar 8" Stretch	0.00	220.63	4.00
		24" Wall Flashing	0.00	764.95	12.00
		60" Wall Flashing	0.00	272.61	17.00
		Coping Cap - 24 Ga. Kynar 24" Stretch	0.00	938.10	26.00
		Curb Flashing - 18"	0.00	160.00	24.00
		Unit Counterflashing - 24 Ga. Galvanized 6" Stretch	0.00	160.00	24.00
		Roof Drain	0.00	0.00	32.00
		VTR - Field Fab	0.00	0.00	9.00
		Sealant Pocket	0.00	0.00	2.00



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Contract - RTEL Construction Fiber Optic Network Connection

MEETING DATE: November 25, 2025

DEPARTMENT: Administration

ITEM SUMMARY:

Consider approval of a contract with RTEL Construction to provide fiber optic network connection from the Denton County radio tower site off of Independence Parkway to Roanoke City Hall.

INFORMATION:

This is the final piece of our City-owned fiber ring that will provide redundancy to the new Police Department and Fire Department. If the current fiber is cut, the new Police Department and Fire Department gets cut off from network servers and resources hosted at City Hall.

STAFF RECOMMENDATION:

Staff recommends approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

This item was approved in the FY26 budget.

ATTACHMENTS:

1. Est_2370_from_RTEL_Construction_LTD_21064



**P.O. BOX 509
Aubrey, TX 76227
Office: 940-365-0895
Fax: 940-365-0894**

ESTIMATE

Date	Estimate #
10/22/2025	2370

Name / Address
CITY OF ROANOKE ATTN: BLAKE GORE 500 S. OAK STREET ROANOKE, TX 76262

Project / Job
ROANOKE-FIBER BUILD- 2025 RING COMPLETION

Item	Description	Qty	Cost	Total
1749	LABOR, BID WORK —WALKOUT, PLANNING, AND DESIGN OF FIBER OPTIC ROUTE — DESIGN AND CREATE CONSTRUCTION PLANS — ENGINEERING — APPLY FOR TXDOT PERMIT — APPLY FOR ROANOKE PERMIT — APPLY FOR UP RR PERMIT — SET (9) 2X3X2 VAULTS — PULL APPROX (8000) FT FIBER OPTIC CABLE — BORE APPROX (5900) FT AND PLACE (2) 1/5IN HDPE — SPLICE (96) FIBERS — INSTALL (1) CORNING RACK MOUNT PANEL — PREP AND INSTALL (1) SPLICE ENCLOSURE — DIRECTIONAL BORE (400)FT AND PLACE (1) 4IN FOR RR AND TXDOT CROSSING	1	255,653.00	255,653.00
1749	LABOR, BID WORK CONTINGENCY FOR RAIL ROAD AND TXDOT CROSSING, THIS WOULD BE FOR ITEMS SUCH AS FLAGGER'S AND ADDITIONAL ENGINEERING THAT THE RAIL ROAD OR TXDOT MIGHT REQUEST OR OTHER MISC ITEMS.	1	25,000.00	25,000.00
			Total	

We look forward to doing business with you!



**P.O. BOX 509
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Office: 940-365-0895
Fax: 940-365-0894**

ESTIMATE

Date	Estimate #
10/22/2025	2370

Name / Address
CITY OF ROANOKE ATTN: BLAKE GORE 500 S. OAK STREET ROANOKE, TX 76262

Project / Job
ROANOKE-FIBER BUILD- 2025 RING COMPLETION

Item	Description	Qty	Cost	Total
1196	MATERIALS - MISC (9) 24"X36"X24" VAULT (12,000FT) 1.5IN HDPE (8000FT) 48F SM (1) CORNING 48F RACK MOUNT PANEL LOADED (1) SPLICE CASE WITH TRAYS	1	28,638.17	28,638.17
NOTE	THIS QUOTE IS BASED ON CURRENT CIRCUMSTANCES, THIS QUOTE IS VALID FOR 30 DAYS DUE TO THE COST OF MATERIALS.		0.00	0.00
M	Subtotal CUSTOMER RESPONSIBLE FOR ALL SALES TAX Out-of-state sale, exempt from sales tax		0.00 0.00%	309,291.17 0.00 0.00

			Total	\$309,291.17
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We look forward to doing business with you!



AGENDA ITEM

TO: Mayor and Council

SUBJECT: Façade Grant Request: Jab & Jacs - 115 North Oak Street

MEETING DATE: November 25, 2025

DEPARTMENT: Economic Development

ITEM SUMMARY:

Consideration and action on approval of a façade grant application from Anish Chauhan and Roshan Bimali, business and property owners of of Jab & Jacs located at 115 North Oak Street, Roanoke, TX 76262.

INFORMATION:

A façade grant application was received and reviewed by staff for improvements to the subject property for the full amount allowed by our grant policy - \$15,000. The estimated cost of improvements to the exterior of the property is \$30,870.76. This does not include improvements to the property as a whole such as the addition of restrooms, kitchen, and restaurant area.

The exterior improvements include the demolition and replacement of dry-rotted wooden windows and frames with modern durable windows improving structural integrity and overall aesthetic appeal in publicly viewable areas.

STAFF RECOMMENDATION:

The improvements meet the guidelines set forth by the city's Façade Grant Program policy.

SPECIAL CONSIDERATION:

The City Council approved funding in the amount of \$75,000 for the Façade Grant Program for FY2025-2026.

FINANCIAL CONSIDERATION:

The current fund balance for the Façade Grant Program is \$47,845. If approved, a remainder of \$32,845 will be available for future grant requests.

Please note that a total of two façade grant applications will be reviewed at the



AGENDA ITEM

November 25th council meeting. If both applications are approved, the remaining fund balance would be \$22,345.

ATTACHMENTS:

1. 115 N Oak Facade Application - 2025

12. The following are attached to this application:

- ☒ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☒ Quotes from contractors or suppliers
- ☐ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature:  Date: 19 October 2025

Business Name: Jab & Jacs
Address: 115 N Oak St
Roanoke, TX 76262
Phone: 5106045441

Date: 19 October 2025

Project Description: Window Replacement at 115 N Oak St, Roanoke, TX 76262

The proposed project involves the demolition and replacement of dry-rotted wooden windows and frames on the publicly viewable facade of the building located at 115 N Oak St, Roanoke, TX 76262. The existing deteriorated windows will be removed and replaced with modern, durable aluminum casement windows. This upgrade will enhance the building's aesthetic appeal, improve its structural integrity, and contribute to the overall revitalization of the property's exterior. The new windows will provide a refreshed, contemporary look, aligning with the city's goals for improving the visual quality of public facing structures. The total cost for the project, including demolition, materials, and installation is \$30,870.76.

115 N OAK

Quote Number: 3144975

Total Lead Time: 8 weeks

Bill To:

Ship To:

Deliver To:

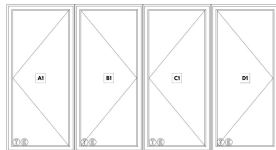
Quote Date: 6/13/2025

Printed: 09/23/25 12:05 PM

Price:	\$26,118.02
Tax 1:	\$2,352.74
Tax 2:	\$0.00
Misc. Charges:	\$2,400.00
Total Price:	\$30,870.76

WEATHERSHIELD WINDOWS & DOORS

AWS



(Viewed from Exterior)

SIZING

R/O: 114 3/4" x 62 1/2"
JAMB: W114 1/4" x H62"
GLASS: 24 3/8" x 57 7/8"

RATINGS

CPD Product Number: WEA-N-320-00355-00001
U-Factor: 0.3
Solar Heat Gain Coefficient (SHGC): 0.3
Visible Transmittance (VT): 0.52
FL #: FL30918.3

COST	PER UNIT	LINE TOTAL
Price:	\$4,310.04	\$4,310.04

NUMBER: 3144975
LINE #: 100-1
QUANTITY: 1
LOCATION: None Assigned

- PRODUCT -

SIGNATURE SERIES, CASEMENT, LEFT / RIGHT / LEFT / RIGHT, FRAME SIZE:114 1/4" X 62"
UNIT 1, 3: COMPLETE UNIT, 4/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, LEFT
UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: EGRESS UNIT UNIT 2, 4: COMPLETE UNIT, 4/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, RIGHT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2, 3, 4: FRAME WIDTH = 28 17/32"
FRAME HEIGHT = 62" UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: GLASS WIDTH = 24 3/8"
GLASS HEIGHT = 57 7/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD
ALUMINUM CLAD
AAMA 2605
SASH PROFILE = PUTTY
EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
CRAFTSMAN BRONZE
EXTERIOR SASH WEATHERSTRIP COLOR = W/BLACK SASH WEATHERSTRIP
NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

JAMB TYPE = STANDARD JAMB
4 9/16
JAMB EXTENSION APPLICATION = FACTORY APPLIED
INTERIOR SAW KERF = NO INTERIOR SAW KERF
INTERIOR FRAME MATCH = ALL INTERIORS MATCH
INTERIOR MATERIAL = PINE
INTERIOR FINISH STAIN/SEAL = NO INTERIOR FINISH/STAIN

- GLASS OPTIONS -

UNIT 1, 2, 3, 4: INSULATED LOW E
SILVER SPACER
W/OUT NEAT CLEAN GLASS
PUTTY
BACK SIDE GLZG BD MATCH INTERIOR FINISH
NO SPECIALTY GLASS
NO CAPILLARY TUBES
W/ARGON GAS UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: W/PRESERVE PROTECTIVE FILM
TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE
DUAL ARM OPERATOR
NESTED HANDLE
TRADITIONAL
WHITE
10" ADJUSTABLE HINGE
W/CONCEALED SNUBBER
NO LIMIT STOPS
NO VENTING OPTIONS
HANDLE/COVER/KIT SHIP SEPARATE

- SCREEN OPTION -

W/SCREEN
FIBERGLASS SCREEN MESH
WHITE
SHIPPED LOOSE

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN
DRIP CAP = STANDARD VINYL DRIP CAP
DRIP CAP APPLICATION = FACTORY APPLY
EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING
NO CALIFORNIA WARNING LABEL
ESTIMATED UNIT WEIGHT = 278.503
SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL
FACTORY
NO SPREAD MULL
0.0625" THICK
62" LENGTH

WEATHERSHIELD WINDOWS & DOORS

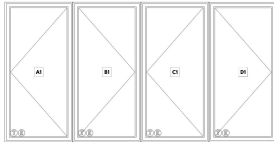
AWS

NUMBER: 3144975

LINE #: 200-1

QUANTITY: 2

LOCATION: None Assigned



(Viewed from Exterior)

SIZING

R/O: 120 3/4" x 62 1/2"

JAMB: W120 1/4" x H62"

GLASS: 25 7/8" x 57 7/8"

RATINGS

CPD Product Number: WEA-N-320-00355-00001

U-Factor: 0.3

Solar Heat Gain Coefficient (SHGC): 0.3

Visible Transmittance (VT): 0.52

FL #: FL30918.3

COST	PER UNIT	LINE TOTAL
Price:	\$4,375.65	\$8,751.30

- PRODUCT -

SIGNATURE SERIES, CASEMENT, LEFT / RIGHT / LEFT / RIGHT, FRAME SIZE:120 1/4" X 62"
UNIT 1, 3: COMPLETE UNIT, 4/2/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, LEFT
UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: EGRESS UNIT UNIT 2, 4: COMPLETE UNIT, 4/2/2018 TO
PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, RIGHT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2, 3, 4: FRAME WIDTH = 30 1/32"

FRAME HEIGHT = 62" UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: GLASS WIDTH = 25 7/8"

GLASS HEIGHT = 57 7/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD

ALUMINUM CLAD

AAMA 2605

SASH PROFILE = PUTTY

EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH

CRAFTSMAN BRONZE

EXTERIOR SASH WEATHERSTRIP COLOR = W/BLACK SASH WEATHERSTRIP

NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

JAMB TYPE = STANDARD JAMB

4 9/16

JAMB EXTENSION APPLICATION = FACTORY APPLIED

INTERIOR SAW KERF = NO INTERIOR SAW KERF

INTERIOR FRAME MATCH = ALL INTERIORS MATCH

INTERIOR MATERIAL = PINE

INTERIOR FINISH STAIN/SEAL = NO INTERIOR FINISH/STAIN

- GLASS OPTIONS -

UNIT 1, 2, 3, 4: INSULATED LOW E

SILVER SPACER

W/OUT NEAT CLEAN GLASS

PUTTY

BACK SIDE GLZG BD MATCH INTERIOR FINISH

NO SPECIALTY GLASS

NO CAPILLARY TUBES

W/ARGON GAS UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: W/PRESERVE PROTECTIVE FILM

TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE

DUAL ARM OPERATOR

NESTED HANDLE

TRADITIONAL

TAN

10" ADJUSTABLE HINGE

W/CONCEALED SNUBBER

NO LIMIT STOPS

NO VENTING OPTIONS

HANDLE/COVER/KIT SHIP SEPARATE

- SCREEN OPTION -

W/SCREEN

FIBERGLASS SCREEN MESH

TAN

SHIPPED LOOSE

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN

DRIP CAP = STANDARD VINYL DRIP CAP

DRIP CAP APPLICATION = FACTORY APPLY

EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING

NO CALIFORNIA WARNING LABEL

ESTIMATED UNIT WEIGHT = 288.4737

SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL

FACTORY

NO SPREAD MULL

0.0625" THICK

62" LENGTH

WEATHERSHIELD WINDOWS & DOORS

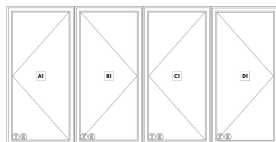
AWS

NUMBER: 3144975

LINE #: 300-1

QUANTITY: 1

LOCATION: None Assigned



(Viewed from Exterior)

SIZING

R/O: 121 1/4" x 62 1/2"

JAMB: W120 3/4" x H62"

GLASS: 26" x 57 7/8"

RATINGS

CPD Product Number: WEA-N-320-00355-00001

U-Factor: 0.3

Solar Heat Gain Coefficient (SHGC): 0.3

Visible Transmittance (VT): 0.52

FL #: FL30918.3

COST	PER UNIT	LINE TOTAL
Price:	\$4,385.04	\$4,385.04

- PRODUCT -

SIGNATURE SERIES, CASEMENT, LEFT / RIGHT / LEFT / RIGHT, FRAME SIZE:120 3/4" X 62"
UNIT 1, 3: COMPLETE UNIT, 4/2/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, LEFT
UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: EGRESS UNIT UNIT 2, 4: COMPLETE UNIT, 4/2/2018 TO
PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, RIGHT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2, 3, 4: FRAME WIDTH = 30 5/32"

FRAME HEIGHT = 62" UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: GLASS WIDTH = 26"

GLASS HEIGHT = 57 7/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD

ALUMINUM CLAD

AAMA 2605

SASH PROFILE = PUTTY

EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH

CRAFTSMAN BRONZE

EXTERIOR SASH WEATHERSTRIP COLOR = W/BLACK SASH WEATHERSTRIP

NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

JAMB TYPE = STANDARD JAMB

4 9/16

JAMB EXTENSION APPLICATION = FACTORY APPLIED

INTERIOR SAW KERF = NO INTERIOR SAW KERF

INTERIOR FRAME MATCH = ALL INTERIORS MATCH

INTERIOR MATERIAL = PINE

INTERIOR FINISH STAIN/SEAL = NO INTERIOR FINISH/STAIN

- GLASS OPTIONS -

UNIT 1, 2, 3, 4: INSULATED LOW E

SILVER SPACER

W/OUT NEAT CLEAN GLASS

COLONIAL

BACK SIDE GLZG BD MATCH INTERIOR FINISH

NO SPECIALTY GLASS

NO CAPILLARY TUBES

W/ARGON GAS UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: W/PRESERVE PROTECTIVE FILM

TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE

DUAL ARM OPERATOR

NESTED HANDLE

TRADITIONAL

BLACK

10" ADJUSTABLE HINGE

W/CONCEALED SNUBBER

NO LIMIT STOPS

NO VENTING OPTIONS

HANDLE/COVER/KIT SHIP SEPARATE

- SCREEN OPTION -

W/SCREEN

FIBERGLASS SCREEN MESH

JET BLACK

SHIPPED LOOSE

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN

DRIP CAP = STANDARD VINYL DRIP CAP

DRIP CAP APPLICATION = FACTORY APPLY

EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING

NO CALIFORNIA WARNING LABEL

ESTIMATED UNIT WEIGHT = 289.3046

SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL

FACTORY

NO SPREAD MULL

0.0625" THICK

62" LENGTH

WEATHERSHIELD WINDOWS & DOORS

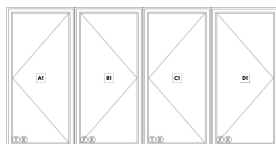
AWS

NUMBER: 3144975

LINE #: 400-1

QUANTITY: 1

LOCATION: None Assigned



(Viewed from Exterior)

SIZING

R/O: 119 1/2" x 62 1/2"

JAMB: W119" x H62"

GLASS: 25 9/16" x 57 7/8"

RATINGS

CPD Product Number: WEA-N-320-00355-00001

U-Factor: 0.3

Solar Heat Gain Coefficient (SHGC): 0.3

Visible Transmittance (VT): 0.52

FL #: FL30918.3

COST	PER UNIT	LINE TOTAL
Price:	\$4,366.26	\$4,366.26

- PRODUCT -

SIGNATURE SERIES, CASEMENT, LEFT / RIGHT / LEFT / RIGHT, FRAME SIZE:119" X 62"
UNIT 1, 3: COMPLETE UNIT, 4/2/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, LEFT
UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: EGRESS UNIT UNIT 2, 4: COMPLETE UNIT, 4/2/2018 TO
PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, RIGHT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2, 3, 4: FRAME WIDTH = 29 23/32"
FRAME HEIGHT = 62" UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: GLASS WIDTH = 25 9/16"
GLASS HEIGHT = 57 7/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD
ALUMINUM CLAD
AAMA 2605
SASH PROFILE = PUTTY
EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH
CRAFTSMAN BRONZE
EXTERIOR SASH WEATHERSTRIP COLOR = W/BLACK SASH WEATHERSTRIP
NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

JAMB TYPE = STANDARD JAMB
4 9/16
JAMB EXTENSION APPLICATION = FACTORY APPLIED
INTERIOR SAW KERF = NO INTERIOR SAW KERF
INTERIOR FRAME MATCH = ALL INTERIORS MATCH
INTERIOR MATERIAL = PINE
INTERIOR FINISH STAIN/SEAL = NO INTERIOR FINISH/STAIN

- GLASS OPTIONS -

UNIT 1, 2, 3, 4: INSULATED LOW E
SILVER SPACER
W/OUT NEAT CLEAN GLASS
COLONIAL
BACK SIDE GLZG BD MATCH INTERIOR FINISH
NO SPECIALTY GLASS
NO CAPILLARY TUBES
W/ARGON GAS UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: W/PRESERVE PROTECTIVE FILM
TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE
DUAL ARM OPERATOR
NESTED HANDLE
TRADITIONAL
BLACK
10" ADJUSTABLE HINGE
W/CONCEALED SNUBBER
NO LIMIT STOPS
NO VENTING OPTIONS
HANDLE/COVER/KIT SHIP SEPARATE

- SCREEN OPTION -

W/SCREEN
FIBERGLASS SCREEN MESH
JET BLACK
SHIPPED LOOSE

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN
DRIP CAP = STANDARD VINYL DRIP CAP
DRIP CAP APPLICATION = FACTORY APPLY
EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING
NO CALIFORNIA WARNING LABEL
ESTIMATED UNIT WEIGHT = 286.3965
SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL
FACTORY
NO SPREAD MULL
0.0625" THICK
62" LENGTH

WEATHERSHIELD WINDOWS & DOORS

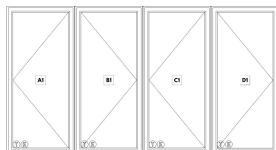
AWS

NUMBER: 3144975

LINE #: 500-1

QUANTITY: 1

LOCATION: None Assigned



(Viewed from Exterior)

SIZING

R/O: 114 1/4" x 62 1/2"

JAMB: W113 3/4" x H62"

GLASS: 24 1/4" x 57 7/8"

RATINGS

CPD Product Number: WEA-N-320-00355-00001

U-Factor: 0.3

Solar Heat Gain Coefficient (SHGC): 0.3

Visible Transmittance (VT): 0.52

FL #: FL30918.3

COST	PER UNIT	LINE TOTAL
Price:	\$4,305.38	\$4,305.38

- PRODUCT -

SIGNATURE SERIES, CASEMENT, LEFT / RIGHT / LEFT / RIGHT, FRAME SIZE:113 3/4" X 62"
UNIT 1, 3: COMPLETE UNIT, 4/2/2018 TO PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, LEFT
UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: EGRESS UNIT UNIT 2, 4: COMPLETE UNIT, 4/2/2018 TO
PRESENT, CASEMENT/AWNING, 8219, NO DP REQUIRED, RIGHT

- WINDOWSET DIMENSIONS -

MEASUREMENT TYPE = JB TO JB / FRAME SIZE

- DIMENSIONS -

UNIT 1, 2, 3, 4: FRAME WIDTH = 28 13/32"

FRAME HEIGHT = 62" UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: GLASS WIDTH = 24 1/4"

GLASS HEIGHT = 57 7/8"

- EXTERIOR OPTIONS -

ALUMINUM CLAD

ALUMINUM CLAD

AAMA 2605

SASH PROFILE = PUTTY

EXTERIOR COLOR FRAME MATCH = ALL EXTERIOR COLORS MATCH

CRAFTSMAN BRONZE

EXTERIOR SASH WEATHERSTRIP COLOR = W/BLACK SASH WEATHERSTRIP

NO INSTALLATION CLIPS

- INTERIOR OPTIONS -

JAMB TYPE = STANDARD JAMB

4 9/16

JAMB EXTENSION APPLICATION = FACTORY APPLIED

INTERIOR SAW KERF = NO INTERIOR SAW KERF

INTERIOR FRAME MATCH = ALL INTERIORS MATCH

INTERIOR MATERIAL = PINE

INTERIOR FINISH STAIN/SEAL = NO INTERIOR FINISH/STAIN

- GLASS OPTIONS -

UNIT 1, 2, 3, 4: INSULATED LOW E

SILVER SPACER

W/OUT NEAT CLEAN GLASS

COLONIAL

BACK SIDE GLZG BD MATCH INTERIOR FINISH

NO SPECIALTY GLASS

NO CAPILLARY TUBES

W/ARGON GAS UNIT 1 GLASS, 2 GLASS, 3 GLASS, 4 GLASS: W/PRESERVE PROTECTIVE FILM

TEMPERED GLASS

- HARDWARE OPTIONS -

W/STANDARD HARDWARE

DUAL ARM OPERATOR

NESTED HANDLE

TRADITIONAL

BLACK

10" ADJUSTABLE HINGE

W/CONCEALED SNUBBER

NO LIMIT STOPS

NO VENTING OPTIONS

HANDLE/COVER/KIT SHIP SEPARATE

- SCREEN OPTION -

W/SCREEN

FIBERGLASS SCREEN MESH

JET BLACK

SHIPPED LOOSE

- WRAPPING - EXTERIOR OPTIONS -

FRAME NAILING FIN = W/FRAME NAILING FIN

DRIP CAP = STANDARD VINYL DRIP CAP

DRIP CAP APPLICATION = FACTORY APPLY

EXTERIOR TRIM OPTIONS = NO EXTERIOR CASING

- WRAPPING - INTERIOR OPTIONS -

INTERIOR TRIM = NO INTERIOR TRIM

- WRAPPING - MISC. PKG -

STANDARD PACKAGING

NO CALIFORNIA WARNING LABEL

ESTIMATED UNIT WEIGHT = 277.6721

SAMPLE = STANDARD UNIT

- MULLS -

VERTICAL

FACTORY

NO SPREAD MULL

0.0625" THICK

62" LENGTH

NUMBER: 3144975
LINE #: 600-1
QUANTITY: 1
LOCATION: None Assigned

COST	PER UNIT	LINE TOTAL
Price:	\$2,400.00	\$2,400.00

LABOR, MATERIAL

Thank you for choosing Weather Shield Windows & Doors



Viewing - SW Corner of Oak
and Rusk





AGENDA ITEM

TO: Mayor and Council

SUBJECT: Façade Grant Request: Chef's House - 400 North Oak Street

MEETING DATE: November 25, 2025

DEPARTMENT: Economic Development

ITEM SUMMARY:

Consideration and action on approval of a façade grant application from Sage Sakiri of Chef's House located at 400 N Oak Street, Roanoke, TX 76262.

INFORMATION:

A façade grant application was received and reviewed by staff for improvements to the subject property for the amount of \$10,500, which is 50% of the estimated project cost of \$21,000.

The exterior improvements include iron fencing replacing the current wooden fence, as well as the addition of a patio area increasing the available capacity of the restaurant by 20. The patio area includes the installation of landscaping, paving stones, and a pergola. The outdoor improvement is intended to increase the aesthetics of the south side of the property, creating a vibrant and more welcoming environment.

STAFF RECOMMENDATION:

The improvements meet the guidelines set forth by the city's Façade Grant Program policy.

SPECIAL CONSIDERATION:

The City Council approved funding in the amount of \$75,000 for the Façade Grant Program for FY2025-2026.

FINANCIAL CONSIDERATION:

The current fund balance for the Façade Grant Program is \$47,845. If approved, a remainder of \$37,345 will be available for future grant requests.

Please note that a total of two façade grant applications will be reviewed at the



AGENDA ITEM

November 25th council meeting. If both applications are approved, the remaining fund balance would be \$22,345.

ATTACHMENTS:

1. 400 N Oak Facade Application - 2025



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): Sage SaKiri
2. Name of Business: Chet's House
3. Mailing Address of Applicant: 400 N Oak Street
4. Project Address: 400 N Oak Street
5. Does the applicant own the building? Yes ☒ No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$, 19,400

Corrected estimate: \$21,000
Request: \$10,500 (SL 10/27/2025)

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

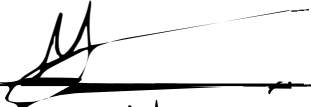
7. Total Grant Request (not to exceed 50% of project cost or \$15,000) \$ 15,000
(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)
8. Proposed project start date: July 5th, 2025
9. Proposed project completion date: 10/03/2025
10. What is (are) the existing uses of the building? Restaurant
11. Will the proposed project result in a change of the use of the building?
Yes ☐ No ☒ If Yes, please explain the change _____

12. The following are attached to this application:

- ☐ A written description of the proposed project
- ☒ A drawing or rendering of the proposed project
- ☒ A detailed cost breakdown of the proposed project
- ☐ Quotes from contractors or suppliers
- ☒ An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

Applicant Signature:  Date: 10/09/2023

Business Name: Chet's House

Address: 400 N Oak Street

Phone: 817-409-6220

SAGE SAKIRI
Chef's House/Once Upon A Table
400 N Oak St
Roanoke, TX 76262
817-909-6220

Backyard Patio Dining

October 6, 2025

OVERVIEW:

Tenant will be constructing Backyard Patio Dining and Gazebo.
Construction will begin in late October and be completed in early
November.

Building/Property Owner  Date 10/06/2025

Lease/Tenant _____ Date _____

INVOICE

ISSUED TO:
SAGE SAKIR
NORTH 400 oak street
817-909-5220
718sakiri@gmail.com
PAY TO:
TripleAAA renovations
682-320-3665

INVOICE NO: 785
DATE: 06/18/2025
DUE DATE: 08/26/2025

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Iron black fence 8ft-45ft	\$5,400	1	\$5,400
Paving stones 2by2	\$1,200	1	\$1,200
Stone layout back patio front garden	\$2,500	1	\$2,500
Flowers front and back	\$600	1	\$600
Pergola	\$2,900	1	\$2,900
Outdoor commercial kitcen	\$6,800	1	\$6,800
SUBTOTAL			\$19,400
			Tax 8.25
			TOTAL \$21,000.50
			Balance \$21,000.50
			paid

triple Aaa renovations

INVOICE

ISSUED TO:
SAGE SAKIR
NORTH 400 oak street
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Outdoor commercial kitcen	\$6,800	1	\$6,800
SUBTOTAL			\$19,400
		Tax	8.25
		TOTAL	\$21,000.50

Triple AAA renovations

View facing north from Travis St.

Exterior improvements will increase visibility of the outdoor area of the restaurant by replacing the wooden fence with iron and the installation of a pergola and seating area.

