



**NOTICE OF REGULAR TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS**

MONDAY, December 11, 2023 AT 6:00 P.M.

LOCATION:

IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227

OR

VIRTUALLY by Zoom Meeting

<https://us02web.zoom.us/j/87627526542>

Meeting ID: 876 2752 6542

One tap mobile

+13462487799,,87627526542# US (Houston)

***Note: All applicants should attend in person.**

1. Call to Order
2. Roll Call
3. Invocation – Chaplain Karen Black
4. Pledge of Allegiance – Kristi Gilbert, Town Administrator
5. Citizens Input (Items on the agenda and not on the agenda)
If commenting via Zoom, please use the Raise Your Hand feature. Please state your full name before speaking. Please limit your comments to three minutes in duration. You are restricted from passing your time or any portion of unused minutes to another citizen for comment.
6. Council Members' announcements and updates
7. Mayor's announcements and updates.
8. Updates; Discussion of the Same.
 - a. Town Administrator Announcements and Updates – Kristi Gilbert
 - b. Financial Reports – Kristi Gilbert
 - c. Building Permits and Development – Rodney Patterson & Kristi Gilbert
 - d. Law Enforcement – Shaun Short
 - e. Fire Department – Paul Rust
 - f. Committee Reports – MDD, Parks, Connectivity Committee, Historical Committee, Roads Committee

CONSENT AGENDA

9. Consider approval of the Council Meeting Minutes.
 - a. October 12, 2023
 - b. October 21, 2023
 - c. November 16, 2023

REGULAR SESSION

10. Discuss and consider options related to the 2023 Road Repair and Maintenance bid.
11. Discuss and consider a petition by Thomas Mann Robinson, Trustee of the Thomas Robinson Living Trust to release 1.403 acres of land in the James Bridges, Jr. Survey, Abstract No. 36, generally described as an approximately 40' by 700' strip of land adjacent to US 377 and approximately 800 feet south of Stewart Road from the Town of Cross Roads extraterritorial jurisdiction. The application was reassigned to Gabe Salmons as part of the sale of the property and filed with the Town on November 20, 2023.

EXECUTIVE SESSION

12. The Town Council may convene into Executive Session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
 - a. Section 551.087 Deliberation Regarding Economic Development Negotiations – Project Alpha, Project Bravo, Project Charlie and Denton ISD.
 - b. Section 551.072 - Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: Project Bravo and Naylor
13. Take action as may be necessary or appropriate on matters discussed in Executive Session.

ADJOURN

Future Meetings and Events:

All citizens are invited to participate; schedule may change.

- *Municipal Development District Meeting – Thursday, December 14, 2023 at 6:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, January 2, 2024 at 7:00 p.m.*
- *Parks and Recreation Board Meeting - Wednesday, January 3, 2024 at 6:00 p.m.*
- *Municipal Development District Meeting – Thursday, January 11, 2024 at 6:00 p.m.*
- *Town Council Meeting – Tuesday, January 16, 2024 at 6:00 p.m. – Moved due to holiday*

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on or before Friday, December 8th, 2023, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

A quorum of the Municipal Development District, Parks and Recreation Board and/or

Planning and Zoning Commission may be present at the meeting and may participate in discussion on any of the items listed on the agenda at the discretion of the Mayor.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodations will be made to assist your needs.

Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2023.

_____, Title: Town Secretary

CROSS ROADS POLICE DEPARTMENT

Item 8.d. p. 1 of 4



Police Department Council Report

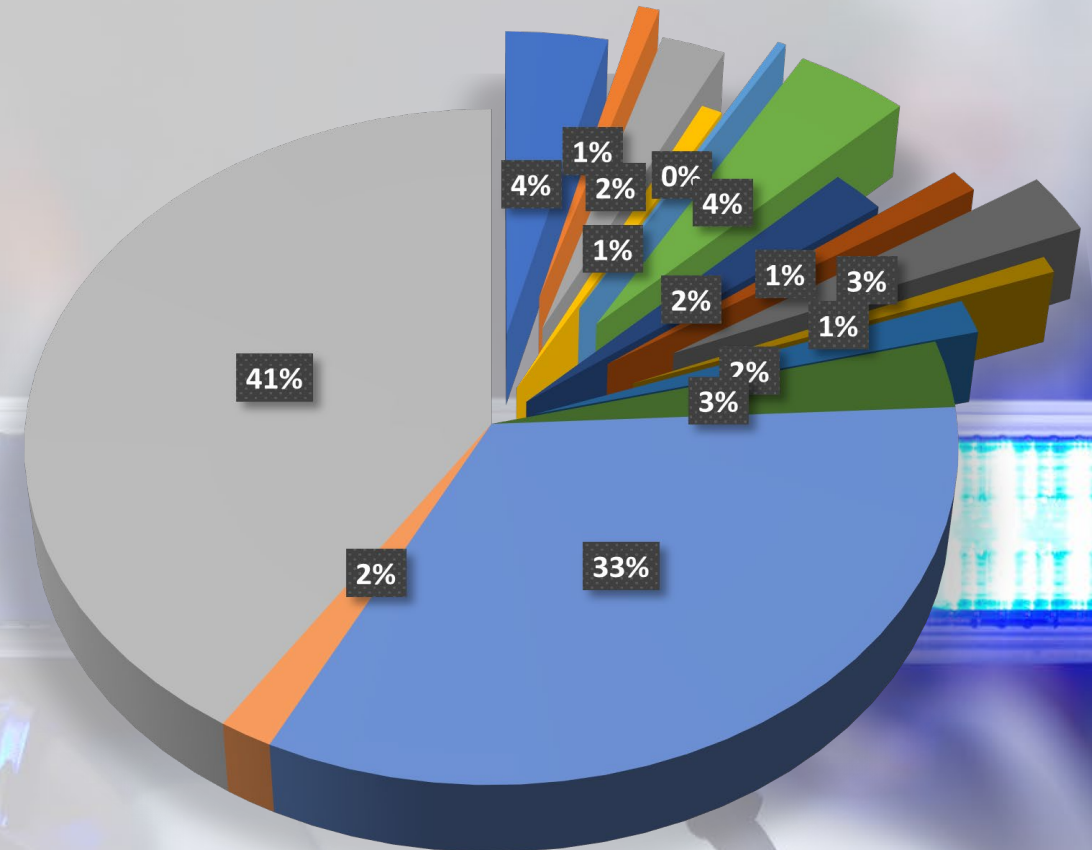
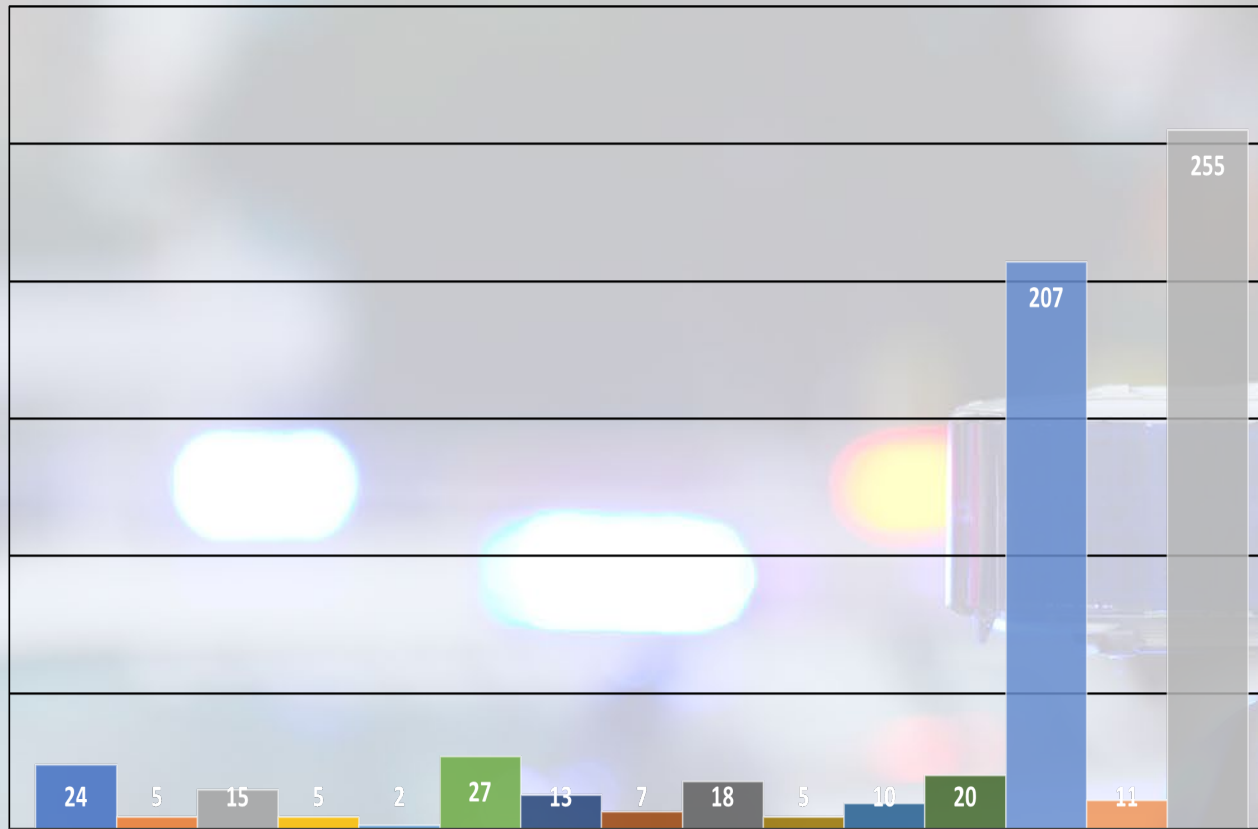
Chief Shaun Short

December 11, 2023

December 11, 2023 Council Agenda Packet 4 of 47

Police Operations – Incidents November 2023

624 Total Incidents



Crash Investigations	Crimes Against Persons	Property Crimes	Society (DWI/ Drug Paraphernalia)
Agency Assist	Alarms	Animal Complaints	Disturbances
Motorist Assist	Domestic Disturbances	Road Blockage	Suspicious Person
Traffic Stop	Welfare Concern	Unclassified	

Police Operations - Reports

Item 8.d. p. 3 of 4

➤ November Police Reports

➤ 12 Crash Investigations

- 7 - US HWY 380
- 3 - FM 424/ Fishtrap
- 2 - Other

➤ 8 Property Crime

- 7 - Retail Theft
- 1 - Criminal Trespass

➤ 7 Society

- 1 - Intoxicated Driving
- 6 – Drugs / Paraphernalia / MIP / PI

- **Project Updates**
 - **Radio Programming Maintenance**
 - **Exterior Electrical Repairs Update**
 - **Continuing Proof Submission for accreditation**

- **Training**
 - **Firearm Qualifications**
 - **Sgt Tyler recert Taser Instructor**
 - **Sgt Tyler recert Defensive tactics instructor**
 - **Sgt Draut ALERRT Instructor Training**

- **Community**
 - **Veterans Presentation**
 - **Childrens Advocacy Center Protocol**
 - **15 Enrolled for Citizen Police Academy**



INTEGRITY

CUSTOMER
SERVICE

EFFICIENCY

INNOVATION

Town of Cross Roads Monthly Report

Nov. 2023



CROSS ROADS ANNUAL REPORT

Last Updated: 12/4/2023 9:43:27 PM



Total Calls
448



Avg Daily Calls
2



Avg Monthly Calls
34



Avg Response Time
431

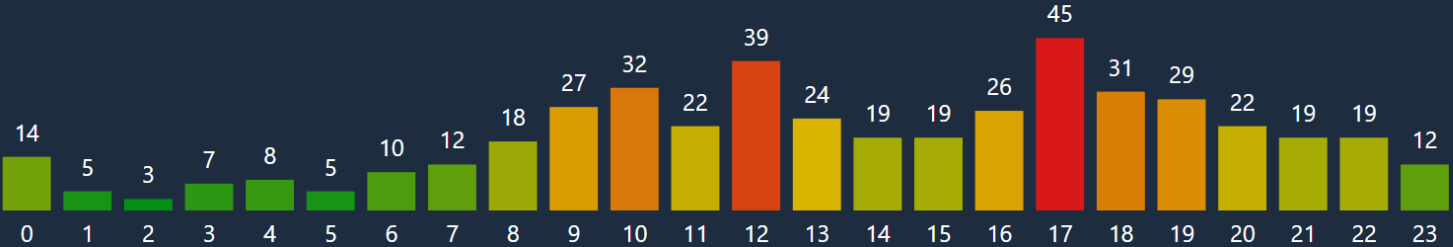


Busiest Hour
17

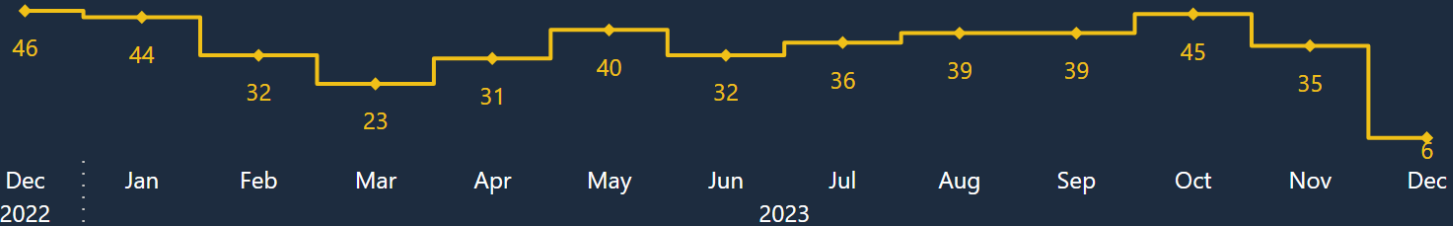


Busiest Day
Tue

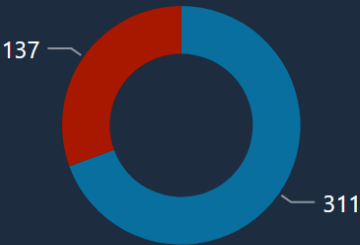
Total Calls by Hour



Total Calls



Emergency Calls

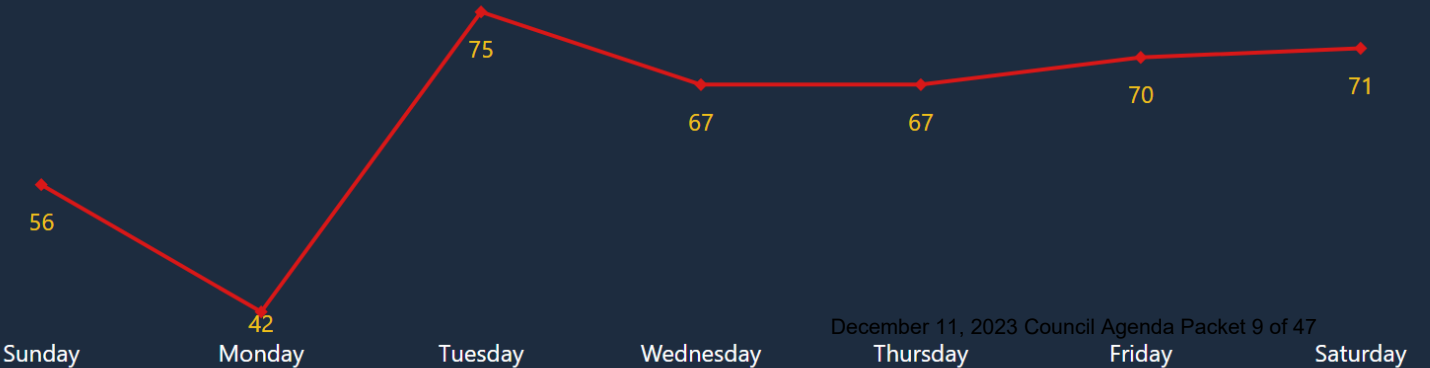


Emergency Non-emergency

Incident Total Calls

EMS/Rescue	288
False Alarm	48
Fire	13
Good Intent	55
Hazardous Condition	10
Service Call	34

Calls By Day





CROSS ROADS MONTHLY REPORT

Last Updated: 12/4/2023 9:43:27 PM



Total Calls
35



Avg Daily Calls
2



Avg Monthly Calls
35



Avg Response Time
425

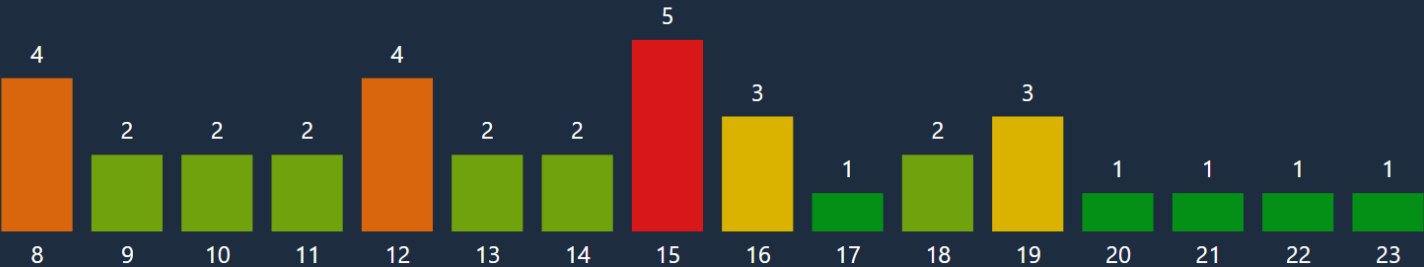


Busiest Hour
15



Busiest Day
Tue

Total Calls by Hour

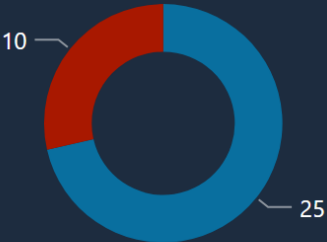


Total Calls

35

Nov
2023

Emergency Calls



● Emergency ● Non-emergency

Incident	Total Calls
EMS/Rescue	21
False Alarm	4
Fire	2
Good Intent	4
Hazardous Condition	2
Service Call	2

Year	MonthName	Incident Address 1	Total Calls	Avg Resp Time	NFIRS	Shift
2023	November					

November Emergency Call Types

Alarm Date Time	Address	Apparatus	Incident Type	Turn Out Time	Response Time
11/25/2023 15:22:02	201 Mill Creek Rd.	LEBAT1, LEQ3	Building Fire	00:01:00	00:09:28
11/24/2023 13:52:40	11750 U.S. 380 HWY	LET1, LEM1, LEE2, LEBAT1, LESQ3, LEQ3, LEE1, LEM2	Building Fire	00:00:10	00:19:10
11/28/2023 15:47:19	11700 U.S. 380 HWY	LESQ3, LEQ3	Combustible Liquid Spill	00:01:59	00:06:53
11/07/2023 12:33:29	11550 U.S. 380 HWY	LEQ3	Combustible Liquid Spill	00:01:30	00:06:45
11/26/2023 18:02:44	7500 HWY 377	LEM3, LESQ3	EMS Call	00:01:15	00:07:20
11/08/2023 08:36:14	27040 U.S. 380 HWY	LEM3, LESQ1, LESQ3, LEM2	EMS Call	INVALID	INVALID
11/01/2023 19:01:51	11551 Tanager Ln.	LEM3, LESQ3	EMS Call	00:01:12	00:07:37
11/14/2023 16:58:45	FM 424 @ HWY 377	LEM3, LEBAT1, LESQ3, LEQ3, LEE1	EMS Call	00:00:41	00:11:32
11/14/2023 11:24:58	177 Las Colinas Trl.	LEM3, LESQ3	EMS Call	00:00:36	00:07:36
11/13/2023 10:48:22	1705 Alamandine Ave.	LEM3, LESQ3	EMS Call	00:00:12	00:05:06
11/11/2023 21:23:48	1355 Acmite Ave.	LEM3, LESQ3	EMS Call	00:00:35	00:06:28
11/11/2023 10:27:59	1801 Tripps Rd.	LEM1, LESQ3, LEQ3	EMS Call	00:00:11	00:10:26
11/10/2023 19:09:31	11101 U.S. 380 HWY	LEM3, LESQ3	EMS Call	00:00:54	00:05:21
11/09/2023 23:39:20	2501 Spring Mountain Rd.	LEM1, LESQ3, LEQ3	EMS Call	00:01:30	INVALID
11/06/2023 08:13:09	11350 U.S. 380 HWY	LEM1, LESQ3	EMS Call	00:00:39	00:10:40
11/03/2023 15:18:56	4001 Historic Ln.	LEM3, LESQ3, LEQ3	EMS Call	00:00:58	00:07:51
11/29/2023 18:58:42	11350 U.S. 380 HWY	LEM3, LEQ3	EMS Call	00:00:48	00:04:53
11/29/2023 11:49:57	1151 FM 424	LEM3, LEE2, LESQ3	EMS Call	00:00:26	00:07:10
11/28/2023 16:12:55	305 Oak Bluff Dr.	LEM1, LESQ3	EMS Call	00:01:11	00:05:52
11/28/2023 15:33:11	11350 U.S. 380 HWY	LEM3, LESQ3	EMS Call	00:01:00	00:06:07
11/27/2023 12:00:27	3201 S. HWY 377	LEM3, LEQ3	EMS Call	00:00:48	00:04:47
11/14/2023 11:59:18	U.S. 380 HWY @ Oak Bluff Dr.	LET1, LEM1, LESQ3	Motor Vehicle Accident	00:00:58	00:09:08
11/11/2023 09:44:09	Fishtrap Rd. @ FM 424	LEM3, LESQ3, LEQ3	Motor Vehicle Accident	00:00:55	00:07:50
11/08/2023 08:19:06	U.S. 380 HWY @ Fishtrap Rd.	LEM3, LEBAT1, LESQ3, LEQ3	Motor Vehicle Accident	00:01:11	00:09:14
11/07/2023 14:39:11	FM 424 @ HWY 377	LEM3, LEQ3	Motor Vehicle Accident	00:00:55	00:07:58

November Non-Emergency Call Types

Alarm Date Time	Address	Apparatus	Incident Type	Turn Out Time	Response Time
11/13/2023 19:29:13	U.S. 380 HWY @ WalMart Dr.	LEQ3	Assist Police	00:00:08	00:05:50
11/10/2023 15:46:12	U.S. 380 HWY @ Oak Grove Pkwy	LEM3, LESQ3, LEQ3	Assist Police	00:01:13	00:05:54
11/19/2023 20:16:59	1001 U.S. 380 HWY	LEQ3	Canceled En Route	00:01:30	INVALID
11/10/2023 09:02:03	3000 Moseley Rd.	LEE2, LEBAT1, LEE1	Canceled En Route	00:01:22	INVALID
11/07/2023 22:13:10	4501 W. Oak Shores Dr.	LEM3, LESQ3	Canceled En Route	00:01:06	INVALID
11/11/2023 13:24:01	3000 Moseley Rd.	LEBAT1, LEQ3, LEE1	Detector Activation, No Fire	00:00:57	INVALID
11/06/2023 12:10:37	3000 Moseley Rd.	LEE2, LEBAT1, LESQ3, LEQ3	Detector Activation, No Fire	00:00:55	INVALID
11/13/2023 17:26:55	3000 Moseley Rd.	LEBAT1, LEQ3, LEE1	Detector Activation, No Fire	00:00:00	INVALID
11/29/2023 16:19:21	3000 Moseley Rd.	LEBAT1, LESQ3, LEQ3, LEE1	False Alarm	00:01:06	00:11:50
11/26/2023 08:27:48	1001 U.S. 380 HWY	LEQ3	False Alarm	00:01:19	00:06:15

Fire Station 4



Lobby



Watch Room



Day Room



Kitchen



Fitness Room



Apparatus Bay



Bedroom



Bathroom





**TOWN COUNCIL RETREAT MINUTES
OCTOBER 21, 2023, 9:00 AM
ROANOKE CITY HALL
FIRST FLOOR CONFERENCE ROOM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

1. Call to Order – 9:00 am

Present: Mayor Tompkins; Council Members Paus, Zuczek, King, Meek, and Housewright; Town Administrator Gilbert and Police Chief Short.

2. Welcome and Recap – 9:00 am – 9:30 am

Council received a recap of 2023.

3. Discussion on items:

Liaison Reports, Updates on Current Activities, Ordinance Amendment Projects, Police and Administration Updates and Future Development.

4. Consideration on items related to Project Alpha, Project Bravo, Project Charlie and/or Project Delta.

No action.

5. Adjourn – 4:00 pm

T. Lynn Tompkins, Jr., Mayor

Donna Butler, Town Secretary



**MINUTES OF A SPECIAL CALLED TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
THURSDAY, OCTOBER 12, 2023 AT 6:30 P.M.
LOCATION:
IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227
OR
VIRTUALLY by Zoom Meeting**

1. Call to Order – **6:38 P.M.**
2. Roll Call: **Mayor Tompkins; Council Members Meek, King, Zuczek, and Paus. Housewright was absent.**
3. Citizens Input (Items on the agenda and not on the agenda)
None.
4. Discuss and consider road maintenance and repairs to solicit for bids.

Motion to authorize the bid of crack seal repairs for Keyes Lane, Historic Lane, Tipps Road, Fishtrap Road, New Hope Road, Dr. Griffin Road, Bridle Ridge Ranch Road, and Keyes Lane at the Oak Shores entrance and directing the engineer to evaluate the priorities of the Phase 2 Road Rehabilitation project which currently includes Potter Shop Road South, Tipps Road at the low water crossing and Hidden Creek Court.

**Made by Meek;
Second by Chris Paus;
Passed 4 to 4.**

EXECUTIVE SESSION – Council did not convene into Executive Session.

5. The Town Council may convene into Executive Session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
 - a. Section 551.071 Consultation with Attorney - Contemplated or Pending litigation Mill Creek Road Project.
6. Take action as may be necessary or appropriate on matters discussed in Executive Session.

ADJOURN – 7:01 P.M.

T. Lynn Tompkins, Jr., Mayor

Donna Butler, Town Secretary



**MINUTES OF REGULAR TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
THURSDAY, NOVEMBER 16, 2023 AT 5:00 P.M.
LOCATION:
IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227
OR
VIRTUALLY by Zoom**

1. Call to Order – **5:00 pm**
2. Roll Call: **Mayor Tompkins; Council Members Housewright, Meek, King, and Paus. Council Member Zuczek arrived at 5:11pm.**
3. Invocation – **Frank Lott, Green Valley Baptist Church**
4. Pledge of Allegiance – **Town Secretary Donna Butler**
5. Citizens Input (Items on the agenda and not on the agenda)
None.
10. e. **Fire Department – Fire Chief Paul Rust introduced the new Assistant Fire Chief Jeromy Porter, then gave the Fire and EMS report for September and October**

EXECUTIVE SESSION 5:13pm to 6:30pm

6. The Town Council may convene into Executive Session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:
 - a. Section 551.071 Consultation with Attorney –
 - i. James Edland v. Town of Cross Roads Texas, Case No. 22-0056-362;
 - ii. Mill Creek Road Rehabilitation Project
 - iii. Release of Extraterritorial Jurisdiction
 - iv. Project Bravo
 - b. Section 551.087 Deliberation Regarding Economic Development Negotiations – Project Alpha, Project Bravo and Project Charlie
 - c. Section 551.074 Personnel – Police Chief Performance Evaluation Follow Up and extension of Town Administrator and Police Chief Employment Agreements
 - d. Section 551.074 Personnel Matters – Planning and Zoning Commission and Municipal Development District board appointments

RETURN TO OPEN SESSION

7. Take action as may be necessary or appropriate on matters discussed in Executive Session.
Motion to authorize the Town Administrator to execute the Professional Services Agreement with CCI for economic development services consistent

**with our discussion in Executive Session;
Motion made by Housewright;
Second by Paus;
Passed unanimously.**

8. Council Members' announcements and updates
 - **Housewright – Christmas event in the Park**
 - **Paus – Ribbon cutting for The Brass Tap**
 - **Zuczek – Ribbon cutting for The Brass Tap**
 - **Meek – Little Elm EMS quick, efficient response to an emergency**
9. Mayor's announcements and updates.
 - **The Brass Tap opening, TXDOT update, Fall Market at the Park, Veterans Advisory Committee's Recognition event at the Park, Citizen Police Academy, Salvation Army Red Kettle Challenge, Santa Around Town, Town Hall closed for Thanksgiving holiday, need for Board Volunteers, State of the Union Address**
10. Updates; Discussion of the Same.
 - a. Town Administrator Announcements and Updates – **Kristi Gilbert**
 - b. Financial Reports – **Kristi Gilbert**
 - c. Building Permits and Development – Rodney Patterson & **Kristi Gilbert**
 - d. Law Enforcement – **Shaun Short**
 - e. ~~Fire Department – Paul Rust~~ **Moved to earlier in agenda, directly following Item 5**
 - f. Committee Reports – **Paula Paus gave Park update**

CONSENT AGENDA

11. Consider approval of the September 18, 2023 Council Meeting Minutes.
12. Consider action on the Town's monthly financial reports – September and October 2023.
13. Consider approval of a resolution designating the official newspaper of record for the Town of Cross Roads.
14. Consider approval of a resolution establishing a regular meeting schedule for 2024.
15. Consider approval of a resolution establishing a holiday schedule for 2024.
16. Consider approval of an Interlocal Agreement with Denton County for disposition of seized and forfeited contraband and authorize execution of the same.
17. Consider approval of an Interlocal Agreement with the Denton County for Public Safety Support and Maintenance and authorize execution of the same.
18. Consider approval of an extension to the Financial Support Services Agreement with Eddie Peacock, PLLC.

19. Consider authorizing the execution of an engagement letter with MWH Group, Certified Public Accountants Consultants for audit services for the 2023 Fiscal Year.

Motion to approve the Consent Agenda;

Motion made by Meek;

Second by Housewright;

Passed unanimously.

REGULAR SESSION

20. Discuss and consider approval of a commercial building permit application for Caliber Car Wash for property generally located US Hwy 380. (2023-0815-04C)

Motion to approve Caliber Car Wash commercial building permit;

Motion made by Paus;

Second by King;

Passed unanimously.

21. Discuss and consider approval of a commercial technical site plan application for Trilogy Church for property located at 5001 Fishtrap Road. (2023-1009-02TSP)

Motion to approve Trilogy Church technical site plan;

Motion made by Meek;

Second by King;

Passed unanimously.

22. Consider approval of a preliminary plat application for Oakview Addition, Phase 2, for property located on the north side of Turner Road, within the Town of Cross Roads. (2023-0805-01PPLAT)

Richard Floyd; 2901 Moseley Road – spoke in support of the application.

Motion to approve Oakview Addition, Phase 2 preliminary plat;

Motion made by Zuczek;

Second by Meek;

Passed unanimously.

23. Consider approval of a preliminary plat application for Take 5 Oil Change, for property located on the east side of 11911 US 380, within the Town of Cross Roads. (2023-1009-03PPLAT)

Motion to deny the preliminary plat application due to unaddressed comments;

Motion made by King;

Second by Paus;

Motion to deny passed unanimously.

24. Discuss and a petition by Barry Rich representing R&M Materials, LLC to release 9.166 acres of land in the from the Town of Cross Roads extraterritorial jurisdiction.

Motion to deny the request for release from the ETJ citing the unconstitutionality of SB 2038;

Motion made by Meek;

**Second by Paus;
Motion to deny passed unanimously.**

25. Discuss and consider requests by property owners located at 9182 and 9184 Liberty Road to deannex from the Town's corporate limits.

Motion to deny the request to deannex property located at 9182 and 9184 Liberty Road from the Town's corporate limits;

Motion made by Meek

Second by Housewright;

Motion to deny passed unanimously.

26. Discuss and consider alternatives for the replacement of the Police Department unmarked vehicle.

Motion to approve the Police Chief to spend up to \$35,000 with the \$19,000 insurance payment for a mid-sized SUV;

Motion made by Meek;

Second by Housewright;

Passed unanimously.

27. Discuss and consider a resolution for board appointments.

Motion to appoint Freddy Yip to the Planning and Zoning Commission;

Motion made by Paus;

Second by Zuczek;

Passed unanimously.

ADJOURN – 7:30pm

T. Lynn Tompkins, Jr., Mayor

Donna Butler, Town Secretary



COUNCIL AGENDA BRIEFING SHEET Item 10. p. 1 of 8

Meeting Date:

December 11, 2023

Agenda Item:

Discuss and consider options related to the 2023 Road Repair and Maintenance bid.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

At a special meeting held on October 12, 2023, the Town Council considered items to be included in a bid for a road maintenance project generally consisting of crack seal and pot hole repair to the following roads: Historic, Bridle Ridge Ranch, Tipps, Fishtrap, New Hope, and Dr Griffin. Keyes Lane was approved with crack sealing and full depth repair at the entrance of the Oak Shores Subdivision. The bid also included full-depth repairs to Fishtrap Road west of Forrest Hills due to Mustang water leak. Mustang will be paying for the cost of their repairs.

On October 9th, the Town Engineer provided an opinion of probable cost for these projects of \$105,875 for the Town's portion and \$28,800 for Mustang's portion.

The project was advertised for bid and the Town received one bid from Quality Excavation. The sole bid submitted did not meet the contract requirements for mobilization with respect to maximum fees charged with a total bid of \$361,230 which included mobilization fees for each individual street. When evaluating the bid, \$155,320 is for mobilization, not including the Mustang repair. With approximately \$130,000 for the crack seal and road repair, again excluding the Mustang portion.

Based on this, the Town has the option to negotiate various segments of the contract to reduce mobilization fees if the contractor is agreeable. Quality Excavation was willing to negotiate, and we have received an updated quote of \$279,046.00, which includes \$203,133 for Town projects and \$75,913 for the Fishtrap repair that Mustang is responsible for.

The cost is still considerably higher than anticipated and there are always concerns when only one bid is received. The mobilization cost for the Town's portion is nearly \$75,000. Staff has considered some additional options at a high-level, but have not had sufficient time to fully evaluate all possibilities. These could include piggy-backing on another municipality's bid; working with another municipality to contract for minor repairs or utilizing our in-house maintenance contractor to perform the crack seal with either renting or purchasing the equipment. In past years, other municipalities have not had the bandwidth to provide contracting assistance.

Budget Considerations:



COUNCIL AGENDA BRIEFING SHEET Item 10. p. 2 of 8

The FY 2024 Adopted budget includes \$50,000 in the General Fund for Road Maintenance in addition to approximately \$75,000 in undesignated expenditures in the Road Improvement Fund.

The Road Improvement Fund is a Capital Improvement Fund with funds that carry over each year, yet still need to be allocated in a budget. The FY 2023 Amended Budget included \$950,000 in Road Improvements and \$90,000 in Professional Fees. The primary project for FY 2023 was the rehabilitation of Mill Creek Road. Due to quality of work issues, the contractor was only paid \$450,000 in FY 2023. With a final contract price of \$761,720.54. Once this project is settled, a budget amendment will be required to pay the balance of the funds out of the FY 2024 budget. The final contract price with change orders was \$761,720.54. The total amount of professional fees paid in FY 2023 was approximately \$62,000, with some of those funds to be reimbursed by the contractor.

The FY 2024 Adopted budget includes \$115,000 for Professional Services and \$500,000 in Road Improvement Funds.

The Road Improvement Funds available once the Mill Creek project has been settled total approximately \$1,050,000.

Recommended Action:

Staff is seeking direction on whether to award the bid and perform repairs before the weather causes additional damage or evaluate other options.

Attachments:

Amended Bid from Quality Excavation
Original Bid Tabulation

PROPOSAL / UNIT PRICE BID SCHEDULE**2023 STREET MAINTENANCE PROJECT****Section 1**

Item No.	Description	Unit	Quantity	Unit Price	Amount
1X	Mobilization and General Site Preparation	LS	1	\$74,761.00	\$74,761.00
5X	Miscellaneous Construction Contingency	LS	1	\$ 9,675.00	\$ 9,675.00
Subsection A - KEYES LANE					
2A	Crack Sealing	LF	3,730	\$4.00	\$14,920.00
3A	Full Depth Repair	SY	249	\$133.00	\$33,117.00
4A	Barricades, Warning and Detour Signs, and Traffic Handling	LS	1	\$9,700.00	\$9,700.00
Subsection B - HISTORIC LANE					
2B	Crack Sealing	LF	2,330	\$4.00	\$9,320.00
Section C - BRIDLE RIDGE RANCH ROAD					
2C	Crack Sealing	LF	875	\$7.00	\$6,125.00
Subsection D - TIPPS ROAD					
2D	Crack Sealing	LF	425	\$8.00	\$3,400.00

Subsection F - FISHTRAP ROAD (US 380 to US 377)					
2F	Crack Sealing	LF	415	\$6.00	\$2,490.00
Subsection G - FISHTRAP ROAD (US 377 to FM 424)					
2G	Crack Sealing	LF	1,605	\$5.00	\$8,025.00
Subsection H - FISHTRAP ROAD (FM 424 to OAK GROVE LANE)					
2H	Crack Sealing	LF	640	\$6.00	\$3,840.00
Subsection J - NEW HOPE ROAD					
2J	Crack Sealing	LF	4,115	\$4.00	\$16,460.00
Subsection K - DR GRIFFIN ROAD					
2K	Crack Sealing	LF	2,260	\$5.00	\$11,300.00
SUBTOTAL SECTION 1 (ITEMS 1 THRU 5)					\$203,133.00

Section 2

Item No.	Description	Unit	Quantity	Unit Price	Amount
Subsection E - FISHTRAP ROAD (REPAIR NEAR US 380)					
1E	Mobilization and General Site Preparation	LS	1	\$24,000.00	\$24,000.00
2E	Full Depth Repair	SY	182	\$144.00	\$26,208.00
3E	Repair Existing Safety End Treatment	EA	1	\$1,400.00	\$1,400.00
4E	TxDOT Type B Backfill	CY	20	\$105.00	\$2,100.00
5E	Grout Existing Rock Riprap	SY	17	\$400.00	\$6,800.00
6E	Solid Sod	SY	56	\$50.00	\$2,800.00
7E	Barricades, Warning and Detour Signs, and Traffic Handling	LS	1	\$9,700.00	\$9,700.00
8E	Miscellaneous Construction Contingency	LS	1	\$2,905.00	\$2,905.00
SUBTOTAL SECTION 2 (ITEMS 1E THRU 8E)				\$75,913.00	
SUMMARY					
A. Materials Incorporated into Work				\$155,333.00	
B. Materials Not Incorporated into Work				\$24,746.00	
C. Other, Labor, Etc.				\$98,967.00	
NOT TO EXCEED TOTAL AMOUNT OF BID (A+B+C)				\$279,046.00	

The Town of Crossroads - 2023 Street Maintenance Project**Bid Opening: November 20, 2023**

Town of Crossroads Project Manager: Kristi Gilbert, Town Administrator
Halff Associates, Inc. Project Manager: Preston Spradlin, P.E.

BID SUMMARY

	Recommended:
	QUALITY EXCAVATION, LLC.
TOTAL BID	\$361,230.00
Addenda	YES
Bid Bond	YES

Bids Certified by: Joseph Buchanan
 Joseph Buchanan, P.E.

BID TABULATION**Project:** 2023 Street Maintenance Project**Date:** 11/20/2023

COMPANY

QUALITY EXCAVATION, LLC.

Item No.	Total Quantity	Unit	Description	Unit Cost	Total Cost
Section A - KEYES LANE					
1A	1	LS	Mobilization and General Site Preparation	\$30,320.00	\$30,320.00
2A	3,730	LF	Crack Sealing	\$4.00	\$14,920.00
3A	249	SY	Full Depth Repair	\$133.00	\$33,117.00
4A	1	LS	Barricades, Warning and Detour Signs, and Traffic Handling	\$9,700.00	\$9,700.00
5A	1	LS	Miscellaneous Construction Contingency	\$3,425.00	\$3,425.00
Subtotal - Section A - Keyes Lane					\$91,482.00
Section B - HISTORIC LANE					
1B	1	LS	Mobilization and General Site Preparation	\$19,000.00	\$19,000.00
2B	2,330	LF	Crack Sealing	\$4.00	\$9,320.00
3B	1	LS	Miscellaneous Construction Contingency	\$1,175.00	\$1,175.00
Subtotal - Section B - Historic Lane					\$29,495.00
Section C - BRIDLE RIDGE RANCH ROAD					
1C	1	LS	Mobilization and General Site Preparation	\$13,000.00	\$13,000.00
2C	875	LF	Crack Sealing	\$7.00	\$6,125.00
3C	1	LS	Miscellaneous Construction Contingency	\$900.00	\$900.00
Subtotal - Section C - Bridle Ridge Ranch Road					\$20,025.00
Section D - TIPPS ROAD					
1D	1	LS	Mobilization and General Site Preparation	\$24,000.00	\$24,000.00
2D	425	LF	Crack Sealing	\$8.00	\$3,400.00
3D	1	LS	Miscellaneous Construction Contingency	\$1,100.00	\$1,100.00
Subtotal - Section D - Tipps Road					\$28,500.00
Section E - FISHTRAP ROAD (REPAIR NEAR US 380)					
1E	1	LS	Mobilization and General Site Preparation	\$24,000.00	\$24,000.00
2E	182	SY	Full Depth Repair	\$144.00	\$26,208.00
3E	1	EA	Repair Existing Safety End Treatment	\$1,400.00	\$1,400.00
4E	20	CY	TxDOT Type B Backfill	\$105.00	\$2,100.00
5E	17	SY	Grout Existing Rock Riprap	\$400.00	\$6,800.00
6E	56	SY	Solid Sod	\$50.00	\$2,800.00
7E	1	LS	Barricades, Warning and Detour Signs, and Traffic Handling	\$9,700.00	\$9,700.00
8E	1	LS	Miscellaneous Construction Contingency	\$2,905.00	\$2,905.00
Subtotal - Section E - Fishtrap Road (Repair Near US 380)					\$75,913.00
Section F - FISHTRAP ROAD (US 380 TO US 377)					
1F	1	LS	Mobilization and General Site Preparation	\$21,000.00	\$21,000.00
2F	415	LF	Crack Sealing	\$6.00	\$2,490.00
3F	1	LS	Miscellaneous Construction Contingency	\$920.00	\$920.00
Subtotal - Section F - Fishtrap Road (US380 to US 377)					\$24,410.00
Section G - FISHTRAP ROAD (US 377 TO FM 424)					
1G	1	LS	Mobilization and General Site Preparation	\$9,000.00	\$9,000.00
2G	1,605	LF	Crack Sealing	\$5.00	\$8,025.00
3G	1	LS	Miscellaneous Construction Contingency	\$900.00	\$900.00
Subtotal - Section G - Fishtrap Road (US 377 to FM 424)					\$17,925.00
Section H - FISHTRAP ROAD (FM 424 TO OAK GROVE LANE)					
1H	1	LS	Mobilization and General Site Preparation	\$17,000.00	\$17,000.00
2H	640	LF	Crack Sealing	\$6.00	\$3,840.00
3H	1	LS	Miscellaneous Construction Contingency	\$815.00	\$815.00
Subtotal - Section H - Fishtrap Road (FM 424 to Oak Grove Lane)					\$21,655.00

BID TABULATION**Project:** 2023 Street Maintenance Project**Date:** 11/20/2023

COMPANY

QUALITY EXCAVATION, LLC.

Item No.	Total Quantity	Unit	Description	Unit Cost	Total Cost
Section J - NEW HOPE ROAD					
1J	1	LS	Mobilization and General Site Preparation	\$11,000.00	\$11,000.00
2J	4,115	LF	Crack Sealing	\$4.00	\$16,460.00
3J	1	LS	Miscellaneous Construction Contingency	\$1,165.00	\$1,165.00
Subtotal - Section J - New Hope Road					\$28,625.00
Section K - DR GRIFFIN ROAD					
1K	1	LS	Mobilization and General Site Preparation	\$11,000.00	\$11,000.00
2K	2,260	LF	Crack Sealing	\$5.00	\$11,300.00
3K	1	LS	Miscellaneous Construction Contingency	\$900.00	\$900.00
Subtotal - Section J - New Hope Road					\$23,200.00
Total Overall Bid (Sections A - K)					\$361,230.00



COUNCIL AGENDA BRIEFING SHEET [Item 11. p. 1 of 12](#)

Meeting Date:

December 11, 2023

Agenda Item:

Discuss and consider a petition by Thomas Mann Robinson, Trustee of the Thomas Robinson Living Trust to release 1.403 acres of land in the James Bridges, Jr. Survey, Abstract No. 36, generally described as an approximately 40' by 700' strip of land adjacent to US 377 and approximately 800 feet south of Stewart Road from the Town of Cross Roads extraterritorial jurisdiction. The application was reassigned to Gabe Salmons as part of the sale of the property and filed with the Town on November 20, 2023.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

The attached petition was received by the Town on October 19, 2023. The application was reassigned to Gabe Salmons as part of the sale of the property and filed with the Town on November 20, 2023.

Recommended Action:

Staff defers to legal counsel on this matter.

Attachments:

Landowner Petition

Reassignment of Application

October 10, 2023

TO: Town of Cross Roads, Texas
Attn: Rodney Patterson
3201 US Hwy 380, Suite 105
Cross Roads, TX 76227

FR: Thomas Robinson, Trustee
Thomas Robinson Living Trust
7584 Rhoads Rd.
Aubrey, TX 76227

RE: Removal of property from Town of Cross Roads' ETJ.

Dear Mr. Patterson:

The undersigned is the owner of the following parcel of real property (the "Property"):

26.081 acres, more or less, tract of land situated in the JAMES BRIDGES JR. SURVEY, ABSTRACT No. 36, Denton County, Texas, and being a part of those three certain tracts being more particularly described in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192481, Official Public Records, Denton County, Texas (OPRDCT); in Correction Warranty Deed recorded October 2, 2017 under instrument No. 2017-122107, OPRDCT; and in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192483, OPRDCT.

A recent survey of the Property is enclosed herewith.

Pursuant to Chapter 42 of the Texas Local Government Code, this letter is to formally request the removal of the below described property from the Town of Cross Roads' extraterritorial jurisdiction. Please let me know of any other requirements necessary to complete the foregoing request. I can be reached at (940) 391-3485 or tmrtrucks@gmail.com. Thank you in advance for your assistance in this matter.

Sincerely,


Date

Thomas Robinson, Trustee of the
Thomas Robinson Living Trust

DOB: Jan 5, 1957
Personal Address of Thomas Robinson:
7584 Rhoads Rd
Aubrey, TX 76227

PROPERTY DESCRIPTION

Being a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being the remainder of a called 16.00 acres tract of land described in Deed to Thomas M. Robinson as recorded in Instrument No. 2016-129812, said Official Records, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the East Right-of-Way line of U.S. Highway 377 (a called 120' R.O.W.) and the South line of said 16.00 acres tract at the Northwest corner of a called 15.49 acres tract of land described in Deed to Blake Richards as recorded in Instrument No. 2021-227388, said Official Records for the Southwest corner of the herein described tract;

THENCE North 00 degrees 30 minutes 38 seconds East, with the West line of the herein described tract common to the East line of said U.S. Highway 377, a distance of 11.18 feet to a point for the Northwest corner of the herein described tract;

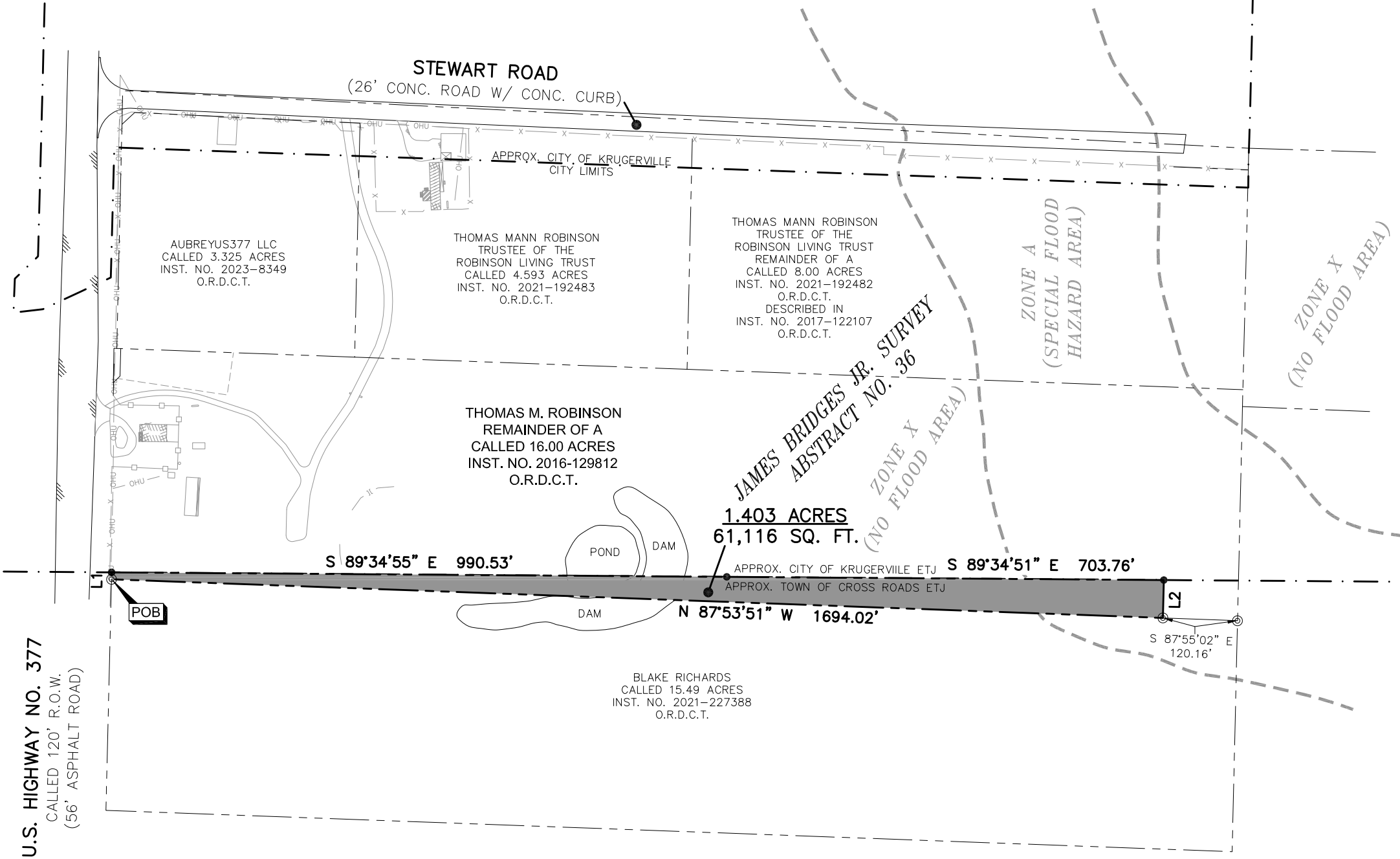
THENCE South 89 degrees 34 minutes 55 seconds East, with the North line of the herein described tract, over and across said 16.00 acres tract, a distance of 990.53 feet to a point for corner;

THENCE South 89 degrees 34 minutes 51 seconds East, continuing with the North line of the herein described tract, over and across said 16.00 acres tract, a distance of 703.76 feet to a point for the Northeast corner of the herein described tract;

THENCE South 01 degrees 22 minutes 06 seconds West, with the East line of the herein described tract, over and across said 16.00 acres tract, a distance of 60.97 feet to a 1/2 inch capped iron rod stamped (4561) found in the South line of said 16.00 acres tract common to the North line of said 15.49 acres tract for the Southeast corner of the herein described tract, from which a 1/2 inch capped iron rod stamped (RLS 4561) found at the Southeast corner of said 16.00 acres tract bears South 87 degrees 55 minutes 02 seconds East, a distance of 120.16 feet;;

THENCE North 87 degrees 53 minutes 51 seconds West, with the South line of said 16.00 acres tract common to the North line of said 15.49 acres tract a distance of 1694.02 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 1.403 acres of land, more or less.

DENTON COUNTY, TEXAS



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PIPE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET "VAUGHNS SURVEY CO"
- ⊙ = IRON ROD FOUND
- E.M. = ELECTRIC METER
- ⊕ = WATER METER
- = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

LINE	BEARING	DISTANCE
L1	N 00°30'38" E	11.18'
L2	S 01°22'06" W	60.97'

100 0 100 200

GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

VAUGHN'S SURVEY CO.
1228 S. U.S. HIGHWAY 377
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	JDF/WDJ
CHECKED BY:	JCV
DATE:	10/18/23
SHEET:	1 OF 1
SCALE:	AS SHOWN

EXHIBIT
U.S. HIGHWAY NO. 377
1.403 ACRES
JAMES BRIDGES JR. SURVEY
ABSTRACT NO. 36
DENTON COUNTY, TEXAS

TBD STEWART ROAD ETJ

RECEIVED
NOV 20 2023

SENDERA TITLE GF# 2302200-AUNH

AFTER RECORDING RETURN TO GRANTEE:

SALMONS COMMERCIAL PROPERTIES, LLC-SERIES STEWART ROAD
1700 STAFFORD ROAD
WEATHERFORD, TEXAS 76088

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Effective Date: NOVEMBER 17, 2023

Grantor: **THOMAS MANN ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST**

Grantor Mailing Address: **7584 RHOADS ROAD, AUBREY, TEXAS 76227**

Grantee: **SALMONS COMMERCIAL PROPERTIES, LLC-SERIES STEWART ROAD,
A TEXAS SERIES LIMITED LIABILITY COMPANY**

Grantee Mailing Address: **1700 STAFFORD ROAD, WEATHERFORD, TEXAS 76088**

Consideration: TEN AND NO/100 DOLLARS (\$10.00) CASH and other good and valuable consideration, and the further consideration of a note of even date herewith executed by Grantee and payable to the order of **FIRST FINANCIAL BANK N. A.** ("Lender") in the principal amount of **FOUR MILLION THOUSAND AND NO/100 DOLLARS (\$4,000,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a deed of trust of even date from Grantee to Justin B. Hooper, Trustee.

Property (including any improvements):

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current and subsequent years; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

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

It is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property until the Note and all interest thereon is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Lender, at the instance and request of the Grantee, has advanced and paid in cash to the Grantor that portion of the purchase price of the Property evidenced by the Note, and as such, the Vendor's Lien, together with the Superior Title to the Property, is retained herein, but only to the extent of the purchase price of the Property, for the benefit of Lender and the same are hereby transferred and assigned to Lender, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

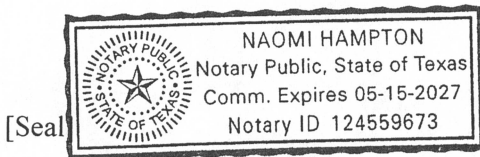
Thomas Mann Robinson Trustee
THOMAS MANN ROBINSON, TRUSTEE
OF THE ROBINSON LIVING TRUST

ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF Denton

This instrument was acknowledged before me, the undersigned notary public on this the 17 day of November, 2023, by THOMAS MANN ROBINSON, Trustee of the ROBINSON LIVING TRUST, on behalf of said trust.

Naomi Hampton
 NOTARY PUBLIC, STATE OF TEXAS



RECEIVED
NOV 20 2023**EXHIBIT "A"**

BEING a tract of land situated in the JAMES BRIDGES JR. SURVEY, ABSTRACT No. 36, Denton County, Texas, and being comprised of 3 tracts of land as follows: all of a called 4.593 acres tract of land described in Deed to Thomas Mann Robinson, Trustee of the Robinson Living Trust as recorded in Instrument No. 2021-192483, Official Records, Denton County, Texas; the remainder of a called 8.00 acres tract of land described in Deed to Thomas Mann Robinson, Trustee of the Robinson Living Trust as recorded in Instrument No. 2021-192482, said Official Records and further described as a called 7.407 acres in Correction Deed to Tommy Robinson as recorded in Instrument No. 2017-122107, said Official Records; and also being the remainder of a called 16.00 acres tract of land described in Deed to Thomas M. Robinson as recorded in Instrument No. 2016-129812, said Official Records, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch capped iron rod stamped "PLS, INC" found in the South right-of-way line of Stewart Road (a public road) and same being the South line of a called 1.408 acres tract of land described in Deed to Denton County, Texas as recorded in Document No. 2012-78883, said Official Records for the Northwest corner of said 4.593 acres tract and same being the Northeast corner of a called 3.325 acres tract of land described in Deed to AubreyUS377 LLC as recorded in Instrument No. 2023-8349, said Official Records;

THENCE South 87 degrees 16 minutes 32 seconds East, with the North line of said 4.593 acres tract common to the South line of said 1.408 acres tract and said Stewart Road, along and near a fence, a distance of 409.09 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 87 degrees 27 minutes 00 seconds East, continuing with said common line said thereof, along and near a fence, passing the Northeast corner of said 4.593 acres tract and same being the Northwest corner of said 7.407 acres tract, and continuing along said course, with the North line thereof, a distance of 431.54 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 03 degrees 16 minutes 19 seconds West, with a jog in the North line of said 7.407 acres tract common to a jog in the South line of said 1.408 acres tract and said Stewart Road, a distance of 11.74 feet to a 5/8 inch capped iron rod stamped (TNP) found for corner;

THENCE South 87 degrees 35 minutes 03 seconds East, continuing with the North line of said 7.407 acres tract common to the South line of said 1.408 acres tract and said Stewart Road, along and near a fence, a distance of 471.45 feet to a 1/2 inch capped iron rod stamped (4561) found for the Northeast corner of the herein described tract, from which a 1/2 inch capped iron rod found at the Northeast corner of said 7.407 acres tract bears South 87 degrees 34 minutes 00 seconds East, a distance of 120.13 feet;

THENCE South 01 degrees 22 minutes 06 seconds West, with the East line of the herein described tract, severing said 7.407 acres tract, passing the South line thereof common to the North line of said 16.00 acres tract, and continuing along said course, severing said

16.00 acres tract, a distance of 726.04 feet to a 1/2 inch capped iron rod stamped (4561) found in the North line of a called 15.49 acres tract of land described in Deed to Blake Richards as recorded in Instrument No. 2021-227388, said Official Records for the Southeast corner of the herein described tract, from which a 1/2 inch capped iron rod stamped (RLS 4561) found at the Southeast corner of said 16.00 acres tract bears South 87 degrees 55 minutes 02 seconds East, a distance of 120.16 feet;

THENCE North 87 degrees 53 minutes 51 seconds West, with the South line of said 16.00 acres tract and the North line of said 15.49 acres tract, a distance of 1694.02 feet to a 5/8 inch iron rod found at the intersection of the East Right-of-Way line of U.S. Highway 377 (a called 120' R.O.W.) and the South line of said 16.00 acres tract at the Northwest corner of said 15.49 acres tract for the Southwest corner of the herein described tract;

THENCE North 00 degrees 30 minutes 38 seconds East, with the West line of the herein described tract common to the East line of said U.S. Highway 377, a distance of 316.33 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southwest corner of a called 0.0124 acres tract of land described in Deed to The State of Texas as recorded in Instrument No. 2023-60679, said Official Records;

THENCE North 45 degrees 45 minutes 06 seconds East, with the West line of the herein described tract common to the East line of said 0.0124 acres tract, a distance of 15.26 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southeast corner of said 0.0124 acres tract;

THENCE North 01 degrees 21 minutes 25 seconds East, continuing with said common line thereof, a distance of 44.34 feet to a 5/8 inch iron rod with a pink TXDOT cap found in the North line of said 16.00 acres tract common to the South line of said 3.325 acres tract for the most Westerly Northwest corner of the herein described tract and same being the Northeast corner of said 0.0124 acres tract;

THENCE South 87 degrees 54 minutes 24 seconds East, with the North line of said 16.00 acres tract common to the South line of said 3.325 acres tract, a distance of 376.93 feet to a 5/8 inch capped iron rod stamped "PLS INC" found for the Southeast corner of said 3.325 acres tract and same being the Southwest corner of said 4.593 acres tract;

THENCE North 01 degrees 18 minutes 56 seconds East, with the West line of said 4.593 acres tract common to the East line of said 3.325 acres tract, a distance of 376.50 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 25.490 acres of land, more or less.

November 17, 2023

RECEIVED

NOV 20 2023

TO: Town of Cross Roads, Texas
Attn: Rodney Patterson
3201 US Hwy 380, Suite 105
Cross Roads, TX 76227

FR: Thomas Robinson, Trustee
Thomas Robinson Living Trust
7584 Rhoads Rd.
Aubrey, TX 76227

RE: Reassigning below original petition to new owner – Salmons Commercial Properties LLC

Dear Mr. Patterson:

Please accept this formal request to reassign the original petition dated Oct 17, 2023 to the new owner, Gabe Salmons, Salmons Commercial Properties LLC – Series Stewart Rd. This original request was made for and in behalf of Gabe Salmons request. Attached is a copy of the survey and the deed showing Mr. Salmons as the owner of this property as of November 17, 2023.

Below is the original petition, signed by grantor, Tommy Robinson, and grantee, Gabe Salmons.


The undersigned is the owner of the following parcel of real property (the "Property"):

26.081 acres, more or less, tract of land situated in the JAMES BRIDGES JR. SURVEY, ABSTRACT No. 36, Denton County, Texas, and being a part of those three certain tracts being more particularly described in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192481, Official Public Records, Denton County, Texas (OPRDCT); in Correction Warranty Deed recorded October 2, 2017 under instrument No. 2017-122107, OPRDCT; and in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192483, OPRDCT.

A recent survey of the Property is enclosed herewith.

Pursuant to Chapter 42 of the Texas Local Government Code, this letter is to formally request the removal of the below described property from the Town of Cross Roads' extraterritorial jurisdiction. Please let me know of any other requirements necessary to complete the foregoing request. I can be reached at (940) 391-3485 or tmrtrucks@gmail.com. Thank you in advance for your assistance in this matter.

Grantee Signature,



11/17/23
Date

Gabe Salmons, Owner
Salmons Commercial Properties
LLC – Series Stewart Rd
DOB: 06/05/1985
Personal Address of Gabe Salmons
1700 Stafford Rd
Weatherford TX 76088

Grantor Signature,

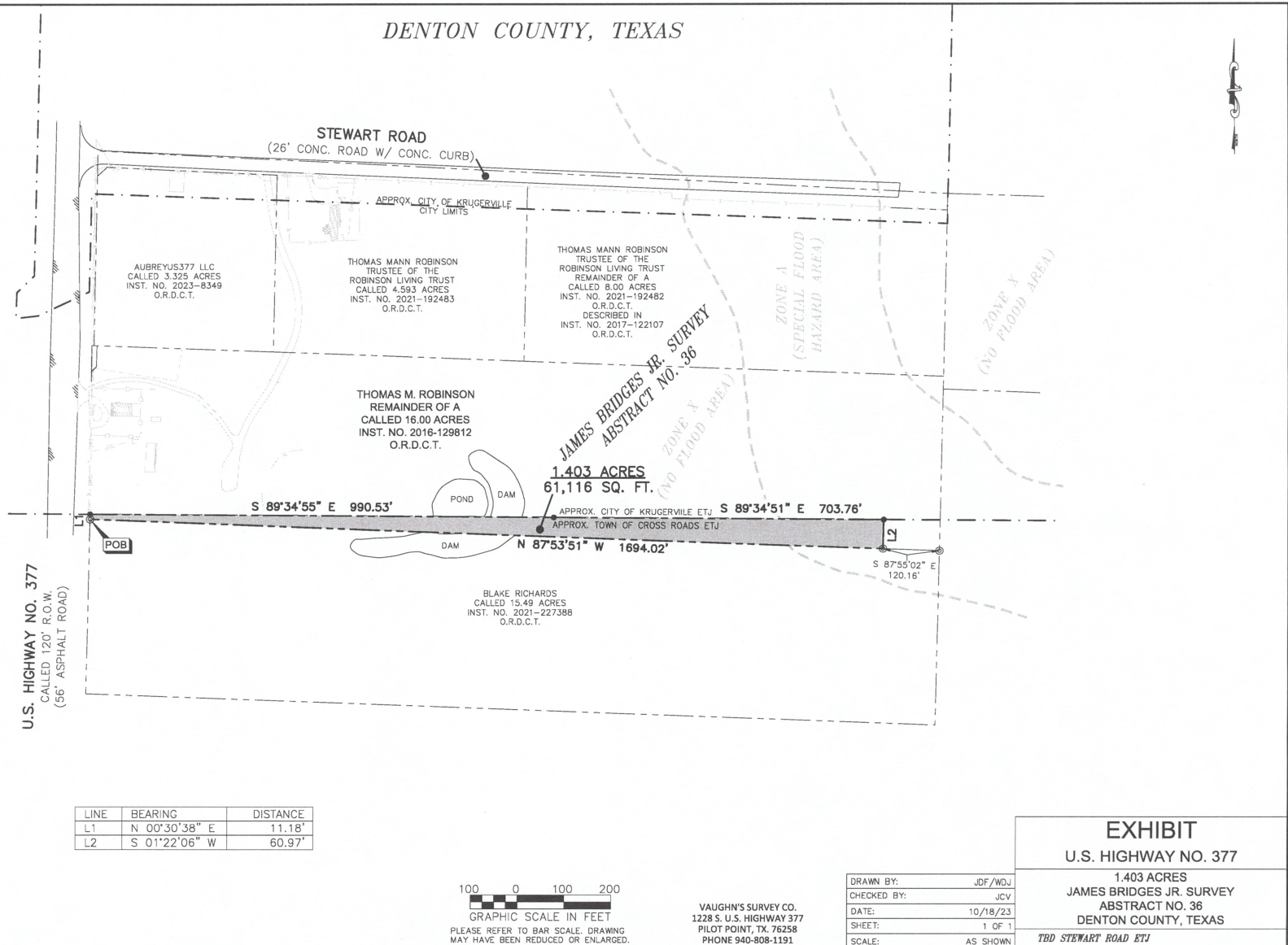


10-14-23
Date

Thomas Robinson, Trustee of the
Thomas Robinson Living Trust
DOB: Jan 5, 1957
Personal Address of Thomas Robinson:
7584 Rhoads Rd
Aubrey, TX 76227

RECEIVED

NOV 20 2023



November 17, 2023

TO: Town of Cross Roads, Texas
Attn: Rodney Patterson
3201 US Hwy 380, Suite 105
Cross Roads, TX 76227

RECEIVED
NOV 20 2023

FR: Gabe Salmons, Owner
Salmons Commercial Properties LLC – Series Stewart Rd
1700 Stafford Rd
Weatherford TX 76088

RE: Removal of property from Town of Cross Roads' ETJ.

Dear Mr. Patterson:

The undersigned is the owner of the following parcel of real property (the "Property"):

26.081 acres, more or less, tract of land situated in the JAMES BRIDGES JR. SURVEY, ABSTRACT No. 36, Denton County, Texas, and being a part of those three certain tracts being more particularly described in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192481, Official Public Records, Denton County, Texas (OPRDCT); in Correction Warranty Deed recorded October 2, 2017 under instrument No. 2017-122107, OPRDCT; and in Warranty Deed recorded October 19, 2021 under Instrument No. 2021-192483, OPRDCT.

A recent survey of the Property is enclosed herewith.

Pursuant to Chapter 42 of the Texas Local Government Code, this letter is to formally request the removal of the below described property from the Town of Cross Roads' extraterritorial jurisdiction. Please let me know of any other requirements necessary to complete the foregoing request. I can be reached at (817) 304-5280 or gabe@westernstarconcrete.com. Thank you in advance for your assistance in this matter.

Sincerely,



11/17/23
Date

Gabe Salmons, Owner
Salmons Commercial Properties LLC – Series Stewart Rd
DOB: 06/05/1985
Personal Address of Gabe Salmons
1700 Stafford Rd
Weatherford TX 76088

RECEIVED

NOV 20 2023

