1. 5:30 P.M. Sinton 4B Economic Development Corporation Meeting

Documents:

DOC00529520240731150245.PDF
AGENDA

CITY OF SINTON

SINTON 4B ECONOMIC DEVELOPMENT CORPORATION MEETING

DATE: August 5, 2024    TIME: 5:30 P.M.

CITY HALL

Notice is hereby given that the Sinton 4B Economic Development Corporation Meeting will be held on the 5th day of August 2024, at 5:30 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are placed on the agenda for discussion and/or action.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

A. CALL TO ORDER

B. ROLL CALL

Sinton 4B Economic Development Board Members

_____ Tim Rogers, Chairperson
_____ Anna Franklin
_____ Mary Speidel
_____ Edward Adams
_____ Diana Jimenez
_____ Vacant
_____ Vacant
_____ John Hobson, City Manager
_____ Desiree Voth, City Attorney
_____ Cathy Duhart, City Secretary

C. ACTION ITEMS TO BE CONSIDERED


2. Discussion and action on the minutes from the Sinton Economic Development Corporation 4B meeting held on October 17, 2023.

3. Discussion and action on a Building Improvement Grant Application submitted by Nathan East on behalf of Northshore Title for the property located at 215 West Sinton Street, Sinton, Texas.

D. ADJOURNMENT

Executive Session: The Sinton Economic (4B) Development City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Sinton official website, www.sinton texas.org and official bulletin board, places convenient and readily accessible to the general
public at all times and said Notice was posted and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

Cathy Duford, City Secretary

Posted: 7/20/24 by 5:00 am/pm, Taken Down: ___________________ am/pm

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.
CITY OF SINTON
SINTON 4B ECONOMIC DEVELOPMENT CORPORATION
October 17, 2023
5:30 p.m. City Hall

Members Present:
Tim Rogers
Anna Franklin
Mary Speidel
Edward Adams
Gwen Duhart

Staff Present
John Hobson City Manager
Desiree Voth City Attorney
Cathy Duhart City Secretary
Angela Montemayor Utility Clerk

Citizens Present: Kayla Rodriguez, Roland Rodriguez, Donna Sue Morin, Oscar Castillo, Nick Mister

The Sinton Economic Development Corporation 4B Meeting was called to order at 5:30 p.m. by Tim Rogers.

Members Absent: none

Action Items to be considered:

1. **Consideration of Sinton Economic Development Corporation 4B Financial Statement.**

   The Financial Statement for the Sinton EDC 4B Corporation showed a balance of $1,856,240.33.

   The motion to approve the Sinton Economic Development Corporation 4B Financial Statement was made by Edward Adams. The second was made by Anna Franklin. The motion carried 5-0.

2. **Discussion and action on the minutes from the Sinton Economic Development Corporation 4B meeting held on May 17, 2022.**

   The motion to approve the minutes was made by Mary Speidel. The second was made by Edward Adams. The motion carried 5-0.

3. **Action on Business Improvement Grant for Façade, Sign and Property Improvement applied for by Kayla Rodriguez for building located at 102 E. Sinton St., Sinton, Texas. The legal description is: Lot 2 Block 44, Sinton Townsite.**

   Mr. Hobson advised that Kayla Rodriguez applied for a Building Improvement Grant at 102 E. Sinton (Pawn Shop). She has applied for all three grants; Façade, Sign, and Property Improvement. The proposed work for the Property Improvement Grant does not qualify. The Sign Improvement Grant qualifies and is eligible for reimbursement of $1000 once the work is completed. The Façade Improvement Grant is eligible for reimbursement of $5,000 once the work is complete.

   Kayla Rodriguez was present to answer any questions the Corporation had regarding: What business is being opened at the building—a suite of offices for new businesses to rent out; the color of the building, etc.

   Mary Speidel made the motion to approve the application for the Business Improvement Grant for Façade, Sign and Property Improvement applied for by Kayla Rodriguez for the building located at 102 E Sinton St. The second was made by Gwen Duhart. The motion carried 5-0.

4. **Action on a request from the City of Sinton for funding for improvements at Speck Eakin Park.**

   Mr. Hobson advised that the city is in the process of a complete overhaul of the Speck Eakin Park. They have met with different playground companies about design plans for the entire park. This would include removing existing play structures there that are old and replacing them with new equipment. This will consist of playground equipment, covered structures, etc. The City is asking for the EDC to fund $400,000
for this project; the city has budgeted $200,000 this year, which will be $600,000 for the entire project. This will be taken before the Parks Advisory Board for their input as well before City Council improvement.

Edward Adams made the motion to approve the request from the City of Sinton for funding for improvements at Speck Eakin Park in the amount of $400,000. The second was made by Mary Speidel. The motion carried 5-0.

The motion to adjourn was made by Edward Adams. The second was made by Mary Speidel. Meeting adjourned.

Attest:

City Secretary Cathy Duhart

Chairperson
APPLICATION FOR BUSINESS IMPROVEMENT GRANT PROGRAM

I (We), hereinafter referred to as “APPLICANT”, on behalf of the identified entity, submit to the Sinton Economic Development Corporation, hereinafter referred to as “SEDC”, this application for consideration of a Business Improvement Grant under the provisions of the SEDC’s Business Improvement Grant Program.

As part of this application, APPLICANT represents to SEDC the following:

APPLICANT has received a copy of the SEDC’s Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to SEDC that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of SEDC prior to the submission of this application.

APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of SEDC, its servants, agents, employees, and/or elected or appointed officers.

By signing this document, “Application for Business Improvement Grant” either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that SEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT’S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.

If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have paid when due and payable, and that no delinquencies exist at this time.

BUSINESS APPLICATION INFORMATION:

Business Entity Name: NORTHSHORE TITLE, INC

Mailing address: P.O. BOX 780 PORTLAND, TX

Location in the City of Sinton for which the improvement is being requested.

Street Address: 215 W. SINTON STREET
Other companies and locations owned and/or operated by the APPLICANT

Company Name: ____________________________________________________________

Street Address: __________________________________________________________

City: ___________________________________________________________________

1. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as Exhibit A.

2. New or existing business: _____ New  ___ Existing

If new business, please provide approximate opening date: _______________________

If existing, please provide how long you have been in operation: _________________

New jobs: Full-time: _____ Part-time: _____

Existing # of jobs: 3 (if applicable) Full-time 3 Part-time ______

3. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: NATHAN EAST

Address: PO BOX 1333

PORTLAND, TX 78374

Phone Number: 361-443-8541

4. What other cities and/or buildings is the Applicant considering to establish a new business if this application is not approved: N/A

5. Proposed Improvements: (Include description, total estimated cost, start and completion date)

REHAB OF BUILDING FACADE, PAINTING, STUCCO, RENOVATE Signage, Landscaping, Parking Lot Resurface and Lighting, $1,000,000 - JUNE 15, 2024 - OCTOBER 1, 2024

A. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for proposed improvements and cost estimates as Exhibit B.
6. Additional Information:

Please provide any additional information regarding applicants funding request:

OWNER HAS MADE EXTENSIVE INTERIOR RENOVATIONS

7. Project Financing:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc. (if applicable).

OWNER FUNDED

Has financing been secured? N/A

Yes _____ (Attach documentation) No _____

Pending _____ With whom? ________________________________

8. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).

9. Prior to applicants execution of this application, APPLICANT had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

10. APPLICANT and owner/landlord indemnify, defend and hold SEDC and the City of Sinton harmless from any liability, injury, claim, expenses and attorney’s fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.

11. SEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.

12. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
As a part of this application, the following documentation is being provided by the applicant, if applicable:

- Establishment of business entity name (copy of Articles of Incorporation, dba, etc.)
- Copy of lease agreement (if applicable)
- Legal description of subject property (Exhibit A)
- Estimates of proposed improvements (Exhibit B)
- Documentation of approved financing (if applicable)
- State sales tax reporting form for most current three month period (if applicable)
- W-9; Request for Taxpayer Identification Number and Certification
- Signed Acknowledgement of Receipt of Guidelines
- Signed Verification Statement
- Signed Addendum
Franchise Tax Account Status
As of: 06/18/2024 08:13:36

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

NORTHSHORE TITLE, INC.

Texas Taxpayer Number 17424938938
Mailing Address PO BOX 780 PORTLAND, TX 78374-0780
Right to Transact Business in Texas ACTIVE
State of Formation TX
Effective SOS Registration Date 01/28/1988
Texas SOS File Number 0105409300
Registered Agent Name R. BRYAN STONE
Registered Office Street Address ONE CEDAR PLACE, SUITE F, 101 CEDAR DRIVE PORTLAND, TX 78374
NOTICE OF MEETING OF SHAREHOLDERS OF
NORTHSHORE TITLE AND ABSTRACT, INC.

A meeting of the shareholders of Northshore Title and Abstract, Inc., a Texas corporation, will be held at 101 Cedar Drive, Suite F, Portland, Texas, on April 29, 1994, at the hour of 11:00 a.m., for the purpose of:

(1) Amending the Articles of Incorporation to provide: change of the corporate name and change of registered address.

(2) Transacting such other business as may come before the meeting.

The close of business on April 10, 1994, is the record date for determining shareholders entitled to vote at the meeting.

Dated: April 1, 1994.

NATHAN EAST, Director

RODGER M. EAST, Director
The State of Texas

SECRETARY OF STATE
CERTIFICATE OF INCORPORATION

OF

NORTHSHORE TITLE AND ABSTRACT, INC.

1054093

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed pursuant to the provisions of the Texas Business Corporation Act, have been received in this Office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a corporate name in this State in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.


[Signature]
Secretary of State
ARTICLES OF INCORPORATION OF
NORTHSIDE TITLE AND ABSTRACT, INC.

The undersigned, NATHAN, EAST, a natural person of the age of eighteen (18) years or more, acting as Incorporator of a corporation under the Texas Business Corporation Act, hereby adopts the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is NORTHSIDE TITLE AND ABSTRACT, INC.

ARTICLE TWO

The period of its duration is perpetual.

ARTICLE THREE

The purposes for which the corporation is organized are:

1. The transaction of any and all lawful business for which a corporation may be incorporated under the Texas Business Corporation Act; and

2. To buy, sell, lease and deal in services, personal property and real property subject to Part Four of the Texas Miscellaneous Corporation Laws Act.

ARTICLE FOUR

The aggregate number of shares which the corporation shall have authority to issue is one million (1,000,000) without par value.

ARTICLE FIVE

The corporation will not commence business until it has received for the issuance of its shares consideration of the value of One Thousand Dollars ($1,000.00), consisting of money, labor done or property actually received.

ARTICLE SIX

The street address of its initial registered office is 111 Highway 181 North, Portland, Texas, and the name of its initial registered agent at such address is NATHAN EAST.

ARTICLE SEVEN

The number of Directors constituting the initial Board of Directors is two (2), and the names and addresses of the persons
who are to serve as Directors until the first annual meeting of the shareholders or until their successors are elected and qualified are:

Name                  Address
R. M. EAST            833 Fleming Trail
                        Richardson, Texas 75091
NATHAN EAST           2014 Oak Ridge Drive
                        Portland, Texas 78374

ARTICLE EIGHT

The name and address of the incorporator is: NATHAN EAST, 101 Cedar Drive, Suite F, P. O. Box 1333, Portland, Texas 78374.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on this 26th day of January, 1988.

[Signature]
NATHAN EAST, Incorporator

VERIFICATION

THE STATE OF TEXAS  
|  |
COUNTY OF SAN PATRICIO  
|  |

Before me, a Notary Public, on this day personally appeared NATHAN EAST (Incorporator), known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given under my hand and seal of office this 26th day of January, 1988.

[Signature]
SHAWN J. LAY
Notary Public in and for The State of Texas
My Commission Expires 07/13/91
LEASE

Basic Terms

Date: June ____, 2024

Landlord: NATHAN A EAST

Landlord’s Address: One Cedar Place, Suite F, Portland, Texas 78374

Tenant NORTHSHORE TITLE, INC.

Tenant’s Address: One Cedar Place, Suite G,
P. O. Box 780, Portland
San Patricio County, Texas 78374

Premises: 1600 square feet more or less, being the rear lower level, except for the one room that has a blue metal exit door on the West side of the building located at 215 West Sinton Street, Sinton, Texas, located on a 0.2 acre tract of land, being all of Lots Five (5) and Six (6) and a part of Lot Four (4), Block Forty-Two (42) of the original Town of Sinton, as shown by Exhibit “A” attached hereto.

The lease includes the two restrooms and the large closet accessible from the reception area, but the restrooms may be used by any future tenant or owner of the front portion of the building, by access through the rear double door entry of Northshore Title.

The premises are subject to a parking lease for the South rear three spaces on each side of the parking lot adjacent to the alley, six (6) in total for use by Butterchurn employees only, and tenant will receive twelve (12) tokens to Butterchurn Restaurant each month for same. Tenant will have private parking as marked on the remaining North six (6) spaces in the rear parking lot.

Street address/suite: 215 W. Sinton Street

City, state, zip: Sinton, Texas 78387

Term (months): Three (3) years

Commencement Date: July 1, 2024

Termination Date: June 30, 2027
Base Rent (monthly): $1,200.00 per month due on the 1st of each month beginning July 1, 2024 and increasing to $1,260.00 per month for the second year, beginning July 1, 2025 and increasing to $1,320.00 per month for the third year, beginning July 1, 2026 and continuing through June 30, 2027.

Security Deposit: N/A

Permitted Use: Closing real estate transactions, parking and sign display

Tenant’s Insurance: Tenant will provide insurance on the interior and contents, including general liability at a minimum of $1,000,000 and provide a copy of its general liability policy each year and as needed or as requested to confirm such is in effect.

Tenant’s Improvement Obligations: Any and all exterior improvements are the responsibility of the Landlord, and any interior improvements are the responsibility of the tenant.

Definitions

“Essential Services” means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use.

“Injury” means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) “personal and advertising injury” as defined in the form of liability insurance Tenant is required to maintain.

“Landlord” means Landlord and its agents, employees, invitees, licensees, or visitors.

“Lienholder” means the holder of a deed of trust covering the Premises.

“Rent” means Base Rent plus condominium assessment and any other amounts of money payable by Tenant to Landlord.

“Tenant” means Tenant and its agents, contractors, employees, invitees, licensees, or visitors.

Clauses and Covenants

A. Tenant agrees to—

1. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

2. Accept the Premises in their present condition “AS IS,” the Premises being currently suitable for the Permitted Use.
3. Obey (a) all applicable laws relating to the use, condition, and occupancy of the Premises and Building.

4. Pay rent timely each month.

5. Vacate the Premises on the last day of the Term, unless a new lease has been negotiated and in effect.

6. Pay the utilities being City water and sewer and electric on the entire building, which includes the smaller front portion, approximately 800 square feet which is not separately metered.

7. Change per schedule the A/C filters, interim maintenance and janitorial

8. **INDEMNIFY, DEFEND, AND HOLD LANDLORD HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY’S FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT’S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS’ COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL APPLY EVEN IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD.**

**B. Tenant agrees not to—**

1. Use the Premises for any purpose other than the Permitted Use.

2. Create a nuisance.

3. Permit any waste.

4. Use the Premises in any way that would increase insurance premiums or void insurance on the Premises.

5. Abide by the rules and regulations of the Cedar Place Condominium association.

6. Tenant agrees not to encroach, protrude or interfere with neighboring property owners, or create parking congestion in the front spaces by employees.

7. Allow a lien to be placed on the Premises.

8. Assign this lease or sublease any portion of the Premises without Landlord’s written consent.
C. Landlord agrees to—

1. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

D. Landlord agrees not to—

1. Interfere with Tenant’s possession of the Premises as long as Tenant is not in default.

E. Landlord and Tenant agree to the following:

1. *Alterations.* Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and at Tenant’s expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

2. *Abatement.* Tenant’s covenant to pay Rent and Landlord’s covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

3. *Insurance.* Tenant will maintain the respective insurance coverages described in the attached Insurance Addendum.

4. *Holdover.* If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

5. *Alternative Dispute Resolution.* Landlord and Tenant agree to mediate in good faith before filing a suit for damages.

6. *Attorney’s Fees.* If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney’s fees and other fees and court and other costs.

7. *Venue.* Exclusive venue is in the county in which the Premises are located.

8. *Entire Agreement.* This lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.

9. *Amendment of Lease.* This lease may be amended only by an instrument in writing signed by Landlord and Tenant.
10. *Limitation of Warranties.* There are no implied warranties of merchantability, of fitness for a particular purpose, or of any other kind arising out of this lease, and there are no warranties that extend beyond those expressly stated in this lease.

11. *Notices.* Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

12. *Abandoned Property.* Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

13. *Option to Extend Lease:* Tenant shall have the option to extend the lease in three (3) year increments at rate, terms and conditions to be negotiated.

NORTHSORE TITLE, INC.

______________________________  ______________________________
Nathan A. East, Landlord          Nathan A. East, President

THE STATE OF TEXAS  §

COUNTY OF SAN PATRICIO  §

The foregoing instrument was acknowledged before me on the ____ day of June, 2024 by Nathan A. East.

______________________________
Notary Public, State of Texas

THE STATE OF TEXAS  §

COUNTY OF SAN PATRICIO  §

The foregoing instrument was acknowledged before me on the ____ day of June, 2024 by NATHAN A. EAST, President of NORTHSORE TITLE, INC., in his duly authorized capacity as corporate officer.

______________________________
Notary Public, State of Texas
Exhibit "A"

Field notes of a 0.20 acre tract of land, being out of a 0.248 acre tract of land conveyed from Gordon H. Wise, et ux, to Commercial State Bank by Warranty Deed dated May 24, 1977, recorded in Volume 554, Pages 365-367 of the Deed Records of San Patricio County, Texas;

Said 0.20 acre tract is all of Lots 5, 6 and a part of Lot 4, Block 42 of the original Town of Sinton, as shown on map recorded in Volume 1, Page 31 of the Map Records of San Patricio County, Texas, is situated in the city limits of Sinton, and is described by metes and bounds as follows:

Beginning at a 1/2" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way of West Sinton Street and the north line of said Block 42, for the northwest corner of this tract; whence the northwest corner of said Block 42 bears WEST a distance of 94.10 feet;

Thence EAST along the south right-of-way line of said West Sinton Street, the north line of said Block 42, the north line of said 0.248 acre tract, and the north line of this tract, a distance of 55.90 feet to a hole in concrete set at the northwest corner of Lot 7, of said Block 42, for the northeast corner of said Lot 6, the northeast corner of said 0.248 acre tract, and the northeast corner of this tract;

Thence SOUTH along the west line of said Lot 7, the east line of said 0.248 acre tract, the east line of said Lot 6, and the east line of this tract, a distance of 144.00 feet to an 1/2" iron rod found in the north line of a 12 foot alley and at the southwest corner of said Lot 7, for the southeast corner of said 0.248 acre tract, the southeast corner of said Lot 6, and the southeast corner of this tract;

Thence WEST along the north line of said 12 foot alley, the south of line of said 0.248 acre tract, and the south line of this tract, at 50.00 feet pass a 1/2" iron rod found for a line marker, in all a distance of 63.60 feet to an 1/2" iron rod with surveyor's cap stamped "RPLS 1907" set for the southwest corner of this tract;

Thence NORTH along the southerly west line of this tract, a distance of 65.00 feet to an 1/2" iron rod with surveyor's cap stamped "RPLS 1907 set for an angle corner of this tract;

Thence N 34° 19' 51" E along the northwest line of this tract, a distance of 13.33 feet to an 1/2" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of this tract;

Thence N 00° 09' 08" E along the northerly west line of this tract, a distance of 67.99 feet to the POINT OF BEGINNING, containing 0.20 acre of land, more or less, subject to all easements of record.

Bearings are record bearings form the recorded map of the Original Town of Sinton.
# Estimate

**INVOICE #**

**MAILING INFO**

Casey Powell  
The Workx  
P.O. Box 1481  
Ingleside, TX 78362  
Phone: (361) 230-3840

**BILL TO**

Nathan East  
101 Cedar Dr. Ste. F  
Portland, TX  
361.643.8541

## Description

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>Location: 215 W. Sinton St., Sinton, Tx</td>
<td></td>
</tr>
<tr>
<td>Seal, Caulk, prime, Paint, exterior stucco painted surfaces</td>
<td></td>
</tr>
<tr>
<td>Labor &amp; Material</td>
<td>3,500.00</td>
</tr>
</tbody>
</table>

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Checks can be made payable to Casey Powell or The Workx

---

**SUBTOTAL** | $3,500.00

**DISCOUNT**

*Payments*

---

**TOTAL DUE** | $3,500.00

Thank You For Your Business!
The Workx

INVOICE #

MAILING INFO
Casey Powell
The Workx
P.O. Box 1481
Ingleside, TX 78362
Phone: (361) 230-3840

BILL TO
Nathan East
101 Cedar Dr. Ste. F
Portland, Tx
361.643.8541

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>Location: 215 W. Sinton St., Sinton, Tx</td>
<td></td>
</tr>
<tr>
<td>Resurface and seal rear entry</td>
<td>500.00</td>
</tr>
<tr>
<td>Pressure wash exterior and sidewalks</td>
<td>300.00</td>
</tr>
<tr>
<td>Install sign posts and signage</td>
<td>600.00</td>
</tr>
<tr>
<td>Remove old signage, seal and prime</td>
<td>300.00</td>
</tr>
<tr>
<td>Flowerbed handrail repair, paint and reinstall</td>
<td>800.00</td>
</tr>
<tr>
<td>Replace flood lights (x2)</td>
<td>500.00</td>
</tr>
<tr>
<td>Stucco &amp; masonry repairs</td>
<td>1,800.00</td>
</tr>
</tbody>
</table>

| SUBTOTAL                                         | $4,800.00 |

Checks can be made payable to Casey Powell or The Workx

Thank You For Your Business!

<table>
<thead>
<tr>
<th>DISCOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payments</td>
</tr>
</tbody>
</table>

| TOTAL DUE | $4,800.00 |
### Bill To
**Drucilla East**  
Northshore Title, Inc.  
101 CEDAR DR  
STE G  
PORTLAND, TX 78374 2939  
United States

### Ship To
**Drucilla East**  
Northshore Title, Inc.  
101 CEDAR DR  
STE G  
PORTLAND, TX 78374 2939  
United States

### Terms: **Due on Receipt**

### CC: **AmExCard**  
Name: **Dru East**  
Card #: **************1133**  
Expiry: **02/28**

### Item Description

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Unit Price</th>
<th>Qty.</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Reserved Parking (handicapped symbol) (blue)</td>
<td>$24.4500 /Sign</td>
<td>1</td>
<td>$24.45</td>
</tr>
</tbody>
</table>
| Size: 18" x 12"  
Part#: K-1511-EG-12x18-D2                                                    |            |      |         |
| 2. Semi-Custom Reflective Aluminum Designer Property Sign                      | $60.0000 /Sign | 1    | $60.00  |
| Size: 18" x 18"  
Part#: K-3569-GmRev -DZHI-18x18-SC                                          |            |      |         |
| Adders:  
+Sign set-up charge                                                          | $0.0000 /Order | 1    | $0.00   |
| 3. Reflective Aluminum Sign                                                    | $33.9500 /Sign | 3    | $101.85 |
| Size: 12" x 18"  
Part#: K-3241 -EG-12x18-C-MPS                                                |            |      |         |
| Shipped via: UPS 2nd Day  
Tracking #: 1Z59F27F0276667445                                                |            |      |         |

Thanks for purchasing from MyParkingSign.com

---

The amount shown on this invoice are in **US Dollars**.

Please make checks payable to **SmartSign** and mail to the following address:  
**Xpressmyself.Com LLC**  
P.O. Box # 24599  
New York, NY 10087

If you will be sending remittances via overnight express mail, please remit to:  
**JP Morgan Chase - Lockbox Processing**  
Attn: Xpressmyself.com LLC & 24599  
4 Chase Metrotech Center  
7th Floor East  
Brooklyn, NY 11245

---

| Product Subtotal: | $186.30 |
| Shipping Charges: | Free    |
| Tax:              | $15.37  |
| Order Total (in US Dollars): | $201.67 |
| Payments:         | $201.67 |
| Outstanding Amount: | $0.00   |

**PAID IN FULL**

---

https://www.myparkingsign.com/2455/DisplayInvoice.aspx?eqs=s1DAVNZTFOONNcQEXZ%2fTgV5L%2bmLrjrCfdWNC4i3NZg%2b%2fTXGdZp%2f3U...
Order Received

Thank you Drucilla East!

Your order number is MPS-862241. Your chosen delivery method is Two-Day and we will send you tracking information once your order ships. Your order details are given below:

<table>
<thead>
<tr>
<th>Order Number</th>
<th>Order Date</th>
<th>Shipping Method</th>
<th>Est. Ship Date</th>
<th>Est. Arrival Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPS-862241</td>
<td>26 Jun '24</td>
<td>Two-Day</td>
<td>27 Jun '24</td>
<td>01 Jul - 02 Jul '24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Qty.</th>
<th>Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Semi-Custom Reflective Aluminum Designer Property Sign</td>
<td>1</td>
<td>$60.00</td>
<td>$60.00</td>
</tr>
<tr>
<td></td>
<td>(Part No: K-3569-GRNREV)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Reflective Aluminum Sign</td>
<td>3</td>
<td>$33.95</td>
<td>$101.85</td>
</tr>
<tr>
<td></td>
<td>(Part No: K-3241)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Semi-Custom Reflective Aluminum Designer Property Sign</td>
<td>1</td>
<td>$60.00</td>
<td>$60.00</td>
</tr>
<tr>
<td></td>
<td>(Part No: K-3569-GrnRev)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sign set-up charge</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td>(Part No: Adder-SU-18x18-DZ-SC)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sub Total: $221.85
Shipping: Free
SHIPPING ADDRESS

Druclia East  
Northshore Title, Inc.  
101 CEDAR DR  
STE G  
PORTLAND, TX - 78374 2939 United States

WE HAVE BILLED THE FOLLOWING ACCOUNT:

American Express Card: $240.15  
Druclia East  
Northshore Title, Inc.  
101 CEDAR DR  
STE G  
PORTLAND, TX - 78374 2939 United States  
Charges will appear on your credit card statement as SMARTSIGN

What to expect now ...

1 Order Review: Stock products are released to the warehouse on the same day that you ordered. All orders containing custom products are reviewed, that night, by specialists to ensure the quality and consistency of your order. Note: Any changes to the design or special instructions may delay the release date of the order.

2 Production/Pack Order: Typically, your order reaches the factory floor or warehouse within 24 hours after it is released. Please note the estimated Ship Date - this is when the order will be handed over to the shipper. The Ship Date does not include the time in transit.

3 Shipment: An email will be sent to you when your order ships. The email will include the tracking number(s) of your package. You may also track your order from the links provided above. The estimated arrival date shown above is based on your selected shipping method.

MEGA LIMITED TIME OFFER! ENJOY FREE SHIPPING ON ALL ORDERS*

SUPER OFFER  
GET FREE SHIPPING ON EVERYTHING  
FREE SHIPPING  
ON ALL ORDERS SITEWIDE

HURRY! LIMITED PERIOD OFFER!

Essential Parking Signs, Posts, & Parking Permits That Every Property Needs!

<table>
<thead>
<tr>
<th>Custom Parking Signs</th>
<th>No Parking Signs</th>
<th>Reserved Parking Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Sign Posts]</td>
<td>![Sign Bases]</td>
<td>![Personalized Street Signs]</td>
</tr>
</tbody>
</table>

| Sign Posts           | Sign Bases - Portable, Cast Iron, and Wheeled Sign Bases | Personalized Street Signs |

2
Order Received

Thank you Dru East!

Your order number is MPS-862241. Your chosen delivery method is Two-Day and we will send you tracking information once your order ships. Your order details are given below:

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<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Semi-Custom Reflective Aluminum Designer Property Sign (Part No: K-3569-GRNREV)</td>
<td>1</td>
<td>$60.00</td>
<td>$60.00</td>
</tr>
<tr>
<td></td>
<td>+ Sign set-up charge (Part No: Adder-SU-18x18-DZ-SC)</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2.</td>
<td>Reflective Aluminum Sign (Part No: K-3241)</td>
<td>3</td>
<td>$33.95</td>
<td>$101.85</td>
</tr>
<tr>
<td>3.</td>
<td>Semi-Custom Reflective Aluminum Designer Property Sign (Part No: K-3569-GrnRev)</td>
<td>1</td>
<td>$60.00</td>
<td>$60.00</td>
</tr>
<tr>
<td></td>
<td>+ Sign set-up charge (Part No: Adder-SU-18x18-DZ-SC)</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Sub Total: $221.85
Shipping: Free
Form W-9
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.

1. Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

   [Name]

2. Business name/disregarded entity name, if different from above.

3a. Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

   - Individual/sole proprietor
   - C corporation
   - S corporation
   - Partnership
   - Trust/estate
   - LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
   - Other (see instructions)

   Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

3b. If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.

4. Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

   - Exempt payee code (if any)
   - Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

   (Applies to accounts maintained outside the United States)

5. Address (number, street, and apt. or suite no.). See instructions.

6. City, state, and ZIP code

7. List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

<table>
<thead>
<tr>
<th>Social security number</th>
<th>464 - 92 - 3946</th>
</tr>
</thead>
</table>

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requestor) who is required to file an information return with the IRS is giving you this form because they...
ACKNOWLEDGMENT OF RECEIPT OF GUIDELINES AND CRITERIA FOR BUSINESS IMPROVEMENT GRANT PROGRAM BY THE SINTON ECONOMIC DEVELOPMENT CORPORATION

Applicant: NORTHSHORE TITLE, INC.
Address: PO BOX 980 PORTLAND, TEX 78374
Phone Number: 341-643-7546
Signature:  

Property Owner/Landlord: NATHAN EAST
Address: PO BOX 1333 PORTLAND, TX 78374
Phone Number: 341-643-8541
Signature:  

**The acknowledgement page must be signed and returned to the Chairman. Please include photographs. Please retain the guidelines and criteria for your records.**
VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished to the SEDC has been furnished freely by the APPLICANTS (S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Sinton Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to the Sinton Economic Development Corporation on this, the ________ day of ______________, 20__,

Applicant

NATHAN EAST

Signature

Address

P.O. BOX 1333 PORTLAND, TX 78374

Property Owner

NATHAN EAST

Signature

Address

P.O. BOX 1333 PORTLAND, TX 78374

The State of Texas

County of San Patricio

Before me, the undersigned authority, on this day personally appeared _____________________________ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

GRACIE L. CASTILLO

Notary Public in and for the State of Texas My Commission

Expires: 9-20-24

The State of Texas

County of San Patricio

Before me, the undersigned authority, on this day personally appeared _____________________________ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

GRACIE L. CASTILLO

Notary Public in and for the State of Texas My Commission

Expires: 9-20-24
DOWN TOWN BUSINESS IMPROVEMENT GRANT PROGRAM ADDENDUM

If Applicant is a Tenant:

If I, as Applicant, am a tenant leasing the property described in the Grant Application to which this Addendum is attached, then as further consideration for the award of any such grant for Sign Improvements, or Building Façade Improvements, of this property, I hereby transfer, sell and convey to my landlord any and all of my interest in the equipment or materials purchased and installed with all, or any portion, of such grant. I agree that any and all of said equipment or materials purchased in part or in whole with such grant funds shall become attached and affixed to the property (in accordance with the approved installation specifications) so as to become a fixture and may not be removed by me upon the termination of my tenancy. I agree not to remove any such equipment or materials and the removal of same may be a criminal act for which I may be prosecuted.

If Applicant is the Property Owner:

If I, as Applicant, am the owner of the property described in the Grant Application to which this Addendum is attached, then as further consideration for the award of any such grant for Sign or Building Façade Improvements of this property, I agree that such equipment or materials, upon attachment to the property (in accordance with the approved installation specifications), becomes a fixture and all of such equipment and materials shall remain attached to the property upon the conveyance of the real property to a Third Party.

Applicant’s Signature

Name Printed

Date

Applicant’s Signature

Name Printed

Date