

TYLER COUNTY COMMISSIONERS COURT

SPECIAL MEETING

April 26, 2013 ---- 11:45 a.m.

THE STATE OF TEXAS ON THIS THE 26th day of April, 2013 the
Commissioners' Court in and for Tyler County, Texas convened in a Special Meeting at the
Commissioners' Courtroom in Woodville, Texas, the following members of the Court present, to
wit:

JACQUES L. BLANCHETTE	COUNTY JUDGE, Presiding
RUSTY HUGHES	COMMISSIONER, PCT. #2
MIKE MARSHALL	COMMISSIONER, PCT. #3
JACK WALSTON	COMMISSIONER, PCT. #4
JANET BROWN	DEPUTY COUNTY CLERK, Ex-Officio

The following were absent: Commissioner Nash thereby constituting a quorum. In addition to
the above were:

JACKIE SKINNER	COUNTY AUDITOR
LOU CLOW	ASST. CRIMINAL DIST. ATTORNEY

David Waxman reported the bids for road materials for the GLO IKE 1 disaster recovery project:
in precincts #3 and #4 have a small budget surplus, but precincts #1 and #2 are both "out of the
money". He proposed awarding precinct #1 to Matthews Construction and bid package 2 to
Moore Bros. to be able to hold cost down and "cost share". Commissioner Marshall pointed out
that left over money was supposed to pay for a bridge project that he didn't do previously
waiting on TxtDot decision; that originally money was supposed to be taken out for his bridge
project and the remainder split four ways (among the four precincts). **Commissioner Marshall**
motioned to table awarding the contract for **GLO IKE 1 Disaster Recovery Project #6- Road
Materials, DRS 010191/GLO #10-5127-000-5108**, until Tuesday April 30th. The motion was
seconded by **Commissioner Walston**. All voted yes and none no.

A motion was made by **Commissioner Marshall** and seconded by **Commissioner Hughes** to
permit a **pipeline crossing** to Polaris Pipeline Systems on CR 4120 (Pedigo Loop). All voted
yes and none no. SEE ATTACHED

David Waxman projected that the acquisition, construction and street paving cost of the **fire
station, in Colmesneil**, would be \$414,604.00. He stated that purchase of property was not
originally budgeted and also the proposed road surfacing may need to be changed for a cost
savings to the project. Mr. Waxman requested that fund be moved from "street paving" in the
budget of Road & Bridge, Pct. #3 into an acquisition category. He added that the money could be
moved back into his budget, if the purchase of a site is less than anticipated. **Commissioner
Marshall** motioned to move **IKE Round II funds** from "street paving" into an acquisition
category to be created for the fire station project site. The motion was seconded by
Commissioner Walston. All voted yes and none no. SEE ATTACHED

A motion was made by **Judge Blanchette** and seconded by **Commissioner Walston** to renew
the property coverage with Texas Association of Counties. All voted yes and none no. SEE
ATTACHED

Commissioner Marshall motioned to select Jimmy Bishop as the appraiser and Burnell Cook as
the review appraiser for the acquisition of land in Colmesneil in order to construct a **fire station**
under the **IKE Round 2.2 Disaster Recovery grant**, as recommended by the review committee.
All voted yes and none no.

A motion was made by **Commissioner Marshall** to accept the bid from Christopher Brown for
tax trust property, Suit #B-2354. **Commissioner Walston** seconded the motion. All voted yes
and none no. SEE ATTACHED

A motion was made by **Commissioner Walston** to accept the bid from Douglas and Michelle
Merchant for **tax trust property, Suit #B-2191**. **Commissioner Marshall** seconded the motion.
All voted yes and none no. SEE ATTACHED

Executive was not held.

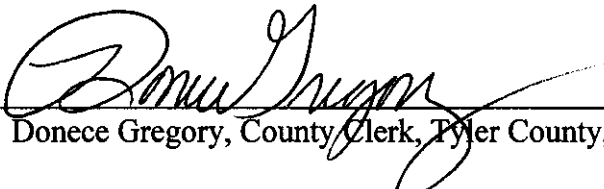
Commissioner Marshall made a motion to adjourn. **Commissioner Walston** seconded the
motion. All voted yes and none no.

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED.

I, Donece Gregory, County Clerk and ex officio member of the Tyler County Commissioners Court, do hereby certify to the fact that the above is a true and correct record of the Tyler County Commissioners Court session held on April 26, 2013.

Witness my hand and seal of office on this the 13th day of May, 2013.

Attest:


Donece Gregory, County Clerk, Tyler County, Texas



TRANSMITTAL



GOODWIN-LASITER, INC.
1609 S. CHESTNUT, SUITE 202
LUFKIN, TEXAS 75901
(936) 637-4900 Fax (936) 637-6330

ENGINEERS - ARCHITECTS - SURVEYORS

TBPE Firm Registration No. 413
DATE: April 8, 2013

TO: Tyler County Booster
Bethany (classified@tylercountybooster.com)

ATTN: Classified – Legal Ads

RE: **Tyler County
DR Project #6 Road Improvements Materials**

We are sending you herewith the following:

Copies	Description	Date
1	Advertisement for Bid for above referenced project	

Note: Please run the following ad in the Tyler County Booster – Legal Ads on the following **two** dates:

- Thursday, April 11, 2013 and
- Thursday, April 18, 2013

The original invoice, tear sheets and publisher's affidavits for the ad should be sent to:

Tyler County
100 W. Bluff, Room 102
Woodville, Texas 75979
Attn: Jacques Blanchette

A copy of the tear sheets and publisher's affidavit should be sent to:

Goodwin-Lasiter, Inc. / 1609 S. Chestnut, Suite 202 / Lufkin, TX 75901

If further information is needed, please call us at 936/637-4900.

Thank you,


Kevin Gee, P.E.
Project Engineer
KTG/jfb

Cc: *David Waxman, David J. Waxman, Inc.*
Jacques L. Blanchette, County Judge

Advertisement and Invitation for Bids

TYLER COUNTY will receive bids for the GLO IKE 1 Disaster Recovery Project #6 – Road Materials, DRS 010191 / GLO #10-5127-000-5108 until 11:00 A.M. on April 26, 2013, at Tyler County Courthouse, 100 W. Bluff, Room 110, Woodville, Texas 75979 (County Auditor's Office). The bids will then be publicly opened and read aloud in the Tyler County Commissioner's Courtroom, Tyler County Courthouse, 100 W. Bluff, Woodville, Texas 75979.

Base Bids are invited for several items of work as follows:

Road Materials – Crushed Limestone Road Base for Precincts 1 & 2.

Bid/Contract Documents, including Drawings and Technical Specifications are on file at Goodwin Lasiter, Inc., 1609 S. Chestnut, Suite 202, Lufkin, Texas 75901, (936) 637-4900 for a cost of \$ 50.00 (non-refundable.)

A bid bond in the amount of 5 percent of the bid issued by an acceptable surety shall be submitted with each bid. A certified check or bank draft payable to the Tyler County or negotiable U.S. Government Bonds (as par value) may be submitted in lieu of the Bid Bond.

Tyler County reserves the right to reject any or all bids or to waive any informalities in the bidding.

Bids may be held by Tyler County for a period not to exceed 30 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

This project is funded by the General Land Office of the State of Texas through funds allocated by the U.S. Department of Housing and Urban Development through the Community Development Block Grant Program.

All contractors and/or subcontractors that are debarred, suspended or otherwise excluded from or ineligible for participation on federal assistance programs may not undertake any activity in part or in full under this project.

Tyler County is an equal opportunity employer.

Tyler County Jacques L. Blanchette, County Judge April 8, 2013

**PERMIT TO USE TYLER COUNTY ROAD RIGHTS-OF WAY
FOR CONSTRUCTION OF GAS PIPELINE**

Polaris Pipeline Systems (Company Name) whose principal business address is 722 S. Washington Ave., hereinafter referred to as Grantec, does hereby apply for a permit to utilize the rights-of-way of Tyler County Road Number CR 4120 as hereinafter.

1. Polaris Pipeline Systems Company will construct, operate and maintain or will cause its successors or designee to construct, operate and maintain a pipeline, not greater than eight inches (8") in diameter, to cause the gas produced by FH Foss to be delivered to an existing pipeline near Gunter #2 well in the James Conn Survey, Abstract No. 12, Tyler County, Texas. The pipeline would follow a route described as follows:

Description of route location:

2. The gathering pipeline will be constructed, operated and maintained in a good and workmanlike manner, in compliance with the highest standards of pipeline construction and in accordance with all applicable laws and regulations.
3. The gathering line will be used to gather gas for sale, for hire or otherwise in or in the vicinity of the field or fields where the gas is produced.
4. Polaris Pipeline Systems Company or its designee will construct the pipeline along and across the above described county rights-of-way and as nearly as practicable to a depth so as not to interfere with the continued maintenance of the county roads, which depth is to be a minimum of six feet (6') below the existing surface, and no closer than 15 feet from the edge of the paved county road surface. Polaris Pipeline Systems Company will restore the surface to the same condition, or better, as it was prior to the Polaris Pipeline Systems Company's construction of the gathering line.
5. Polaris Pipeline Systems Company understands and agrees that its use of the county road rights-of-way shall be limited exclusively to the purpose designated herein.
6. Polaris Pipeline Systems Company and its successors and designees hereby indemnify and agree to hold Tyler County, its officials and affiliated agencies harmless from any and all claims of personal injury (including death), damage to equipment, supplies or personal

property or any other claims which may arise by virtue of Polaris Pipeline Systems Company's use of the rights-of-way for the construction, operation and maintenance of the gathering line by said Company. Polaris Pipeline Systems Company shall provide Tyler County with a certificate of liability insurance in the amount of \$1,000,000 showing Tyler County as an additional named insured under the policy at least seven (7) days before construction begins and such policy is to remain in force while said pipeline is in use.

7. Tyler County makes no warranty of title or representation of right of use. Any suit filed by any adjacent land owner shall be defended by Polaris Pipeline Systems Company), and Tyler County shall not be liable or responsible for defending any suit or title to such easement or right-of-way.

8. Polaris Pipeline Systems shall provide and post gas like marking and/or signs on CR 4120 and will maintain the up keep of such signs.

9. Polaris Pipeline Systems is required to pay a \$500.00 Administration Fee to the Tyler County Commissioner's Precinct where line will be located. Payment is due prior to time of approval by Tyler County Commissioners' Cour. Payment will be accepted by check, cashier check, or money order.

By execution hereof in the spaces provided below, Polaris Pipeline Systems Company Does hereby apply for a permit as hereinabove provided and Tyler County does hereby grant a permit to Polaris Pipeline Systems Company, under the premises and under the conditions as hereinabove provided to be effective as of the date of the signature on behalf of Tyler County.

Dated this 15th day of April, 2013.

Polaris Pipeline Systems Company
By: [Signature]
(~~President~~) operations mgr.

PERMIT GRANTED ON BEHALF OF TYLER COUNTY, TEXAS:

BY: HONORABLE TYLER COUNTY JUDGE
NAME: [Signature]
TITLE: COUNTY JUDGE
DATE: 4/26/13



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/12/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB International Rigg 10777 Westheimer, Suite 300 Houston TX 77042-3454	CONTACT NAME: PHONE (A/C, No, Ext): (713) 978-6668 FAX (A/C, No): (713) 978-6799 E-MAIL ADDRESS: houston.service@hubinternational.co
	INSURER(S) AFFORDING COVERAGE
INSURED BBX Operating, LLC and Polaris Pipeline Systems, LLC 3698 Ranch Road 620 South, Ste 113 Austin TX 78738	INSURER A: Texas Mutual Insurance Co. NAIC # 22945
	INSURER B: Federal Insurance Co. 20281
	INSURER C: Pacific Indemnity Insurance Co. 20346
	INSURER D:
	INSURER E:

COVERAGES **CERTIFICATE NUMBER:** Cert ID 40681 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	Y	Y	35802368	7/25/2012	7/25/2013	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Underground Resour \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y		73520148	7/25/2012	7/25/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENT ON \$	Y		79817340	7/25/2012	7/25/2013	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below <input type="checkbox"/> Y/N <input type="checkbox"/> N/A			TSP0001179489	5/8/2012	5/8/2013	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS CTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POL CY LIMIT \$ 1,000,000 \$ \$

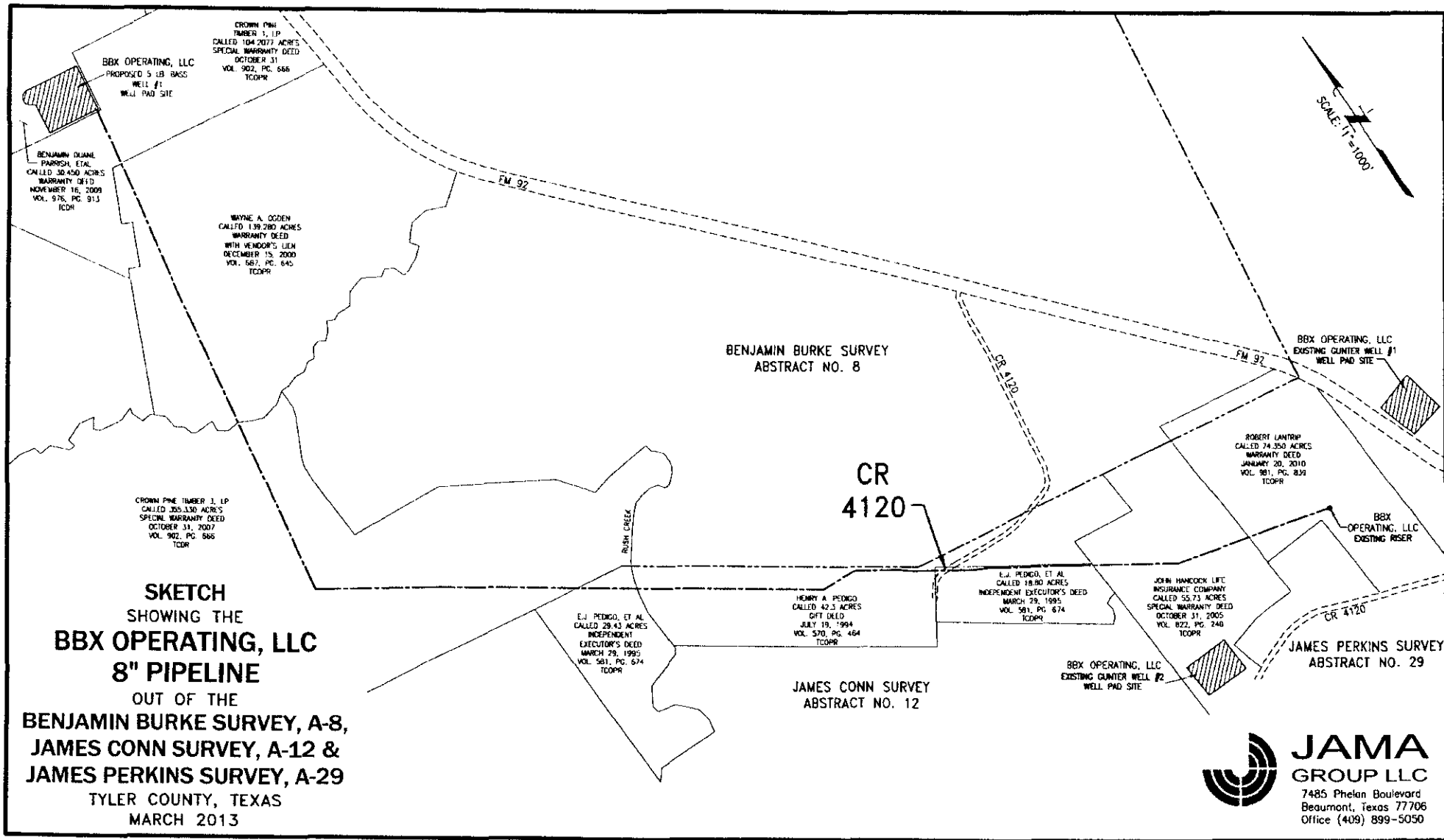
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
The General Liability, Auto Liability, Workers' Compensation and Umbrella policies includes a blanket automatic additional insured endorsement or policy terms that provide additional insured status and a blanket automatic waiver of subrogation endorsement that provides a waiver of subrogation to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status subject to policy terms and conditions. The additional insured endorsement does not apply to the Workers' Compensation. The Waiver of Subrogation endorsement does not apply to the auto and umbrella policies. The General Liability and Auto Liability policies contains a special endorsement with "Primary and Noncontributory" wording subject to policy terms and conditions.

CERTIFICATE HOLDER Tyler County Precinct 111 300 West Bluff Woodville TX 75979	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2010/05)

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TEXAS ASSOCIATION of COUNTIES
RISK MANAGEMENT POOL

Property Renewal Application

Member Name: Tyler County

Pool Coordinator: Ms. Jackie Skinner

Email: jskinner.aud@co.tyler.tx.us

Renewing Coverage Information

Coverage anniversary date: July 1, 2013

Property deductible: \$1,000 *Please contact us if you would like to*

Mobile Equipment deductible: \$1,000 *discuss deductible options*

This application contains trended values.

Exposures that were previously appraised are shown with trended values provided by CBIZ Valuation Group.

Your trended value percent change is: 1.77%


- Trended values incorporate changes in costs for construction materials, labor, electronic equipment, & contents per a geographic region.
- Trending values between appraisals ensures coverage remains current at a 100% replacement/reproduction value.

Instructions for Completion

- 1) Review each tab and update as needed.
- 2) Include Declarations page for any National Flood Insurance Program coverage in force.
- 3) Email completed application **by May 1, 2013** to: TACRMPoolPropertyRenewal@county.org

All entries are subject to approval, further information may be requested upon review.

If this application is not received by May 1, 2013, coverage will be renewed as it currently stands with any requested changes handled by endorsement.


Electronic signature of County Judge (or Presiding Official of Political Subdivision)

Your Member Services Representative is available to assist you with any questions or concerns and can be reached at 1-800-456-5974.

1

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Activity Description	HUD Act. #	Materials/Facilities/Services	\$ / Unit	Unit	Qty	Construction	Engineering	Acquisition	Total
PRECINCT 3									
Possible City Contributions									
Possible Pct. 3 Contributions									
New Fire Station (Colmesneil) L19	030	Site Preparation and Grading	16,600.00	LS	1	16,600.00			
		Asphaltic Access Drive (From US 69)	27.00	SY	240	6,480.00			
		Gravel Parking Lot and Drives	9.00	SY	1,770	15,930.00			
		Water Service	1,300.00	LS	1	1,300.00			
		Sewer Service	1,200.00	LS	1	1,200.00			
		Electrical Power Service	2,800.00	LS	1	2,800.00			
		Shell Fire Station Building	70.00	SF	3,000	210,000.00			
		SWPPP / Site Dress-Up	1,200.00	LS	1	1,200.00			
		Demolish / Removal of Existing Building	4.00	SF	2,560	10,240.00			
						\$ 265,750	Basic Shell Bldg. Option		\$ 265,750
		Add. Alt. (Kitchen / HVAC / Insulation)	45.00	SF	3,000	\$ 135,000	Add. Allt. Options		
						\$ 400,750.00	Est. Completed Project		
		Estimated Land Cost				\$ 58,000.00			

Initial Estimation of Costs: It appears that in order to contain costs to within the original budget (\$ 414,604.00), the land purchase must be below \$ 13,500 and / or the square footage of the building may have to be reduced to below 3,000 SF. The current estimate of land cost is at \$ 58,000. At this cost, and based on recent building bids, the lowest expected price per square foot would be around \$ 139.00 / SF including building, sitework and utilities. Our firm checked into using a "pre-fabricated" modular building type of construction. The manufacturer of this modular building system advised that because of a fire station needing drive in bays, his system will not work properly. The modular building manufacturer advised that it would not be cost effective to utilize his type of building services. Therefore we conclude that a slab-on-grade metal building is the most cost effective option. In order to contain projected costs, we recommend that alternatives are included in the final bid package including a reduced square footage building, a "shell" building option, or local match to provide kitchen equipment, site demolition, sewer and water utility services.

Totals:	\$ 265,750.00	\$ -	\$ -	\$ 265,750.00
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[Handwritten Signature]

SIGNATURE OF REGISTERED ENGINEER RESPONSIBLE FOR BUDGET JUSTIFICATION
 PHONE NUMBER: (936) 637-4900 DATE: 4-16-13

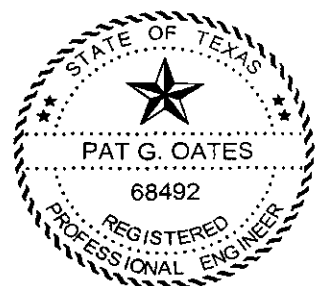
Est. Avail. For Construction
 \$ 356,604

TABLE 2 - BUDGET JUSTIFICATION OF RETAIL COSTS

Activity Description	HUD Act. #	Materials/Facilities/Services	\$ / Unit	Unit	Qty	Construction	Engineering	Acquisition	Total
PRECINCT 3									
Street Improvements	03K	Mobilization and Traffic Control	11,120.00	LS	1	11,120			
(CR 3200 / Bridge Replacement)		ROW Preparation, Clearing, Remov. Struct.	22,000.00	LS	1	22,000			
L7		Prestressed Concrete Piling	85.00	LF	260	22,100			
		Concrete Abutment	11,000.00	EA	2	22,000			
		Precast Slab Beams (Est.)	162.00	LF	250	40,500			
		Traffic Rail	57.00	LF	150	8,550			
		Concrete Deck Slab	20.00	SF	1,070	21,400			
		Scarify, Reshape and Recompact Roadway	2,600.00	STA	3	7,800			
		Import Fill	3,000.00	LS	1	3,000			
		4" HMAC Base	25.00	SY	740	18,500			
		1.5" HMAC Surface	13.50	SY	740	9,990			
		Metal Beam Guard Fencing	20.00	LF	200	4,000			
		Terminal Anchor Section	600.00	EA	4	2,400			
		Rock Rip-Rap Slope Protection	80.00	SY	90	7,200			
		Stormwater Pollution Prevention	3,100.00	LS	1	3,100			
		Laboratory Testing	4,500.00	LS	1	4,500			
						\$ 208,160	\$ 24,950		\$ 233,110
New Fire Station	03O	Site Preparation and Grading	20,004.00	LS	1	20,004.00			
(Colmesneil)		Gravel Access Drive (From US 69)	12.00	SY	1,100	13,200.00			
L19		Gravel Parking Lot and Drives	12.00	SY	1,200	14,400.00			
		Sidewalks	6.00	SF	1,250	7,500.00			
		Water Service	3,000.00	LS	1	3,000.00			
		Sewer Service (needs a Grinder Lift)	4,600.00	LS	1	4,600.00			
		Electrical Power Service	3,200.00	LS	1	3,200.00			
		Shell Fire Station Building	115.00	SF	3,000	345,000.00			
		SWPPP / Site Dress-Up	3,700.00	LS	1	3,700.00			
						\$ 414,604	\$ 49,550		\$ 464,154

The Site upon which this budget is developed is an un-occupied location (labeled BASE on Map L19). There are two other alternative sites. One involves purchase of an existing building and site for approx. \$65,000 and then renovation.

Totals:	\$ -	\$ -	\$ -	\$ -
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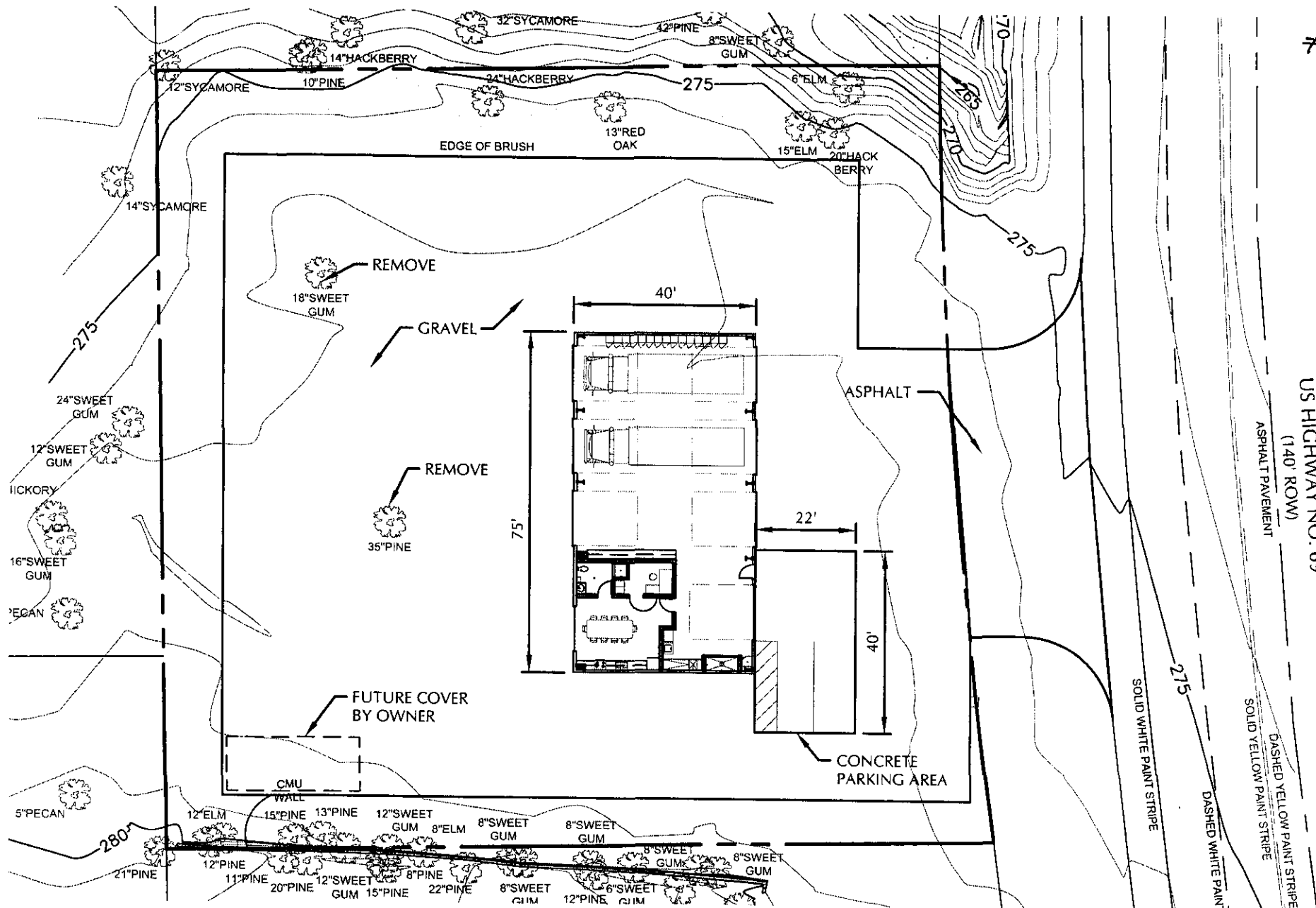
Pat G. Oates

SIGNATURE OF REGISTERED ENGINEER RESPONSIBLE FOR BUDGET JUSTIFICATION
 PHONE NUMBER: (936) 637-4900 DATE: 12/20/11

Identify and explain annual projected operation and maintenance costs associated with the proposed activities. Estimated annual O & M for the items in this project are \$6,500.

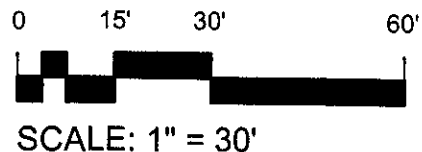
TYLER COUNTY - GLO IKE DRS 2.2 GRANT APPLICATION

#2



US HIGHWAY NO. 69
 (140' ROW)
 ASPHALT PAVEMENT
 DASHED YELLOW PAINT STRIPE
 SOLID YELLOW PAINT STRIPE
 SOLID WHITE PAINT STRIPE
 DASHED WHITE PAINT STRIPE

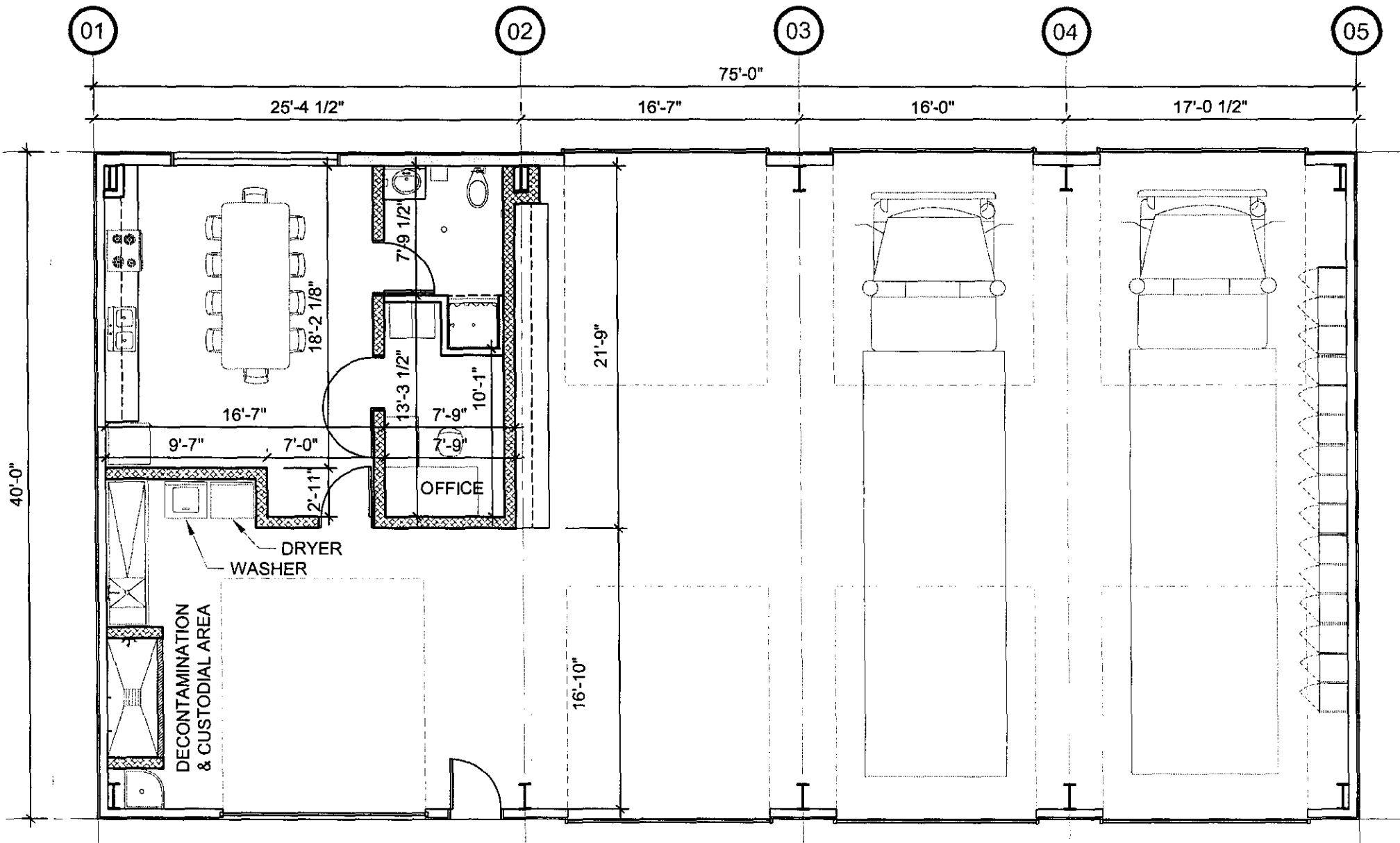
TYLER COUNTY
 VOLUNTEER FIRE DEPARTMENT
 SITE PLAN



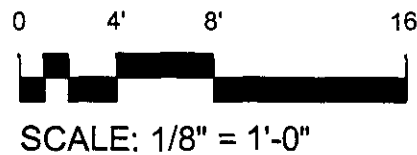
G-L GOODWIN-LASITER, INC.
 ENGINEERS - ARCHITECTS
 SURVEYORS
TYPE P.P.M. REGISTRATION M-113
 1800 S. CHESTNUT ST., SUITE 302 - LURIN, TEXAS 75801 • (817) 837-4800
 4077 CROSS PARK DRIVE, SUITE 100 - BRYAN, TEXAS 77802 • (817) 778-8700

NOTE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ANNE MITCHELL THOMPSON ON 3-28-13. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

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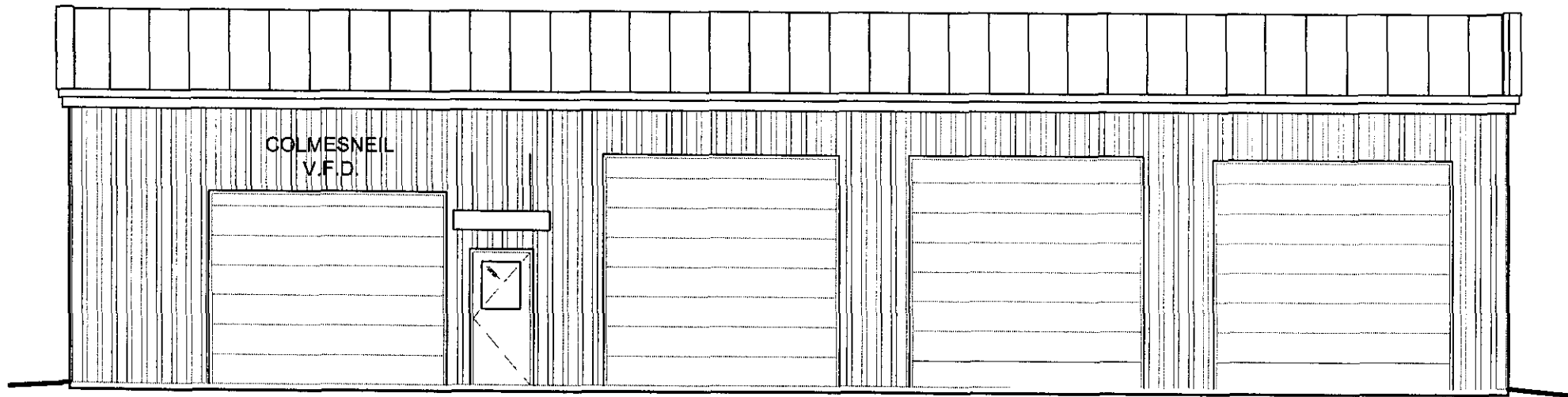
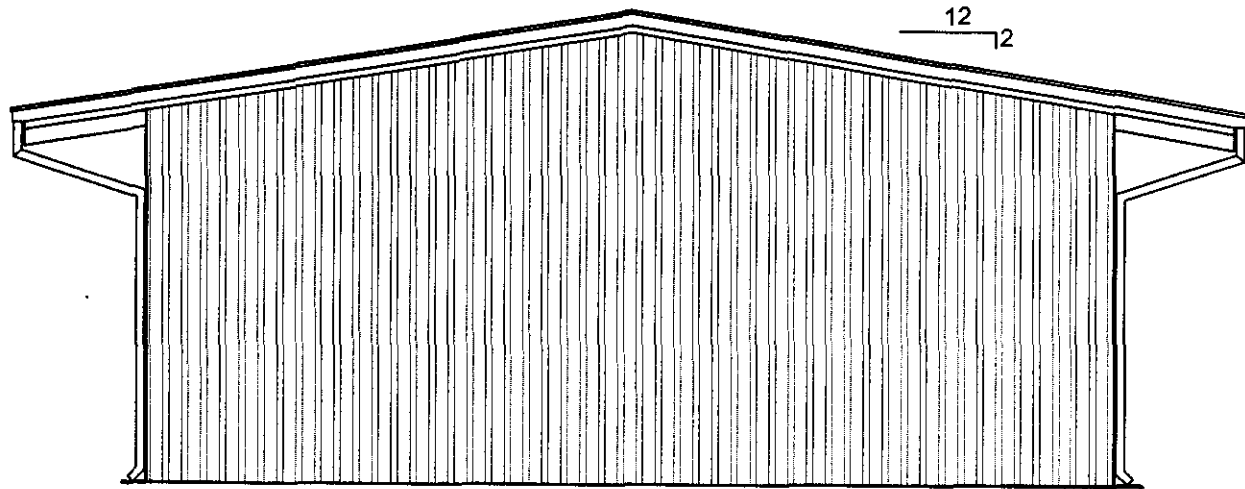
TYLER COUNTY
 VOLUNTEER FIRE DEPARTMENT
FLOOR PLAN



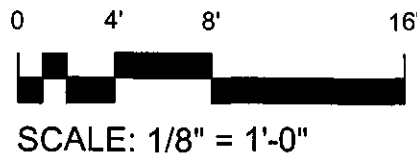
G-L GOODWIN-LASITER, INC.
 ENGINEERS - ARCHITECTS
 SURVEYORS
TEXAS PROFESSIONAL REGISTRATION #4113
 1808 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 437-4800
 4077 CROSS PARK DRIVE, SUITE 100 • WYOMING, TEXAS 77002 • (979) 778-0700

NOTE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: JAMES WYFOWELL, TMS04918 ON 4-18-13. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

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TYLER COUNTY
VOLUNTEER FIRE DEPARTMENT
ELEVATIONS



G-L GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS
TITLE: PERM. REGISTRATION #4113
1808 S. CHESTNUT ST., SUITE 202 • LUBBOCK, TEXAS 79601 • (806) 437-4600
4077 CROSS PARK DRIVE, SUITE 100 • WYOMING, TEXAS 77802 • (214) 778-8700

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David Waxman

From: Pat Oates <poates@goodwinlasiter.com>
Sent: Wednesday, April 17, 2013 6:09 PM
To: davidjwaxman@sbcglobal.net; 'Lesley Waxman'
Cc: 'mary walters'; kgee@goodwinlasiter.com
Subject: Tyler County - GLO Ike 2.2 Package 1 Roads (Precint 3 Construction Cost Estimate)
Attachments: Tyler County Precinct 3 GLO IKE 2.2 Package 1 Roads Estimate of Probable Construction Costs 4-17-13.pdf

David, Lesley and Mike – As we discussed this morning at our meeting, I went back and changed all of the County Roads in the Doucette Area from Oil Sand Surfacing to a Seal Coat. Based on our most current cost numbers, I estimate the following (just in Precinct 3 Only):

ORIGINAL GLO PRECINCT 3 ROADS CONSTRUCTION	\$ 739,540.00
IF SEAL COAT IS USED ON THESE ROADS, THE NEW CONSTRUCTION ESTIMATE IS	\$ 652,110.00
ESTIMATED COST SAVINGS reduction)	\$ 87,430.00 (11.8%)

I hope this addresses your question.

Sincerely,



Pat G. Oates, P.E.
Goodwin-Lasiter, Inc.
1609 S. Chestnut, Suite 202
Lufkin, Texas 75901
(936) 637-4900 Tel.
(936) 637-6330 Fax
poates@goodwinlasiter.com

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Activity Description	HUD Act. #	Materials/Facilities/Services	\$ / Unit	Unit	Qty	Construction	Engineering	Acquisition	Total
PRECINCT 3									
Street Improvements	03K	Mobilization and Traffic Control	7,500.00	LS	1	7,500			
(CR 3030 / 525' US 69 to CR 3035 - 16' W)		Reshape , Regrade and Recompact Roadway	1.00	SY	950	950	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	950	10,450			
						18,900			18,900
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3035 / 920' US 69 to CR 3050 - 18' W)		Reshape , Regrade and Recompact Roadway	1.00	SY	1,840	1,840	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,840	20,240			
						31,580			31,580
Street Improvements	03K	Mobilization and Traffic Control	11,000.00	LS	1	11,000			
(CR 3050 / 5,280' US 69 for 1 Mile - 20' W)		Reshape , Regrade and Recompact Roadway	1.00	SY	11,800	11,800	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	11,800	129,800			
						152,600			152,600
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3051 / 1,100' Loop CR 3050 - 16' W)		Reshape , Regrade and Recompact Roadway	1.00	SY	1,960	1,960	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,960	21,560			
						33,020			33,020

Totals:	\$	-	\$	-	\$	-	\$	-
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Pat G. Oates

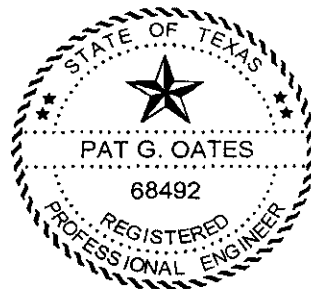
SIGNATURE OF REGISTERED ENGINEER RESPONSIBLE FOR BUDGET JUSTIFICATION
 PHONE NUMBER: (936) 637-4900 DATE: 3/7/13

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Activity Description	HUD Act. #	Materials/Facilities/Services	\$ / Unit	Unit	Qty	Construction	Engineering	Acquisition	Total
PRECINCT 3									
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3053 / 1,100' U.S. 69 to CR 3100 - 16' W)		Reshape . Regrade and Recompact Roadway	1.00	SY	1,960	1,960	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,960	21,560			
						33,020			33,020
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3100 / 960' U.S. 69 to End Sl. Ct. - 16' W)		Reshape . Regrade and Recompact Roadway	1.00	SY	1,720	1,720	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,720	18,920			
						30,140			30,140
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3055 / 1,220' CR 3050 to End - 16' W)		Reshape . Regrade and Recompact Roadway	1.00	SY	2,200	2,200	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	2,200	24,200			
						35,900			35,900
Street Improvements	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
(CR 3060 / 600' CR 3050 to End - 16' W)		Reshape , Regrade and Recompact Roadway	1.00	SY	1,100	1,100	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,100	12,100			
						22,700			22,700

Page 4 of 6

Totals:	\$	-	\$	-	\$	-	\$	-
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Pat G. Oates

SIGNATURE OF REGISTERED ENGINEER RESPONSIBLE FOR BUDGET JUSTIFICATION

PHONE NUMBER: (936) 637-4900 DATE: 3/7/13

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Activity Description	HUD Act. #	Materials/Facilities/Services	\$ / Unit	Unit	Qty	Construction	Engineering	Acquisition	Total
PRECINCT 3									
Street Improvements (CR 3065 / 800' CR 3050 to End - 16' W)	03K	Mobilization and Traffic Control	9,500.00	LS	1	9,500			
		Reshape , Regrade and Recompact Roadway	1.00	SY	1,450	1,450	Commissioner changed to Seal Coat Surface		
L6		Two Course Seal Coat	11.00	SY	1,450	15,950			
						26,900			26,900
Street Improvements (CR 4120 /11,000' Loop w/ FM 92- 18' W)	03K	Mobilization and Traffic Control	12,000.00	LS	1	12,000			
		Reshape , Regrade and Recompact Roadway	1.00	SY	22,000	22,000			
		Tack Coat	1.00	SY	22,000	22,000			
L7		1 Course Seal Coat	5.00	SY	22,000	110,000			
						166,000			166,000
Street Improvements (CR 4125 /1,600' CR 4120 to End- 14' W)	03K	Mobilization and Traffic Control	9,000.00	LS	1	9,000			
		Reshape , Regrade and Recompact Roadway	1.00	SY	2,500	2,500			
		Asphaltic Prime Coat	1.50	SY	2,500	3,750			
L7		2.5" Oil Sand (Plant Mixed)	13.00	SY	2,500	32,500			
						47,750			47,750
Street Improvements (CR 4005 /1,600' US 190 to FM 1746- 18')	03K	Mobilization and Traffic Control	4,000.00	LS	1	4,000			
		Reshape , Regrade and Recompact Roadway	1.00	SY	3,200	3,200			
		Asphaltic Prime Coat	1.50	SY	3,200	4,800			
L8		2.5" Oil Sand (Plant Mixed)	13.00	SY	3,200	41,600			
						53,600			53,600
		PRECINCT 3 TOTALS				652,110			652,110

Totals:	\$	-	\$	-	\$	-	\$	-
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[Handwritten Signature]

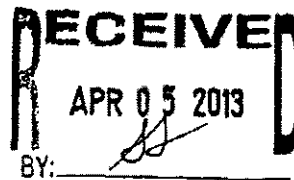
SIGNATURE OF REGISTERED ENGINEER RESPONSIBLE FOR BUDGET JUSTIFICATION
PHONE NUMBER: (936) 637-4900 DATE: 4/17/13

PCT. 3 ROADS TOTAL
ORIGINAL CONST.
BUDGET = \$ 739,540.00

BISHOP REAL ESTATE APPRAISERS, INC.

April 3, 2013

Jacques L. Blanchette, County Judge
Tyler County
100 W. Bluff, Room 102
Woodville, Texas 75979



Re: Request for Statement of Qualifications

Dear Judge Blanchette,

I am in receipt of a request for my SOQ for the appraisal or review of a parcel of land to be purchased along U.S. Hwy 69 near FM 256, Colmesneil, Tyler County, Texas to be used as the site for a fire station facility. I was provided a copy of the legal description and survey in a packet mailed out by Susan P. Stover with David J. Waxman, Inc.

I understand the Scope of Work is to either provide a real estate appraisal of the property to be acquired or provide a review of the appraisal of the real estate completed by another firm. My firm is willing and competent to complete an appraisal of this real estate parcel and also will provide any testimony in court that may be necessary as part of the acquisition process.

I have attached various qualifications for myself as well as a partial list of clients, many of whom are governmental agencies. I have testified on numerous occasions before a Special Commissioner's Court as well as in County, District and Federal Courts. Over the years, our firm has completed numerous real estate appraisals in the Tyler County market and several in Colmesneil. I am comfortable with the area and am of the opinion we have a good working knowledge of the real estate market in that area. Our firm has also completed numerous field and desk reviews of other appraisers' real estate appraisal reports and will provide that type report, also in a timely manner, if asked to do so. Should you have any questions or need additional information, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Jimmy W. Bishop".

Jimmy W. Bishop, MAI, SRA
State Certified #TX-1320188-G
General Real Estate Appraiser

4749 Odom Road, Suite 101, Beaumont, Texas 77706-7081 * 409/898-8800 * 409/898-8988

QUALIFICATIONS OF JIMMY W. BISHOP, MAI, SRA
State Certified # TX-1320188-G
General Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND ACTIVITIES

- MEMBER:** Appraisal Institute
- MEMBER:** Beaumont Board of Realtors.
- MEMBER:** Texas Association of Realtors.
- MEMBER:** National Association of Real Estate Boards.

EDUCATIONAL BACKGROUND

Educated in the public schools in San Antonio, Texas. Graduated in 1974 from Lamar University with a Bachelor of Business Administration degree in Marketing. Received Associate of Applied Science Degree in Real Estate, Lamar University, 1983.

Seminars and courses attended and successfully completed in recent years include:

Real Estate Broker MCE, College Station, TX, April, 2006. USPAP, Course 400, Houston, TX, September 2006. 17th Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2007. TREC Mandatory Continuing Education, Legal, San Antonio, Texas, April 2007. 18th Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2008. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, April 2008. National USPSP Update, Houston, Texas, January 2009. The Appraisal Institute's Appraisal Curriculum Overview (2 day General), New Orleans, LA, September, 2009. Business Practices and Ethics, Appraisal Institute, Houston, Texas December 2009. Short Sales and Foreclosures, March 2010, Galveston Association of Realtors, Galveston, Texas. 20th Annual Outlook for Texas Land Markets, San Antonio, Texas, May 2010. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, May 2010. National USPAP Update Course, Houston, Texas, February, 2011. 21st Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2011. TREC Mandatory Continuing Education, Legal, San Antonio, Texas, April 2011. Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, March, 2012, Houston, Texas. 22nd Annual Outlook for Texas Land Markets, San Antonio, Texas, April 2012. TREC Mandatory Continuing Education, Ethics, San Antonio, Texas, April 2012. 2012-2013 USPAP 7-Hour Update, Houston, Texas, April 2012.

Qualifications of Jimmy W. Bishop, Page Two (Continued)

EMPLOYMENT HISTORY

- 11/84- Present: Self employed as Fee Appraiser
- 3/82 - 10/84: Staff Appraiser with Cook & Associates
Real Estate Appraisers
- 3/77 - 2/82: Staff Appraiser with American Real Estate Corporation, Appraisal
Department

EXPERIENCE

Active in the Real Estate Appraisal business since 1975 and a full-time fee appraiser since the Spring of 1977 having completed appraiser assignments on residential, commercial, and industrial properties for numerous individuals, estates, attorneys, corporations, and various governmental agencies.

Texas Real Estate Broker License #220094. Qualified as an expert witness in various County and State District Courts as well as Federal Court.

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: **TX 1320188 G**

Issued: **01/11/2013**

Expires: **03/31/2015**

Appraiser: **JIMMY WAYNE BISHOP**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

PARTIAL LIST OF CLIENTS
Bishop Real Estate Appraisers, Inc.
4749 Odom Road, Suite 101
Beaumont, Texas 77706

Allied Home Mortgage Capital	Jefferson County Appraisal District
AgriLand Farm Credit	Jefferson County Drainage District #6
Bank of America	Jefferson County Drainage District #7
Baptist Hospital Beaumont	Kountze ISD
Beaumont Housing Authority	Lamar University
Bridge City State Bank	Lower Neches Valley Authority
Capital One National Bank	Lumberton Municipal Utility District
Cendant Mobility/STARS	MCT Credit Union
Chase Mortgage	Memorial Hermann Baptist Hospital
ChevronTexaco	MidSouth Bank
Citizens Bank	Mobiloil Federal Credit Union
City of Beaumont	Neches Huntsman Federal Credit Union
City of Bridge City	Nederland Economic Development Corp.
City of Kountze	Orange Savings Bank
City of Nederland	PNB Financial/McAfee Mortgage
City of Silsbee	Port Neches Economic Development Corp.
City of Vidor	Premcor Refining Group, Inc.
CommunityBank of Texas	Safeguard Properties, Inc.
Compass Bank	Silsbee Economic Development Corp.
CU Members Mortgage	Smithcorp Real Estate Services
Diocese of Beaumont	Superior Mortgage
DuPont Beaumont Federal Credit Union	Texas Department of Transportation
Entergy Services, Inc.	Texas First Bank
Executive Relocation	Texas Workforce Commission
Express Financial Services, Inc.	The Church of Christ of Latter Day Saints
First Bank & Trust, Jasper	The Mortgage Corner
First National Bank of Newton	Valuation Administrators
Five Point Credit Union	Wachovia Bank, National Association
Ford Motor Credit	Wal-Mart Realty Appraisal
Frost Bank	Wells Fargo Bank
GMAC Mortgage	
Guaranty Bank	
Hamshire-Fannett ISD	

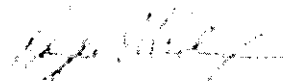
Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number **TX 1326350 G**
Issued **06/06/2012** Expires **07/31/2014**
Appraiser **RANDY BRUCE CARTER**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103 is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

CARTER APPRAISALS LLC

233 Private Road 8264
Woodville, Texas 75979

Randy B. Carter, Appraiser
email: rcarter36@sbcglobal.net
Phone 409-331-0044 Fax 409-331-0470

Randy B. Carter

Experience

Employed by Trinity County Appraisal District, Groveton, Trinity County, Texas from 1985 to 1989
Employed by Tyler County Appraisal District, Woodville, Tyler County, Texas from 1989 to 1994
Received designation of State Certified General Real Estate Appraiser in 1994
---Established Carter Appraisals - Sole Proprietorship, in 1995

Obtained and has maintained State Certification as a Certified General Real Estate Appraiser in July 1994. Certification Number: TX 132935G

Obtained and has maintained a State Real Estate License in May 1994. TX License # 0442120

Education

Successfully completed numerous classes and courses from accredited Universities and Institutions as set forth by the Texas Appraiser, and Real Estate Licensing and Certification Board. Transcripts and certification documents can be supplied upon request.

Partial List of Representative Clients

Citizens State Bank---Woodville, TX
First National Bank---Woodville and Jasper, TX
Community Bank---Woodville, TX
Compass Bank-----Woodville and Beaumont, TX
First Bank & Trust East Texas Jasper, TX
Sabine State Bank-----Jasper, TX
Huntington State Bank-----Lufkin, TX
Safeguard Properties Inc-----Cleveland, OH
U S Properties and Appraisals-----Pittsburgh, PA
United Mortgage Services-----Houston, TX
Greentree Mortgage Services-----Oakbrook, IL
Roundtable Mortgage Co-----Denver, CO
LoanSource-----Dallas, TX
Chicago Title-Market Intelligence-----Hopkinton, MA
Spindletop Mortgage-----Beaumont, TX
Quantix Valuation-----Minnetonka, MN
Mortgage Services-----Glen Allen, PA
Chase Bank Mortgage-----Baton Rouge, LA
Westar Mortgage Corp-----Plano, TX
Southwest Alliance-----Dallas, TX

other national companies--Dart Appraisal Group, MDA TransUnion, Sordis, PWC Murcor, Service Link, Valuation Support Svcs, Reis Valuation, STARS, NAS, LSI, LRES-Lighthouse, YellowSign Appraisal Firm, Fiserv, Streetlinks, Valocity, ABC Appraisal Group & various others

CARTER APPRAISALS
233 Private Road 8264
Woodville, Texas 75979

Randy B. Carter, Appraiser
email: rcarter@attglobal.net
Phone: 409-331-0044 Fax: 409-331-0479

Summary of Education----Randy B. Carter

South Plains College-Lubbock, Texas	1974-1975
Texas Tech University-Lubbock, Texas	1975-1976
San Jacinto College-Deer Park, Texas	1979
University of Houston-Houston, Texas	1980-1981
Real Estate Appraisal and Appraiser's Courses Board of Tax Professional Examiners-Houston, Texas	1985-1986
Real Estate Licensing Courses and Real Estate Appraisal Courses East Texas Baptist College, Texas A&M University, Commerce Lunenburg College	1989-2000
Attained FHA Certified Appraiser status through U.S. Dept. of Housing and Urban Development (HUD) Washington, DC and Federal Housing Administration Denver, CO Jan. 2000- present	
Added to Veteran Administration Panel of Qualified Appraisers-Houston, TX April 2005- present	

Randy B. Carter, Appraiser

COOK AND ASSOCIATES, INC.
REAL ESTATE APPRAISERS

2640 McFaddin • Beaumont, Texas 77702 • (409) 835-1430 • Fax (409) 835-7314 • Tax ID #76 0325476

W. Burnell Cook, MAI, SRA, CPA
Andy D. Grandall
Robert L. Gautreaux

appraisals@cookandassociatesinc.com
cookappr@gmail.com

April 23, 2013

Judge Jacques L. Blanchette
County Judge
100 W. Bluff, Room 102
Woodville, TX 75979

RE: Review appraisal for Tyler County proposed acquisition (.619 acre tract)

Dear Judge Blanchette:

Pursuant to your request, please find attached a statement of qualifications for W. Burnell Cook, MAI, SRA as well as a list of selected references. (Additional references available upon request.)

With regard to the proposed project, I am available for the requested review assignment. Reviews can be completed within approximately two to three weeks from receipt of the original appraisal. Fees for review will be based on projected time to complete at \$150/HR, and intended to be competitive with market rates for similar services. Fees for subsequent court preparation and testimony, if necessary, will be based on \$150/HR.

If additional information or clarification is needed,, please do not hesitate to contact me at the number listed above.

Respectfully submitted,

COOK & ASSOCIATES, Inc.



Wm. Burnell Cook, MAI, SRA

WBC:cac

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1320838 G**

Issued: **04/09/2013**

Expires: **05/31/2015**

Appraiser: **WILLIAM BURNELL COOK**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF W. BURNELL COOK, MAI, SRA
President, Cook & Associates

Professional Affiliations and Activities

MAI and SRA Member of Appraisal Institute, Houston Chapter
Southeast Texas Chapter of CPA's
Texas Society of CPA's
National Association of Realtors
Texas Association of Realtors
Orange County Board of Realtors

Educational Background

Graduated from Forest Park High School, Beaumont, in 1972
Graduated from Lamar State University, Beaumont, in 1976
(BBA in Accounting)

Recent Continuing Education

Analyzing Operating Expenses	1/18/07
Scope of Work	1/18/07
Section 1031 Exchanges	7/23/08
Appraising Convenience Stores	10/31/08
Cool Tools-New Technology for RE Appraisers	11/14/08
National USPAP Update	4/25/12
Appraising Distressed Commercial Real Estate	12/12
New Strategies for Investing in Real Estate	9/08/10
Investing in Income Properties	9/08/10
Business Practices and Ethics	12/10
Commercial Appraisal Engagement and Review	4/11

Experience

Work experience includes various accounting and financial management positions from 1976-1984 with emphasis on real estate investments, and business acquisitions and divestitures as chief financial officer.

In February 1984, I joined Cook & Associates and have been active in consultation, expert witness testimony and appraisal of various real estate interests in the East Texas and Southwest Louisiana areas. Such interests include single family residential, agricultural and timberland, industrial properties, offices, retail centers, apartments, motels, restaurants, R.O.W. acquisitions and various other commercial and special purpose properties.

Licenses/Certification

Licensed Certified Public Accountant (#22347)
Texas State Certified General Appraiser - TX 1320838-G

COOK AND ASSOCIATES, INC.

REFERENCES
COOK & ASSOCIATES, Inc.
Beaumont, TX

Sam Willey, ROW Department
Texas Department of Transportation
409-898-5728

Ron Roberts, Ex. Vice President
Orange Savings Bank
409-883-3563

Diane Thibodeaux, Purchasing
Lamar University
409-880-8474

Dan Bell
MCT Credit Union
409-726-2309

Paul Sheurich, Attorney
Entergy Services, Inc.
409-981-4498

Bill Hendrix
CommunityBank of Texas NA
713-830-4796

Floyd Gaspard, Executive Director
Port of Port Arthur
409-983-2011

Jonathan Haskett
Mobil Federal Credit Union
409-924-5012

Michael Lockhart
Assistant U.S. Attorney
409-839-2538

John Carpenter
Agriland
903-593-6609

Reed Richard, Director of Maintenance
Port Arthur ISD
409-989-6200

Paul Trevino
Christus Health SETX
409-892-7171

Don Surratt, Mayor
City of Lumberton
409-755-3700

COOK AND ASSOCIATES, INC.

April 11, 2013

Appraisal/Review Appraisal Services

NOTICE

Tyler County has received a contract award from the Texas General Land Office (GLO) for disaster recovery projects. Accordingly, the County is seeking to contract with a qualified certified appraiser or appraisal firm. Said Appraiser shall be certified to appraise real property and provide written appraisals or review appraisals of land needed for County land purchase by fee simple title.

Please submit your statement of qualifications for these proposed services to the address below:

Tyler County
100 W. Bluff Street, Room 102
Woodville, Texas 75979
Attention: Jacques L. Blanchette, County Judge

Statements of Qualification must be received by the County no later than 10:00 a.m. on the 23rd of April, 2013 to be considered as per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards.

N

SHADY ACRES SUBDIVISION

LOT 5, BLOCK 4

TYLER COUNTY, TEXAS



THE COLMESNEIL CHURCH OF CHRIST
SHADY ACRES SUBDIVISION
PLAT FILE NO. 40
LOT 4, BLOCK 4

SCALE: 1" = 40'

CITY OF COLMESNEIL
SHADY ACRES SUBDIVISION
PLAT FILE NO. 40
LOT 3, BLOCK 4

0.691 ACRE

GLEN T. STEPHENS & SPOUSE,
BONNIE D. STEPHENS
VOL. 971, PG. 915
SHADY ACRES SUBDIVISION
PLAT FILE NO. 40
LOT 5, BLOCK 4

YELLOW PINE LODGE
CALLED 0.5671 ACRES
VOL. 176, PG. 92

KEITH McFADDEN &
ANGELA McFADDEN
DBA, COUNTRY BOY'S SMOKED
MEATS AND GENERAL STORE
CALLED 0.584 ACRES
VOL. 979, PG. 587

P.O.B.

$C1 \Delta = 06^{\circ}34'49'' R=1,502.70' L=172.58'$
 $LC=S 04^{\circ}19'27'' E 172.49'$

$RC1 \Delta = 00^{\circ}30'13'' R=1,502.70' L=13.21'$
 $LC=S 07^{\circ}51'59'' E 13.21'$

LEGEND

FOUND

- IRF 1/2" Iron Rod
- Board Fence

SET

- ORS 1/2" Iron Rod

FM HIGHWAY NO. 256

GOODWIN-LASITER, INC.
1609 S. Chestnut, Suite 202
Lufkin, Texas 75901
(936) 637-4940



Gary G. Brown, R.P.L.S. 4654
Lufkin, Texas February 22, 2013
(SEE ATTACHED FIELDNOTES)

NOTE: TITLE INFORMATION NOT AVAILABLE AT
THE TIME OF THIS SURVEY.

H:\141\141420\141420-BOUNDRY.DWG 2013/02/21 13:28



GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS

1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4940
4777 CROSS PARK DRIVE, SUITE 100 • WYCHITKA, TEXAS 77982 • (979) 776-6700

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DATE 02-21-13	DRAWN BY KHL	APPROV BY GGB	SCALE 1"=40'	SHEET NUMBER 141420
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BOUNDARY SURVEY OF
LOT 5, BLOCK 4
SHADY ACRES SUBDIVISION
TYLER COUNTY, TEXAS

SHEET NO.

DESCRIPTION OF 0.691 ACRE
LOT 5, BLOCK 4, SHADY ACRES SUBDIVISION
G. & B. N. RAILROAD SECTION NO. 2, A-332
COLMESNEIL, TYLER COUNTY, TEXAS

Fieldnotes to all that certain tract of land, being 0.691 acre, more or less, located in the G. & B. N. Railroad Section No. 2, A-332 in Tyler County, Texas and being all of Lot 5, Block 4, Shady Acres Subdivision as shown on the plat recorded in Plat File No. 40 of the Plat Records of Tyler County, Texas, also being the land referenced in the Deed from Johnny D. Parker to Glenn T. Stephens and spouse, Bonnie D. Stephens recorded in Volume 971, Page 915 of the Official Public Records of Tyler County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwesterly corner of the said Lot 5, also being the northwesterly corner of a called 0.564 acre tract described in a Deed from Drew Lawayne Sheffield and Edith C. Sheffield to Keith McFadden and Angela McFadden recorded in Volume 979, Page 587 OPRTCT, from which a 5/8-inch iron rod found for the southwesterly corner of the said 0.564 acre tract bears South 00° 59' 24" East 121.35 feet (basis of bearings);

THENCE North 00° 59' 24" West 172.20 feet along the westerly line of Lot 5 and the easterly line of Lot 3, Block 4, Shady Acres Subdivision to a 1/2-inch iron rod set for the westerly common corner of Lot 5 and Lot 4, Block 4, Shady Acres Subdivision;

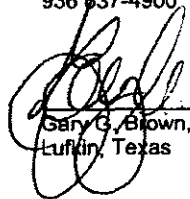
THENCE North 88° 59' 25" East 171.35 feet along the common line of Lot 5 and Lot 4 to a point in a branch and in the westerly right of way of U. S. Highway No. 69 (140.00 foot wide right of way) for the easterly common corner of Lot 5 and Lot 4, from which an axle (leaning) found for reference bears South 57° 24' 07" West 1.26 feet;

THENCE in a southerly direction along the westerly right of way of U. S. Highway No. 69 and with a curve to the left (having a radius of 1502.70 feet, a central angle of 06° 34' 49", and a long chord of South 04° 19' 27" East 172.49 feet) an arc distance of 172.58 feet to a 100d nail found under a 4" x 4" square iron plate for the easterly common corner of Lot 5 and the said 0.564 acre tract, from which a 5/8-inch iron rod found bears southerly along the said right of way and with a curve (having a radius of 1502.70 feet, a central angle of 00° 30' 13", and a long chord of South 07° 51' 59" East 13.21 feet) an arc distance of 13.21 feet;

THENCE South 88° 59' 25" West 181.38 feet along the common line of Lot 5 and the said 0.564 acre tract to the PLACE OF BEGINNING, and containing 0.691 acre, more or less, as shown on the accompanying plat of even date herewith.

This survey was made on the ground under my supervision during February, 2013

GOODWIN-LASITER, INC.
1609 S. Chestnut, Suite 202
Lufkin, Texas 75901
936 637-4900



Gary G. Brown,
Lufkin, Texas

R.P.L.S. No. 4654
February 22, 2013



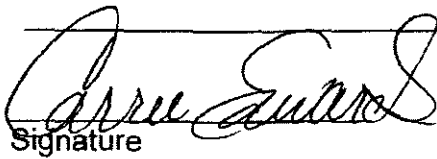
**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Bishop Real Estate Appraisers, Inc.

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>54</u>
Time of Performance	30	<u>29</u>
Capacity to Perform	15	<u>14</u>
TOTAL	100	<u>97</u>

Comments: _____


Signature

4/23/13
Date

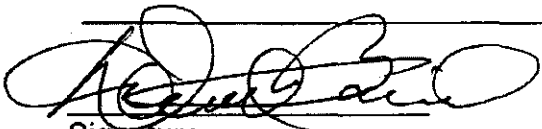
**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Bishop Real Estate Appraisers

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>55</u>
Time of Performance	30	<u>25</u>
Capacity to Perform	15	<u>15</u>
TOTAL	100	<u>95</u>

Comments: _____


Signature

4-23-13
Date

**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Bishop Real Estate Appraisers, Inc.

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>55</u>
Time of Performance	30	<u>25</u>
Capacity to Perform	15	<u>15</u>
TOTAL	100	<u>95</u>

Comments: _____

L. B. Brown
Signature

4-23-13
Date

APPRAISER RATING SYSTEM

TYLER COUNTY

Firm: Carter Appraisal, LLC

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>51</u>
Time of Performance	30	<u>28</u>
Capacity to Perform	15	<u>13</u>
TOTAL	100	<u>92</u>

Comments: _____

Luke Brown
Signature

4-23-13
Date

**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Carter Appraisals

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>45</u>
Time of Performance	30	<u>20</u>
Capacity to Perform	15	<u>10</u>
TOTAL	100	<u>75</u>

Comments: _____

[Signature]
Signature

4-23-13
Date

**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Carter Appraisals, LLC

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>53</u>
Time of Performance	30	<u>28</u>
Capacity to Perform	15	<u>13</u>
TOTAL	100	<u>94</u>

Comments: _____

Carrie Eubank
Signature

4/23/13
Date

**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Cook & Associates

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>54</u>
Time of Performance	30	<u>28</u>
Capacity to Perform	15	<u>13</u>
TOTAL	100	<u>95</u>

Comments: _____

Chip Brown
Signature

4-23-13
Date

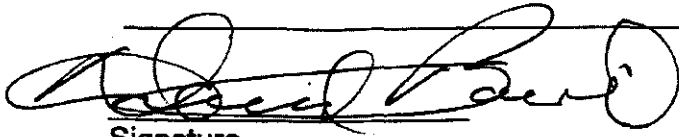
**APPRAISER
RATING SYSTEM**

TYLER COUNTY

Firm: Cook & Associates

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>45</u>
Time of Performance	30	<u>25</u>
Capacity to Perform	15	<u>10</u>
TOTAL	100	<u>80</u>

Comments: _____


Signature

4-23-13
Date

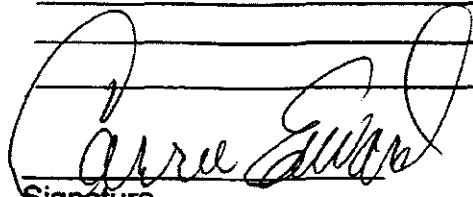
APPRAISER RATING SYSTEM

TYLER COUNTY

Firm: Cook & Associates

Criteria	Maximum Points	Rating Points
Experience & Qualifications	55	<u>54</u>
Time of Performance	30	<u>28</u>
Capacity to Perform	15	<u>13</u>
TOTAL	100	<u>95</u>

Comments: _____


Signature

4/23/13
Date

Re-Sale Bid Breakdown

Style & Suit #: Tyler County et al vs. Christian Doctrine
B-2354

Date of Tax Sale: 12/2/2008

Property Description: A tract of land out of the Ben Burke League, Abstract 8, Tyler County, Texas, and being described as the north part of a tract of land described in a Deed from Stanley Humphrey, et al to Crews Management Co., Inc., recorded in Volume 609, Page 609, Deed Records of Tyler County, Texas; SAVE AND EXCEPT, therefrom the South part of said tract conveyed in a Deed from Crews Management Co., Inc., to Jimmy Phlegar, et al, recorded in Volume 897, Page 944, Official Public Records of Tyler County, Texas, said tract being that tract described in a Deed from Crew Management Co., Inc., to End Time Full Gospel Church recorded in Volume 691, Page 411, Deed Records of Tyler County, Texas.

Account #: R014517

Revised CAD Value: \$10,354

Bidder: Christopher Brown
223 South 17th St.
Nederland, TX 77627

Amount of Bid: \$1,088.88

Costs of Suit & Sale: \$611

Balance applied to taxes: \$477.88

<u>Judgment amount:</u>		<u>%</u>	<u>Actual Recovery</u>
Tyler County	\$ 7,633.41	32%	\$152.93
Woodville ISD	\$16,220.07	68%	\$324.95

Suit # : B-2191, Tyler County vs. Celia Baldwin

Property Description: 2 acres, more or less, situated in the A A Foster Survey, Abstract 957, Tyler County, Texas, as described in deed dated, December 16, 1977, from Mildred M Beaty, to Celia Baldwin, recorded in Volume 368, Page 223, Deed Records of Tyler County, Texas

Struck off: December 2, 2008

Bidder: Douglas and Michelle Merchant
P.O. Box 312
Hillister, TX 77624

Amount of Bid: \$ 4,100.00
Less Cost: \$ 1,009.00
Total to be Disbursed: \$ 3,091.00

Judgment Amount:	%	Actual Recovery
Tyler County	20.97%	\$ 648.19
Woodville ISD	75.28%	\$2,326.91
Hospital District	3.75%	\$ 115.90



TYLER COUNTY COMMISSIONERS COURT

County Courthouse, Room 101 / Woodville, Texas

Friday
April 26, 2013
11:45 AM

MARTIN NASH
Commissioner, Pct. 1

RUSTY HUGHES
Commissioner, Pct. 2

JACQUES L. BLANCHETTE
County Judge

MIKE MARSHALL
Commissioner, Pct. 3

JACK WALSTON
Commissioner, Pct. 4

NOTICE Is hereby given that a *Special Meeting* of the Tyler County Commissioners Court will be held on the date stated above, at which time the following subjects will be discussed;

Agenda

*"The cost of a thing is the amount of life that must be exchanged for it."
Henry David Thoreau*

➤ CALL TO ORDER

- Establish quorum

I. CONSIDER/APPROVE

- A. **Contract Award** for bids received for GLO IKE 1 Disaster Recovery Project #6- Road Materials, DRS 010191/GLO #10-5127-000-5108 - *J. Walston Discussion -*

*Motion to table until Tuesday 9:00 AM by Mike Marshall
2nd by Jack Walston
all Approved.*

- B. **Pipeline Crossing** on CR 4120 (Pedigo Loop) between Polaris Pipeline Systems and Tyler County Precinct #3 - *M. Marshall*

*✓ Motion by Mike Marshall to Pipeline Crossing
2nd Rusty Hughes - All Approved.*

- C. **Movement** of IKE Round II funds to an Acquisition Category to be created for the Fire Station Project Site - *Lesley Waxman, David J. Waxman, Inc.*

*Motion by Mike Marshall
2nd By Jack Walston
All Approved.*

- D. **Renewal** of Property Coverage with Texas Association of Counties (TAC) - *Jackie Skinner, Auditor*

*Motion by Juge
2nd by Jack All Approved.*

- E. **Recommendation** from review committee and award selection of appraiser and review appraiser for the acquisition of land in Colmesneil in order to construct a fire station under the Ike Round 2.2 Disaster Recovery grant GLO 13-176-000-7289/DRS220191 - *Susan Stover, David J. Waxman, Inc*

*Motion Mike Marshall
2nd Rusty Hughes*

All Approved

F. Accept Bid for Tax Trust Property Suit#B-2354 - Shelba Harrison, Linebarger Goggan Blair & Sampson, LLP

Motion - Mike Marshall

2nd - Jack Walston

All Approved.

1st Item in Packet

G. Accept Bid for Tax Trust Property Suit#B-2191 - S. Harrison

Motion Jack Walston

2nd Mike Marshall

All approved

2nd Item in Packet

II. EXECUTIVE SESSION---

Consult with District Attorney and/or his legal staff in executive session held in accordance with Texas Government Codes 555.071(1)(A), (2) regarding pending and/or contemplated litigation, and/or 551.074, regarding personnel matters, and/or property acquisition.

> ADJOURN

Mike Moved

Jack 2nd

All approved.

I do hereby certify that the above Notice of Meeting of the Tyler County Commissioners Court is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice at the Tyler County Courthouse in a place readily accessible to the general public at all times and that said Notice remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, as is required by Section 551.002 & 551.041.

Executed on _____ 2013 Time _____

Donece Gregory, County Clerk/Ex Officio Member of Commissioners Court

By: _____ (Deputy)

Commissioners Court 4-26-13 @ 11:45 AM

Quorum Present

Present - Judge Blanchett
Com. Pct # 2 Rusty Hughes
Com. Pct # 3 Mike Marshall
Com. Pct # 4 Jack Walston
Auditor Jackie Skinner

Absent: Com Pct # 1

IA Jack Walston - to Consider items for Project # 6
Engineer was out of room
David Hartman spoke to living Court
upto date - Original started with 1,668,145.⁰⁰
then put in Amendment for additional work
- Bids are out of money
Obligated for Rock - Cost estimate

Bid # 404,700 for Pct 1
Bid # 398,400 for Pct 2

None of
Bids are
within this range

Have to purchase Oil and Cement ^{pay for} → Creek bridge ^{no} \$324,688
Pct 3 and 4 was \$627,188 together
4 Road Oil ^{500 for} \$302,500.00

(Jack Walston asked if it was within the amount)

3 came in under. Had 319,00.00

3 + # 4 ^{Came in on Road Oil} Have Small Budget Surplus
1 + # 2 Out of Money

3 Bid came under -
324.688 price on this one

County Material Bid 3,120.00 for original bid for Package #1

Package #2 434,005.95 Moore Brothers bid

All products of what money were left.

Kevin
gave
total
figures

#1	404,700.00
#2	398,400.00
#3	354,750.00
#4	319,000.00

Total 1,668,000.00

1,476,850 in the Budget

Kevin suggested putting this off until ^{Next} week can get it all ~~in~~ on paper.