

FEB 07 2023

No Action

AGENDA PLACEMENT FORM

(Submission Deadline – Tuesday, 12:00 PM before Regular Court Meetings)

Date: 1-30-2023

Meeting Date: 2-03-2023

Submitted By: Codey Sibley

Department/Office: Facilities Management

Signature of Director/Official: 

Agenda Title: Consideration to Purchase Lot 1R1 Marti Rd Cleburne, Tx 76033

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

It is requested that Commissioner's Court approve the purchase of Lot 1R1 Marti Rd Cleburne Tx 76033. Property to serve as the main office of Purchasing and Facilities Management.

(May attach additional sheets if necessary)

Person to Present: Joshua Green - Director, Facilities Management

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 20 minutes

Session Requested: Executive Session (Action Item, Workshop, Consent, Executive)

Check All Departments Requiring Notification:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

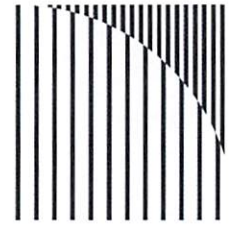
Compass RE Texas, LLC	9006927	jrene.walker@compass.com	512-575-3644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	512-575-3644
Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	660479	brenda.sims@compass.com	817.522.3250
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rick Wegman	543115	rick.wegman@compass.com	817.584.7033
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Property Zoning | I - Industrial Commercial

411 Marti Drive Cleburne TX



Location	NWQ US Hwy 67 & Pipeline Rd/Cleburne
Size	+/- 1.83 acres
Frontage	~ 295' Marti Drive
Zoning	"I" Industrial (Freeway overlay)
Gross Building area	19,952 SF/owner
Price	\$2,650,000

Key Highlights

- 12 Ton Traveler Crane
- Two large grade level doors
- Over 35 private offices
- Two large meeting rooms
- 150 KW Generac generator
- Over 65 Parking spaces
- Ecobee Smart Thermostats
- Magnetic Walls
- Large Centrally Located Conference Room
- IT Room with dedicated HVAC

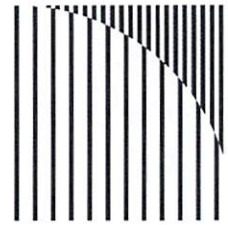
Eric Walsh
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411 Marti Drive | I - Industrial Commercial

Executive Summary

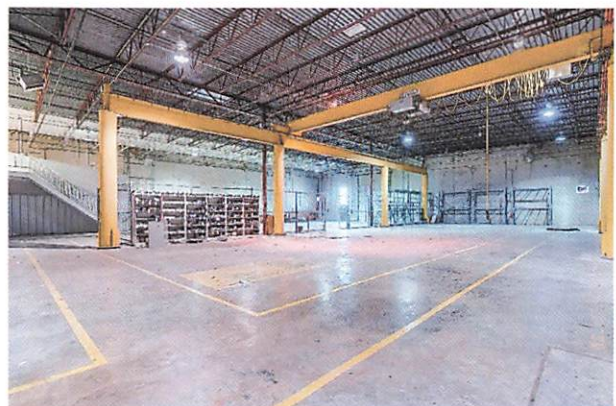


With excellent visibility from US Highway 67 this approximately 19,950 sf [per owner] stand-alone, industrial warehouse/office facility is available for immediate occupancy. Situated on +/-1.8 acres and comprising approximately 9,500 sf of open warehouse space with ~18' clear height and fork-lift accessible mezzanine storage, approximately 10,000 sf of B+ office space rounds out the facility which has been painstakingly maintained by the recently vacated owner/occupant.

The tilt-wall constructed shop, heated by natural gas, has a 12-ton traveler crane. One 15'x20' electric grade-level door, a second 14'x14' grade level door with key-card access personnel doors allowing for collective or segregated access to shop and office. The shop has several parts cages and a foreman's office with dedicated HVAC. Surface parking for over 65 vehicles is more than ample and wraps the building on three sides. The building

is supported by a 150kw natural gas powered Generac generator. Property is located on a Private Street (Marti Drive) inside the city limits of Cleburne and is shared with HOLT Caterpillar, CDE Global, TotalEnergies E&P USA and LifeCycle Biotechnologies.

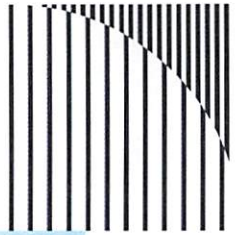
There are 35 private offices, 2 large meeting rooms, 2 kitchen/break areas, dedicated restrooms, rolling file storage room, IT rooms with dedicated HVAC, mechanical closets and front-foyer reception making up the ground floor. There is a large 47'x33' bullpen on the second floor with built-in perimeter desks open in the center for large group or team activities. Many of the interior walls are metallic for magnetized posting of maps or notices. Smart-climate thermostats (Ecobee) were added in March 2021 to control 6 independent control zones for HVAC. Landscaping is minimal with low maintenance vegetation surrounding the all concrete parking and drive lanes.



Shown by appointment only with Compass Real Estate. Buyers brokers must be identified on first contact and must accompany buying prospects on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of the listing brokerage.

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411 Marti Drive | I - Industrial Commercial Photo Album



Eric Walsh
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817.312.9586
eric.walsh@compass.com

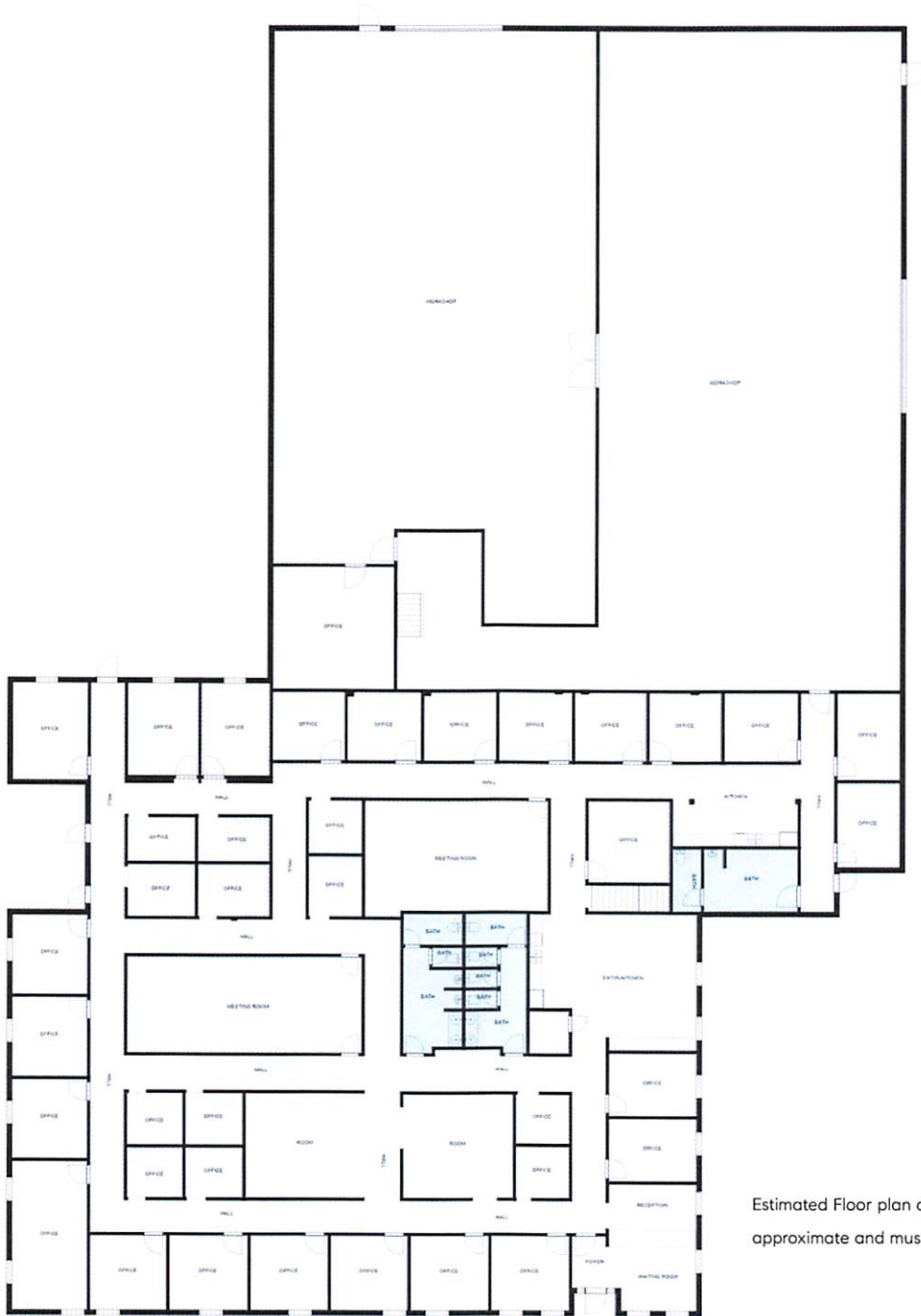
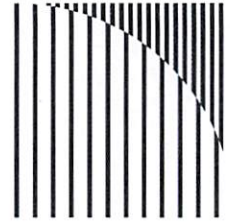
[Click here for complete Photo album](#)

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Compass is a licensed real estate broker. All material is provided for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No franchise or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

411 Marti Drive | I - Industrial Commercial

Floor Plan



Estimated Floor plan all measurements and layouts are approximate and must be confirmed by Buyer

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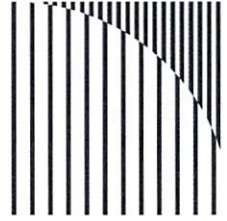
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Survey



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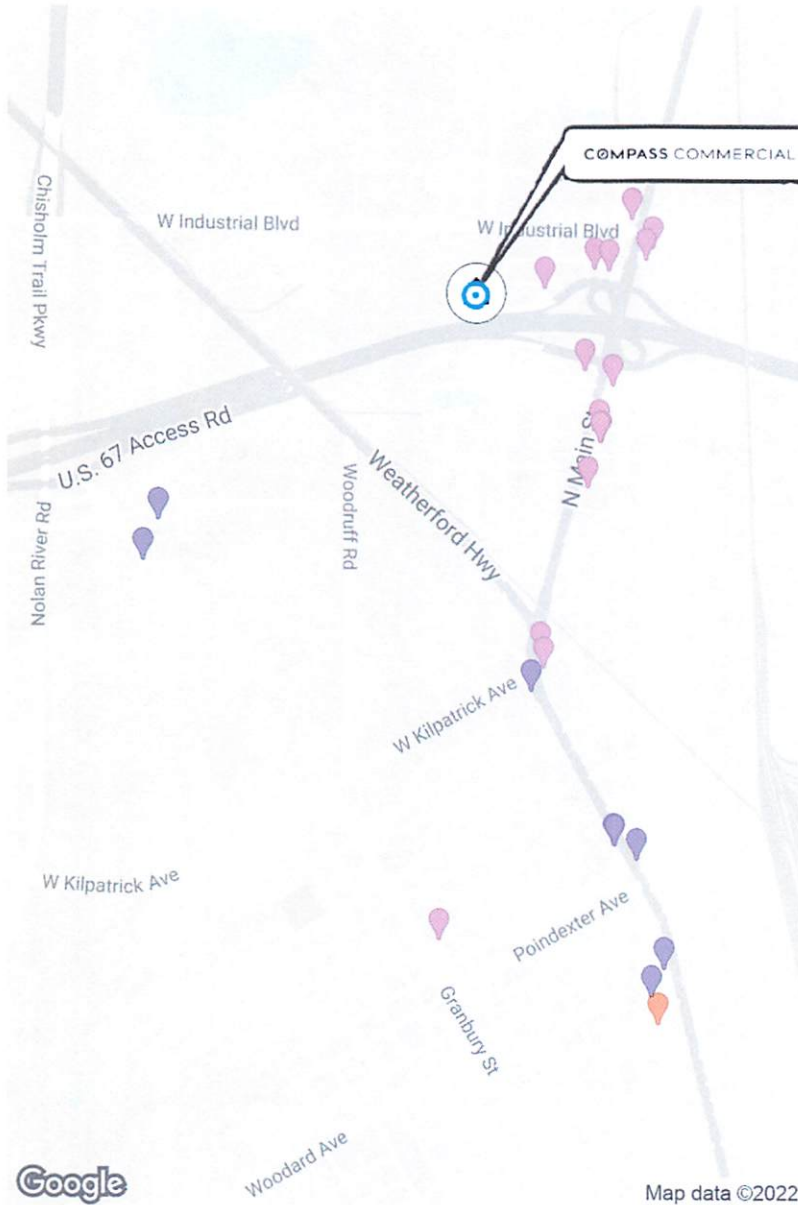
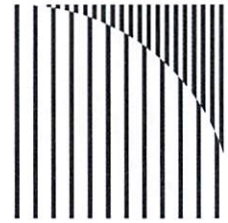
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411 Marti Drive | I - Industrial Commercial

Proximity



GROCERY STORES

Super Garcia Meat Markets #2, 1.96mi

RESTAURANTS

- Applebee's grill + bar, 0.18mi
- Jack in the Box, 0.31mi
- Whataburger, 0.35mi
- Corner Store, 0.35mi
- McDonald's, 0.43mi
- Shell, 0.45mi
- IHOP, 0.45mi
- RaceTrac, 0.47mi
- Taco Bell, 0.48mi
- Wing Boss, 0.50mi
- Dickey's Barbecue Pit, 0.51mi
- Big Deal Burger, 0.51mi
- Taqueria Mexicano
- Grille Estilo Jalisco,

ENTERTAINMENT

- 0.58mi
- Grumps Burgers, 0.95mi
- Dairy Queen of Cleburne N. Main St, 0.99mi
- Comidas Ticas las más ricas, 1.69mi
- The Depot at Cleburne Station, 1.02mi
- Cleburne Railroaders Stadium, 1.12mi
- Pin Center Bowl, 1.89mi
- Visible Nails, 1.04mi
- Solar Nails II, 1.48mi
- Sunshine Beauty Salon, 1.48mi
- Guys & Gals
- Haircutters, 1.53mi
- Star Nails, 1.83mi



Map data ©2022

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JOB NO. A9385

TEP BARNET
CLEBUNE, TX

OMi Crane Systems & Hoist Parts Inc.
dba OMi Crane Services
1515 East Interstate 30 Service Road
Royse City, TX 75189
U.S.A.

Replacement Parts & Service:

(800) 527-4123

(972) 636-2090

Fax: (972) 636-3789

Visit our website at: www.omicranes.com



OMI Crane Services

Hoist Parts, Inc. dba OMI Crane Services
1515 E. I-30 Service Road, Royse City, TX 75189 • P.O. Box 1719, Rockwall, TX 75087
Phone: 972-636-2090 Fax: 972-636-3789

Job # A9385
Date 4/1/2022
Customer TEP BARNET - CLEBURNE
Tech Name DESMOND CAIN
Description ANNUAL INSPECTIONS



OMI CRANE SERVICE - DALLAS BRANCH OFFICE
CRANE INSPECTION SCHEDULE AND MAINTENANCE FORM

CUSTOMER:	TEP BARNET - CLEBURNE	DATE:	4/1/2022	JOB #	A9385
CAPACITY:	27.5 TON /10 TON	SPAN:		TYPE:	
MFR. SER. NO.	OMI 13701	CUST. IDNT. NO.	410 MARTI - WEST CRANE		

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
		BRIDGE	MOTOR					X	X				
BRAKE & HYDRAULIC						X	X						
CONTROL PANELS						X	X						
CONTROL OPERATION						X	X						
RESISTORS						X	X						
BRIDGE TRAVEL LIMITS						X	X						
COLLISION AVOIDANCE DEVICE						X	X						
LIGHTS						X	X						
TROLLEY CONDUCTORS						X	X						
RUNWAY COLLECTORS						X	X						
REDUCER						X	X						
COUPLINGS						X	X						
LINE SHAFT BEARINGS						X						X	
WHEELS						X	X						
WHEEL GEARING						X	X						
WHEEL BEARINGS						X	X						
GIRDER CONNECTIONS						X	X						
ALIGNMENT & TRACKING						X	X						
TROLLEY RAILS & STOPS						X	X						
GUARDS & COVERS						X	X						
BUMPERS						X	X						
RAIL SWEEPS						X	X						
WIND ANCHORS						X						X	
WALKWAY HOUSEKEEPING					X						X		
CAPACITY / WARNING SIGNS					X	X					X	REPLACED WARNING TAG PER CUSTOMER REQ	
OPERATIONAL METHOD	PUSH BUTTON PENDANT(S)					X	X						
	RADIO RECEIVER(S)					X						X	
	RADIO TRANSMITTER(S)					X						X	
	WARNING DEVICES					X						X	
	MAINLINE DISCONNECT					X	X						
	GENERAL CONDITION					X	X						
	CAB: MASTER SWITCHES					X						X	
	CAB: FIRE EXTINGUISHER					X						X	
	CAB: MEANS OF EGRESS					X						X	
CAB: HOUSEKEEPING					X						X		



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI - WEST CRANE

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
HOLDING BRAKE					X	X							
CONTROL BRAKING MEANS					X	X							
CONTROL PANELS					X	X							
CONTROL OPERATION					X	X							
RESISTORS					X	X							
LOAD LIMIT DEVICE					X	X							
UPPER LIMIT SWITCH					X	X							
LOWER LIMIT SWITCH					X	X							
MECHANICAL LOAD BRAKE					X						X		
REDUCER					X	X							
COUPLINGS					X	X							
UPPER/LOWER SHEAVES					X	X							
ROPE DRUM					X	X							
WIRE ROPE					X	X							
BOTTOM BLOCK					X	X							
HOOK & LATCH					X	X							
THRUST BEARING					X	X							
CAPACITY/WARNING SIGNS					X	X							
HOIST MAKE/MODEL#/SERIAL#					X	X							RM SX60610300P84GFDOF HHY47770
AUXILIARY HOIST	MOTOR					X	X						
	HOLDING BRAKE					X	X						
	CONTROL BRAKING MEANS					X	X						
	CONTROL PANELS					X	X						
	CONTROL OPERATION					X	X						
	RESISTORS					X	X						
	LOAD LIMIT DEVICE					X	X						
	UPPER LIMIT SWITCH					X	X						
	LOWER LIMIT SWITCH					X	X						
	MECHANICAL LOAD BRAKE					X						X	
	REDUCER					X	X						
	COUPLINGS					X	X						
	UPPER/LOWER SHEAVES					X	X						
	ROPE DRUM					X	X						
	WIRE ROPE					X	X						
	BOTTOM BLOCK					X	X						
	HOOK & LATCH					X	X						
THRUST BEARING					X	X							
CAPACITY/WARNING SIGNS					X	X							
HOIST MAKE/MODEL#/SERIAL#					X	X							RM SX50410190P55FEDOF HHY47795



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI - WEST CRANE

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
MAIN TROLLEY	MOTOR					X	X						
	BRAKE					X	X						
	CONTROL PANELS					X	X						
	CONTROL OPERATION					X	X						
	RESISTORS					X	X						
	TROLLEY TRAVEL LIMITS					X	X						
	TROLLEY CONNECTION					X	X						
	REDUCER					X	X						
	COUPLINGS					X	X						
	WHEELS					X	X						
	WHEEL GEARING					X	X						
	WHEEL BEARINGS					X	X						
	GUARDS					X	X						
	BUMPERS					X	X						
	RAIL SWEEPS					X	X						
AUXILIARY TROLLEY	MOTOR					X						X	
	BRAKE					X						X	
	CONTROL PANELS					X						X	
	CONTROL OPERATION					X						X	
	RESISTORS					X						X	
	TROLLEY TRAVEL LIMITS					X						X	
	TROLLEY CONNECTION					X						X	
	REDUCER					X						X	
	COUPLINGS					X						X	
	WHEELS					X						X	
	WHEEL GEARING					X						X	
	WHEEL BEARINGS					X						X	
	GUARDS					X						X	
	BUMPERS					X						X	
	RAIL SWEEPS					X						X	
RUNWAY	RUNWAY STRUCTURE					X	X						
	RUNWAY RAILS - SPAN					X	X						
	RUNWAY RAILS - JOINTS					X	X						
	RUNWAY RAILS - ATTMNTS					X	X						
	RUNWAY RAILS - WEAR					X	X						
	MAIN CONDUCTORS					X	X						
	MAIN POWER DISCONNECT					X	X						
MISC.	LOAD INDICATOR DEVICE					X						X	
	BELOW THE HOOK DEVICES					X						X	
	CABLE REELS					X						X	
						X						X	



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI - WEST CRANE

REMARKS:

Large empty rectangular area for recording inspection remarks.

CRANE INSPECTOR	PRINT:	DESMOND CAIN	SIGNATURE:	
SUPERVISOR/CUSTOMER REP.	PRINT:	MEG CARTER	SIGNATURE:	



OMI CRANE SERVICE - DALLAS BRANCH OFFICE
CRANE INSPECTION SCHEDULE AND MAINTENANCE FORM

CUSTOMER:	TEP BARNET - CLEBURNE	DATE:	4/1/2022	JOB #	A9385
CAPACITY:	40 TON/10 TON	SPAN:		TYPE:	TRDGDD
MFR. SER. NO.	OMI SER. 13702	CUST. IDNT. NO.	410 MARTI -EAST CRANE		

LOCATION	COMPONENT AND LOCATION	INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
		WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE		N/A
BRIDGE	MOTOR					X	X						
	BRAKE & HYDRAULIC					X	X						
	CONTROL PANELS					X	X						
	CONTROL OPERATION					X	X						
	RESISTORS					X	X						
	BRIDGE TRAVEL LIMITS					X	X						
	COLLISION AVOIDANCE DEVICE					X	X						
	LIGHTS					X	X						
	TROLLEY CONDUCTORS					X	X						
	RUNWAY COLLECTORS					X	X						
	REDUCER					X	X						
	COUPLINGS					X	X						
	LINE SHAFT BEARINGS					X						X	
	WHEELS					X	X						
	WHEEL GEARING					X	X						
	WHEEL BEARINGS					X	X						
	GIRDER CONNECTIONS					X	X						
	ALIGNMENT & TRACKING					X	X						
	TROLLEY RAILS & STOPS					X	X						
	GUARDS & COVERS					X	X						
	BUMPERS					X	X						
	RAIL SWEEPS					X	X						
	WIND ANCHORS					X						X	
WALKWAY HOUSEKEEPING					X						X		
CAPACITY / WARNING SIGNS					X	X						REPLACED PER CUSTOMER REQUEST	
OPERATIONAL METHOD	PUSH BUTTON PENDANT(S)					X			X				WEST BUTTON ON BRIDGE IS WORN
	RADIO RECEIVER(S)					X						X	
	RADIO TRANSMITTER(S)					X						X	
	WARNING DEVICES					X						X	
	MAINLINE DISCONNECT					X	X						
	GENERAL CONDITION					X	X						
	CAB: MASTER SWITCHES					X						X	
	CAB: FIRE EXTINGUISHER					X						X	
	CAB: MEANS OF EGRESS					X						X	
	CAB: HOUSEKEEPING					X						X	



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI -EAST CRANE

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
													MAIN HOIST
HOLDING BRAKE					X	X							
CONTROL BRAKING MEANS					X	X							
CONTROL PANELS					X	X							
CONTROL OPERATION					X	X							
RESISTORS					X	X							
LOAD LIMIT DEVICE					X	X							
UPPER LIMIT SWITCH					X	X							
LOWER LIMIT SWITCH					X	X							
MECHANICAL LOAD BRAKE					X						X		
REDUCER					X	X							
COUPLINGS					X	X							
UPPER/LOWER SHEAVES					X	X							
ROPE DRUM					X	X							
WIRE ROPE					X	X							
BOTTOM BLOCK					X	X							
HOOK & LATCH					X	X							
THRUST BEARING					X	X							
CAPACITY/WARNING SIGNS					X	X							
HOIST MAKE/MODEL#/SERIAL#					X	X						RM SX60810400P64EGDOS HHY47345	
AUXILIARY HOIST	MOTOR					X	X						
	HOLDING BRAKE					X	X						
	CONTROL BRAKING MEANS					X	X						
	CONTROL PANELS					X	X						
	CONTROL OPERATION					X	X						
	RESISTORS					X	X						
	LOAD LIMIT DEVICE					X	X						
	UPPER LIMIT SWITCH					X	X						
	LOWER LIMIT SWITCH					X	X						
	MECHANICAL LOAD BRAKE					X						X	
	REDUCER					X	X						
	COUPLINGS					X	X						
	UPPER/LOWER SHEAVES					X	X						
	ROPE DRUM					X	X						
	WIRE ROPE					X	X						
	BOTTOM BLOCK					X	X						
	HOOK & LATCH					X	X						
THRUST BEARING					X	X							
CAPACITY/WARNING SIGNS					X	X							
HOIST MAKE/MODEL#/SERIAL#					X							RMSX50410100P55FEDOS HHY46427	



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI -EAST CRANE

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
BRAKE					X	X							
CONTROL PANELS					X	X							
CONTROL OPERATION					X	X							
RESISTORS					X	X							
TROLLEY TRAVEL LIMITS					X	X							
TROLLEY CONNECTION					X	X							
REDUCER					X	X							
COUPLINGS					X	X							
WHEELS					X	X							
WHEEL GEARING					X	X							
WHEEL BEARINGS					X	X							
GUARDS					X	X							
BUMPERS					X	X							
RAIL SWEEPS					X	X							
AUXILIARY TROLLEY	MOTOR					X						X	
	BRAKE					X						X	
	CONTROL PANELS					X						X	
	CONTROL OPERATION					X						X	
	RESISTORS					X						X	
	TROLLEY TRAVEL LIMITS					X						X	
	TROLLEY CONNECTION					X						X	
	REDUCER					X						X	
	COUPLINGS					X						X	
	WHEELS					X						X	
	WHEEL GEARING					X						X	
	WHEEL BEARINGS					X						X	
	GUARDS					X						X	
	BUMPERS					X						X	
	RAIL SWEEPS					X						X	
RUNWAY	RUNWAY STRUCTURE					X	X						
	RUNWAY RAILS - SPAN					X	X						
	RUNWAY RAILS - JOINTS					X	X						
	RUNWAY RAILS - ATTMNTS					X	X						
	RUNWAY RAILS - WEAR					X	X						
	MAIN CONDUCTORS					X	X						
	MAIN POWER DISCONNECT					X	X						
MISC.	LOAD INDICATOR DEVICE					X						X	
	BELOW THE HOOK DEVICES					X						X	
	CABLE REELS					X						X	



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

410 MARTI -EAST CRANE

REMARKS:

Large empty rectangular area for entering remarks.

CRANE INSPECTOR	PRINT:	DESMOND CAIN	SIGNATURE:	
SUPERVISOR/CUSTOMER REP.	PRINT:	MEG CARTER	SIGNATURE:	



OMI CRANE SERVICE - DALLAS BRANCH OFFICE
CRANE INSPECTION SCHEDULE AND MAINTENANCE FORM

CUSTOMER:	TEP BARNET - CLEBURNE	DATE:	4/1/2022	JOB #	A9385
CAPACITY:	12 TON	SPAN:		TYPE:	TRSG
MFR. SER. NO.	OMI 14210	CUST. IDNT. NO.	411 MARTI STORE ROOM		

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
		BRIDGE	MOTOR					X	X				
BRAKE & HYDRAULIC						X	X						
CONTROL PANELS						X	X						
CONTROL OPERATION						X	X						
RESISTORS						X	X						
BRIDGE TRAVEL LIMITS						X	X						
COLLISION AVOIDANCE DEVICE						X	X						
LIGHTS						X	X						
TROLLEY CONDUCTORS						X	X						
RUNWAY COLLECTORS						X	X						
REDUCER						X	X						
COUPLINGS						X	X						
LINE SHAFT BEARINGS						X	X						
WHEELS						X	X						
WHEEL GEARING						X	X						
WHEEL BEARINGS						X	X						
GIRDER CONNECTIONS						X	X						
ALIGNMENT & TRACKING						X	X						
TROLLEY RAILS & STOPS						X	X						
GUARDS & COVERS						X	X						
BUMPERS						X	X						
RAIL SWEEPS						X	X						
WIND ANCHORS						X						X	
WALKWAY HOUSEKEEPING					X						X		
CAPACITY / WARNING SIGNS					X	X						REPLACED WARNING TAG PER CUSTOMER REQ	
OPERATIONAL METHOD	PUSH BUTTON PENDANT(S)					X	X						
	RADIO RECEIVER(S)					X						X	
	RADIO TRANSMITTER(S)					X						X	
	WARNING DEVICES					X						X	
	MAINLINE DISCONNECT					X	X						
	GENERAL CONDITION					X	X						
	CAB: MASTER SWITCHES					X						X	
	CAB: FIRE EXTINGUISHER					X						X	
CAB: MEANS OF EGRESS					X						X		
CAB: HOUSEKEEPING					X						X		



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

411 MARTI STORE ROOM

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
HOLDING BRAKE					X	X							
CONTROL BRAKING MEANS					X	X							
CONTROL PANELS					X	X							
CONTROL OPERATION					X	X							
RESISTORS					X	X							
LOAD LIMIT DEVICE					X	X							
UPPER LIMIT SWITCH					X	X							
LOWER LIMIT SWITCH					X	X							
MECHANICAL LOAD BRAKE					X						X		
REDUCER					X	X							
COUPLINGS					X	X							
UPPER/LOWER SHEAVES					X	X							
ROPE DRUM					X	X							
WIRE ROPE					X	X							
BOTTOM BLOCK					X	X							
HOOK & LATCH					X	X							
THRUST BEARING					X	X							
CAPACITY/WARNING SIGNS					X	X							
HOIST MAKE/MODEL#/SERIAL#					X							DETROIT 154105	
AUXILIARY HOIST	MOTOR					X						X	
	HOLDING BRAKE					X						X	
	CONTROL BRAKING MEANS					X						X	
	CONTROL PANELS					X						X	
	CONTROL OPERATION					X						X	
	RESISTORS					X						X	
	LOAD LIMIT DEVICE					X						X	
	UPPER LIMIT SWITCH					X						X	
	LOWER LIMIT SWITCH					X						X	
	MECHANICAL LOAD BRAKE					X						X	
	REDUCER					X						X	
	COUPLINGS					X						X	
	UPPER/LOWER SHEAVES					X						X	
	ROPE DRUM					X						X	
	WIRE ROPE					X						X	
	BOTTOM BLOCK					X						X	
HOOK & LATCH					X						X		
THRUST BEARING					X						X		
CAPACITY/WARNING SIGNS					X						X		
HOIST MAKE/MODEL#/SERIAL#					X						X		



INSPECTION SCHEDULE AND MAINTENANCE REPORT

CUST. IDNT. NO.

411 MARTI STORE ROOM

COMPONENT AND LOCATION		INSPECTION INTERVAL					CONDITION					CORRECTIVE NOTES	
LOCATION	COMPONENT	WEEKLY	MONTHLY	QUARTERLY	SEMI-ANNUAL	ANNUAL	OK	ADJUST	REPAIR	REPLACE	LUBRICATE	N/A	DESCRIBE, INITIAL AND DATE WHEN CORRECTED
BRAKE					X	X							
CONTROL PANELS					X	X							
CONTROL OPERATION					X	X							
RESISTORS					X	X							
TROLLEY TRAVEL LIMITS					X	X							
TROLLEY CONNECTION					X	X							
REDUCER					X	X							
COUPLINGS					X	X							
WHEELS					X	X							
WHEEL GEARING					X	X							
WHEEL BEARINGS					X	X							
GUARDS					X	X							
BUMPERS					X	X							
RAIL SWEEPS					X	X							
AUXILIARY TROLLEY	MOTOR					X						X	
	BRAKE					X						X	
	CONTROL PANELS					X						X	
	CONTROL OPERATION					X						X	
	RESISTORS					X						X	
	TROLLEY TRAVEL LIMITS					X						X	
	TROLLEY CONNECTION					X						X	
	REDUCER					X						X	
	COUPLINGS					X						X	
	WHEELS					X						X	
	WHEEL GEARING					X						X	
	WHEEL BEARINGS					X						X	
	GUARDS					X						X	
	BUMPERS					X						X	
	RAIL SWEEPS					X						X	
RUNWAY	RUNWAY STRUCTURE					X	X						
	RUNWAY RAILS - SPAN					X	X						
	RUNWAY RAILS - JOINTS					X	X						
	RUNWAY RAILS - ATTMNTS					X	X						
	RUNWAY RAILS - WEAR					X	X						
	MAIN CONDUCTORS					X	X						
	MAIN POWER DISCONNECT					X	X						
MISC.	LOAD INDICATOR DEVICE					X						X	
	BELOW THE HOOK DEVICES					X						X	
	CABLE REELS					X						X	



REMARKS:

Large empty rectangular area for recording inspection remarks.

CRANE INSPECTOR	PRINT:	DESMOND CAIN	SIGNATURE:	
SUPERVISOR/CUSTOMER REP.	PRINT:	MEG CARTER	SIGNATURE:	



Work Order

WO # 2021-0361

TEP Barnett USA, LLC

Thermostat Equipment & Installation

June 25, 2018

Owner TEP Barnett USA, LLC 301 Commerce Street, Suite 3701 Fort Worth, TX 76102	Job Site Location TEP Barnett Facilities Cleburne, TX Fort Worth, TX	Bill To TEP Barnett USA, LLC Open Invoice www.openinvoice.com
Commercial Contact Chad Wakefield 817-720-1178 chad.wakefield@total.com	Operational Contact Meg Carter 817-372-6316 meg.carter@total.com	Accounting Contact Stephanie Brittain 817-720-1131 stephanie.brittain@total.com

Vendor Name	CO-Z Air, LLC	AFE Number	N/A
Contact	Jeromy Puckett	Payment Terms	30 Days
Telephone	817-599-8859	Freight Terms	N/A
Email	jeromy@co-zair.com	Delivery Date	N/A

The following describes certain Work to be performed under the Master Service Agreement "MSA" dated November 21, 2017, between TEP Barnett USA, LLC "Company" and Co-Z Air, LLC "Contractor", which is incorporated herein by reference thereto.

- (1) **Scope of Work to be performed by Contractor:** Contractor shall provide all equipment and personnel necessary to perform Thermostat Equipment & Installation Services. Reference Contractors Pricing sheet via email "Proposal" dated March 3, 2021, attached as Exhibit I.
- (2) **Schedule:** Contractor shall commence mobilization of the Work on or about March 16, 2021, and must complete Work by May 16, 2021. All Work is to be coordinated with the Operational Contact listed above.
- (3) **Contractor notes:** All equipment operators will be properly trained and certified to operate the equipment they are assigned. All personnel trained properly to perform the work in a diligent and efficient manner as detailed in the Proposal. Contractor to furnish all equipment, services and materials necessary to perform the work in a professional, diligent and efficient manner as detailed in the Proposal.
- (4) **Invoicing Instructions:**
 - a. Each invoice must be submitted within 30 days of (a) delivery or completion and (b) acceptance of the Work. Invoice must reference the specific location where the work was performed, AFE #, company representative who authorized the work and the above WO #
 - b. Payment terms for properly documented invoices are Net 30 days after receipt.
 - c. Invoices must have all signed work or delivery tickets attached, or this will delay the processing for payment.
 - d. All invoices must be sent through: www.openinvoice.com
- (5) **Compensation to be paid to Contractor:** Upon completion and acceptance of the work by Company Representative, Contractor shall be paid in accordance with the pricing set forth in the Contractor's proposal (Exhibit I). Total estimated value of this Work Order is \$15,000.00. Any additional cost must be approved by Company and charged based on actual work performed.

Both Company and Contractor agree that nothing contained in or attached as reference to this Work Order shall modify or change the terms and conditions set forth in the MSA; in the event of a conflict between this Work Order and the MSA, the MSA shall control.

TEP Barnett USA, LLC Signature: Caleb Francis-VP Operations & Engineering

By: Caleb Francis Digitally signed by: Caleb FRANCIS
DN: CN = Caleb FRANCIS C = FR O = TOTAL OU =
TOTAL SIGNATURE INTERNE
Date: 2021.03.15 08:54:24 -05'00' Date: 03-15-2021

Contractor Authorized Signature:

By:  Date: 3-16-2021

Please sign and return a copy of the Work Order to Chad Wakefield - chad.wakefield@total.com

Exhibit I

Co-Z Air has proposed to install the Ecobee Smart Thermostats for \$416 each (includes parts + labor, portal set up). See attached brochure and below. This does not include our IT/Ops Center rooms, they are on their own mini-split (ductless) systems. It will take a few days to get the parts in and a few days to install, if/once we approve. Let me know what else you need and if we want to proceed.

Benefits of a Smart Thermostat:

- Ability to control and monitor the thermostat from anywhere using your smartphone or computer
 - We will have 1 portal that can have multiple logins and each building thermostat will be labeled (i.e. 411 thermo 1 west or 5625 thermo 4 east)
- ENERGY STAR certification (reduces strain on the electricity grid)
- There is no screen lock, so lock boxes will be reused that we currently have. There are programs we can set so if someone messes with the thermo it will automatically go back to it's programming within a few hours and we can also login and see what happened.
- Free energy reports that show how much you've saved at various times of day—so you can save even more.
- Vacation mode that ensures lower energy use when you're away.
- Instant notification alerts when something isn't working properly.
- Room-specific readings anytime with the Ecobee app.
- Additional room sensors to help manage cold and hot spots (included in our price, this will be beneficial!!!)
- They are wired into low voltage (they do have coin battery backup), but if we lose power we lose wifi.
- Specific Type we are getting: Ecobee4 with sensor

Location	#	Cost
Arc Park Production	11	\$ 4,576.00
Arc Park Compression	4	\$ 1,664.00
Cleburne Compression	6	\$ 2,496.00
Cleburne Production	7	\$ 2,912.00
TOTAL		\$ 11,648.00



STANDBY GENERATOR MAINTENANCE INSPECTION

Tulsa, OK (918) 836-0066 Oklahoma City, OK (405) 440-9201 Little Rock, AR (501) 907-5884 Mansfield, TX (817) 640-5544 Garland, TX (817) 640-5544 Longview, TX (903) 291-8305 Austin, TX (512) 477-6937 San Antonio, TX (210) 333-0377 Kansas City, MO (913) 312-2031 Houston, TX (346) 980-0266

Customer and Equipment

Clifford Service Call # : 22-15840	Customer PO # :	Clifford Technician : Matt Rinlee	Clifford Branch : MAN	Date : 07/01/2022
Customer : TEP BARNETT CLEBURNE 411 MARTI DR.		Contact Name : MEG CARTER	Contact Phone :	Contact E-mail :
Generator Make : Generac	Generator Serial # : 2107994	Generator kW : 150	Condition of Equipment : OK-Fully Operational	Transfer Switch Make : ASCO
			Transfer Switch Serial # : 510564	Hour Meter : 187.6

		OK	Caution	Danger	N/A	3. Cooling System		6. Fuel System	
	A. Coolant Level	✓				✓		A. Pri. Filter Changed	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
	B. Radiator Cap	✓				✓		B. Sec. Filter Changed	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
	C. Freeze Point	-32				✓		C. Lines & Connections	✓
	D. PH Level					✓		D. Priming Pump	✓
	E. Pressurized	7				✓		E. Fuel Solenoid / Regulators	✓
1. Engine Electrical								F. Carburetor/Mixer/Injection Pump	✓
A. Battery Charger Output	13	VDC	✓			✓		G. Operations of Governor	✓
B. Battery Water Level			✓			✓		H. Day Tank Condition (Leaks/Alarms/Control)	✓
C. # of Batteries	1		✓			✓		I. Fuel Tank Condition (Leaks/Alarms)	✓
D. Age of Batteries	07/22	MM/YY	✓			✓		J. Water in Tank	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
E. S.G. Battery 1	S.G.		✓			✓		K. Fuel Sample Taken	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Group: 31A	S.G.		✓			✓		L. Fuel Treatment Added	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Load Test	Good		✓			✓		M. Fuel Added	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
F. S.G. Battery 2	S.G.		✓			✓		N. % Fuel in Tank	%
Group:	S.G.		✓			✓			
Load Test	Good		✓			✓		7. Enclosure	
G. S.G. Battery 3	S.G.		✓			✓		A. Exterior Condition	✓
Group:	S.G.		✓			✓		B. Louvers	✓
Load Test			✓			✓		C. Rodent Proofing	✓
H. S.G. Battery 4	S.G.		✓			✓		8. Generator	
Group:	S.G.		✓			✓		A. Windings	✓
Load Test			✓			✓		B. Bearings	✓
I. Battery Cleanliness			✓			✓		C. Brushes / Diodes	✓
J. Cables & Posts			✓			✓		D. Leads & Connections	✓
K. Operation of Glow Plugs			✓			✓		E. Circuit Breaker	✓
L. Starting Motor			✓			✓		F. Mounts / Bolts	✓
M. Battery Charge Alternator Condition			✓			✓		G. Noise	✓
N. Alternator Output	14	VDC	✓			✓		H. Volt - No Load	480 VAC ✓
O. Wiring and Controls			✓			✓		I. Freq - No Load	60 HZ ✓
P. Spark Plugs			✓			✓		J. Volt - Loaded	480 VAC ✓
Q. Spark Plug Wires			✓			✓		K. Freq - Loaded	60 HZ ✓
R. Distributor Cap/Rotor			✓			✓		L. Amp - Loaded	37 AMP ✓
2. Instrumentation								9. Transfer Switch	
A. Oil Pressure Gauge	70	PSI	✓			✓		A. Auto Start/Stop Generator Wiring	✓
B. Water Temperature Gauge	202	F°	✓			✓		B. AC Power Wiring/Connections (Temp/Corrosion)	✓
C. AC / DC Meters		ADC	✓			✓		C. Contactor Contacts/Operation	✓
D. Clock Time Set			✓			✓		D. Clock Time Set	✓
E. Control Panel			✓			✓		E. Exerciser	SET AT GEN ✓
F. Shutdowns & Prealarms			✓			✓		F. Controls, Timers, & Lights	✓
G. Reset Maintenance Alert			✓			✓		G. Backup Batt. Changed	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N ✓
H. Remote Annunciator			✓			✓		H. Transfer Test Done	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N ✓

Generator & ATS in AUTO? Y N Emergency Contact Sticker? Y N Breakers ON? Y N All Alarms Cleared? Y N

Technician Comments

PERFORMED A LEVEL 2 INSPECTION. CHANGED OIL & FILTERS. TOOK AN OIL SAMPLE. CHECKED BELT, HOSES & FLUID LEVELS. CHECKED BATTERY, BATTERY CHARGER VOLTAGE & BLOCK HEATER OPERATION. REPLACED THE 9V BATTERY IN THE TRANSFER SWITCH. BRUSHED OFF GRASS AND DEBRIS FROM RADIATOR SURFACE. RAN UNIT. CHECKED A/C VOLTAGE & HZ. CHECKED FOR LEAKS. PERFORMED A 1/2HR BUILDING LOAD TRANSFER TEST. REPLACED BATTERY ON A SEPARATE WORK ORDER.

Recommended Additional Services

Additional Service	Qty	Price	Yes Now	Yes Next Visit	Add To PMA	No Thanks
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All service is subject to applicable Sales Taxes, Environmental fees, Supplies fees, and Emergency minimum call-out fees.

Customer Printed Name

Customer Signature

Tell us how we're doing!

<http://www.cliffordpower.com/clifford-power-survey>

Clifford Technician Signature



All measurements are approximate and must be confirmed by Buyer

From: Bill Moore <BillM@johnsoncountytexas.org>
Sent: Tuesday, January 31, 2023 10:59 AM
To: Paula Reid <paular@johnsoncountytexas.org>; Christopher Boedeker <christopherb@johnsoncountytexas.org>
Subject: FW: F29_411 Marti Drive

Information for the executive session regarding property at 411 Marti Drive.

Bill Moore
County Attorney
Guinn Justice Center
204 South Buffalo Avenue, Suite 410
Cleburne, Texas 76033
Phone: 817-556-6330
Fax: 817-556-6331
Email: billm@johnsoncountytexas.org

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From: Josh Green <jgreen@johnsoncountytexas.org>
Sent: Monday, January 30, 2023 2:41 PM
To: Codey Sibley <csibley@johnsoncountytexas.org>
Cc: Rick Bailey <rickb@johnsoncountytexas.org>; Bill Moore <BillM@johnsoncountytexas.org>; Ralph A. McBroom <ramcbroom@johnsoncountytexas.org>
Subject: FW: F29_411 Marti Drive

Codey,

Please review the info above. These were just sent over by the Realtor. Please add this to the court request if the information is needed. Thanks JG

Joshua Green, Director

Facilities Management
1 N. Main St., Suite 316
Cleburne, TX 76033
(817) 556-6071 ext. 3460

From: Hope Kirkpatrick <hope@wkrealtors.com>
Sent: Monday, January 30, 2023 2:30 PM
To: Josh Green <jgreen@johnsoncountytexas.org>
Cc: 'Salena Greene' <s.green@wkrealtors.com>
Subject: FW: F29_411 Marti Drive

You don't often get email from hope@wkrealtors.com. [Learn why this is important](#)

*** External sender - use caution with links or attachments ***

Good afternoon Josh,

Attached are several documents that Eric has emailed regarding the building. They included the crane and generator inspection report from 2022. I forwarded the email from Eric so you can see he is trying to get additional information regarding the roof.

Please let me know if I should provide this information to Commissioner Bailey or anyone else.

Thank you,

[Consumer Protection Notice](#)

[Information about Brokerage Services](#)



Hope Kirkpatrick, GRI

Webb Kirkpatrick Real Estate

214 S Ridgeway

Cleburne, TX 76033

817-240-6947 cell

817-774-2487 office

hope@wkrealtors.com

From: Eric Walsh <eric.walsh@compass.com>

Sent: Monday, January 30, 2023 12:53 PM

To: Hope Kirkpatrick <Hope@wkrealtors.com>; Salena Greene <s.green@wkrealtors.com>

Subject: F29_411 Marti Drive

Hope/Salena,

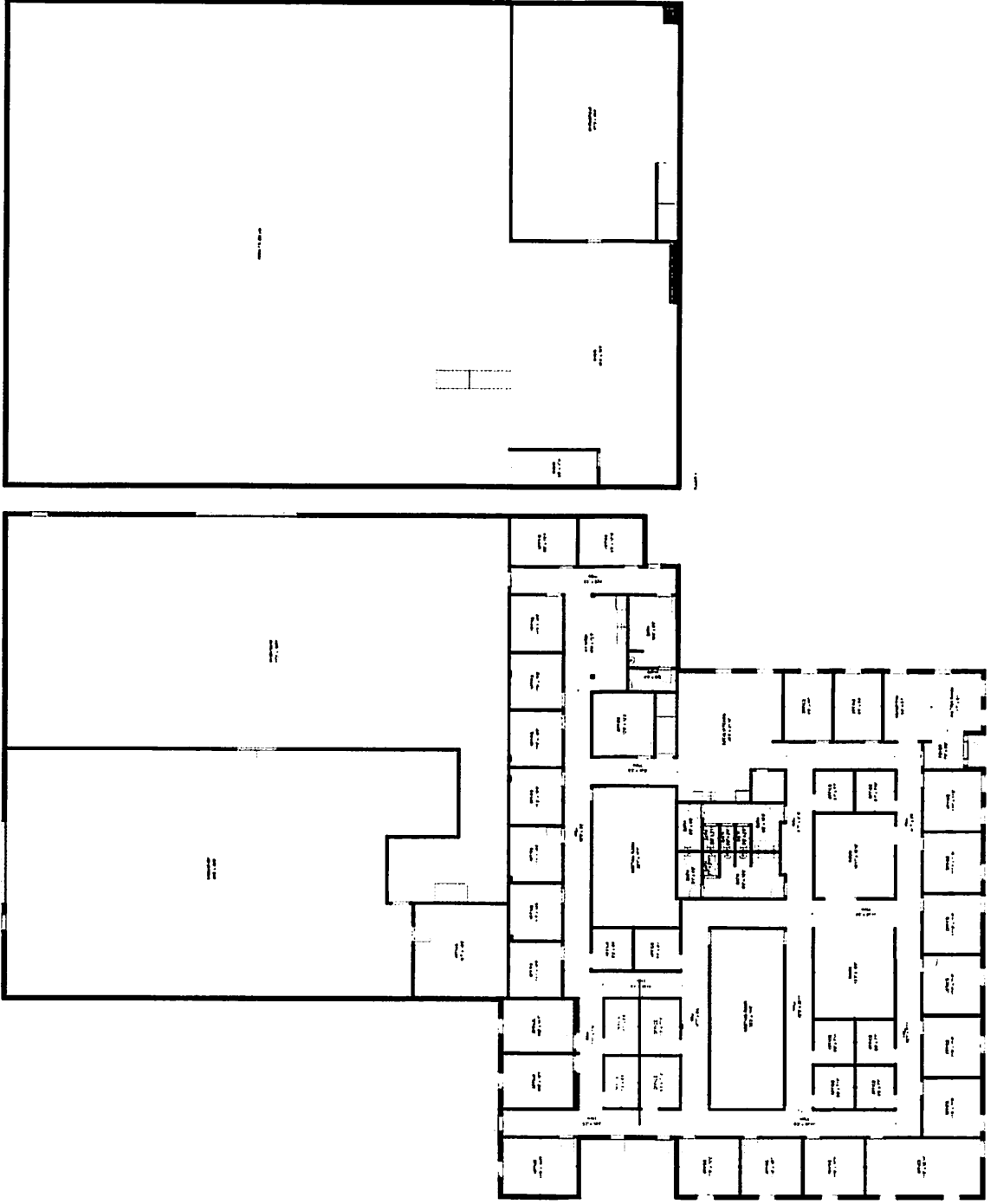
It was a pleasure to meet you both today and thank you for bringing the folks who are clearly the decision-leads inside Johnson County. I hope they liked the building. I've attached some additional information which I hope you find useful. I have reached out to my client's local facilities manager to see if she has any information about the roof. That seemed to be a question of importance to Commissioner Bailey although I do not know of any issues they've experienced.

Texas Real Estate Commission Information About Brokerage Services

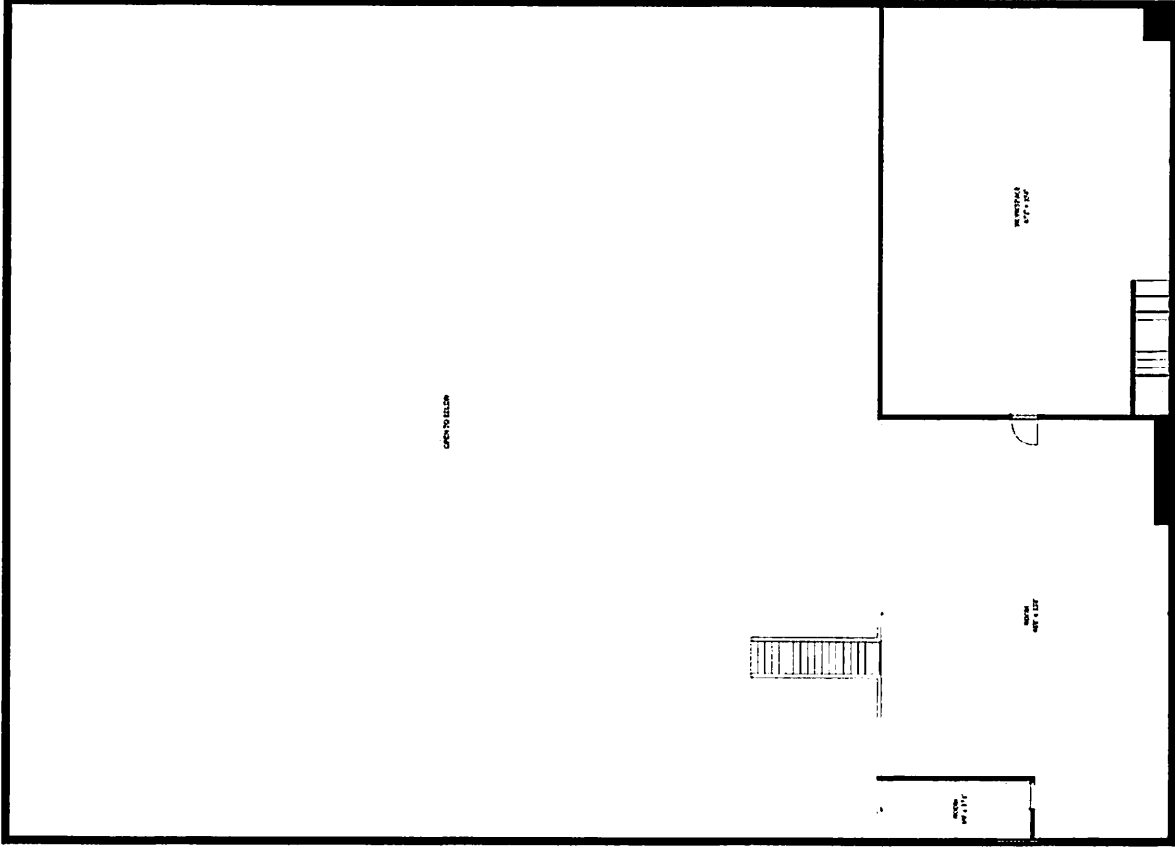
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All measurements are approximate and must be confirmed by Buyer



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