

NOTICE OF TAX ABATEMENT CONSIDERATION

SHERMAN COUNTY COMMISSIONERS COURT

DATE: September 3, 2025

TIME: 8:30 a.m.

PLACE: Commissioners Courtroom, Sherman County Courthouse, 701 N. 3rd St., Stratford, Texas.

PURPOSE: The Sherman County Commissioners Court will discuss and take possible action regarding a tax abatement agreement with Stratford Texas Hotel, LLC, pursuant to Chapter 312 of the Texas Tax Code.

Property Owner and Applicant (“Applicant”) for Tax Abatement: Stratford Texas Hotel, LLC

Proposed Reinvestment Zone: Cobblestone Reinvestment Zone

Property in Proposed Reinvestment Zone: See attached map and legal description provided in Exhibit “A” attached hereto and incorporated herein for all purposes.

Anticipated Improvements: The general description of the nature of the improvements included in the agreement is as follows:

Upon completion of its purchase of the Property, Applicant anticipates constructing a new 54-room three-story Hotel and related improvements.

Estimated Cost of the Improvements: The estimated cost of the Anticipated Improvements being contemplated by Applicant is at least \$8,000,000.00.

**FOR DETAILED INFORMATION OR QUESTIONS CALL COUNTY JUDGE’S OFFICE
AT 806-366-2021**

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration (including the map and Exhibit “A”) was posted on the bulletin board at the Courthouse door of Sherman County, Texas, at a place readily accessible to the general public at all times on the 30th day of July, 2025, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.



Donna Adams
County Judge Assistant

EXHIBIT A
LEGAL DESCRIPTION AND MAP OF
COBBLESTONE REINVESTMENT ZONE

The proposed Cobblestone Reinvestment Zone is comprised of the following described real property located in the City of Stratford, Sherman County, Texas. In the event of discrepancy between this Exhibit "A" and the attached map, this legal description shall control.

Tract A

A 2.28 acre tract of land, as defined by a boundary survey on the ground between September 8, 2023 and October 20, 2023, being the northeast portion of the 16.63 acre tract further described in Vol. 302, Pg 411 Sherman County Deed Records, all in Section 198, Block 1-T, T.&N.O. Survey, Sherman County, Texas, and further described by the following metes and bounds description:

BEGINNING at a 1/2" iron pipe (record monument - "1/2" iron pipe found") located flush with the ground and positioned approximately 9 inches west of the center of an iron pipe fence corner post;

same being the interior ell corner of the 16.63 acre tract further described in Vol. 302, Pg 411 Sherman County Deed Records which is hereinafter referred to as the "parent tract"; same as from whence a large nail located and held for the northeast corner of Section 198 bears:

N 00d 30' 18" W - 356.78feet, and

N 89d 50' 33" E - 1,577.51 feet

from whence a 1/2" iron rod and cap (I.R.&C.) [damaged blue cap] for the southeast corner of Section 198 bears S 00d 13' 03" E - 5275.86 feet; (Bearings are related to a local grid having an origin of:

North Latitude 36d 19' 42.08614" and West Longitude 102d 03' 45.49489" [OPUS solution NAD_83(2011)(EPOCH:2010.0000)])

Distances are expressed in US Survey Feet as measured horizontally along the surface of the Earth. Record bearings and distances (if shown) are in brackets. Ex. [N89d47'40"E -- 209.26']) same as from whence a 1inch iron pipe recognized as the northwest corner of Section 198 in the TxDOT Right-Of-Way plans for State Hwy 15 realignment (Dec. 14, 2010 survey) bears:

N 0d30'18" W - 356.78 feet, and

S 89d50'33" W - 3,713.58 feet;

same being a monument in the east line and the POINT of BEGINNING of this tract;

A1. THENCE S 00d 30' 18" E with a southerly extension of the most northerly east line of the parent tract, and with the most northerly west line of a 1.41 acre tract (Tract B - simultaneously surveyed within the parent tract), a distance of 12.89 feet to a 1/2"x16" I.R.&C. #6423 set for an interior ell corner of Tract B and the southeast corner of this tract;

A2. THENCE S 53d 47' 33" W perpendicular to the southwest line of the parent tract, perpendicular to the US Hwy 287 Right-Of-Way (R-O-W), and with the northwest line of Tract B,

passing at +/- 56.3 feet a point 2.25 perpendicular to the northwest from the center of the most northeast existing water valve, and traversing in all a total distance of 147.04 feet to a 1/2"x16" I.R.&C. #6423 set for the most westerly corner of Tract B, the northernmost corner of a 62 ft x 80 ft shared access (Tract C - simultaneously surveyed within the parent tract), and a corner of this tract;

A3 THENCE S 53d 47' 33" W perpendicular to the southwest line of the parent tract and perpendicular to the US Hwy 287 Right-Of-Way (R-O-W), and with the northwest line of Tract C, a distance of 80.00 feet to a 1/2"x16" I.R.&C. #6423 set in the southwest line of the parent tract and the northeast R-O-W of U.S. Hwy 287 for a corner of this tract; same being approximately 4.6 feet southeast of the center of a 4 inch iron pipe fence corner post and approximately 17.1 feet IN from the back of curb line along US Hwy 287; same as from whence a 1/2" I.R.&C. #2006 located for the northwest corner of a 2.14 acre tract, also within the parent tract and being further described in Vol. 347, Pg 636, bears S 36d 12' 27" E - 619.42 feet;

A4. THENCE N 36d 12' 27" W [N35d52'41" W] with the southwest line of the parent tract and the northeast R-O-W line of US Hwy 287 a distance of 242.79 feet to a 1/2" iron rod (record monument) located in the existing fence and leaning northwest for the most westerly corner of the parent tract and a corner of this tract; same as from whence the calculated corner for the most southerly corner of the tract described in Vol. 55, Page 555 bears N 36d 12' 27" W - 11.91 feet same being approximately 11.3 feet southeast of an iron pipe fence corner post.

A5. THENCE N 26d 36' 54" E [N26d55'30" E] with the northwest line of the parent tract a distance of 256.30 [256.4] feet to a 1/2" iron rod (record monument) located for the most northerly northwest corner of the parent tract and a corner of this tract; same being approximately 7.9 feet southeast of an iron pipe fence corner post; same as from whence an iron rod and orange cap [held for line only in the reconstruction of the TX-15 (State Hwy-15) R-O-W] on the south side of a utility pole bears N 49d 38' 53" W - 11.85 feet; same as from whence a 5/8" iron rod located on the north side of the directly aforementioned utility pole bears N 44d 12' 33" W - 12.83 feet; same as from whence a calculated point (70 feet perpendicular to the section line) for the the inflection point in the original R-O-W instrument per Vol. 55, Pg. 555 bears N 47d 16' 32" W - 11.98 feet; same being a monument approximately 8.15 feet south of the south R-O-W line of TX-15.

A6. THENCE N 89d 28' 58" E [N89d47'40" E] with the north line of the parent tract a distance of 209.22 [209.26] feet to a 1/2" iron rod (record monument) located bent / reset for the most northerly northeast corner of the parent tract and a corner of this tract; same being a monument approximately 6.84 feet south of the south R-O-W line of TX-15.

A7. THENCE S 00 30' 18" E [S00d12'20" E] with the most northerly east line of the parent tract a distance of 279.94 [280.0] feet to the POINT OF BEGINNING.

This tract as described by the metes and bounds description above encompasses a total of 2.28 acres, all located with the 16.63 acre tract described in Vol. 302, Pg 411, in Section 198, Block 1-T, T.&N.O. Survey, Sherman County, Texas.

Tract B

1.41 Acre Tract (BOUNDARY SURVEY) STATE OF TEXAS -- COUNTY OF SHERMAN

A 1.41 acre tract of land, as defined by a boundary survey on the ground between September 8 and October 23, 2023, being a portion adjoining the most easterly north line of the 16.63 acre tract further described in Vol. 302, Pg 411 Shennan County Deed Records, all in Section 198, Block I-T, T.&N.O. Survey, Shennan County, Texas, and further described by the following metes and bounds description:

BEGINNING at a 1/2" iron pipe (record monument - "1/2" iron pipe found") located flush with the ground and positioned approximately 9 inches west of the center of an iron pipe fence corner post; same being the interior ell corner of the 16.63 acre tract further described in Vol. 302, Pg 411 Sherman County Deed Records which is hereinafter referred to as the "parent tract"; same as from whence a large nail located and held for the northeast corner of Section 198 bears:

N 00d 30' 18" W - 356.78 feet, and

N 89d 50' 33" E - 1,577.51 feet

from whence a 1/2" iron rod and cap (I.R.&C.) [damaged blue cap] for the southeast corner of Section 198 bears S 00d 13' 03" E - 5275.86 feet; (Bearings are related to a local grid having an origin of:

North Latitude 36d 19' 42.08614" and West Longitude 102d 03' 45.49489" [OPUS solution NAD_83(2011)(EPOCH:2010.0000)] Distances are expressed in US Survey Feet as measured horizontally along the surface of the Earth.

Record bearings and distances (if shown) are in brackets. Ex. [N89d47'40"E - 209.26']) same as from whence a 1 inch iron pipe recognized as the northwest corner of Section 198 in the TxDOT Right-Of-Way plans for State Hwy 15 realignment (Dec. 14, 2010 survey) bears:

N 0d30'18" W - 356.78 feet, and

S 89d50'33" W - 3,713.58 feet;

same being a monument in the east line and the POINT of BEGINNING of this tract;

B1. THENCE N 89d 27' 17" E [N89d47'40"E] with the north line of the parent tract and the south line of the tract further described in Vol. 162, Pg. 289 a distance of 243.18 feet to a 1/2" x 16" iron rod and cap (I.R.&C.) #6423 set for the northeast corner of this tract; same as from whence a 1" iron pipe (record monument - "1" iron pipe found") for the most easterly northeast corner of the parent tract bears N 89d 27' 17" E - 555.98 feet;

8 2. THENCE S 00d 32' 43" E perpendicular to the most easterly north line of the parent tract a distance of 196.94 feet to a 1/2" x 16" I.R.&C.#6423 set for the southeast corner of this tract; same as from whence a 1/2" x 16" I.R.&C. #6423 set in the east line of the parent tract bears N 89d 26' 13" E - 555.15 feet;

B3. THENCE S 89d 26' 13' W a distance of 292.02 feet to a 1/2" x 16" I.R.&C. #6423 set for the southwest corner of this tract;

B4. THENCE N 36d 12' 27" W a distance of 59.14 feet to a 1/2" x 16" I.R.&C. #6423 set for the most easterly corner of a 62 ft x 80 ft shared access (Tract C -- simultaneously surveyed within the parent tract), and a corner of this tract;

B5. THENCE N 36d 12' 27" W a distance of 62.00 feet to a I.R.&C. #6423 set in the southeast line of a 2.28 acre tract (Tract A - simultaneously surveyed within the parent tract) for the most northerly corner of the aforementioned 62 x 80 ft shared access and the most westerly corner of this tract;

B6. THENCE N 53d 47' 33" E perpendicular to the southwest line of the parent tract, perpendicular to the northeast line of the US Hwy 287 Right-Of-Way (R-O-W), and with the southeast line of Tract A, passing at +/- 90.7 feet a point 2.25 perpendicular to the northwest from the center of the most northeast existing water valve, and traversing in all a total distance of 147.04 feet to a 1/2"x16" I.R.&C. #6423 set for the southeast corner of Tract A and a corner of this tract;

B7. THENCE N 00d 30' 18" W a distance of 12.89 feet to the POINT OF BEGINNING

This tract as described by the metes and bounds description above encompasses a total of 1.41 acres, all located with the 16.63 acre tract described in Vol. 302, Pg 411, in Section 198, Block 1-T, T.&N.O. Survey, Sherman County, Texas.

COBBLESTONE REINVESTMENT ZONE

