

LYONS EQUITIES, INC.

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November 5, 2013

Mr. Mike Collins
Director of Planning and Economic Development
City of Euless
201 N. Ector Dr.
Euless, Texas 76039

Dear Mr. Collins:

As previously discussed, I am seeking an exception from Section 84-411 (b) of the Euless Unified Development Code that would enable production of a conveyance plat of less than five (5) acres for a one (1) acre parcel from a 6.1715 acre tract out of the J.P. Halford Survey, Abstract No. 711, located at the northeast corner of FM 157 (Industrial Blvd.) and Clinic Drive in Euless, Texas.

The purpose of this request is to allow the purchaser to proceed to closing so that the funds necessary for construction can be made available to the purchaser/developer and said construction can commence within twelve months. Unfortunately the purchaser will be unable to close the transaction and begin construction without the approved/recorded plat.

This property is currently owned by a limited partnership for the purpose of investment. If the owner of the tract causes the property to be improved then the role of the partnership changes from investment to development, a role that the partnership is unable to assume.

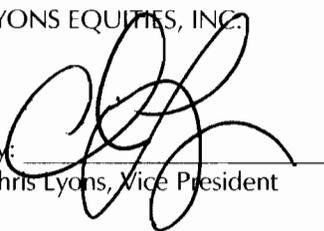
Simply put, if the City will allow an exception to the platting process and record the submitted plat, then the purchaser of this tract will begin construction on the TxDOT approved driveway and sewer within twelve months and continue construction of a medical office facility.

If this exception is not granted then the title company will be unable to close the sale and this property will go forward undeveloped.

I appreciate the consideration by the City and all of the efforts put forth by Mr. Mike Collins and the Planning and Development Department. Please do not hesitate to call me anytime on my cell at 214-505-2566 should you have any questions.

Sincerely,

LYONS EQUITIES, INC.

By: 
Chris Lyons, Vice President

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