









# Potential Renovation Ideas:



Em to William  
7/18/18 6:30p



July 18, 2018

Stephen M. Kirkland  
Z Bar Cattle Co.  
505 Faulkner Road  
Sunset, Texas 76270

**RE: Letter of Intent – Keller Crossing**

Dear Stephen:

Thank you for taking the time to evaluate a potential Lease Agreement at Keller Crossing. Please see the following Letter of Intent for your review.

<b>TENANT:</b>	Z Bar Cattle Co.								
<b>GUARANTOR:</b>	Stephen M. Kirkland								
<b>LANDLORD:</b>	JAHCO Keller Crossing, L.L.C a Texas limited liability company								
<b>RENTAL COMMENCEMENT:</b>	The earlier of (i) The date Tenant opens for business in the Premises or (ii) One hundred and twenty (120) days from Lease Execution.								
<b>LOCATION:</b>	1632 Keller Parkway, Suite 200, Keller, TX 76248								
<b>USE:</b>	Butcher Shop								
<b>TERM:</b>	Five (5) Years								
<b>SIZE:</b>	1,685 s.f.								
<b>MINIMUM RENT:</b>	<table border="0"><tr><td>Yrs 1-3</td><td>\$19.00 /s.f.</td><td>\$32,015.00 /yr.</td><td>\$2,667.92 /mo.</td></tr><tr><td>Yrs 4-5</td><td>\$21.00 /s.f.</td><td>\$35,385.00 /yr.</td><td>\$2,948.75 /mo.</td></tr></table>	Yrs 1-3	\$19.00 /s.f.	\$32,015.00 /yr.	\$2,667.92 /mo.	Yrs 4-5	\$21.00 /s.f.	\$35,385.00 /yr.	\$2,948.75 /mo.
Yrs 1-3	\$19.00 /s.f.	\$32,015.00 /yr.	\$2,667.92 /mo.						
Yrs 4-5	\$21.00 /s.f.	\$35,385.00 /yr.	\$2,948.75 /mo.						
<b>RENEWAL OPTION:</b>	Tenant shall have one (1) five-year option to renewal at the then prevailing market rate.								
<b>TI ALLOWANCE:</b>	\$19.00/s.f.								

Dallas  
750 N. St. Paul St, Suite 900  
Dallas, Texas 75201  
Tel: (214) 220-2274  
Fax: (214) 220-2478

Oklahoma City  
P.O. Box 14586  
Oklahoma City, OK 73113  
Tel: (405) 478-0601  
Fax: (405) 478-0605

Phoenix  
941 W. Elliot Rd.  
Suite 10  
Chandler, AZ 85225  
Tel: (480) 963-4527

www.jahrealty.net

A handwritten signature in black ink, appearing to be "SK", is located in the bottom right corner of the document.



<b>CAM:</b>	Paid for and performed by Landlord and Tenant shall reimburse (monthly) at a fixed rate of \$2.25/s.f. (\$315.94/mo.) with 3% annual increases.
<b>TAXES:</b>	Paid by Landlord with Tenant reimbursing (monthly estimates of \$345.43/mo.) its pro-rata share. (Historic average for '17 was \$2.46/s.f.)
<b>INSURANCE:</b>	Paid by Landlord with Tenant reimbursing (monthly estimates of \$33.70/mo.) its pro-rata share. (Historic average for '17 was \$0.24/s.f.)
<b>FIRST MONTH'S RENT:</b>	\$3,362.99 Paid upon Lease Execution
<b>SIGNAGE:</b>	Channel Letter Sign mounted on a raceway.
<b>SECURITY DEPOSIT:</b>	\$3,362.99 Paid upon Lease Execution
<b>SUP CONTINGENCY:</b>	Within fifteen (15) days following the execution of this Lease Agreement Tenant shall submit for approvals from the City of Keller. If a special use permit is not received within seventy (70) days following lease execution the Tenant may terminate the lease.
<b>FINANCIAL STATEMENTS:</b>	Within five (5) days of fully executing this letter of intent, Tenant shall provide Landlord with its most current set of audited financials for Landlord's review.

This letter is not intended to be contractual in nature, it is not an offer, and is to be taken only as an expression of the principal terms, which we would be willing to recommend. The proposed agreement would, of course, be subject to final approval by our partnership and in no event would there be a binding agreement until the final form of the lease is approved by our legal counsel and is executed. By the way, we will prepare the lease on our form. However, we will endeavor to keep our intentions as expressed in this letter unchanged for a period of twenty (20) days from the date hereof.

Should there be any questions in this regard, please contact me.

Best regards,



William Rosatti  
Leasing Associate



AGREED & ACCEPTED this 18 day of July 2018.

TENANT:

  
\_\_\_\_\_  
Stephen M. Kirkland

### SCOPE OF LANDLORD'S WORK

The following are items of work to be included in the plans and specifications for the above captioned shopping center facility. All work shall be completed in compliance with applicable codes and ordinances.

1. Electric Service – Landlord shall inspect existing electrical service and deliver in good working order.
2. H.V.A.C. – Landlord shall startup, service, and inspect existing HVAC and repair and/or replace if necessary.

### SCOPE OF TENANT'S WORK

1. Anything not included in the Scope of Landlord's Work.
2. All wall coverings including paint, texture, wallpaper etc.
3. All floor coverings including floor prep.
4. All rough and finish carpentry.
5. All additional plumbing if necessary.
6. All other work not specifically shown above as Landlord's work necessary to receive and maintain a Certificate of Occupancy from the City of Keller.

GR

**EXHIBIT "B"**  
**Legal Description**

Tr. I: Lot 8, Block A of Keller-Crossing, an Addition to the City of Keller, Tarrant County, Texas according to the Map thereof recorded in Volume A, Page 3800 of the Plat records of Tarrant County, Texas.

Tr. II: Lot 4R-1, Block A, KELLER-CROSSING ADDITION, an Addition to the City of Keller, according to the Plat thereof recorded in Cabinet A, Slide 12247-8, of the Plat Records of Tarrant County, Texas.

Tract III: Lot 6R2, Block A, of KELLER-CROSSING ADDITION, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D214183670, of the Plat Records of Tarrant County, Texas and Lot 7R-1, Block A, KELLER-CROSSING ADDITION, an Addition to the City of Keller, according to the Plat thereof recorded in Cabinet A, Slide 12630, of the Plat Records of Tarrant County, Texas.

Tr. IV: Lot 1R, Block A, of JONES-1709 ADDITION, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 13022, of the Plat Records of Tarrant County, Texas. and as affected by 24 Foot Mutual Access Easement Abandonment executed by Janice M. Jones and husband Robert F. Jones, dated September 16, 2008, filed September 18, 2008, recorded in Instrument No. D208362338, of the Deed Records of Tarrant County, Texas.

Tr. V: (Easement Estate): Easement Estate created by that certain Declaration of Reciprocal Easement and Restrictive Covenants dated August 14, 1997, filed October 21, 1997, recorded in Volume 12949, Page 379, of the Deed Records of Tarrant County, Texas; as amended by First Amendment recorded in Volume 13220, Page 426, of the Deed Records of Tarrant County, Texas, and affected by Partial Abandonment recorded as Instrument No. D208083593, of the Official Public Records of Tarrant County, Texas

Tract VI (Easement Estate): Easement Estate created by Reciprocal Easement Agreement, dated April 5, 2007, filed April 12, 2007, recorded under Document No. D207127428, of the Deed Records of Tarrant County, Texas.

Tract VII (Easement Estate): Mutual Access and Utility Easement, set out in Plat recorded in Cabinet A, Slide(s) 12247-8, of the Plat Records of Tarrant County, Texas.





## TOMORROWS DESIGNS

6051 DAVIS BLVD #823042 N.R.H., TX 76182-3042

August 13, 2018

City of Keller  
1100 Bear Creek Parkway  
Keller TX 76248

Dear City of Keller,

It has come to my attention that our long-time friends, Stephen and Kristin Kirkland are interested in setting up shop in your lovely town. That said, I wanted to write this letter, to provide you a little insight into their character and why I believe they would be a welcomed member of your community.

I have known the Kirkland's since 2007, when we met at Rocky Top Ranch. My oldest daughter has Autism, and Kristin was our therapist there. Because of her tireless one-on-one work, and enormous propensity for caring, we followed her to Haven's Horses (which she established). While there, we developed a close relationship with the Kirklands. One, that I'm sure, will last our lifetime. Since I have known Stephen, I have seen a man of honest character with moral integrity. From running for County Commissioner of Montague Co, to renting a semi, to help deliver hay to Canadian farmers suffering from drought, Stephen believes in helping his fellow man. I'm extremely proud, and blessed to call him a friend.

If a man/woman is judged by his/her actions, and not by their words, then these two individuals are the absolute best. I believe that Keller would be a better place with this family starting a business in your town. Their business would perfectly mirror the ideology you espouse on your website, "pairing big-city conveniences and amenities with small-town roots and an emphasis on quality of life."

Thank you for your time,

Sincerely,

Robert F. Morrow  
Owner | Tomorrow's Designs

FROM THE DESK OF

---

**SHERI ALMOND**

July 25, 2018

Mayor Pat McGrail  
Pro Tem Ed Speakmon  
Council Member Mitch Holmes  
Council Member Sean Hicks  
Council Member Eric Schmidt  
Council Member Chris Whatley  
Council Member Tag Green

Dear Mayor McGrail and the Members of the Keller City Council:

I am writing this letter on behalf of Zanzibar Cattle Company aka Z Bar.

Stephen and Kristin Kirkland have been vendors at the Keller Farmers Market since 2010. Their commitment to our community is beyond reproach. Z Bar offers a superior beef product - grass fed or grain fed without the use of antibiotics or hormones.

The customers at KFM, and the citizens of Keller, would love to have the opportunity to purchase beef more than once a week.

As many of you are aware, knowing where your food comes from, how it is produced, and supporting local small businesses are big topics in today's food movement. Z Bar hits all of those topics successfully and deliciously! Butcher shops are actually making a comeback. People really want to be more informed and educated about the meat they purchase – where does it come from, how and where it is raised, and what the animal is fed. All are great reasons to buy from a butcher shop.

I believe allowing Z Bar to open a butcher shop, here in Keller, would give Keller a huge boost towards society's clean food movement. I personally remember, back in the day, going with my father to pick up steaks at the local butcher shop - and you could truly taste a difference. I think this is even more true today! Stephen and Kristin, Z Bar, would be a great asset in our community. They are very knowledgeable in all cuts of meats, and can offer you some great tips, and ideas. Another aspect of a butcher shop in Keller, that I like, is it brings back some of that small town charm - but in a big way. I have no doubt that people will gladly support and shop at a local butcher shop for that special dinner, special event, party, but mainly because they know they will be getting the best beef around town.



I hope you all will consider the many benefits in allowing Z Bar to open a butcher shop here in Keller.

Sincerely yours,

Sheri Almond

City of Keller,

I strongly believe that the City of Keller would utilize & benefit from Z Bar Cattle Company opening a Butcher Shop. While there are plenty of groceries, we do not have a location, other than the Farmers Markets to get fresh, local, organic beef. The resident that is a part of Keller is embracing a lifestyle that has an increased of healthier minded choices in areas of fast/quick food and leisure time activities. A local butcher shop would allow people to continue this life style to their homes. There is not a store like this with 15-20 miles at least. It would be a draw to other neighboring cities, as well.

Chef Charles Youts  
The Classic at Roanoke



July 25, 2018

Mayor and City Council Members:

I would love to see ZBar Custom Meats open in Keller, TX!! I have been buying meat from Kristin and Stephen for a few years, first being introduced to them through the Keller Farmer's Market.

Quality meat without added hormones is very important to our family. The Keller community is a health conscious one and I know the community would greatly benefit from their products and love not having to drive outside of the city to get quality meat.

A true meat market would be a great addition to Keller and the surrounding area. Please strongly consider approval for this family owned and operated business. What a great opportunity to add a unique business to Keller!

Thank you for your time and consideration.

*Kristi Swords*

[kswords90@gmail.com](mailto:kswords90@gmail.com)



# WHOLISTIC HEALING CHIROPRACTIC

City of Keller

1100 Bear Creek Parkway

Keller, TX 76248

Dear Council:

I, Dr. Jennifer Beights, a resident and business owner in Keller would like your consideration for a local butcher shop being opened by the Stephen and Kristin Kirkland. I have had the pleasure of knowing Stephen and Kristin Kirkland for the past four years. They are honest and hard working and have a heart to serve the community. We have been faithful customers of their grass-fed beef; I haven't found another ranch that comes close to their quality! The city of Keller would greatly benefit from having a butcher shop. The level of service theirs would bring our town would be above any standard imaginable. I am excited to watch this venture unfold and have access to such high quality meat in our own backyard! I trust your consideration in this matter will benefit the city and parties involved.

Sincerely,

Jennifer Beights, D.C.