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St. Sarkis Armenian Church

www.stsarkis.org

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Carrollton, Texas 75006

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January 10, 2016

Mayor Matthew Marchant
City of Carrollton
1945 E. Jackson Rd.
Carrollton, TX 75006

Re: Land Annexation from Hebron

Dear Mayor Marchant:

St. Sarkis Armenian Church of Dallas Ft. Worth has served the Carrollton community for many years. We have worshiped at 1805 Random Road since 1991, but we have outgrown this property. We have purchased a 4.5 acre tract of land on the west side of Charles Street, about ½ mile north of Hebron Pkwy. In order to build our new church home on this property, we must have access to public utilities, thus our request for annexation.

We point out several reasons why the City of Carrollton should annex our property:

1. Our church provides a valuable service to the spiritual and emotional needs of not only our church community, but to the entire Carrollton community as well. For each of the past 17 years, St. Sarkis Armenian Church's Armeniafest has attracted visitors from far and wide. Our new facility will provide an ideal location for this event.
2. Our plans are to pursue LEED Gold Certification for our new facility:
The LEED certification requirements involve the use of recycled material, re-using existing material whenever possible (thus eliminating or greatly reducing waste), and using natural resources that have been attained without destroying any ecological balances. They stress the importance of using green building material wherever possible and the use of products such as paint, caulk and sealers that give off little to no (low emitting) toxic fumes, etc.

LEED certified projects shine a positive image on the community. It makes sense when the community knows that using green building practices will result in energy efficiency, cost reductions, and the need for later work having to be done through the life of the structures. In addition, it is a good feeling for the church to know that they have done their best to help the environment.

3. Stepan Terzyan (our design architect) was born, raised, educated and trained in Armenia. The design of our new church building closely mimics the look of



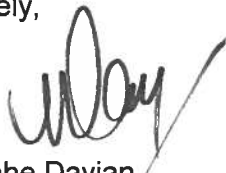
St. Hripsime church in Armenia built 618AD. Local architect Dick Calvert will be the architect of record.

4. Our project will consist of two buildings, a church and a parish hall. Both buildings will utilize geothermal heating and cooling. The parish hall will be equipped with photovoltaic solar panels to generate part of our electrical needs. Our site landscaping will be xeriscape (ultra low water needs) designed by David Baldwin who has numerous award winning landscape designs, including the new Allen City Hall and the Allstate Corporate offices at DFW Fairview. Baldwin also was the landscape architect for Carrollton City Hall.
5. We plan to host a 6 hour charrette to familiarize the entire design and construction team on the LEED process. Members of the Carrollton Building Inspection Department will be encouraged to attend (at no cost).
6. We plan to invite the SMU Meadows School of the Arts (radio/television/film) to produce a video of the construction beginning with the demolition of the existing structures all the way through the completion of the construction. The video would promote the assistance provided by the City of Carrollton.
7. We will have to construct a sanitary sewer system extension around 600 feet to the south. This extension would for the first time, provide sanitary sewer service to our neighbor to the south, whose property is already within the city limits of Carrollton.
8. We intend to sell our old facility at 1805 Random Road upon the completion of our new facility. The 1.1 acre property is zoned SF8.4/16 and abuts heavy commercial on two sides. The sale of this property could likely put it back on the tax rolls.
9. We believe the church will become a tourist magnet for the many faithful desiring to see a replica of a 7th century Armenian church. Also, the 4.5 acre site will allow the growth of Armeniafest to rival the Dallas Greek Food Festival.

In conclusion, we are excited about our new facility and all that it will bring to the entire Carrollton community. We strongly urge the City of Carrollton to annex our property into the city.

Attached is a metes and bounds legal description of our property.

Sincerely,



Dr. Vahe Dayian,
Parish Council Chairman
St. Sarkis Armenian Church
Carrollton, Texas

EXHIBIT "A"**DESCRIPTION OF LAND**

All that certain tract or parcel of land situated in the John Smith Survey, Abstract 1226, Denton County, Texas, being a part of a (called) 200 acre tract described in a Deed from J. A. Griffin et ux to Fred D. Holt, Jr. on the 4th day of April, 1947, recorded in Volume 333, Page 634, Deed Records of said County, and being more fully described as follows:

COMMENCING at the Southwest corner of said 200 acre tract at a steel pin on the East right-of-way of the St. Louis and Santa Fe Railroad;

THENCE North 88 degrees 20' 23" East with the South boundary line of said tract a distance of 1639.16 feet to a railroad spike and fence corner at the POINT OF BEGINNING;

THENCE North 0 degrees 47' 48" West a distance of 434.6 feet to a steel pin and fence corner;

THENCE North 89 degrees 15' 30" East with said fence a distance of 514.42 feet to an iron pin on the West right-of-way of F.M. Road 544;

THENCE South 1 degree 34' 31" East with said right-of-way along and near a fence a distance of 27.12 feet to an iron pin;

THENCE North 88 degrees 25' 29" East with said right-of-way a distance of 5.0 feet to an iron pin at the beginning of a curve;

THENCE Southerly with said right-of-way and a curve to the right having a central angle of 28 degrees 30', a chord of South 12 degrees 40' 29" West 140.17 feet, a radius of 284.73 feet, and an arc distance of 141.63 feet to a steel pin at the end of said curve;

THENCE South 26 degrees 55' 29" West with the West right-of-way of F.M. Road 544 a distance of 299.92 feet to an iron pin on the South boundary line of said 200 acres;

THENCE South 88 degrees 20' 23" West along and near a fence a distance of 347.66 feet to the POINT OF BEGINNING, and containing 4.481 acres of land and being the same property described in a Deed from Max Williams to Ronald L. Mabra dated 1-16-84 recorded in Volume 1325, Page 961, Real Property Records, Denton County, Texas.

