



ORDINANCE NUMBER 2178

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A PAPER SORTING AND BAILING FACILITY FOR PAPER RECYCLING ON A 6.41 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF SENLAC DRIVE, APPROXIMATELY 1,350 FEET SOUTH OF VALWOOD PARKWAY, AND WITHIN THE PLANNED DEVELOPMENT NUMBER TWENTY TWO ZONING DISTRICT (PD-22); PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amendments to the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a paper sorting and bailing facility for paper recycling on a 6.41 acre tract located on the west side of Senlac Drive, approximately 1,350 feet south of Valwood Parkway and within the PD-22 zoning district. Said tract being more specifically defined on Exhibit "A".

SECTION 2. That the paper sorting and bailing facility for paper recycling process shall be conducted only as described in Exhibit "C" and shall not include any chemical, mechanical or other process or treatment not described in Exhibit "C".

SECTION 3. That the paper sorting and bailing facility for paper recycling shall be constructed, maintained, and operated in the manner shown on the approved site plan attached as Exhibit "B".

SECTION 4. That the paper sorting and bailing facility for recycling shall be operated in conformance with the following conditions:

1. No outside paper collection bins permitted on the property.
2. The general public shall not be allowed to drop off paper products at the facility.
3. All sorting and bailing of paper to take place specifically within the building.
4. No outside storage is permitted.
5. Parking of delivery trucks on Senlac Drive is prohibited.
6. Six (6) foot tall red tip photinias shall be planted along the north and south property lines providing a continuous screening hedge.
7. Evergreen trees, of a type approved by City Staff, ten (10) foot tall, spaced 15 feet on center, be planted along the north and south property lines augmenting the photinia screening hedge.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as herein amended, by the granting of a Specific Use Permit and approval of an associated site plan for a paper sorting and recycling facility on a 6.41 acre tract of land located on the west side of Senlac Road, approximately 1,350 feet south of Valwood Parkway as shown in Exhibit "B".

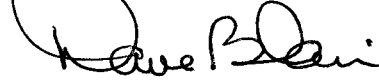
SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. If any section, paragraph, subdivision, clause, phrase, provision, or word of this ordinance shall be judged invalid or unconstitutional such judgement shall not affect the remainder of this ordinance.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.


Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 22nd  
day of May, 1995.

APPROVED:



\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

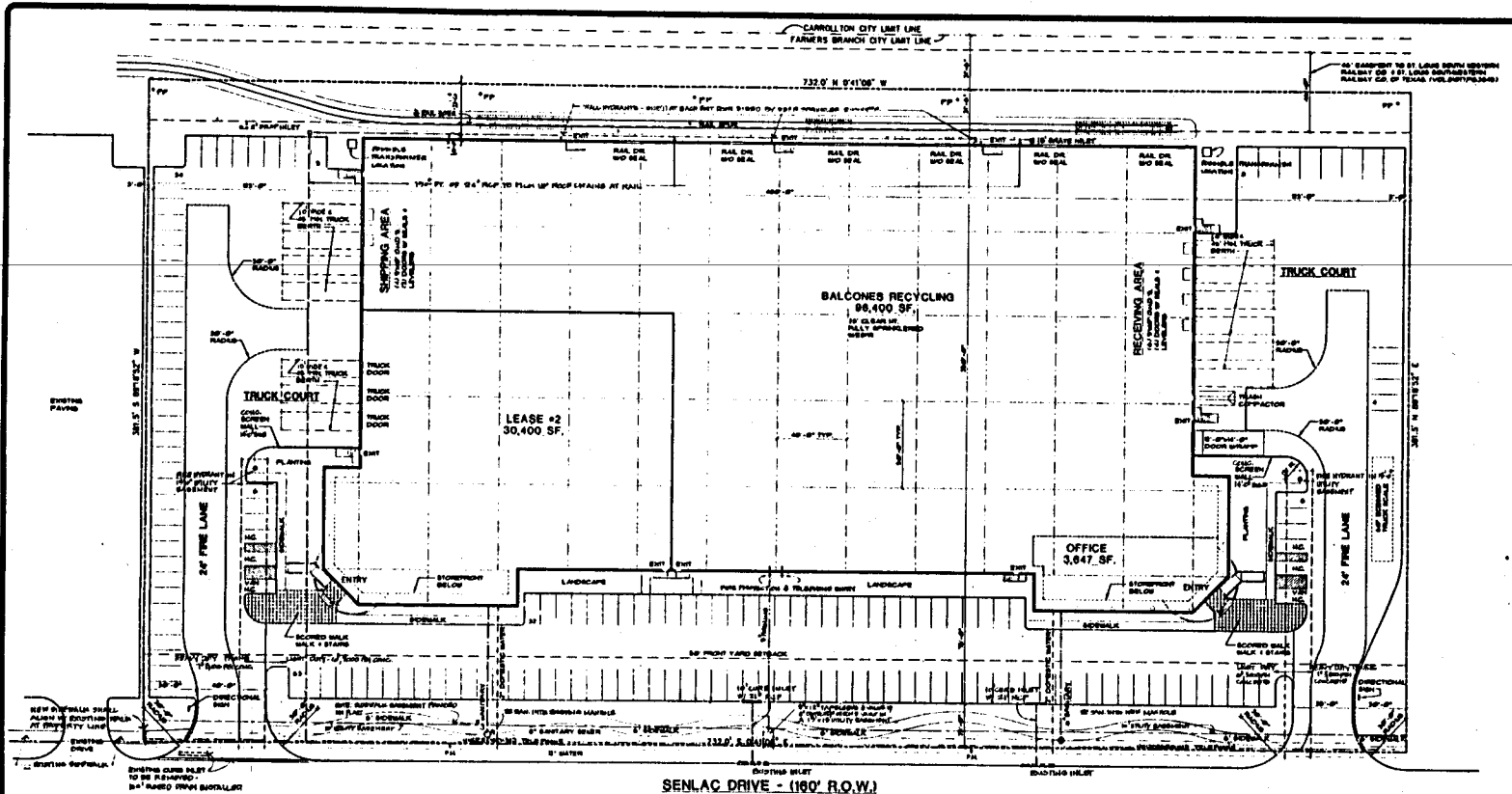
  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Secretary

**EXHIBIT "A"**

Being part of Lot 6, Block 4, of Valwood Park Farmers Branch Phase Two, an addition to the City of Farmers Branch, Texas according to the map thereof recorded in Volume 90229 Page 2978, Map Records of Dallas County, Texas and being the most southerly 6.41 acres out of Lot 6, referenced above and having a frontage along Senlac Drive of approximately 732 feet as proposed on the site plan labeled Exhibit "B"



**1 SITE PLAN**  
SCALE: 1" = 30'-0"

**SITE DATA**

SUBDIVISION: PROPOSAL LOT 1, BK 1 TWO VALWOOD PARK BEING A REPEAT OF LOT 8 BK 4 OF VALWOOD PARK FARMERS BRANCH PHASE TWO

TOTAL AREA: 276,969 SF / 8.35 ACRES

BUILDING COVERAGE: 46%

BUILDING AREA: 128,900 SF

F.A.R.: 48%

LANDSCAPE REQUIRED: 5% - 13,849.45 SQ FT

LANDSCAPE PROVIDED: 48,390 SQ FT (SEE SHEET 1-10)

**CODE DATA**

ZONING: PD-22(L) PARTIAL BUILDING USE - WASTE PAPER SORTING AND BALKING FOR RECYCLING S.U.P. REQUIRED (RES 77-002)

BUILDING OCCUPANCY: B-2

TYPE OF CONSTRUCTION: B-N

STRENGTHS: (W/2R STREET) FRONT - 30' SIDE - 20' S.P. FROM STRUCTURES REAR - SAME AS SIDE PARKING SET BACK - BEHIND BLDG SET BACK LINE, UNLESS 50' LANDSCAPE MEDIAN THEN 15'-0"

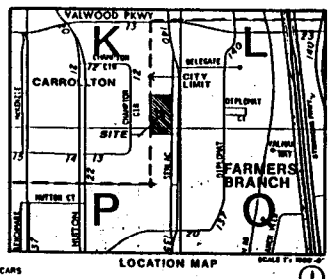
PARKING REQUIRED: BALCONES (99,400 SQ FT) OFFICE - 3,047/250 = 12 PROCESSING 10,000/750 = 13 WAREHOUSE 82,353/1000 = 82 SUBTOTAL 117 CARS

LEASE SPACE NO. 2 (30,400 SQ FT) OFFICE - 3,000/250 = 12 WAREHOUSE 27,400/1000 = 27 SUBTOTAL 39 CARS

TOTAL PARKING REQUIRED: 157 CARS

PARKING PROVIDED: 158 CARS (48 PARKING SPACES)

TOTAL: 158 CARS



**TYPICAL HANDICAP PARKING**  
SCALE: 1/8" = 1'-0"

DRAWING REVIEW  
DATE: \_\_\_\_\_  
PROJECT ARCHITECT: \_\_\_\_\_  
DESIGN ARCHITECT: \_\_\_\_\_  
PRODUCTION DRAFTER: \_\_\_\_\_  
CHECK ARCHITECT: \_\_\_\_\_

**HARDY McCULLAH / MLM ARCHITECT / INC**  
011197 214 511 1920

**REVISIONS**

NO.	DATE	DESCRIPTION

CONSULTANT

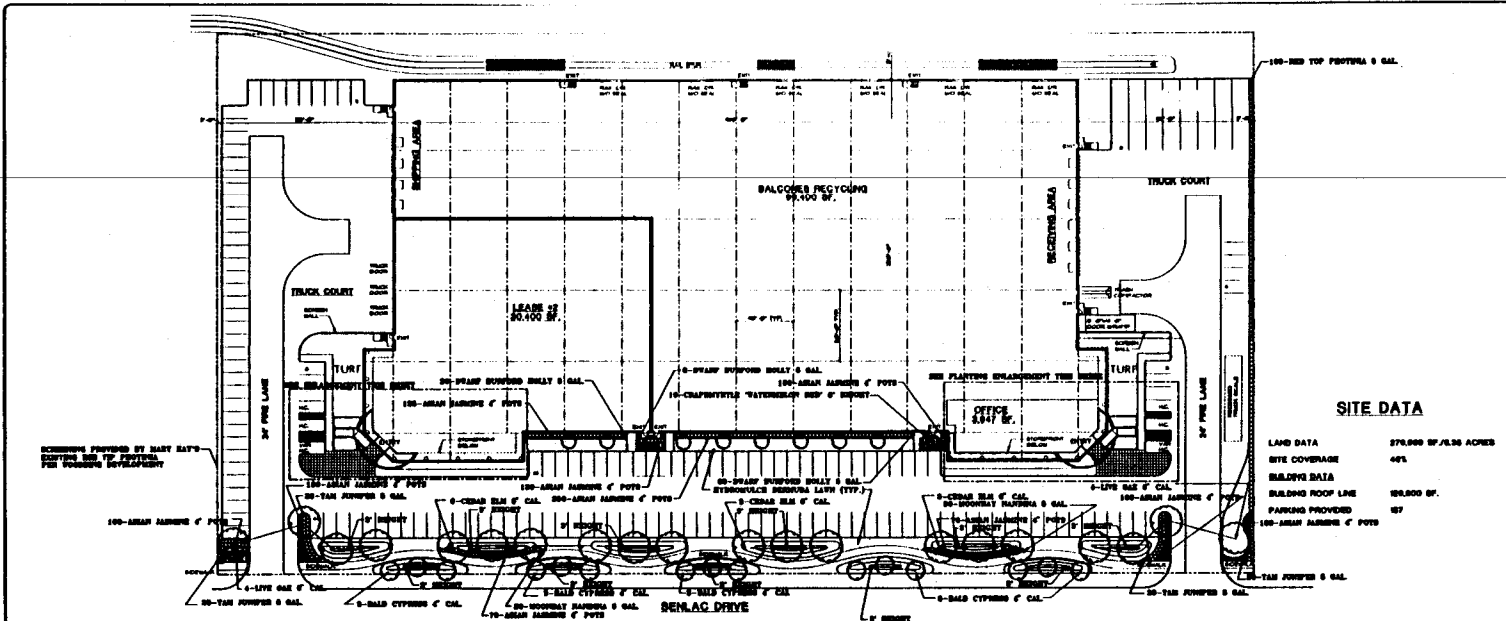
A BUILD TO SUIT FOR  
**TWO VALWOOD PARK SENLAC DISTRIBUTION CENTER**  
Paragon Group

SHEET TITLE  
**VALWOOD PARK SENLAC SITE PLAN**

JOB NUMBER: '6135  
SHEET NUMBER OF SHEETS: **A-1.0**  
DATE OF ORIGINAL ISSUE: APRIL 11, 1995

EXHIBIT "B" (1 of 8)

4E



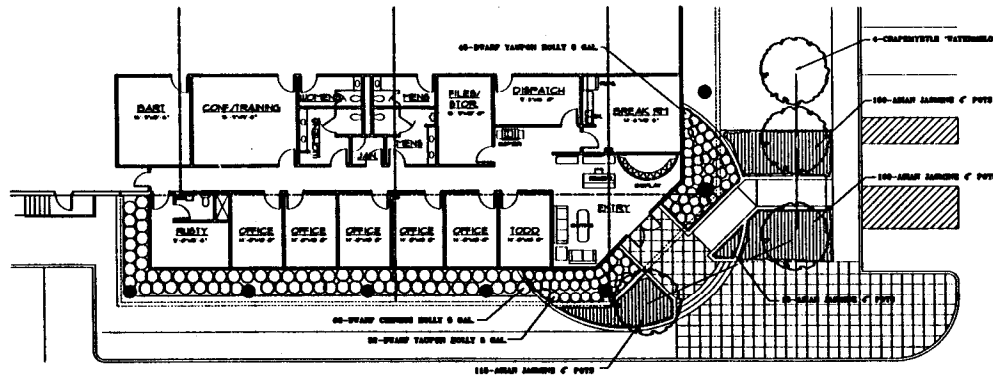
**SITE DATA**

LAND DATA	27,000 SF PLUS ACRES
SITE COVERAGE	45%
RELATIVE DATA	
BUILDING FOOTPRINT	10,000 SF
PARKING PROVIDED	87
100-AMIAN ARBORING 'F' POTS	

**1 LANDSCAPE PLAN**  
SCALE 1/8" = 1'-0"



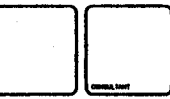
LANDSCAPE TABLETS  
B. 24 x 48" L.F. REQUIRED  
BETWEEN BLDG. & R.O.W. 8'  
TOTAL AREA  
PROVIDED 8,280 SF.  
BETWEEN BLDG. & R.O.W.  
= 9% OF TOTAL AREA



**2 ENLARGEMENT PLAN**  
SCALE 1/4" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION



A BUILD TO SUIT FOR  
**TWO VALWOOD PARK  
 SENLAC DISTRIBUTION CENTER**  
 PARAGON GROUP

**VALWOOD PARK  
 SITE PLAN**

DRAWING NUMBER: 6136  
 SHEET NUMBER: L-1.0  
 DATE OF SHEET: APRIL 11 1995

**LINDA  
 TYCHER**  
 & ASSOCIATES

47

EXHIBIT "B" (2 of 8)





REVISIONS		
NO.	DATE	DESCRIPTION


A BUILT TO SUIT  
FOR

**TWO VALWOOD PARK  
SENLAC DISTRIBUTION CENTER**

**PARAGON GROUP**

BUILDING  
ELEVATIONS

JOB NUMBER: **8135**  
 SHEET NUMBER OF SHEETS: **A-20**  
 DATE OF ORIGINAL ISSUE: **APRIL 11, 1988**

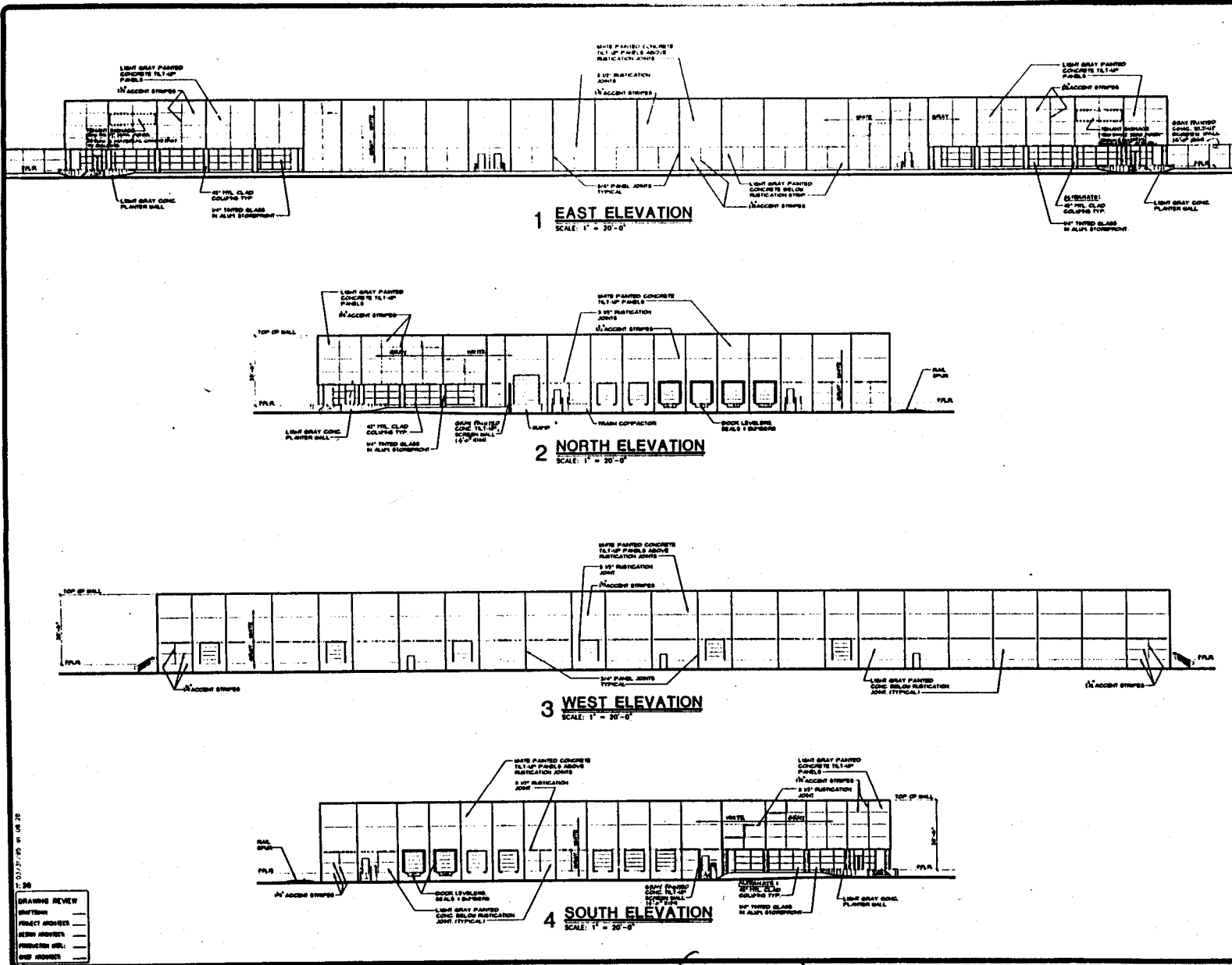


EXHIBIT "B" (4 of 8)

44

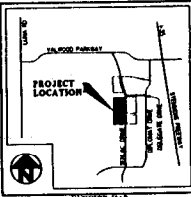
03/27/88 R. OR. 20  
 DRAWING REVIEW  
 DRAFTSMAN  
 PROJECT ARCHITECT  
 DESIGN ARCHITECT  
 PROJECT MANAGER  
 SHEET NUMBER







SCALE 1" = 50'



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS MP-1080 I LIMITED PARTNERSHIP by the Paragon Group Inc. is the sole owner of Lot 1, Block 1 of Valwood Park Farmers Branch Phase Two an addition to the City of Farmers Branch Dallas County Texas as recorded in Volume 10277 Page 2076 of the Public Records of Dallas County Texas and tract being 10,485 acres in the S & M O R R Co Survey Abstract No. 1418 situated in the City of Farmers Branch Dallas County Texas and being more particularly described as follows:

BEGINNING at an "X" found on a concrete at the Northeast corner of Lot 5 Block 4 of Valwood Park Farmers Branch Phase Two and post being on the West right-of-way line of Saddle Drive (R.O.W. 100') and post also being the Southeast corner of said Lot 5 Block 4

THENCE S 89°52'51" E along the North line of said Lot 5 Block 4 36150 feet to a corner 1/2" iron pin found 1/2" to the Northeast corner of said Lot 5 Block 4 and being the Southeast corner of said Lot 5 Block 4

THENCE S 00°41'08" E 100' to a 1/2" iron pin found for the Southeast corner of Lot 1 Block 1 of Valwood Park Farmers Branch Phase Two an addition to the City of Farmers Branch Dallas County Texas as recorded in Volume 10277 Page 2076 of the Public Records of Dallas County Texas and post also being the Northeast corner of said Lot 1 Block 1

THENCE S 89°52'51" E along the South line of said Lot 1 Block 1 38150 feet to a 1/2" iron pin set at the Southeast corner of said Lot 1 Block 1 and pin being on the West right-of-way line of Saddle Drive and post also being the Northeast corner of said Lot 1 Block 1

THENCE S 00°41'08" E along the West right-of-way line of said Saddle Drive 197.22 feet to the POINT OF BEGINNING and containing 450,739 square feet or 10.485 acres of land.

NOW THEREFORE KNOW ALL THESE PRESENTS

That the MP-1080 I LIMITED PARTNERSHIP by the Paragon Group Inc. acting by and through Steven D. Stern, duly authorized to do so, do hereby certify that they designed the herein above described property to be Lot 1 and Lot 2 of Block 1 of Valwood Park Farmers Branch Dallas County Texas and do hereby dedicate to the public any streets, alleys, easements and easement shown thereon and hereby reserved for the purposes indicated. No permanent structures, buildings, fences, trees, shrubs or ponds shall be constructed or placed and no other access and easements as shown except with written permission of the City of Farmers Branch Texas. Said easements being hereby reserved for the use and enjoyment and accommodation of all public utility and all public utility and all right and privilege to remove and have removed any or all parts of any buildings, or other structures, or other improvements or growths which in any way interfere with the construction, maintenance or efficiency of its respective system, or interfere with the easement, and all public utility and all other lines of all lines hereon, all right of ingress and egress to or from and upon and across the premises for the purpose of maintaining, repairing, protecting, sustaining and adding or removing of or part of its respective system without the necessity of any form of proceeding or certification of any kind, and the contractor, subcontractor or other person or persons engaged in any work shall have the right of ingress and egress to or from the premises and shall have no responsibility or liability to the City of Farmers Branch Texas. Any public utility shall have the right of ingress and egress to or from the premises for the purpose of maintaining, repairing, protecting, sustaining and adding or removing of or part of its respective system without the necessity of any form of proceeding or certification of any kind, and the contractor, subcontractor or other person or persons engaged in any work shall have no responsibility or liability to the City of Farmers Branch Texas. The maintenance of any structures, buildings, fences, trees, shrubs, ponds or other improvements or growths which are placed or planned thereon for 100 years hereafter, designed as Floodway Easement. The maintenance of all easements shown hereon shall be the responsibility of the property owner.

This plat approved subject to all existing ordinances rules regulations of the City of Farmers Branch Texas

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_ 1995

Steven D. Stern, Vice President  
MP-1080 I Limited Partnership

My commission expires \_\_\_\_\_

SUBSCRIBED BEFORE ME a Notary Public for the State of Texas, County of Dallas, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_ 1995

Notary Public

My commission expires \_\_\_\_\_

CERTIFICATE OF APPROVAL

Approved by the City of Farmers Branch Dallas County Texas on this \_\_\_\_\_ day of \_\_\_\_\_ 1995

Chairman Planning and Zoning Commission

Mayor City of Farmers Branch Texas

ATTEST

City Secretary

FINAL PLAT  
OF  
Lot 1 & Lot 2, Block 1  
OF  
TWO VALWOOD PARK  
BEING A REPLAT OF  
Lot 1, Block 1 OF  
VALWOOD PARK  
FARMERS BRANCH - PHASE TWO  
AS RECORDED IN  
VOLUME 10277, PAGE 2076  
OF THE  
PLAT BOOKS OF DALLAS COUNTY, TEXAS  
SITUATED IN THE  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

APRIL 1995  
REVISIONS APPROVED TO CITY COMMISSION 4/9/95  
3 LOTS

PREPARED BY  
**GOODWIN  
MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
800 Drop Street, Suite 100 Fort Worth, Texas 76102  
Metro 1-817-420-4373

OWNED/DEVELOPED BY  
**PARAGON GROUP**  
7557 Rambler Road, Suite 1300  
Dallas, Texas 75221  
(214) 891-2034

Lot 1, Block 1  
TWO VALWOOD PARK  
379,258 SF or 8.411 Ac

Lot 2, Block 1  
TWO VALWOOD PARK  
177,481 SF or 4.074 Ac

S.A. & M.O. RAILROAD COMPANY SURVEY.  
ABSTRACT No. 1418

SNBLAC DRIVE (R.O.W. VARIES)

DELGATE DRIVE  
(64' ROW)

SEWALK EASEMENT CURVILINEAR DATA

CLIQUE No.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C-1	14°50'50"	9100	24.10	N 87°32'03" W	8.30
C-2	29°47'27"	9100	53.51	N 14°47'38" E	3.00
C-3	29°30'28"	9100	47.80	N 87°01'08" W	2.00
C-4	30°02'28"	9100	52.96	N 14°04'30" E	5.00
C-5	29°48'26"	9100	49.38	N 87°58'58" W	17.00
C-6	29°05'08"	9100	52.78	N 57°41'09" E	5.00
C-7	30°03'08"	9100	48.78	N 43°31'47" E	5.00
C-8	29°40'07"	9100	52.50	N 87°01'08" W	92.78
C-9	29°32'10"	9100	47.94	N 00°33'04" E	92.80
C-10	30°14'42"	9100	53.32	N 87°32'41" W	5.00
C-11	14°56'42"	9100	24.26	N 13°41'09" W	5.00
C-12	14°56'45"	9100	26.35	N 07°58'58" E	17.00
C-13	30°14'42"	9100	49.00	N 13°41'09" W	3.00
C-14	29°32'10"	9100	52.07	N 87°01'08" E	2.00
C-15	29°40'07"	9100	48.16	N 00°33'04" E	83.00
C-16	30°03'08"	9100	52.54	N 87°01'08" W	3.00
C-17	29°05'08"	9100	47.21	N 57°41'09" E	87.72
C-18	29°48'26"	9100	52.54	N 87°01'08" W	3.00
C-19	30°02'28"	9100	48.78	N 87°01'08" W	52.02
C-20	29°30'28"	9100	52.02	N 87°01'08" W	48.35
C-21	29°47'27"	9100	48.35	N 87°01'08" W	26.17
C-22	14°50'50"	9100	26.17	N 87°01'08" W	26.17

FLOODPLAN NOTE

PROPERTY LIES WITHIN ZONE "C" AND ZONE "AH" AS DEFINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48074 0000C, DATED AUGUST 2, 1980 AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "C" IS DEFINED ON THIS MAP AS AN AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE 100 YEAR FLOOD BY LEVEE ONE OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

ZONE "AH" IS DEFINED ON THIS MAP AS A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD WITH FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF POONDING.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL THESE PRESENTS

That I, Joel S. Barton, do hereby certify that I prepared the plat from an actual and accurate survey made on the ground and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of the City of Farmers Branch Dallas County Texas

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_ 1995

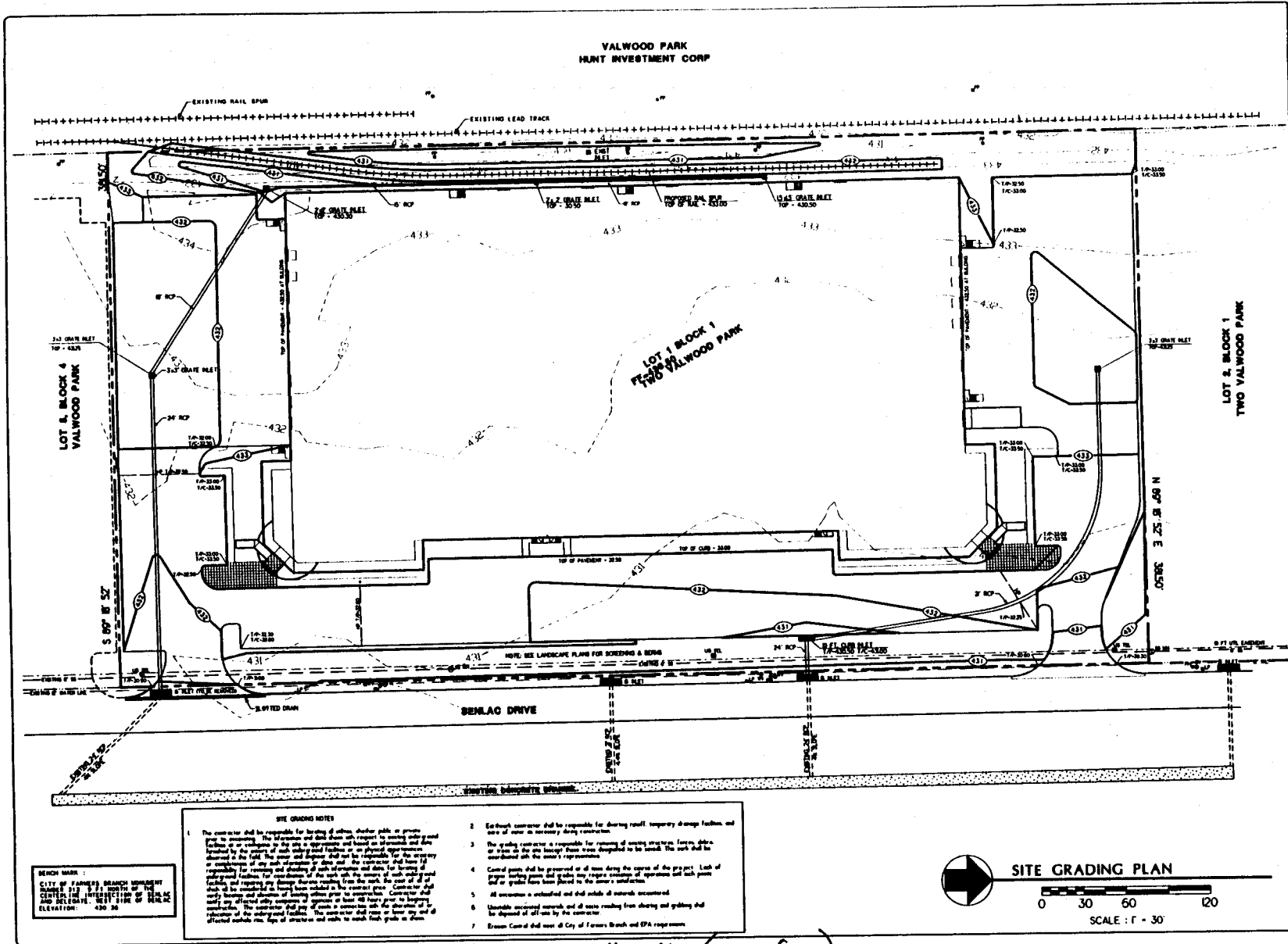
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Caddell & Marshall, Inc.  
8001 Bridge Street, Suite 100  
Fort Worth, Texas 76112  
Metro (817) 429-4373

SUBSCRIBED BEFORE ME a Notary Public for the State of Texas, County of Dallas, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_ 1995

My commission expires \_\_\_\_\_

45

EXHIBIT "B" (6 of 8)



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	12-20-05
2	ISSUED FOR PERMITS	12-20-05
3	ISSUED FOR PERMITS	12-20-05
4	ISSUED FOR PERMITS	12-20-05
5	ISSUED FOR PERMITS	12-20-05
6	ISSUED FOR PERMITS	12-20-05
7	ISSUED FOR PERMITS	12-20-05
8	ISSUED FOR PERMITS	12-20-05
9	ISSUED FOR PERMITS	12-20-05
10	ISSUED FOR PERMITS	12-20-05



PARAGON GROUP



GOODWIN & MARSHALL  
 ENGINEERS, ARCHITECTS & SURVEYORS  
 1000 WEST WILSON AVENUE, SUITE 100  
 FARMERS BRANCH, TEXAS 75042  
 PHONE: (972) 424-4373



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	12-20-05
2	ISSUED FOR PERMITS	12-20-05
3	ISSUED FOR PERMITS	12-20-05
4	ISSUED FOR PERMITS	12-20-05
5	ISSUED FOR PERMITS	12-20-05
6	ISSUED FOR PERMITS	12-20-05
7	ISSUED FOR PERMITS	12-20-05
8	ISSUED FOR PERMITS	12-20-05
9	ISSUED FOR PERMITS	12-20-05
10	ISSUED FOR PERMITS	12-20-05

- SITE GRADING NOTES**
- The contractor shall be responsible for locating all other, whether public or private, utility structures. The information shall show with respect to existing utility structures, including but not limited to, gas, water, sewer, and electric lines, and shall be furnished to the contractor by the owner. The contractor shall be responsible for the accuracy and completeness of any such information and shall be responsible for the accuracy and completeness of any such information and shall be responsible for the accuracy and completeness of any such information and shall be responsible for the accuracy and completeness of any such information.
  - Even though the contractor shall be responsible for locating all other, whether public or private, utility structures, the contractor shall be responsible for the accuracy and completeness of any such information and shall be responsible for the accuracy and completeness of any such information.
  - The grading contractor is responsible for removing all existing structures, fences, debris, or items on the site before they are disturbed or to be used. The work shall be coordinated with the owner's representatives.
  - Control points shall be provided or set during the course of the project. Each of these control points shall be clearly marked and shall be clearly visible to the contractor and shall be clearly visible to the contractor and shall be clearly visible to the contractor.
  - All excavations shall be shored and all outside of excavations shall be shored and all outside of excavations shall be shored and all outside of excavations shall be shored.
  - Unusable excavated materials and all waste resulting from clearing and grading shall be disposed of off-site by the contractor.
  - Erosion Control shall meet all City of Farmers Branch and EPA requirements.

BENCH MARK:  
 CITY OF FARMERS BRANCH NEIGHBORHOOD  
 CENTER PILE 10' TO CENTER OF THE  
 CENTER BENCH MARK OF SENLAG  
 AND BELLEVUE, WEST SIDE OF SENLAG  
 ELEVATION: 430.36

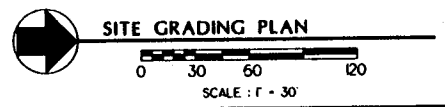
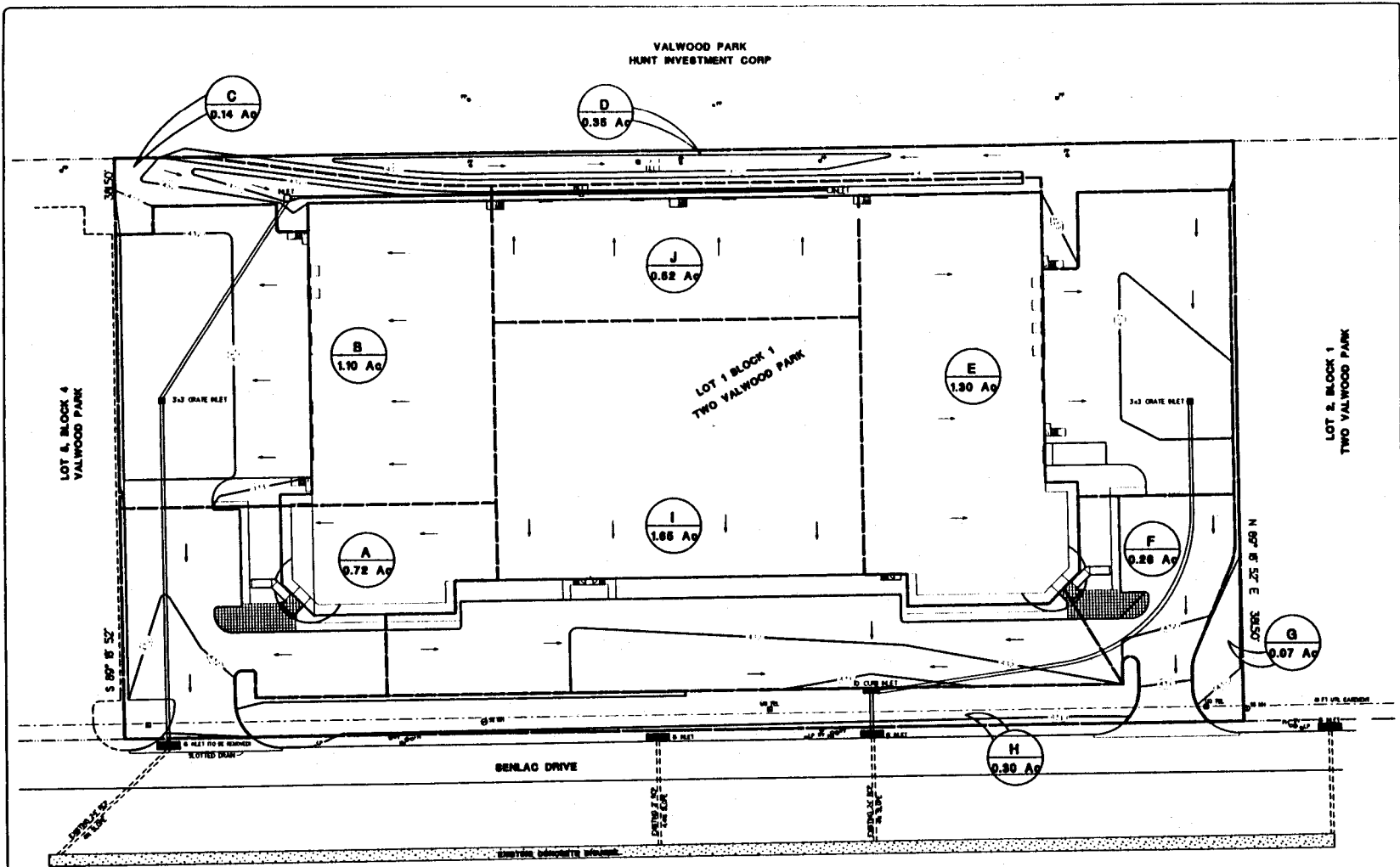


EXHIBIT "B" (7 of 8)

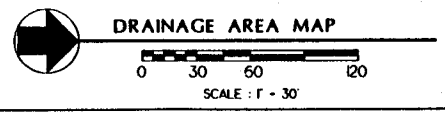
AK

NO.	REVISION	DATE
1	ISSUED BY	2/2/95
2	BY	
3		
4		
5		
6		
7		
8		
9		
10		



HYDRAULIC CALCULATIONS

SUB-AREA	AREA (Acres)	C	T <sub>c</sub> (Min)	1-100 (1.47hr)	1-10 (1.2hr)	0-100 (1.1hr)	0-10 (1.0hr)	COMMENTS
A	0.72	0.90	10	8.74	6.36	5.7	4.1	INTO SEWAC
B	1.10	0.90	10	8.74	6.36	5.7	6.3	INTO 24" RCP
C	0.14	0.35	10	8.74	6.36	0.4	0.5	INTO 18" RCP
D	0.36	0.35	10	8.74	6.36	1.1	0.8	EXISTING DROP INLET
E	1.30	0.90	10	8.74	6.36	10.2	7.4	INTO 24" RCP
F	0.28	0.90	10	8.74	6.36	2.0	1.5	INTO SEWAC DRIVE
G	0.07	0.35	10	8.74	6.36	0.2	0.2	INTO SEWAC DRIVE
H	0.30	0.35	10	8.74	6.36	0.9	0.7	INTO SEWAC DRIVE
I	1.66	0.90	10	8.74	6.36	13.0	9.4	10 FT CURB INLET
J	0.52	0.90	10	8.74	6.36	4.1	3.0	INTO 15" RCP



PARAGON GROUP



GOODWIN & MARSHALL  
 CIVIL ENGINEERS  
 1000 W. 15th St., Suite 200  
 Oklahoma City, Oklahoma 73102  
 Phone: (405) 233-4273



DATE	BY	CHKD
2/2/95	RM	RM

4L

EXHIBIT "B" (8 of 8)

05-17-95 02:02PM FROM BALCONES RECYCLING TO 8912076

P002



**BALCONES RECYCLING**  
 4653 LESTON, SUITE 727  
 P.O. BOX 580426  
 DALLAS, TEXAS 75356  
 214-638-2471  
 214-634-0545 FAX

**BALCONES RECYCLING, INC.**  
**MATERIAL FLOW**

Over the course of the past 19 years, Balcones Recycling Inc. has established a viable paper recycling business. We are the largest high-grade paper recycler in the Southwest. Our approach to recycling has allowed us to establish and maintain long-term relationships with some of the largest commercial printers and corporations in the Dallas/Ft. Worth Metroplex. Our methods of operation carry the reputation of being the most efficient in the industry.

**SOURCE**

Balcones Recycling offers full scale paper recycling programs. Our efforts are concentrated on commercial printers, multi-tenant office buildings, and large corporations. Our list of services include overall program organization, establish method of collection, training for all participants, and transportation of collected material to the processing center. We implement these services in a variety of environments in order to source secondary fiber to be processed in our plant.

**RECEIVING/ACCOUNTING**

Once the material has been collected it is delivered in one of several ways. Material is delivered by a Balcones vehicle ((4) hob-tail truck, (2) semi-truck and trailer, (1) roll-off truck, (1) container carrier, or (1) front-end load truck) or by trucks of similar nature belonging to either a customer or hauling company. Receipt of all material is recorded with the use of certified truck, forklift, and floor scales. The weighing process is vital to our operation. All customers are compensated for the material that is collected from their facility. Various grades of paper are purchased at various rates depending on their pulp value to the end user (the paper mill). At the end of each month all account activity related to each customer is summarized and a check is cut for the appropriate amount. Every customer receives a statement printed monthly listing grades of paper, dates of pick up, purchase prices, and totals along with a check.

**PROCESSING**

After receipt of material is recorded, the secondary fiber is then staged according to grade of paper. When enough material is staged processing begins. Depending on the purity of the grade of paper determines how much sorting is required, some grades of paper are mixed and require sorting to attain the greatest amount of value from that particular material. Material is sorted on a conveyor, where a positive or a negative sort may occur. Grades of paper are separated and all out-throws are removed. Each month approximately 4,000 tons of material passes through our facility, less than 2% of all material received is considered an out-throw and subsequently sent to the landfill. As material is being sorted it is transported by conveyor to a hydraulic baler. We use a combination of double ram and single ram balers, all of which are capable of producing a 1200 to 1600 lb. bale of product. The bales are considered our finished product.

We also have a shredding machine that allows us perform confidential document destruction. This machine shreds paper into 5/8 inch strips and deposits the shredded material into a small single ram baler. The finished bales from this process are also considered mill-ready.

EXHIBIT "C"  
 (1 OF 2)

4M

Throughout our processing efforts we incorporate the use of 5 propane gas fueled fork trucks. Some of these units are equipped with scales, rotators, and or other attachments. The size of these units varies from 3 to 10 ton capacity.

Because of our ongoing need for security related to fulfillment of our contracts, we require a facility that is totally enclosed. We also maintain security through the use of a closed circuit television recording system that monitors all entrances and exits of our building.

### SHIPPING

Bales from all areas of our operation are stored according to grade in our inventory staging area. When a complete trailer or railcar load of a particular grade is collected, a sale of that material is arranged. All bales are weighed and recorded during the shipping process. A bill of lading accompanies each load of material that is shipped out of our facility and from that bill of lading an invoice is generated and sent to the respective mill. We supply our finished product to paper and pulp mills worldwide. Our product is renown for its purity and adherence to grade specifications, therefore we are awarded a premium price for our products.

EXHIBIT "C"  
(2 OF 2)