



City of Mesquite, Texas

Minutes - Final City Council

Monday, May 3, 2021

5:15 PM

City Hall | Council Chamber
757 N. Galloway Avenue | Mesquite, Texas

Present: Mayor Bruce Archer and Councilmembers Robert Miklos, Dan Aleman, Tandy Boroughs and B. W. Smith, City Manager Cliff Keheley and City Secretary Sonja Land.

Absent: Councilmembers Kenny Green and Sherry Wisdom.

PRE-MEETING - TRAINING ROOMS A&B - 5:15 P.M.

AGENDA REVIEW

EXECUTIVE SESSION - COUNCIL CONFERENCE ROOM - 5:34 P.M.

Mayor Archer announced that the City Council would meet in Executive Session pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with its attorney related to pending or contemplated litigation; a settlement offer; and issues in which there exists a duty of the City Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas (Item No. 21); whereupon, the City Council proceeded to meet in the Executive Conference Room. After the closed meeting ended at 5:50 p.m., the City Council reconvened in Open Session.

No executive action was necessary.

CITY COUNCIL/STAFF WORK SESSION - CITY COUNCIL CHAMBER - 6:47 P.M.

- 1 Receive financial statement for the period covering October 1, 2020, through March 31, 2021.

Cindy Smith, Director of Finance, presented the financial statement for the period covering October 1, 2020, through March 31, 2021.

The work session ended at 7:02 p.m.

REGULAR CITY COUNCIL MEETING - CITY COUNCIL CHAMBER - 7:02 P.M.

INVOCATION

Nathaniel Rainey, Pastor, Jireh's Tabernacle Worship Center, Mesquite, Texas.

PLEDGE OF ALLEGIANCE

Board Officers of the Mesquite Ministerial Alliance.

PRESENTATIONS

- 2 Receive video presentation recognizing Real. Texas. Service. Champions.

City Manager Cliff Keheley stated that the Real. Texas. Service. Champions program was created as an opportunity for employees to be recognized for their service to the organization and Mesquite community. Due to public health guidelines, the traditional public presentation will not be held. The employees were presented their honors in a private and safe ceremony last week. A brief video was shown describing each employee's contributions to the City of Mesquite. The following employees were honored: Thalia Guaida, Finance Department; Dennis Arnold, Police Department; Lesley Frohberg, Planning and Development Services; and Rocky King, Public Works Department.

SPECIAL ANNOUNCEMENTS

1. Mr. Aleman invited citizens to attend the National Day of Prayer "Annual Prayer Breakfast," hosted by the Mesquite Ministerial Alliance, on Thursday, May 6, 2021, at 7:00 a.m., at Family Cathedral, 790 Windbell Circle. The breakfast is free and open to the public. Anyone interested in attending can RSVP to info@ccharvest.org.
2. Mr. Aleman wished all mothers a "Happy Mother's Day."
3. Mr. Aleman commended Roy Long, School Resource Officer at Berry Middle School, for organizing approximately 70 middle school students who participated in the recent Trash Bash event, sponsored by Keep Mesquite Beautiful, Inc., and encouraging the students' involvement with crime stoppers.
4. Mr. Aleman invited residents to attend a Ridge Ranch Neighborhood Meeting on Saturday, May 15, 2021, at 5:00 p.m., in the community pool area.
5. Mr. Smith expressed appreciation to the Mesquite Police Department (MPD) for hosting the "National Prescription Drug Take-Back Day" on Saturday, April 24, 2021. MPD collected 13 large boxes of unwanted prescription drugs, weighing nearly 250 pounds. He thanked all residents that participated in this event.
6. Mr. Boroughs thanked the Keep Mesquite Beautiful, Inc., staff, Board of Directors and all volunteers who participated in the recent Trash Bash event. More than 300 volunteers collected over 180 trash bags, containing nearly 4,000 pounds of litter from 19 locations throughout the City, including parks, neighborhoods and retail shopping areas. The next Trash Bash event will take place on September 25, 2021.
7. Mr. Boroughs stated that he, Mr. Miklos, Mr. Smith and Mr. Aleman organized groups to participate in the Trash Bash event and thanked the Councilmembers for their efforts.
8. Mr. Miklos thanked the Public Works Department staff for the recent completion of the Palos Verdes Lake Dam Project. After the construction was completed, they oversaw the successful re-stocking of aquatic wildlife into the lake including 5,000 new fish.
9. Mr. Miklos stated that the Parks and Recreation Department have partnered with the Hispanic Forum of Mesquite to broadcast a live virtual Cinco de Mayo event on Wednesday, May 5, 2021, at 2:00 p.m. This event will be televised on the City's Facebook page, YouTube channel and website. He encouraged citizens to tune in for this event.
10. Mr. Miklos stated that country music legend Dwight Yoakam is coming to the Mesquite Arena on Saturday, May 29, 2021, with a concert beginning at 9:00 p.m. For more details or to purchase tickets, visit www.visitmesquitetx.com/events.

11. Mayor Archer stated that last week was difficult for the Mesquite Police Department (MPD). While assisting the Balch Springs Police Department during a pursuit of multiple aggravated robbery suspects, MPD K-9 Officer Kozmo was killed. He asked that citizens keep the MPD in their prayers as they grieve the loss of one of their officers. Details regarding a memorial service for Kozmo will be announced in the near future. Mayor Archer stated that when Kozmo was returned to the MPD last week, many law enforcement officers and K-9 units from neighboring agencies were there to support the MPD and honor Kozmo. Mayor Archer asked for a moment of silence in honor of Kozmo.

12. Mayor Archer also asked that citizens keep the two young individuals who lost their lives last week and their families in their prayers.

13. Mayor Archer asked residents, parents, business owners, corporate partners, churches, non-profit organizations, civic leaders and educators to help teens who want or need a summer job to find one. A more employed city is a safer city.

CITIZENS FORUM

Wayne Tywater, 3826 O'Hare Drive, expressed concerns regarding a retaining wall at Motley Drive and Gus Thomasson Road. He thanked City Manager Cliff Keheley and Jennifer Vidler for their help in getting this issue resolved.

CONSENT AGENDA

Approval of the Consent Agenda

Mr. Aleman moved to approve the items on the Consent Agenda, as follows. Motion was seconded by Mr. Miklos and approved unanimously.

- 3** Minutes of the regular City Council meeting held April 19, 2021.

Approved on the Consent Agenda.

- 4** An ordinance approving a Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Fourteen, City of Mesquite, Texas (Alcott Logistics Station); establishing a tax increment for the zone, and making a finding regarding feasibility.

Approved on the Consent Agenda.

Ordinance No. 4857, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF MESQUITE, TEXAS (ALCOTT LOGISTICS STATION); ESTABLISHING A TAX INCREMENT FOR THE ZONE; MAKING A FINDING REGARDING FEASIBILITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF. (Ordinance No. 4857 recorded in Ordinance Book No. 123.)

- 5** An emergency measure ordinance of the City of Mesquite, Texas, authorized pursuant to Mesquite City Charter; continuing the Mayor's Declaration of Local State of Disaster for Public Health Emergency related to COVID-19 issued on March 23, 2020, and as further continued and authorized by prior ordinances; confirming the continued activation of the City's emergency management plans; adopting and approving certain rules and orders to protect the health and safety of persons in the City and to help abate the public health emergency;

authorizing the City Manager or his designee to make certain decisions and to take necessary actions to meet City objectives to have City government remain functional while providing essential governmental services during this rapidly changing environment created by the public health emergency; making it an offense to fail to comply with state, local, or interjurisdictional emergency management plan or any rule, order, or ordinance adopted under the plan and providing a penalty in an amount not to exceed one thousand dollars (\$1,000.00) for each offense.

Approved on the Consent Agenda.

Ordinance No. 4858, AN EMERGENCY MEASURE ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AUTHORIZED PURSUANT TO MESQUITE CITY CHARTER, ARTICLE IV, SECTION 18 AND SECTION 19; CONTINUING THE MAYOR'S DECLARATION OF LOCAL STATE OF DISASTER FOR PUBLIC HEALTH EMERGENCY RELATED TO COVID-19 ISSUED ON MARCH 23, 2020, AND AS FURTHER CONTINUED AND AUTHORIZED BY THE FOLLOWING 2020 ORDINANCES, ORDINANCE NO. 4773, NO. 4781, NO. 4784, NO. 4793, NO. 4804, AND NO. 4822; AND 2021 ORDINANCE NO. 4836, AND NO. 4844; CONFIRMING THE CONTINUED ACTIVATION OF THE CITY'S EMERGENCY MANAGEMENT PLANS; ADOPTING AND APPROVING CERTAIN RULES AND ORDERS TO PROTECT THE HEALTH AND SAFETY OF PERSONS IN THE CITY AND TO HELP ABATE THE PUBLIC HEALTH EMERGENCY; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO MAKE CERTAIN DECISIONS AND TO TAKE NECESSARY ACTIONS TO MEET CITY OBJECTIVES TO HAVE CITY GOVERNMENT REMAIN FUNCTIONAL WHILE PROVIDING ESSENTIAL GOVERNMENTAL SERVICES DURING THIS RAPIDLY CHANGING ENVIRONMENT CREATED BY THE PUBLIC HEALTH EMERGENCY; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; MAKING IT AN OFFENSE TO FAIL TO COMPLY WITH A STATE, LOCAL, OR INTERJURISDICTIONAL EMERGENCY MANAGEMENT PLAN OR ANY RULE, ORDER, OR ORDINANCE ADOPTED UNDER THE PLAN AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EFFECTIVE DATE; AND DECLARING AN EXPIRATION DATE. (Ordinance No. 4858 recorded in Ordinance Book No. 123.)

6

A resolution authorizing the acceptance of the Dallas County New Directions in Public Safety Grant in an amount not to exceed \$1,045,000.00, authorizing the City Manager to execute the required Interlocal Agreement with Dallas County on behalf of the City of Mesquite and authorizing the City Manager as the authorized official to manage, reject, alter, or terminate the grant on behalf of the City.

Approved on the Consent Agenda.

Resolution No. 23-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ACCEPTANCE OF THE DALLAS COUNTY NEW DIRECTIONS IN PUBLIC SAFETY GRANT IN AN AMOUNT NOT TO EXCEED \$1,045,000; AUTHORIZING THE CITY MANAGER TO EXECUTE THE REQUIRED INTERLOCAL AGREEMENT WITH DALLAS COUNTY ON BEHALF OF THE CITY OF MESQUITE; AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO MANAGE, REJECT, ALTER, OR TERMINATE THE GRANT ON BEHALF OF THE CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Resolution No. 23-2021 recorded in Resolution Book No. 62.)

- 7 A resolution ratifying the City Manager's execution of the revision and restatement to the City of Mesquite's 457(b) Deferred Compensation Plan with Lincoln Financial Group as required by the Internal Revenue Service.

Approved on the Consent Agenda.

Resolution No. 24-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, RATIFYING THE CITY MANAGER'S EXECUTION OF THE REVISION AND RESTATEMENT TO THE CITY OF MESQUITE'S 457(b) DEFERRED COMPENSATION PLAN WITH LINCOLN FINANCIAL GROUP AS REQUIRED BY THE INTERNAL REVENUE SERVICE. (Resolution No. 24-2021 recorded in Resolution Book No. 62.)

- 8 A resolution finding that Oncor Electric Delivery Company LLC's application for approval to amend its Distribution Cost Recovery Factor to increase distribution rates within the City should be denied; authorizing participation with Oncor Cities Steering Committee, authorizing the hiring of legal counsel and consulting services, finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; and requiring notice of this resolution to the Company and legal counsel.

Approved on the Consent Agenda.

Resolution No. 25-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH ONCOR CITIES STEERING COMMITTEE; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL. (Resolution No. 25-2021 recorded in Resolution Book No. 62.)

- 9 RFP No. 2021-079 - Sale of 2800 Mesquite Valley Road, Mesquite, Texas for Single Family Development.
(Staff recommends acceptance of the Taylor-Duncan Interests, LLC, proposal for the sale of 2800 Mesquite Valley Road in the amount of \$271,000.00 for a single-family development and authorize the City Manager to execute the Contract for Sale and all necessary closing documents.)

Approved on the Consent Agenda.

- 10 RFP No. 2021-081 - Annual Contract for Temporary Personnel Services for Solid Waste and Streets.
(Authorize the City Manager to finalize and execute a contract with A & Associates, Inc., in the amount not to exceed \$280,000.00. The term of this contract is for one year, with four additional one-year renewal options. The City Manager is authorized to exercise the renewal options subject to annual appropriation of sufficient funds.)

Approved on the Consent Agenda.

- 11 Bid No. 2021-087 - Energy Savings Performance Contracts.
(Authorize the City Manager to finalize and execute a contract with Ameresco Inc., through The Interlocal Purchasing System (TIPS) Contract No. 170103, for the installation of a water metering advanced metering infrastructure system in the amount of \$33,755,704.00.)

Approved on the Consent Agenda.

- 12 Bid No. 2021-090 - Purchase of Three (3) Solid Waste Trucks.
(Staff recommends award to Texas Kenworth Co. dba MHC Kenworth in Dallas, Texas, through BuyBoard Contract No. 601-19, in the amount of \$553,379.10.)

Approved on the Consent Agenda.

- 13 Authorize the City Manager to finalize and execute a contract with H.W. Lochner, Inc., for the engineering and design of a box hangar at the Mesquite Metro Airport in the amount of \$262,760.00.

Approved on the Consent Agenda.

- 14 Ratify Change Order No. 1 to Bid No. 2020-012, Kaufman County Large Diameter Transmission Water Main Project, with S.J. Louis Construction of Texas, LTD, for additional services in the amount of \$97,575.00.

Approved on the Consent Agenda.

- 15 Confirm the City Manager appointment of David Faaborg as Interim Police Chief for the City of Mesquite, effective March 27, 2021.

Approved on the Consent Agenda.

- 16 Approve the form of a Maintenance Agreement with the Homeowner's Association (the "HOA") and HC Solterra, LLC regarding the maintenance of public improvements or land owned by the City, specifying the standards of maintenance to include irrigation, and requiring an HOA funded reserve account, in accordance with the Solterra Development Agreement, as amended, and authorizing the City Manager to execute and administer the Maintenance Agreement on behalf of the City prior to the City issuing special revenue assessment bonds for each phase of the development.

Approved on the Consent Agenda.**RECEIPT OF RESIGNATION**

- 17 Receive resignation from Michael Garvey as a regular member of the Mesquite Housing Board.

Mr. Miklos moved to accept the resignation of Michael Garvey as a regular member of the Mesquite Housing Board. Motion was seconded by Mr. Boroughs and approved unanimously.

- 18 Receive resignation from Kenneth Burris as a member of the Parks and Recreation Advisory Board and Tree Board.
- Mr. Miklos moved to accept the resignation of Kenneth Burris as a member of the Parks and Recreation Advisory Board and Tree Board. Motion was seconded by Mr. Aleman and approved unanimously.**

APPOINTMENTS TO BOARDS AND COMMISSIONS

- 19 Consider appointment of one regular member to the Parks and Recreation Advisory Board and Tree Board for a term to expire October 21, 2022.
- Mr. Miklos moved to change the appointment of Kendrick Blanton from an alternate member to a regular member to the Parks and Recreation Advisory Board and Tree Board for a term to expire October 21, 2022, and to appoint Lara Nix as an alternate member for a term to expire October 21, 2021. Motion was seconded by Mr. Boroughs and approved unanimously.**
- 20 Consider appointment of one member to the Mesquite Quality of Life Corporation Board of Directors for a term to expire August 19, 2021.
- Mr. Aleman moved to appoint Lisa Theriot as a member to the Mesquite Quality of Life Corporation Board of Directors for a term to expire August 19, 2021. Motion was seconded by Mr. Boroughs and approved unanimously.**

PUBLIC HEARINGS

- 21 Conduct a public hearing for Zoning Application No. Z0321-0183, submitted by Paula Najera, for a change of zoning from General Retail to Commercial with a Conditional Use Permit to allow a Paraphernalia Shop with a modification to allow a paraphernalia shop to be less than 500 feet from a residential zoning district, located at 1925 Towne Centre Drive.
- (No responses in favor and two in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial.)
- A public hearing was held for Zoning Application No. Z0321-0183.**
- Jeff Armstrong, Director of Planning and Development Services, stated that the applicant is requesting a change of zoning from General Retail to Commercial with a Conditional Use Permit (CUP) for Suite No. 104 to allow a paraphernalia shop and a modification to the 500-foot separation requirement from a residential development. Ordinance No. 4839 requires a business that sells smoking paraphernalia to be located in a commercial or industrial zoning district and to obtain a CUP. The ordinance also requires a 500-foot separation from residential zoning districts, public/private schools and places of worship. The applicant is requesting a 212-foot reduction of the required 500-foot separation requirement from residential zoning districts, resulting in a 288-foot separation.**
- Mr. Armstrong stated that the business, Bubba's Glasswerks, is a retail store that sells tobacco, tobacco accessories and smoking paraphernalia. He stated that the applicant currently has a Certificate of Occupancy for the retail sale of tobacco products and accessories. He stated that the Planning and Zoning Commission recommended denial of the zoning change to Commercial and denial of the CUP to allow a paraphernalia shop.**

The applicant was not present.

Mr. Miklos stated that Applicant Paula Najera is the Managing Member of Bubba's Glasswerks and is the Managing Member of JXM Enterprise, LLC, which operates Bubba's Glasswerks. Ms. Najera was convicted on February 18, 2020, of Conspiracy to Possess With Intent to Distribute a Scheduled Controlled Substance in Case 3:19-CR-00098, which is a felony under federal law, in the United States District Court for the Northern District of Texas. According to the police report, the trafficking of marijuana was taking place inside this location. As part of the plea agreement accepted by Ms. Najera, large sums of money in accounts owned by JXM Enterprise, LLC, were forfeited to the government as part of the conviction. Ms. Najera is also currently under three years felony probation for pleading guilty for selling narcotics at this location. Mr. Miklos requested the police report, limited liability corporation records, pleading guilty to a federal drug felony and the plea agreement be placed in the official record as part of the public hearing. (See attached Exhibit 1.)

No others appeared regarding the proposed application.

Mr. Miklos moved to deny Zoning Application No. Z0321-0183. Motion was seconded by Mr. Boroughs and approved unanimously.

22

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Agreement (Chapter 380 Agreement) with Northridge Partners LLC, for the major renovation and redevelopment of the property located at 1805 North Galloway Avenue, in the City of Mesquite, Texas, and authorizing the City Manager to administer the agreement on behalf of the City.

A public hearing was held to consider a Chapter 380 agreement with Northridge Partners, LLC, for the major renovation and redevelopment of the property located at 1805 North Galloway Avenue, Mesquite, Texas.

Cliff Keheley, City Manager, stated that one of the City Council's priorities is the revitalization of aging shopping centers. Northridge Shopping Center was constructed in the 1960's and served as the primary retail center for the surrounding neighborhood. CenterPoint Commercial Properties recently purchased the shopping center with plans to renovate the center and proposes to invest approximately \$650,000.00 in improvements which would include façade improvements, new tenant signage, roof repairs and storefront renovations. The proposed economic development agreement would rebate 100 percent of the property and sales tax generated by the retail businesses at the center for a term of 10 years. The City will grant the developer \$100,000.00 for façade and signage improvements. The total incentive will be capped at \$450,000.00 over the 10-year period.

Mark Cohen, representing CenterPoint Commercial Properties, stated that they purchased the Northridge Shopping Center on March 20, 2020. The redevelopment plan includes façade improvements, exterior electrical upgrades, signage updates and roof replacement. Mr. Cohen stated that they will update and maintain the existing pole signage. The engineering plans are complete and

ready to be submitted for permits with a planned construction start date of late June 2021.

No others appeared regarding the proposed Chapter 380 agreement.

Mr. Boroughs moved to approve Resolution No. 26-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN ECONOMIC DEVELOPMENT PROGRAM CHAPTER 380 AGREEMENT (“AGREEMENT”) WITH NORTHRIDGE PARTNERS LLC, FOR THE MAJOR RENOVATION AND REDEVELOPMENT OF THE PROPERTY LOCATED AT 1805 NORTH GALLOWAY AVENUE, IN THE CITY OF MESQUITE, TEXAS; AND AUTHORIZING THE CITY MANAGER TO ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 26-2021 recorded in Resolution Book No. 62.)

23

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City, authorizing the City Manager to finalize and execute an Economic Development Program Agreement (Chapter 380 Agreement) for such purposes with Notain Realty (Mesquite Airport Logistics Center) Limited Partnership, for the major development of property located at 4180 and 1262 East Scyene Road, in the City of Mesquite, Texas, and the sale of a portion and option to purchase the remainder of approximately 50 acres of City-owned property for development located at 1900 Airport Boulevard, and authorizing the City Manager to administer the agreement on behalf of the City.

A public hearing was held to consider a Chapter 380 agreement with Notain Realty (Mesquite Airport Logistics Center) Limited Partnership, for the major development of property located at 4180 and 1262 East Scyene Road, Mesquite, Texas.

Cliff Keheley, City Manager, stated that Dalfen Industrial recently completed two distribution facilities on Kearney Street called the East Dallas Logistics Center. Dalfen is proposing a new development consisting of two buildings located west of the Mesquite Metro Airport (MMA). Due to a high transmission gas line that bisects the property, Dalfen is seeking to purchase a 15-acre portion of City-owned property directly to the south of their property to maximize the development of their project. This property was purchased by the City several years ago for the purpose of attracting development adjacent to the MMA. The developer’s obligation includes constructing the buildings as identified in the concept plan, reconstructing a portion of Airport Boulevard to allow access to each of the two buildings and increasing the height of a weather radar device located at the MMA. The City will rebate the impact fees associated with the development as each building is constructed, granting the cost of the 15-acre portion of City property needed by the developer and provide the developer the opportunity to purchase the remainder of the City’s property to construct an additional building. The developer has agreed to begin construction by March 2022 and complete construction by 2024.

Tyler McElroy, representing Dalfen Industrial, stated that Phase 1 of the project

consists of two industrial buildings containing 378,000 square feet and 625,000 square feet of Class A industrial space. Dalfen has received multiple full building requests from tenants for both of the proposed buildings.

No others appeared regarding the proposed Chapter 380 agreement.

Mr. Aleman moved to approve Resolution No. 27-2021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY OF MESQUITE; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT (CHAPTER 380 AGREEMENT) FOR SUCH PURPOSES WITH NOTAIN REALTY (MESQUITE AIRPORT LOGISTICS CENTER) LIMITED PARTNERSHIP, FOR THE DEVELOPMENT OF APPROXIMATELY 38.138 ACRES OF REAL PROPERTY LOCATED AT 4180 AND 1262 EAST SCYENE ROAD IN THE CITY AND THE SALE OF A PORTION AND OPTION TO PURCHASE THE REMAINDER OF APPROXIMATELY 50 ACRES OF CITY-OWNED PROPERTY FOR DEVELOPMENT LOCATED AT 1900 AIRPORT BOULEVARD IN THE CITY; AND AUTHORIZING THE CITY MANAGER TO ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 27-2021 recorded in Resolution Book No. 62.)

24

Conduct a public hearing for Zoning Text Amendment No. 2021-02, amending the Mesquite Zoning Ordinance, as previously amended, by making certain additions and deletions to sections contained in Parts 3 and 6 pertaining to the creation of Mobile Food Unit Parks as a regulated permitted land use in certain districts; and amending Chapter 8 of the Mesquite City Code, as previously amended, by repealing and replacing Article VIII to be titled "FOOD AND FOOD ESTABLISHMENTS," providing for general updates and adopting the TEXAS FOOD ESTABLISHMENT RULES ("TFER") 2015 EDITION and local amendments thereto, and providing additional updates to the operation and permitting of Mobile Food Units within the City, including Food Trucks and Food Trailers; and amending APPENDIX D - COMPREHENSIVE FEE SCHEDULE, Article XII, thereby revising health, food and food establishment fees.

(This item was postponed at the April 19, 2021, City Council meeting. The Planning and Zoning Commission recommends approval of the zoning text amendment.)

A public hearing was held for Zoning Text Amendment No. 2021-02.

Jeff Armstrong, Director of Planning and Development Services, requested that this item be tabled. Staff will republish the notice as required and bring the item back to Council for consideration at a later date.

No one appeared regarding the proposed amendment.

Mr. Miklos moved to table consideration of Zoning Text Amendment No. 2021-02. Motion was seconded by Mr. Aleman and approved unanimously.

25

Conduct a public hearing and consider an ordinance for Zoning Application No. Z0321-0184, submitted by Richard Hanes, on behalf of Kodiak Capital Partners, LLC, for a change of zoning from Commercial with Military Parkway-Scyene Corridor Overlay to Planned Development - Industrial and removal of the Military Parkway-Scyene Corridor Overlay to allow an office and

warehouse/distribution with light manufacturing development, located at 1030 West Scyene Road.

(No responses in favor or in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

A public hearing was held for Zoning Application No. Z0321-0184.

Jeff Armstrong, Director of Planning and Development Services, stated that the applicant is requesting a change of zoning to Planned Development – Industrial and the elimination of the Military Parkway – Scyene Corridor Overlay District from the property. He stated that the applicant plans to relocate their security business, Security Brands, Inc., from Sunnyvale to this site, the former location of the Allenhurst Apartments, and to construct a 24,475-square-foot building to be used for office, warehousing and distribution.

Chris Brown, representing Kodiak Capital Partners, spoke in favor of the proposed application.

No others appeared regarding the proposed application.

Mr. Boroughs move to approve Zoning Application No. Z0321-0184, as recommended by the Planning and Zoning Commission, and to approve Ordinance No. 4859, AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM COMMERCIAL WITHIN THE MILITARY PARKWAY – SCYENE CORRIDOR OVERLAY DISTRICT TO PLANNED DEVELOPMENT – INDUSTRIAL ON PROPERTY LOCATED AT 1030 WEST SCYENE ROAD TO ALLOW FOR AN OFFICE AND WAREHOUSE / DISTRIBUTION DEVELOPMENT SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Smith and approved unanimously. (Ordinance No. 4859 recorded in Ordinance Book No. 123.)

26

Conduct a public hearing and consider an ordinance designating a contiguous geographic area consisting of approximately 1,920 acres of land generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr., Boulevard in the City of Mesquite, Dallas County, Texas, located within the Corporate Limits of the City of Mesquite, Texas, as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), describing the boundaries of the Zone, creating a Board of Directors for the Zone, establishing a tax increment fund for the Zone, containing findings related to the creation of the Zone, providing a date for the termination of the Zone and providing that the Zone take effect immediately upon passage of the ordinance.

A public hearing was held designating a contiguous geographic area consisting of approximately 1,920 acres of land generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr., Boulevard in the City of Mesquite, Dallas County, Texas, located within the Corporate Limits of the City of Mesquite, Texas, as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone

Number Fifteen, City of Mesquite, Texas (Solterra).

Ted Chinn, Assistant City Manager, stated that the Solterra Development Agreement with Huffines Communities requires the City to create a Public Improvement District (PID) and a Tax Increment Reinvestment Zone (TIRZ) to help finance approximately \$200 million in public improvements that are approved in the Project Plan. The City Council approved the creation of the Solterra PID at the April 5, 2021, City Council meeting. The proposed ordinance will create the TIRZ. The City's TIRZ participation rate will be 60 percent of the ad valorem property taxes levied and collected within the TIRZ over a term of 50 years. TIRZ revenues will be used to reduce property owner assessments used to pay off PID bond debt service and any excess TIRZ revenues will be applied to TIRZ project costs and will also help fund a portion of the reconstruction of Lawson Road. The total amount of reimbursement to the Developer for the authorized PID and TIRZ public improvement project costs from any revenue source, including PID bond proceeds, TIRZ revenues or assessment revenues is limited to no more than \$200,849,065.00.

Mr. Chinn stated that taxes would not increase due to the TIRZ. A base value was determined by the taxable value of real property within the TIRZ in January 2021. The increment, the proportion of incremental increase in real property tax revenue above the base year resulting from increases in taxable value of property, is captured for the TIRZ. The TIRZ funds are then spent for public improvements and development projects within the same geographic area that benefits the TIRZ. A feasibility analysis was completed which shows that there are sufficient revenues to facilitate the development. The net benefit to the City's General Fund over the 50-year term of the TIRZ is estimated at \$277 million with the TIRZ collecting \$416 million to construct the public improvements.

Mr. Chinn stated that the purpose of the public hearing is to allow any property owner located within the proposed TIRZ to speak for or against the creation of the TIRZ and to protest the inclusion of their property within the TIRZ.

The following persons spoke in opposition to the proposed TIRZ: (1) Steve Reyna, 1955 McKenzie Road, and (2) Belinda Allen, 2171 McKenzie Road.

Melinda Blair, 3800 Faithon P. Lucas, Sr., Boulevard, spoke in favor of the proposed TIRZ.

No others appeared regarding the creation of the Solterra TIRZ.

Mr. Miklos moved to keep the public hearing open and to postpone the consideration of an ordinance designating a contiguous geographic area consisting of approximately 1,920 acres of land generally located southwest of East Cartwright Road and both northwest and southeast of Faithon P. Lucas, Sr., Boulevard in the City of Mesquite, Dallas County, Texas, located within the Corporate Limits of the City of Mesquite, Texas, as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Fifteen, City of Mesquite, Texas (Solterra), describing the boundaries of the Zone, creating a Board of Directors for the Zone, establishing a tax increment fund for the Zone, containing findings related to the creation of the Zone, providing a date for the termination of the Zone and providing that the Zone take effect immediately upon passage of the ordinance to the June 7, 2021, City Council meeting. Motion was seconded by Mr. Aleman and approved unanimously.

27

Conduct a public hearing and consider a resolution approving the terms and conditions of a program to promote local economic development and stimulate business and commercial activity in the City; authorizing the City Manager to finalize and execute a Master Development Agreement and Chapter 380 Agreement between the City of Mesquite, Texas, and Alcott Logistics Partners, LP, and Alcott Logistics Station Tract D, LP, regarding the sale of a portion and options to purchase the remaining portions for development of approximately 75.01 acres of City-owned land generally located south of East Scyene Road and west of Faithon P. Lucas, Sr., Boulevard in the City and the granting of certain economic development incentives, said development to be a Master Planned Industrial Development with common amenities, design standards, and consistent with the operation of a Class A Industrial Business Park to be known as "Alcott Logistics Station"; authorizing the City Manager to take such actions and execute such documents as are necessary or advisable to consummate the transactions contemplated by the agreement; authorizing the City Manager to administer the agreement on behalf of the City; and providing a severability clause.

A public hearing was held to consider a Master Development Agreement and Chapter 380 Agreement with Alcott Logistics Partners, LP, and Alcott Logistics Station Tract D, LP, regarding the sale of a portion and options to purchase the remaining portions for development of approximately 75.01 acres of City-owned land generally located south of East Scyene Road and west of Faithon P. Lucas, Sr., Boulevard.

Ted Chinn, Assistant City Manager, stated that the City Council approved the creation of the Alcott Logistics Station Tax Increment Reinvestment Zone (TIRZ) at the April 5, 2021, City Council meeting and approved a Planned Development – Industrial zoning for the business park at the April 19, 2021, City Council meeting. The developer, Urban Logistics Realty, will initially construct three Class A industrial buildings and will acquire three tracts currently owned by the City. Through the TIRZ, the City will sell the property to the developer. The project includes the abandonment of 2,500 linear feet of East Glen Boulevard right-of-way and a new alignment of East Glen Boulevard connecting to Scyene Road. The City will convey the abandoned property to the developer as part of the agreement. The developer will be responsible for East Glen Boulevard improvements such as roadway reconstruction, water line, drainage improvements and Oncor utility relocation. The master development will have unified aesthetics and architectural standards through Planned Development zoning and will include public amenities such as a five-acre public park and connected trail system with an earthen berm buffer along Newsom Road. The developer will provide a detailed construction list to the City before park improvements are constructed.

Jason Nunely, representing Urban Logistics Realty, spoke in favor of the proposed agreement.

No others appeared regarding the proposed Master Development Agreement and Chapter 380 Agreement.

Mr. Aleman moved to approve Resolution No. 28-2021, the Master Development Agreement and Chapter 380 Agreement to include the revised Exhibit C, Description of Common Public Improvements, provided to the City Council during

the Pre-Meeting portion of the meeting, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROGRAM TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY; AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A MASTER DEVELOPMENT AGREEMENT AND CHAPTER 380 AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, ALCOTT LOGISTICS PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP (THE "DEVELOPER") AND ALCOTT LOGISTICS STATION TRACT D, LP, A DELAWARE LIMITED PARTNERSHIP (THE "TRACT D/CPI DEVELOPER") REGARDING:(I) THE DEVELOPMENT OF APPROXIMATELY 75.01 ACRES OF LAND OWNED BY THE CITY AND BEING GENERALLY LOCATED SOUTH OF E. SCYENE ROAD, WEST OF FAITHON P. LUCAS, SR., BOULEVARD, NORTH OF NEWSOM ROAD AND EAST OF CLAY MATHIS ROAD, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, (THE "PROPERTY"); (II) THE ACQUISITION BY THE TRACT D/CPI DEVELOPER OF APPROXIMATELY 32.34 ACRES OF THE PROPERTY; (III) THE GRANTING TO THE DEVELOPER OF OPTIONS TO PURCHASE AND DESIGNATE DEVELOPMENT ENTITIES TO TAKE TITLE TO AN APPROXIMATELY 17.37 ACRE TRACT AND AN APPROXIMATELY 18.01 ACRE TRACT LOCATED WITHIN THE PROPERTY; AND (IV) THE GRANTING TO THE DEVELOPER OF CERTAIN ECONOMIC DEVELOPMENT INCENTIVES, SAID DEVELOPMENT TO BE A MASTER PLANNED INDUSTRIAL DEVELOPMENT WITH COMMON AMENITIES, DESIGN STANDARDS, AND IN A MANNER CONSISTENT WITH THE OPERATION OF A CLASS A INDUSTRIAL BUSINESS PARK TO BE KNOWN AS "ALCOTT LOGISTICS STATION"; AUTHORIZING THE CITY MANAGER TO TAKE SUCH ACTIONS AND EXECUTE SUCH DOCUMENTS AS ARE NECESSARY OR ADVISABLE TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THE AGREEMENT; AUTHORIZING THE CITY MANAGER TO ADMINISTER THE AGREEMENT ON BEHALF OF THE CITY; AND PROVIDING A SEVERABILITY CLAUSE. Motion was seconded by Mr. Smith and approved unanimously. (Resolution No. 28-2021 recorded in Resolution Book No. 62.)

CONSIDERATION OF ORDINANCE AND RESOLUTION

28

Consider an ordinance providing for the abandonment of approximately 256,347 square feet of right-of-way of East Glen Boulevard located west of the intersection of Faithon P. Lucas, Sr., Boulevard, subject to reservation of an easement, for development of the Alcott Logistics Station Class A industrial business park and authorizing the City Manager to release the easement upon satisfaction of stated conditions.

Ted Chinn, Assistant City Manager, stated that the proposed ordinance will officially abandon a portion of the East Glen Boulevard right-of-way located west of Faithon P. Lucas, Sr., Boulevard. The requested abandonment is associated with a proposed realignment of East Glen Boulevard connecting to Scyene Road to allow industrial development on City-owned property and private property abutting to the east of City-owned property as part of a master planned Class A industrial park known as Alcott Logistics Station.

Mr. Aleman moved to approve Ordinance No. 4860, AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE ABANDONMENT OF APPROXIMATELY 256,347 SQUARE FEET OF RIGHT-OF-WAY OF EAST GLEN BOULEVARD LOCATED WEST OF THE INTERSECTION OF FAITHON P. LUCAS, SR., BOULEVARD, SUBJECT TO RESERVATION OF AN EASEMENT, FOR

DEVELOPMENT OF THE ALCOTT LOGISTICS STATION CLASS A INDUSTRIAL BUSINESS PARK; PROVIDING FOR A REPEALER CLAUSE; AUTHORIZING THE CITY MANAGER TO RELEASE THE EASEMENT UPON SATISFACTION OF STATED CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE. Motion was seconded by Mr. Smith and approved unanimously. (Ordinance No. 4860 recorded in Ordinance Book No. 123.)

29

Consider a resolution authorizing the City Manager to finalize and execute a reimbursement agreement between the City of Mesquite, Texas, Board of Directors of Reinvestment Zone Number Fourteen, City of Mesquite, Texas (Alcott Logistics Station) (the "TIRZ") and Alcott Logistics Station Tract D, LP, regarding the reimbursement of project costs for public improvements within the TIRZ.

Ted Chinn, Assistant City Manager, stated that the Alcott Logistics Station Tax Increment Reinvestment Zone (TIRZ) Board of Directors met earlier this evening. The Board adopted a Project Plan and Reinvestment Financing Plan for the TIRZ that will establish the City's TIRZ participation rate and approved a TIRZ Reimbursement Agreement between the Board, City and Alcott Logistics Station Tract D, LP. The proposed resolution authorizes the execution of the TIRZ Reimbursement Agreement whereby the TIRZ Board of Directors has agreed to dedicate an allocation of 50 percent of TIRZ revenues collected within the boundaries of the TIRZ to directly reimburse developers for eligible public improvement costs for a period of 30 years or until the amount of TIRZ increment generated from each developer's added improvements total a reimbursement cap. Alcott Logistics Station Tract D, LP, reimbursement's cap is \$9,300,000.00. Mr. Chinn stated that each subsequent developer that constructs public improvements within the TIRZ will enter into a similar TIRZ Reimbursement Agreement.

A brief recess was taken at 9:05 p.m.

The meeting resumed at 9:08 p.m.

Mr. Aleman moved to approve Resolution No. 29-2021, the Reimbursement Agreement to include the revised Exhibit C, Description of Common Public Improvements, provided to the City Council during the Pre-Meeting portion of the meeting, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO FINALIZE AND EXECUTE A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF MESQUITE, TEXAS (ALCOTT LOGISTICS STATION) (THE "TIRZ"), AND ALCOTT LOGISTICS STATION TRACT D, LP, REGARDING THE REIMBURSEMENT OF PROJECT COSTS FOR PUBLIC IMPROVEMENTS WITHIN THE TIRZ; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Motion was seconded by Mr. Boroughs and approved unanimously. (Resolution No. 29-2021 recorded in Resolution Book No. 62.)

ADJOURNMENT

Mr. Boroughs moved to adjourn the meeting. Motion was seconded by Mr. Smith and approved unanimously. The meeting adjourned at 9:10 p.m.

Attest:

Approved:

Sonja Land, City Secretary

Bruce Archer, Mayor

EXHIBIT 1 TO AGENDA ITEM NO. 21



Mesquite Police Department

Booking Sheet for Booking # 11130

Name #: 1365844
Name: NAJERA, PAULA ESMERALDA
Address: 12006 LAKE JUNE RD #23
 BALCH SPRINGS, TX 75180
Born: , GA



Personal Identification

Drivers Lic: [REDACTED]
Home Phone: (469)987-3147
Work Phone: () -

State: [REDACTED]
Local ID: [REDACTED]
Soc. Sec.: [REDACTED]

Physical Description

DOB: [REDACTED] (24 yrs)
Race: W
Sex: F
Hgt: 5'05"
Wgt: 125

Eyes: BRO
Glasses: C
Hair: BRO
Hair Style: CRSL
Beard: N
Complx: LBR
Build: MED
Ethnic: HIS

Assigned Housing:
Current Location:
Property Locker:

Booking Date: 15:53:03 01/16/19
Booked By: Gomez 1246

No Active Holds Located

Case #	Description	Billing Agency	CRT	Bail Amt	Bail Type	DSP	Scheduled Rel. Date
J. Wilson #1132 MPD	00001037: DRIVING WHILE LICENSE INVALID	MPD	MUN	\$0.00	BOND	JO	***.*** **/**/**
D. CHAUTIN 1002 (MPD)	35990009: MAN DEL CS PG 2 OR 2-A >=400G	MPD		\$0.00	BOND		***.*** **/**/**
D. CHAUTIN 1002 (MPD)	35620011: POSS MARLI >5LBS<=50LBS	MPD		\$0.00	BOND		***.*** **/**/**



Mesquite Police Department

Booking Sheet for Booking # 11138

Name #: 1352504

Name: MATAMORES VASQUEZ, CARLOS H

Address: 3812 SUMMER HILL DR
BALCH SPRINGS, TX 75180

Born: CORTEZ, HD



Personal Identification

Drivers Lic: [REDACTED]

State: [REDACTED]

Home Phone: (469)987-3156

Local ID: [REDACTED]

Work Phone: () -

Soc. Sec.: [REDACTED]

Physical Description

DOB: [REDACTED] (26 yrs)

Eyes: BRO

Complexn: LBR

Race: W

Glasses: N

Build: SLDR

Sex: M

Hair: BLK

Ethnic: HIS

Hgt: 5'11"

Hair Style: LONG

Wgt: 175

Beard: G

Assigned Housing:

Booking Date: 01:59:22 01/17/19

Current Location:

Booked By: Mansell 1138

Property Locker:

No Active Holds Located

Case #	Description	Billing Agency	CRT	Bail Amt	Bail Type	DSP	Scheduled Rel. Date
D. CHAUTIN 1002 (MPD)	35990009: MAN DEL CS PG 2 OR 2-A >=400G	MPD		\$0.00	BOND		**.*.*.* **/**/**
D. CHAUTIN 1002 (MPD)	35620011: POSS MARIJ >5LBS<=50LBS	MPD		\$0.00	BOND		**.*.*.* **/**/**



Mesquite Police Department
Incident Report: 19005405

Incident Summary

Incident Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS, 75150
Incident Type: INVESTIGATION **Received By:** Tomc 1225
Inc Occurred Start: 01/16/2019 14:31:35 **How Received:** OFCR INITIATED
Inc Occurred End: 01/16/2019 14:31:35 **Reporting Officer:** CHAUTIN 1002
Reported Date/Time: 01/16/2019 14:31:39 **Officer's Clearance:** ARREST, REPORT
BWC/In-Car Video: IN CAR AND BWC VIDEO AVAILABLE

Responding Officers: WILSON 1132, GREGSON 1034, NIELSEN 1052, CHAUTIN 1002, ODOM 931

Case Status: CBA BY INVESTIGATOR

Assigned Investigator: CHAUTIN 1002

Status Date: 10/02/2019

Date Assigned: 01/22/2019

Reported Offense(s):

TRC 521.457 - DRIVING WHILE LICENSE INVALID
HSC 481.121(B)(1) - POSS MARIJ <2OZ
HSC 481.113(E) - MAN DEL CS PG 2 OR 2-A >=400G
HSC 481.121(B)(4) - POSS MARIJ >5LBS<=50LBS
HSC 481.113(D) - MAN DEL CS PG 2 OR 2-A >=4G<400G

Complainant

Name: , **Name Number:**
Race: **Sex:** **DOB:** **/**/**** (0) **SSN:**
Height: **Weight:** lbs **Eye Color:** **Hair Color:**
DL State: **DL#:** **SID:** **FBI:**
Address: , , ,
Phone 1: **Phone 2:** **Email/Internet:**
Occupation: **Employer:**
Emergency Contact: **Relationship:**

Persons Involved

Event Association: ARRESTEE

Name: ALEMAN, MARKUS **Name Number:** 1347539
Race: WHITE **Sex:** M **DOB:** [REDACTED] (19) **SSN:** [REDACTED]
Height: 5'02" **Weight:** 110 lbs **Eye Color:** Brown **Hair Color:** Brown
DL State: [REDACTED] **DL#:** [REDACTED] **SID:** **FBI:**
Address: 1829 RIDGEVIEW ST, MESQUITE, TX, 75149
Phone 1: (972)815-3157 **Phone 2:** (972)371-8196 **Email/Internet:** [REDACTED]
Occupation: **Employer:** UNEMPLOYED
Emergency Contact: [REDACTED] **Relationship:** [REDACTED]

Event Association: ARRESTEE

Name: MATAMORES VASQUEZ, CARLOS H **Name Number:** 1352504
Race: WHITE **Sex:** M **DOB:** [REDACTED] (23) **SSN:** [REDACTED]
Height: 5'11" **Weight:** 175 lbs **Eye Color:** Brown **Hair Color:** Black
DL State: [REDACTED] **DL#:** [REDACTED] **SID:** **FBI:**

Address: 3812 SUMMER HILL DR, BALCH SPRINGS, TX, 75180

Phone 1: (469)987-3156 Phone 2: ()- Email/Internet:

Occupation: Employer: GLASSWERKS

Emergency Contact: Relationship:

Event Association: ARRESTEE

Name: NAJERA, PAULA ESMERALDA Name Number: 1365844

Race: WHITE Sex: F DOB: (22) SSN:

Height: 5'05" Weight: 125 lbs Eye Color: Brown Hair Color: Brown

DL State: DL#: SID: FBI:

Address: 12006 LAKE JUNE RD #23, BALCH SPRINGS, TX, 75180

Phone 1: (469)987-3147 Phone 2: ()- Email/Internet:

Occupation: GLASSWERKS EMPLOYEE Employer: EASTFIELD COLLEGE

Emergency Contact: Relationship:

Event Association: ARRESTEE

Name: METCALF, JONATHAN LEE Name Number: 15047627

Race: BLACK/AFRICAN AMERICAN Sex: M DOB: (25) SSN:

Height: 5'07" Weight: 140 lbs Eye Color: Brown Hair Color: Black

DL State: DL#: SID: FBI:

Address: 345 ROLLINGRIDGE LN, GARLAND, TX, 75043

Phone 1: (214)325-8527 Phone 2: Email/Internet:

Occupation: SALES Employer: BUBBA'S SMOKE SHOP

Emergency Contact: Relationship:

Arrested Person Information

Arrest Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Arrest Number: 190330

Arrest Date/Time: 01/16/2019 14:31:39

Arresting/Filing Officer: CHAUTIN 1002

TRN Number: 9222153162

Arrestee Name: MATAMORES VASQUEZ, CARLOS H

Arrest Type: ADULT

Name Number: 1352504

Race: WHITE

Sex: M

DOB: [REDACTED]

Age at Arrest: 23

SSN: [REDACTED]

Height: 5'11"

Weight: 175 lbs

Eye Color: Brown

Hair Color: Black

DL State: [REDACTED]

DL#: [REDACTED]

SID#:

FBI#:

Birth City: CORTEZ

Birth State: HD

Birth Country: HD

Citizenship: US

Address: 3812 SUMMER HILL DR, BALCH SPRINGS, TX, 75180

Phone 1: (469)987-3156

Phone 2: () -

Occupation:

Employer: GLASSWERKS

Emergency Contact: [REDACTED]

Relationship: [REDACTED]

Charges

Offense Number: 213942

TN Suffix/TRS#: A001

Statute: HSC 481.113(E) - MAN DEL CS PG 2 OR 2-A >=400G TETRAHYDROCANNABINOL

Offense Type: MPD NEW CHARGE

Counts: 1

Statute Code: 35990009

Statute Type: State Statute

Crime Class: FELONY UNKNOWN

Offense Date/Time: 01/16/2019 14:31:39

Warrant Number: F1940176

Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Related Incident: 19005405

Complainant: D. CHAUTIN 1002 (MPD)

Bond: \$100000.00

Fine: \$0.00

Bond Release Type: TDS

Addtl Bond Info: TRANSFERRED TO DSO

Offense Number: 213950

TN Suffix/TRS#: A002

Statute: HSC 481.121(B)(4) - POSS MARIJ >5LBS<=50LBS MARIJUANA

Offense Type: MPD NEW CHARGE

Counts: 1

Statute Code: 35620011

Statute Type: State Statute

Crime Class: THIRD DEGREE FELONY

Offense Date/Time: 01/16/2019 14:31:39

Warrant Number: F1940177

Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Related Incident: 19005405

Complainant: D. CHAUTIN 1002 (MPD)

Bond: \$100000.00

Fine: \$0.00

Bond Release Type: TDS

Addtl Bond Info: TRANSFERRED TO DSO

Booking Information

Booking Number: 11138

Agency Booked For: MESQUITE POLICE DEPARTMENT

Booking Date/Time: 01/17/2019 01:59:22

Booking Type: ADULT BOOKED IN

Release Date/Time: 01/18/2019 08:50:09

Release Type: TRANSFERRED TO DSO

Arrested Person Information

Arrest Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Arrest Number: 190332

Arrest Date/Time: 01/16/2019 14:31:39

Arresting/Filing Officer: CHAUTIN 1002

TRN Number: 9222153189

Arrestee Name: ALEMAN, MARKUS

Arrest Type: ADULT

Name Number: 1347539

Race: WHITE

Sex: M

DOB: [REDACTED]

Age at Arrest: 19

SSN: [REDACTED]

Height: 5'02"

Weight: 110 lbs

Eye Color: Brown

Hair Color: Brown

DL State: [REDACTED]

DL#: [REDACTED]

SID#:

FBI#:

Birth City: LA ANGELAS

Birth State: CA

Birth Country: US

Citizenship: US

Address: 1829 RIDGEVIEW ST, MESQUITE, TX, 75149

Phone 1: (972)815-3157

Phone 2: (972)371-8196

Occupation:

Employer: UNEMPLOYED

Emergency Contact: [REDACTED]

Relationship: [REDACTED]

Charges

Offense Number: 213951

TN Suffix/TRS#: A001

Statute: HSC 481.121(B)(1) - POSS MARIJ <2OZ MARIJUANA

Offense Type: MPD NEW CHARGE

Counts: 1

Statute Code: 35620008

Statute Type: State Statute

Crime Class: CLASS B MISDEMEANOR

Offense Date/Time: 01/16/2019 14:31:39

Warrant Number: M1940237

Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Related Incident: 19005405

Complainant: D. CHAUTIN 1002 (MPD)

Bond: \$1000.00

Fine: \$0.00

Bond Release Type: TDS

Addtl Bond Info: TRANSFERRED TO DSO

Offense Number: 213954

TN Suffix/TRS#: A001

Statute: WARRANT - OTHER - WARRANT(S)

Offense Type: WARRANT(S)

Counts: 1

Statute Code: 00000000

Statute Type: State Statute

Crime Class: OTHER VIOLATION

Offense Date/Time: 01/16/2019 14:31:39

Warrant Number:

Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS

Related Incident: 19005405

Complainant: DALLAS PD

Bond: \$460.33

Fine: \$0.00

Bond Release Type: TDS

Addtl Bond Info: TRANSFERRED TO DSO

Booking Information

Booking Number: 11140

Agency Booked For: MESQUITE POLICE DEPARTMENT

Booking Date/Time: 01/17/2019 04:20:50

Booking Type: ADULT BOOKED IN

Release Date/Time: 01/18/2019 08:43:16

Release Type: TRANSFERRED TO DSO

Arrested Person Information

Arrest Location: 1925 TOWNE CENTRE DR 104; BUBBAS GLASSWERKS **Arrest Number:** 190331
Arrest Date/Time: 01/16/2019 14:31:39 **Arresting/Filing Officer:** CHAUTIN 1002
TRN Number: 9222153170

Arrestee Name: METCALF, JONATHAN LEE	Arrest Type: ADULT	Name Number: 15047627
Race: BLACK/AFRICAN AMERICAN Sex: M	DOB: [REDACTED]	Age at Arrest: 25 SSN:
Height: 5'07" Weight: 140 lbs	Eye Color: Brown	Hair Color: Black
DL State: [REDACTED] DL#: [REDACTED]	SID#:	FBI#:
Birth City: DALLAS Birth State: TX	Birth Country: US	Citizenship: US
Address: 345 ROLLINGRIDGE LN, GARLAND, TX, 75043		
Phone 1: (214)325-8527 Phone 2:		
Occupation: SALES	Employer: BUBBA'S SMOKE SHOP	
Emergency Contact: [REDACTED]	Relationship: [REDACTED]	

Charges

Offense Number: 213945	TN Suffix/TRS#: A001
Statute: HSC 481.121(B)(3) - POSS MARIJ >4OZ<=5LBS MARIJUANA	
Offense Type: MPD NEW CHARGE	
Counts: 1 Statute Code: 35620010	Statute Type: State Statute
Crime Class: STATE JAIL FELONY	
Offense Date/Time: 01/16/2019 14:31:39	
Warrant Number: F1940178	
Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS	
Related Incident: 19005405	
Complainant: D. CHAUTIN 1002 (MPD)	
Bond: \$25000.00	
Fine: \$0.00	
Bond Release Type: DSO	
Addtl Bond Info: Z194017800	

Offense Number: 213946	TN Suffix/TRS#: A002
Statute: HSC 481.113(D) - MAN DEL CS PG 2 OR 2-A >=4G<400G TETRAHYDROCANNABINOL	
Offense Type: MPD NEW CHARGE	
Counts: 1 Statute Code: 35990008	Statute Type: State Statute
Crime Class: FIRST DEGREE FELONY	
Offense Date/Time: 01/16/2019 14:31:39	
Warrant Number: F1940179	
Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS	
Related Incident: 19005405	
Complainant: D. CHAUTIN 1002 (MPD)	
Bond: \$50000.00	
Fine: \$0.00	
Bond Release Type: DSO	
Addtl Bond Info: Z194017900	

Booking Information

Booking Number: 11139	Agency Booked For: MESQUITE POLICE DEPARTMENT
Booking Date/Time: 01/17/2019 02:33:09	Booking Type: ADULT BOOKED IN
Release Date/Time: 01/18/2019 00:50:29	Release Type: DSO RELEASE - POSTED BOND

Arrested Person Information

Arrest Location: 1925 TOWNE CENTRE DR 104 ;
Arrest Date/Time: 01/16/2019 14:31:39
TRN Number: 922215309X

Arrest Number: 190322
Arresting/Filing Officer: WILSON 1132

Arrestee Name: NAJERA, PAULA ESMERALDA
Race: WHITE Sex: F
Height: 5'05" Weight: 125 lbs
DL State: DL#:
Birth City: Birth State: GA

Arrest Type: ADULT Name Number: 1365844
DOB: Age at Arrest: 22 SSN:
Eye Color: Brown Hair Color: Brown
SID#: FBI#:
Birth Country: US Citizenship: US

Address: 12006 LAKE JUNE RD #23, BALCH SPRINGS, TX, 75180
Phone 1: (469)987-3147 Phone 2: (-)

Occupation: GLASSWERKS EMPLOYEE
Emergency Contact:

Employer: EASTFIELD COLLEGE
Relationship:

Charges

Offense Number: 213920
Statute: TRC 521.457 - DRIVING WHILE LICENSE INVALID
Offense Type: MPD NEW CHARGE
Counts: 1 Statute Code: 00001037
Crime Class: CLASS C MISDEMEANOR
Warrant Number:
Related Incident: 19005405
Bond: \$566.00
Bond Release Type: AB

TN Suffix/TRS#: A000
Statute Type: State Statute
Offense Date/Time: 01/16/2019 14:31:39
Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS
Complainant: J. WILSON #1132 MPD
Fine: \$0.00
Addtl Bond Info: ATT POSTED BY ATT A. WILKERSON

Offense Number: 213943
Statute: HSC 481.113(E) - MAN DEL CS PG 2 OR 2-A >=400G TETRAHYDROCANNABINOL
Offense Type: MPD NEW CHARGE
Counts: 1 Statute Code: 35990009
Crime Class: FELONY UNKNOWN
Warrant Number: F1940180
Related Incident: 19005405
Bond: \$100000.00
Bond Release Type: TDS

TN Suffix/TRS#: A001
Statute Type: State Statute
Offense Date/Time: 01/16/2019 14:31:39
Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS
Complainant: D. CHAUTIN 1002 (MPD)
Fine: \$0.00
Addtl Bond Info: TRANSFERRED TO DSO

Offense Number: 213944
Statute: HSC 481.121(B)(4) - POSS MARIJ >5LBS<=50LBS MARIJUANA
Offense Type: MPD NEW CHARGE
Counts: 1 Statute Code: 35620011
Crime Class: THIRD DEGREE FELONY
Warrant Number: F1940181
Related Incident: 19005405
Bond: \$100000.00
Bond Release Type: TDS

TN Suffix/TRS#: A002
Statute Type: State Statute
Offense Date/Time: 01/16/2019 14:31:39
Offense Location: 1925 TOWNE CENTRE DR # 104; BUBBAS GLASSWERKS
Complainant: D. CHAUTIN 1002 (MPD)
Fine: \$0.00
Addtl Bond Info: TRANSFERRED TO DSO

Booking Information

Booking Number: 11130
Booking Date/Time: 01/16/2019 15:53:03
Release Date/Time: 01/18/2019 08:49:12

Agency Booked For: MESQUITE POLICE DEPARTMENT
Booking Type: ADULT BOOKED IN
Release Type: TRANSFERRED TO DSO

Measure/Caliber: NUMBER OF ITEMS
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX
Description: (3) VEHICLE TITLES

Model:
Serial Nmbr:

Evidence Number: 19E00766
Item: MARIJUANA
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.,
 DALLAS, TX
Description: 4 LBS 3 OZ NET WGT OF MARIJUAN

Evidence Type: EVIDENCE
Color: Green
Make:
Model:
Serial Nmbr:

Evidence Number: 19E00635
Item: MARIJUANA
Quantity: 29.75
Measure/Caliber: POUND
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX
Description: BOX OF MARIJUANA

Evidence Type: EVIDENCE
Color: Green
Make:
Model:
Serial Nmbr:

Evidence Number: 19E00636
Item: MARIJUANA
Quantity: 118.3
Measure/Caliber: GRAM
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX
Description: BAG OF MARIJUANA

Evidence Type: EVIDENCE
Color: Green
Make:
Model:
Serial Nmbr:

Evidence Number: 19E00637
Item: THC
Quantity: 752
Measure/Caliber: GRAM
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX
Description: THC VAPE PENS

Evidence Type: EVIDENCE
Color: Gold
Make:
Model:
Serial Nmbr:

Evidence Number: 19E00638
Item: THC
Quantity: 2700
Measure/Caliber: GRAM
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX
Description: THC VAPE PENS

Evidence Type: EVIDENCE
Color: Gold
Make:
Model:
Serial Nmbr:

Evidence Number: 19E00639
Item: THC
Quantity: 3127
Measure/Caliber: GRAM
Recovery Loc: 9704 BRIERWYCK DR.
 DALLAS, TX

Evidence Type: EVIDENCE
Color: Gold
Make:
Model:
Serial Nmbr:

Description: THC VAPE PENS

Evidence Number: 19E00640	Evidence Type: SEIZURE
Item: CURRENCY / CASH	Color: Green
Quantity: 6	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr:
Description: US CURRENCY (UNKNOWN AMMOUNT)	

Evidence Number: 19E00641	Evidence Type: SEIZURE
Item: PISTOL	Color: Black
Quantity: 1	Make: PALMETTO
Measure/Caliber: 223 (CALIBER)	Model: PA-15
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr: [REDACTED]
Description: AR PISTOL	

Evidence Number: 19E00642	Evidence Type: SEIZURE
Item: RIFLE	Color: Black
Quantity: 1	Make: ANDERSON MAN.
Measure/Caliber: 223 (CALIBER)	Model: AR-15
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr: [REDACTED]
Description: AR-15 RIFLE W/ OPTIC	

Evidence Number: 19E00643	Evidence Type: SEIZURE
Item: RIFLE	Color: Tan
Quantity: 1	Make: LORD ARMS
Measure/Caliber: 5.56 MM (CALIBER)	Model: AR-15
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr: [REDACTED]
Description: AR- 15 RIFLE W/ NIKON SCOPE	

Evidence Number: 19E00644	Evidence Type: SEIZURE
Item: PISTOL	Color: Black
Quantity: 1	Make: SPRINGFIELD
Measure/Caliber: 45 (CALIBER)	Model: XD-45
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr: [REDACTED]
Description: XD45 PISTOL	

Evidence Number: 19E00645	Evidence Type: SEIZURE
Item: PISTOL	Color: Black
Quantity: 1	Make: TAURUS
Measure/Caliber: 9 MM (CALIBER)	Model: PT709
Recovery Loc: 9704 BRIERWYCK DR. DALLAS, TX	Serial Nmbr: [REDACTED]
Description: TAURUS 9MM	

Evidence Number: 19E00646	Evidence Type: EVIDENCE
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Item: MAGAZINE **Color:** Black
Quantity: 1 **Make:** MAGPUL
Measure/Caliber: 223 (CALIBER) **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:**
 DALLAS, TX
Description: 60 ROUND DRUM MAG

Evidence Number: 19E00647 **Evidence Type:** EVIDENCE
Item: MAGAZINE **Color:** Black
Quantity: 1 **Make:** SPRINGFIELD
Measure/Caliber: NON-APPLICABLE **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:**
 DALLAS, TX
Description: 6 MAGS AND LOOSE AMMO

Evidence Number: 19E00648 **Evidence Type:** EVIDENCE
Item: DVR **Color:** Black
Quantity: 1 **Make:** INVID
Measure/Caliber: NON-APPLICABLE **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:** PD1A81707290084
 DALLAS, TX
Description: DVR

Evidence Number: 19E00649 **Evidence Type:** EVIDENCE
Item: EQUIP, OFFICE **Color:** Gray
Quantity: 1 **Make:** CUMMINS
Measure/Caliber: NON-APPLICABLE **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:** 14062935909117
 DALLAS, TX
Description: MONEY COUNTER

Evidence Number: 19E00651 **Evidence Type:** EVIDENCE
Item: PAPERWORK **Color:**
Quantity: 1 **Make:**
Measure/Caliber: NON-APPLICABLE **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:**
 DALLAS, TX
Description: BOX OF MISC. PPRWRK

Evidence Number: 19E00652 **Evidence Type:** EVIDENCE
Item: PAPERWORK **Color:**
Quantity: 1 **Make:**
Measure/Caliber: NON-APPLICABLE **Model:**
Recovery Loc: 9704 BRIERWYCK DR. **Serial Nmbr:**
 DALLAS, TX
Description: BOX OF MISC. PPRWRK

Evidence Number: 19E00653 **Evidence Type:** EVIDENCE
Item: ELECTRONICS **Color:**
Quantity: 7 **Make:**
Measure/Caliber: NON-APPLICABLE **Model:**

Recovery Loc: 9704 BRIERWYCK DR.
DALLAS, TX
Description: 8 LINER GAME HARDDRIVES

Serial Nbr:

Evidence Number: 19E00654
Item: PAPERWORK
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.
DALLAS, TX, RAM TRUCK
BACK FLOOR
Description: BANK BAGS W/ RECEIPTS

Evidence Type: EVIDENCE
Color:
Make:
Model:
Serial Nbr:

Evidence Number: 19E00655
Item: CELLULAR PHONE
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.
DALLAS, TX,
Description: 2 CELL PHONE, CRACKED

Evidence Type: EVIDENCE
Color:
Make:
Model:
Serial Nbr:

Evidence Number: 19E00656
Item: CELLULAR PHONE
Quantity: 3
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.,
DALLAS TX
Description: 3 CELL PHONES, 2 CRACKED

Evidence Type: EVIDENCE
Color:
Make:
Model:
Serial Nbr:

Evidence Number: 19E00657
Item: CASE
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.,
DALLAS TX
Description: BLACK RIFLE CASE

Evidence Type: SEIZURE
Color: Black
Make:
Model:
Serial Nbr:

Evidence Number: 19E00658
Item: MAGAZINE
Quantity: 5
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 9704 BRIERWYCK DR.,
DALLAS TX
Description: 5 RIFLE MAGS, LOOSE AMMO

Evidence Type: EVIDENCE
Color: Black
Make:
Model:
Serial Nbr:

Evidence Number: 19E00659
Item: THC
Quantity: 38
Measure/Caliber: GRAM
Recovery Loc: 2026 GUS THOMASSON RD.
#110, MESQUITE, TX

Evidence Type: EVIDENCE
Color: Gold
Make:
Model:
Serial Nbr:

Description: 38 THC VAPES

Evidence Number: 19E00660	Evidence Type: EVIDENCE
Item: MARIJUANA	Color: Green
Quantity: 470.5	Make:
Measure/Caliber: GRAM	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr:
Description: BAG OF MARIJUANA	

Evidence Number: 19E00661	Evidence Type: SEIZURE
Item: CURRENCY / CASH	Color: Green
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr:
Description: UNKNOWN CURRENCY FROM METCALF	

Evidence Number: 19E00662	Evidence Type: SEIZURE
Item: CURRENCY / CASH	Color: Green
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr:
Description: CURRENCY FROM BUBBA REGISTER	

Evidence Number: 19E00663	Evidence Type: EVIDENCE
Item: CELL PHONE	Color: Black
Quantity: 1	Make: SAMSUNG
Measure/Caliber: NON-APPLICABLE	Model: S8
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr:
Description: METCALF'S CELL PHONE	

Evidence Number: 19E00664	Evidence Type: SEIZURE
Item: PISTOL	Color: Black
Quantity: 1	Make: ROCK ISLAND
Measure/Caliber: 45 (CALIBER)	Model: 1911 A1FS
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr: [REDACTED]
Description: 1911 PISTOL	

Evidence Number: 19E00665	Evidence Type: EVIDENCE
Item: ELECTRONICS	Color: Black
Quantity: 1	Make: CRUZER GLIDE
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nmbr:
Description: 64 GIG THUMB DRIVE	

Evidence Number: 19E00666	Evidence Type: EVIDENCE
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Item: ELECTRONICS	Color: Black
Quantity: 1	Make: OMNI
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nbr: 615529814
Description: DVR	

Evidence Number: 19E00667	Evidence Type: EVIDENCE
Item: CHECKBOOK	Color: Black
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nbr: [REDACTED]
Description: CHECKBOOK JXM ENT.	

Evidence Number: 19E00668	Evidence Type: EVIDENCE
Item: PAPERWORK	Color: White
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 2026 GUS THOMASSON RD. #110, MESQUITE, TX	Serial Nbr:
Description: MISC. PAPERWORK	

Evidence Number: 19E00669	Evidence Type: EVIDENCE
Item: THC	Color: Gold
Quantity: 2	Make:
Measure/Caliber: GRAM	Model:
Recovery Loc: 1925 TOWNE CENTRE DR. #104, MESQUITE, TX	Serial Nbr:
Description: 2 THC VAPE PENS	

Evidence Number: 19E00670	Evidence Type: SEIZURE
Item: CURRENCY / CASH	Color: Green
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 1925 TOWNE CENTRE DR. #104, MESQUITE, TX	Serial Nbr:
Description: UNKNOWN CURRENCY	

Evidence Number: 19E00671	Evidence Type: EVIDENCE
Item: PAPERWORK	Color: White
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 1925 TOWNE CENTRE DR. #104, MESQUITE, TX	Serial Nbr:
Description: MISC. PPR WRK FROM CADILLAC	

Evidence Number: 19E00672	Evidence Type: EVIDENCE
Item: DVR	Color: Black
Quantity: 1	Make: INVID
Measure/Caliber: NON-APPLICABLE	Model: UD1A16

Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: BLACK DVR
Serial Nmbr: 656734805

Evidence Number: 19E00673
Item: DVR
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: BLACK DVR
Evidence Type: EVIDENCE
Color: Black
Make:
Model: DVRTVI104
Serial Nmbr: 481550842

Evidence Number: 19E00674
Item: MAGAZINE
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: MAGAZINE, LOOSE AMMO
Evidence Type: EVIDENCE
Color: Black
Make: PMAG
Model:
Serial Nmbr:

Evidence Number: 19E00675
Item: ELECTRONICS
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: SILVER IPAD
Evidence Type: EVIDENCE
Color: Silver
Make: APPLE
Model: IPAD
Serial Nmbr: F9GQM2RYFCM5

Evidence Number: 19E00676
Item: ELECTRONICS
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: SILVER MAC BOOK
Evidence Type: EVIDENCE
Color: Silver
Make: APPLE
Model: MAC BOOK
Serial Nmbr: C02N80CMG085

Evidence Number: 19E00677
Item: CELL PHONE
Quantity: 2
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: PINK IPHONE, BLK IPHONE
Evidence Type: EVIDENCE
Color: Pink
Make: APPLE
Model: IPHONE
Serial Nmbr:

Evidence Number: 19E00678
Item: ELECTRONICS
Quantity: 1
Measure/Caliber: NON-APPLICABLE
Recovery Loc: 1925 TOWNE CENTRE DR.
 #104, MESQUITE, TX
Description: BLK ELECTRONIC
Evidence Type: EVIDENCE
Color: Black
Make: PROTECT
Model: 1207I
Serial Nmbr:

Item: CAR	Color: White
Quantity: 1	Make: RAM
Measure/Caliber: NON-APPLICABLE	Model: REBEL 1500
Recovery Loc: 9704 BRIERWYCK DR., DALLAS, TX	Serial Nmbr:
Description: [REDACTED]	

Evidence Number: 19E00686	Evidence Type: SEIZURE
Item: CAR	Color: Gray
Quantity: 1	Make: HONDA
Measure/Caliber: NON-APPLICABLE	Model: CIVIC
Recovery Loc: 1925 TOWNE CENTRE DR. #104, MESQUITE, TX	Serial Nmbr:
Description: [REDACTED]	

Evidence Number: 19E00687	Evidence Type: SEIZURE
Item: CAR	Color: White
Quantity: 1	Make: NISSAN
Measure/Caliber: NON-APPLICABLE	Model: GTR
Recovery Loc: 1925 TOWNE CENTRE DR. #104, MESQUITE, TX	Serial Nmbr:
Description: [REDACTED]	

Evidence Number: 19E00729	Evidence Type: EVIDENCE
Item: THC	Color: Brown
Quantity: 358.3	Make:
Measure/Caliber: GRAM	Model:
Recovery Loc: 9704 BRIERWYCK DR., DALLAS, TX	Serial Nmbr:
Description: GLASS JAR WITH THC LIQUID	

Evidence Number: 19E00730	Evidence Type: EVIDENCE
Item: KEY	Color:
Quantity: 1	Make:
Measure/Caliber: NON-APPLICABLE	Model:
Recovery Loc: 1925 TOWNE CENTRE DR #104, MESQUITE, TX	Serial Nmbr:
Description: BAG OF UNKNOWN AMOUNT OF KEYS	

Evidence Number: 19E00732	Evidence Type: EVIDENCE
Item: CELL PHONE	Color: Black
Quantity: 1	Make: APPLE
Measure/Caliber: NON-APPLICABLE	Model: IPHONE
Recovery Loc: 1925 TOWNE CENTRE DR #104, MESQUITE, TX	Serial Nmbr:
Description: BLACK PHONE IN GOLD/BLK CASE	

Evidence Number: 19E00622	Evidence Type: EVIDENCE
Item: MARIJUANA	Color: Green
Quantity: 6.3	Make:
Measure/Caliber: GRAM	Model:

Recovery Loc: 1925 TOWN CENTRE DR
Description: BAGGIES OF MARIJUANA

Serial Nmbr:

ORIGINAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 01/17/19 05:12:39

AUTHOR: CHAUTIN 1002

INCIDENT REPORT NARRATIVE

On December 21, 2018, Officer Fraire spoke with workers at [REDACTED]. The workers at [REDACTED] complained to Officer Fraire of possible narcotics activity at Bubba's Beer, Smokes, and Wine located at 2620 Gus Thomasson, suite 110, Mesquite, Dallas County, Texas. The workers at [REDACTED] Investigators with the Mesquite Police Department Narcotics Section began investigating the complaint.

A check of the certificates of occupancy revealed that Paula Najera was the applicant on the certificates of occupancy for both Glasswerks, 1925 Towne Centre Suite 104 and at Bubba's Beer, Smokes, and Wine which is located at 2620 Gus Thomasson Drive Suite #110.

Investigators learned that there were two prior arrest from Bubba's in which a large amount of narcotics were seized. The first arrest occurred on February 8, 2017; Carlos Vasquez was stopped by Mesquite Police Officers after leaving Bubba's and arrested for possession of marijuana 5lbs to 50lbs (net weight was approximately 22lbs). On May 9, 2017, Marco Cordozo was arrested after leaving Bubba's and was in possession of 24 pounds of marijuana and over 1000 grams of THC Oil/Wax.

On January 2, 2019 Officer Fraire conducted a traffic stop on a vehicle leaving Bubba's. Officer Fraire arrested Tristan Martinez and recovered 11 grams of marijuana from the vehicle.

Investigators surveilled the locations on several occasions and observed what appeared to be narcotics traffic coming and going. The majority of the customers at Bubba's would pull up, the occupant would enter the store and exit again after approximately 30 seconds with nothing in hand.

On January 4, 2019, Investigators were conducting surveillance on Glasswerks and observed a vehicle arrive at the location, the vehicle stayed for just a few minutes then departed the location. Investigators followed the vehicle away and had a marked Mesquite Police unit conduct a traffic stop. During this traffic stop three persons were arrested and were in possession of 87 grams of marijuana.

While surveilling the locations, Investigators would observe Carlos Vasquez routinely work at Glasswerks. On more than one occasion, Investigators observed Vasquez close Glasswerks at approximately 10pm and he would travel to Bubba's where he would stay for a short time. On one occasion he drove to Bubba's, entered the store and he came out carrying a box which he loaded into his car and left. Investigators followed him to his residence located at 9704 Brierwyck. Through the investigation investigators learned that Paula Najera and Carlos Vasquez are common-law married, they have a small child together, and they both reside at 9704 Brierwyck.

On January 16, 2019, Investigators were surveilling Glasswerks and Bubba's Beer, Smokes, and Wine. During this surveillance two vehicles were stopped after leaving Glasswerks. During the first stop, three persons were arrested and a glass jar containing 2.7 grams of marijuana was recovered from the vehicle. The second vehicle was stopped after investigators observed the driver enter Glasswerks and depart after a few minutes with a black shopping bag in hand. A marked Mesquite Police unit stopped the vehicle at Gus Thomasson Road and Driftwood for traffic violations. During a search of the vehicle Officer Leyva found the black bag seen by investigators on the passenger floorboard; the bag contained seventy THC vape cartridges. The driver, Rudy Montalvo and passenger Raphael Gutierrez were both arrested and transported to the Mesquite Jail without incident.

During the course of the day, Investigators observed the employee from Bubba's constantly walking back and forth from his 2015 Kia Optima which was parked in the front of the store.

Carlos Matamores-Vasquez was the only person working inside Glasswerks during this surveillance and transactions. Investigators obtained a search warrant for Bubba's Beer, Smoke, and Wine, for Glasswerks, and for 9704 Brierwyck.

Just prior to executing the search warrants, Investigator Lang observed Paula Najera arrive at Glasswerks driving a black 2015 Cadillac CTS [REDACTED]. Investigators were already aware that Najera had a not eligible ID card only, and no valid drivers license.

Search warrants were executed simultaneously at Bubba's Beer, Smoke, and Wine and at Glasswerks.

During the execution of the search warrant at Bubba's Beer, Smoke and Wine, Investigators contacted the sole store employee who was identified as Jonathan Metcalf b/m [REDACTED]. While searching the location Investigators found several THC vape cartridges in the store to which Metcalf admitted were his. He then admitted that there were more cartridges in his 2015 Kia Optima [REDACTED] which was parked in the parking lot. Investigators searched his vehicle and located a large amount of marijuana (greater than 4 ounces but less than 5 pounds), approximately thirty more THC vape cartridges, and large sum of U.S. Currency. Metcalf was arrested and transported to the Mesquite Jail without incident.

During the execution of the search warrant at Glasswerks, Investigators contacted Carlos Vasquez and Paula Nejara. During the search Investigators located five THC Vape Cartridges and a large sum of U.S. Currency. Both Nejara and Velasquez were arrested and transported to the Mesquite Jail without incident.

As investigators executed the search warrant at Glasswerks they made contact a patron of Glasswerks who walking on the sidewalk adjacent to the business; he was identified as Markus Aleman. Aleman was found to be in possession of a small amount of marijuana which was located in his pants pocket. He was arrested for possession of marijuana less than two ounces and transported to the Mesquite Jail without incident.

Investigators then executed a search warrant at 9704 Brierwyck. During the search, Investigators recovered approximately 6,579 THC vape cartridges, approximately 33 pounds 5 ounces of marijuana, and a large sum of U.S. Currency. The narcotics were located in opened boxes in the common areas of the residence which were in plain view and were accessible to both Vasquez and Najera. Investigators found a large amount of paperwork, mail, and personal belongings in both Najera and Vasquez's names scattered throughout the residence.

On January 16, 2019 at about 9:54pm, Inv. Chautin met with Rudy Montalvo in the jail for an interview which was recorded both visually and audibly. Montalvo was advised both orally and in writing of his Miranda warning and he waived his rights. During the interview he advised that today at about 10am he contacted Carlos Vasquez by phone and he asked to purchase seventy THC Vape Cartridges. He advised that they agreed on a price of \$1,700 for the cartridges. He advised that at about 11:30, he along with two of his co-workers traveled to Glasswerks. He advised that he went into the store alone and contacted Vasquez. He paid Vasquez \$1,700 for the cartridges and left with seventy THC Cartridges. He advised that he was going to sell the cartridges to his friends for \$30 per cartridge to pay his child support.

At about 9:55pm, Inv. Lang met with Metcalf in the jail for an interview which was recorded both visually and audibly. He was advised both orally and in writing of his Miranda Warning and he waived his rights. During the interview he admitted that he sells marijuana and THC vape cartridges from Bubba's Beer, Smokes and Wine. He admitted to selling THC vape cartridges to customers today (Jan. 16).

At about 10:49pm, Inv. Chautin met with Paula Najera in the jail for an interview which was recorded both visually and audibly. She was advised both orally and in writing of her Miranda warning and she waived her rights. During the interview she admitted that she was aware of the large amount of narcotics in her residence. She claimed that the narcotics belong to Vasquez. She admitted that she and Vasquez have a child together and they have been living together for several years. She was aware that he does in fact sell narcotics from their store. She terminated the interview and requested an attorney.

Inv. Chautin then met with Vasquez in the jail for an interview; he requested an attorney before being advised of his Miranda Warning.

Based on the aforementioned facts, Inv. Chautin believes that probable cause exists to charge both Paula Najera and Carlos Vasquez with Poss Marij >5<=50lbs and Man/Del CS PG2 >400G. Inv. Chautin also believes that probable cause exists to charge Jonathan Metcalf with the possession of Marij >4oz<=5lbs and Man/Del CS PG 2 >4G<=400G. Inv. Chautin also believes that probable cause exists to charge Markus Aleman with the Poss Marij <2ounces.

Narcotic Intake Checklist:

Defendants: Paula Najera and Carlos Vasquez

Drugs found by: D. Chautin, J. Nance, J. Troquille, G. Lang, A. Berg

Narcotics: THC Vape Cartridges and Marijuana

Net Wt: THC-6,581 grams; Marij-33lbs 5oz

Total Gross Wt-THC 210lbs 2oz; Marij 35lbs 6oz

Field Tested by G. Lang

Both Field Test Positive

Defendant: Johnathan Metcalf

Drugs found by: G. Lang

Narcotics: THC Vape Cartridges and Marijuana

Net Wt: THC-38G; Marij-16.59 ounces

Total Gross Wt: THC-17.99 ounces; Marij-29.12 ounces

Field Tested by G. Lang

Both Field Test Positive

Defendant: Markus Aleman

Drugs found by: R. Nielson

Narcotic: Marijuana

Net Weight: 6.3g

Weight W/Packaging: 7.5g

Total Gross Weight: 22.9g

SUPPLEMENTAL NARRATIVE**INCIDENT NUMBER: 19005405****ENTERED DATE/TIME: 01/16/19 15:24:02****AUTHOR: GREGSON 1034**

Officer Gregson weighed the marijuana that was found on Aleman by Officer Nielsen. The information is as follows:

Defendant's Name: Markus Aleman

Drugs found by: Officer Nielsen #1052

Net Weight: 6.3g

Weight W/Packaging: 7.5g

Total Gross Weight: 22.9g

6 separate clear pink baggies with what is believed to be marijuana were found on Markus. Those individual weights are:

Net Weight: 0.9g Weight W/Packaging: 1.1g

Net Weight: 1.1g Weight W/Packaging: 1.3g

Net Weight: 1.1g Weight W/Packaging: 1.3g

Net Weight: 1.1g Weight W/Packaging: 1.3g

Net Weight: 1.0g Weight W/Packaging: 1.2g

Net Weight: 1.1g Weight W/Packaging: 1.3g

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 01/17/19 12:47:24

AUTHOR: LANG 987

CID CASE SUPPLEMENT

On 1/16/19 at approximately 1430 hours, a search warrant was executed at Bubba's located at 2620 Gus Thomasson Rd. #110 Mesquite, TX 75150. At the time of the execution of the warrant Jonathan Metcalf was located in the business and as he was contacted, he advised that he worked at the business. At that time, Metcalf was detained, and the remainder of the business was swept for other persons.

During the search of the business, Inv. Lang located 5 THC labeled vape cartridges located in an empty box on a shelf behind the register. Those THC cartridges were photographed and taken as evidence. Inv. Chasney located a red Solo cup with marijuana packaged in small amounts in separate baggies common with how marijuana is sold in small amounts. The red Solo cup was located in a plastic cabinet in the bathroom of Bubba's. The marijuana was photographed and taken to be logged in as evidence.

Inv. Lang asked Metcalf how he arrived at work on this day and he advised that he was "dropped off". Inv. Lang and other members of the Mesquite Police Department had constant surveillance on the business prior to it opening on this day. Inv. Chautin observed Metcalf arrive in a gold colored 4-door Kia sedan and he had parked in front of the business. Inv. Chautin observed Metcalf exit his vehicle and unlock the front door to Bubba's and go inside.

Inv. Lang confronted Metcalf with this information after he observed a car key with "Kia" on the fob as it sat on the counter by the register. At that time, Metcalf advised that he indeed did arrive at the business in the gold Kia that was parked in front of the door and that the key to the vehicle was the one that Inv. Lang found on the counter. Inv. Lang confronted Metcalf with the THC vape cartridges that was found behind the counter and he advised that those were his. At that time, Inv. Lang asked Metcalf if there was anything illegal in his vehicle parked in front of the store and he replied "yes". Inv. Lang asked Metcalf if there was any marijuana in his vehicle and he replied "yes". Inv. Lang asked Metcalf if there was anything else in his vehicle and he advised that there were more "vapes". Metcalf advised consent and told Inv. Lang that he could retrieve the the narcotics. Inv. Lang asked Metcalf where the narcotics were in his vehicle and he advised in the rear passenger side seat.

Investigators Lang and Odom #931 went to the vehicle and In. Lang unlocked it with the key from the counter. Inv. Lang went to the rear passenger door and opened it. In the rear passenger side seat, Inv. Lang observed a Cosco child seat and in the child seat were two black plastic bags that resembled the plastic bags located in Bubba's. Inv. Lang untied one of the bags and located 33 THC labeled vape cartridges. Pictures of the THC vape cartridges were taken as evidence. Inv. Lang untied the other black plastic bag and located a large vacuum sealed bag that contained marijuana.

Officer Lang continued to search the rest of the vehicle based on probable cause and located a large unknown amount of U.S. Currency located in the storage pocket attached to the back of the front passenger seat. The U.S. Currency was secured and sealed in a currency evidence bag. Inv. Odom #931 located another unknown amount of U.S. Currency and that was secured and sealed in another currency evidence bag. Photographs of the U.S. Currency found in Metcalf's vehicle were taken as evidence. A key to the front door lock of Bubbas was recovered from within Metcalf's vehicle and later used to secure the front door. That key was later logged in as evidence. Metcalf's vehicle was impounded to the Mesquite Police compound via McIntyre's Wrecker Service.

Inv. Lang then interviewed Metcalf at the store and prior to the interview, Metcalf was advised of his Constitutional rights. Metcalf advised that he understood his rights and wished to waive them and speak with Inv. Lang. Inv. Lang asked Metcalf what he was doing with all of the narcotics located in his vehicle. Metcalf advised that the narcotics were his and that he sells marijuana and THC vapes. Inv. Lang asked if Metcalf sold any marijuana out of Bubba's and he would not advise. Inv. Lang asked Metcalf from whom does he get the narcotics from to sell and he advised that he "gets it from people" but would not elaborate any further. Inv. Lang asked Metcalf if the marijuana found in the red Solo cup located within the bathroom cabinet of Bubba's was his and he advised "yes". Inv. Lang advised Metcalf that he would like to talk with him in more detail at the Mesquite Police Dept. in reference to the narcotics found. Inv. Lang stopped the interview at that time and Metcalf was transported to the Mesquite jail where he was booked in without incident.

On 1/16/19 at approximately 2155 hours, Inv. Lang interviewed Jonathan Metcalf B/M [REDACTED] in the Mesquite Police Dept. interview room #4024. Prior to any questioning in reference to Metcalf's case, Inv. Lang again advised Metcalf of his Constitutional Rights and

Metcalf advised that he understood them and wished to waive them and speak with Inv. Lang. Metcalf signed a Miranda Warning card and it was saved as evidence.

Metcalf advised that he has been working at Bubba's for approx. 6 months. Metcalf advised that he makes approx. \$400 to \$450 a week from Bubba's and that "Paula" would pay him in cash or a check on Sunday's. Metcalf advised that he had been selling marijuana for a couple months and that he had recently started selling THC vapes. Metcalf advised that he would break down the bags of marijuana and sell it for \$10 per gram and that he would sell the THC vapes for \$30 each. Inv. Lang asked Metcalf where he would sell the marijuana and THC vapes and he advised that he would sell to people but would not give a specific location. Inv. Lang asked if he had sold any marijuana or THC vapes of of Bubba's and he stated that he sold a THC vape for \$30 to an unknown B/F on 1/16/19 with the time of sell between 1200 and 1500 hours.

Inv. Lang asked Metcalf where he gets his marijuana and THC vapes from and he stated that he would get it through the United States Postal Service some times and from people but would not elaborate on the people he spoke of. Metcalf advised that he has received narcotics through the USPS multiple times and that sometimes it would take 4 to 9 days to receive the packages. Metcalf advised that he would "order" a pound but did not know what state it came from. Metcalf advised that he would get a pound of marijuana a week and has been doing so for approx. two months. Metcalf would not advise any persons name that he gets narcotics from.

Inv. Lang could get no further information from Metcalf and terminated the interview at that time. Metcalf was placed back in his cell and the interview was recorded and saved as evidence.

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 01/17/19 16:53:25

AUTHOR: LANG 987

CID CASE SUPPLEMENT

U.S. Currency amounts and location that the currency was found:

U.S. Currency located in Metcalf's vehicle bearing [REDACTED]:

Storage pouch behind front passenger seat: \$2,396.00

Glove box: \$600.00

U.S. Currency located in Bubba's Beer Store:

Located in the register: \$285.00

Located in a paper bag in a file cabinet: \$1,500.00

U.S. Currency located in Glass Werks:

Located in the red back pack and register: \$7,638.00

Located in the Cadillac bearing [REDACTED] \$353.00

Located on Carlos Matamoros Vasquez person: \$1,762.00

U.S. Currency located at 9704 Brierwyck Dr. Dallas, TX:

Located in RAM truck bearing [REDACTED] \$3,436.00

Located in box of cash found in garage: \$428,800.00

Located in Master bedroom dresser: \$30,713.50

Located in Master bedroom closet: \$5,756.10

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 01/28/19 12:17:46

AUTHOR: CHAUTIN 1002

CID CASE SUPPLEMENT

Cellphone transcription

Roberto Corona's Apple iPhone IMEI: [REDACTED]

Corona's phone had numerous text message conversations between he and other persons discussing the sales of narcotics. His phone was submitted to the lab and the analysis is pending.

Text message conversation between Corona and "Rico Sauve" aka Carlos Vasquez (469)987-3156:

Sep 9, 2018 8:39pm

Corona: Ok bet I'll be here. I need 4 do me a good deal I'll cash out

Carlos: dotn nock just call me

Corona: Here

Carlos: 14 each

Corona: U have another one

Carlos: not of those

Corona: ok anything like that

Carlos: I'm leaving to Garland I'm be back in a few

Corona: but let it be gas

11:25pm

Corona: yo its short 3 grams

Carlos: you open all of them I didn't even touch them

Corona: lol nigga ok

Carlos: But I got you I'll give you something else

Sep 10, 2018 6:03pm

Corona: way

Carlos: crib

Corona: bet u got any gas gas just lose....ok bet on my way.....yo

Oct 3, 2018 10:20pm

Corona: Was good you got some gas I would or just tell me a few zips

Carlos: Same as last time

Corona: sale me qp....how much

Carlos: 5

Corona: on my way!

Oct 10, 2018 8:42am

Corona: yo yo u got some gas

Carlos: yea

Corona: Can u bring one and of what

Oct 11, 2018 5:39pm

Corona: And a half of some good if u have any

Carlos: Pull up but wait outside

Corona: ok bet glass

Carlos: yea

Oct 14, 2018 10:03pm

Corona: ok so what will u do me on some low low ones fam....or what u have I need 4

Corona: how much

Carlos: 15 por 4

Corona: huh

Carlos: 15 each

Corona: what are they....too much....u don't have cheaper

Carlos: ok...just one for 12

Corona: fml u don't have more

Carlos: yea...but everything 15....14 if you get 10

Corona: Bless my game I'll buy 4 the 12 ones and do me 1450 on them 3...cash

Carlos: ok

Oct 23, 2018 4:18pm

Corona: u got any good high

Carlos: yea

Corona: what u got

Carlos: emoji for gasoline

Oct 24, 2018 5:23pm

Corona: Yo u got any gas gas nuggets

Carlos: yes

Corona: need a half....u around...or will be

Nov 1, 2018 2:08pm

Corona: JI should be done by tonight...It's just a lil hard to sale some of the nuggets are old

Carlos: ok te las boy a dar 19 cuando ya me pagues cash

Corona: ok bet that...I would of now but that's the reason I ask u for the favor I had to pay rent today otherwise I would of gave you the reup and my profit that was 1500...Give me till tonight I'll sale the rest

Carlos: ok

Nov 4, 2018 4:46pm

Corona: yo yo u got the lowe's need 2.....and I need some as well...well one

Carlos: not rn

Corona:smh when will u

Carlos: whe will you give me my money back so I can give your stuff back...I'm putting floror at my store

Corona: let me flips this last one and I can

Carlos: ok

Corona: can I still get that one good cuz I do need a hole thing to sale rn...I have that cash

Nov 6, 2018 6:34pm

Corona: yo I'm starting to sell your today I got caught up trying to flip some molly....I'll text you when I get cash in hand

Carlos: ok

Corona: U want molly

Corona: sent a photo of narcotics labeled "Molly is back"

Nov 7, 2018 5:48pm

Corona: so he wants to try the said they might not be the same in telling him they are so he said if u would do 300 for 20 he'll come....He said if there's a saying that he'll come back

Nov 8, 2018 10:09pm

Carlos: what up

Corona: should I had that way....which shop do you need me to go to

Carlos: glass

Corona: ok...here

Corona: yo I gave u 300 over

Carlos: yea....drive slow

Corona: Bet pham I wont I'll sell more pants for you I just keep giving you some cash to pay u off

Carlos: ok

Nov 12, 2018

Corona: yo yo will u be out by 6:30

Carlos: yea

Corona: ok cause I have people that nee dsome but I'mn sure u don't want everyone inside so I'll just go in and bring it out to them there riding with me.....half p and one low one...my cousin wants the half and a low one for my boy

Carlos: you need to get yhour money up Nd start buying them don't want you bring ppl left and rite where I be at

Corona: I feel I wont bring anyone after this

Carlos: ok

Corona: can u scale the half and a low one I'll be there in 35 tips 40.....tips...tops

Carlos: ok I'm at the store still

Corona: ok when u hading out.....or u have it with u....I just pull up

Carlos: ok boutbo go

Corona: ok do u want me to get down alone or bring my cousin in too

Carlos: no...just you

Nov 13, 2018 8:14pm

Corona: U got any more bud like the orange stuff

Carlos: not m

Nov 15, 2018 7:39am

Corona: do you have anything really good like a zip ned to make a keefe

Nov 27, 2018 7:49pm

Corona: yo fam I said I was work for u I had just started and u would only give me hours to my schedule

Carlos: can't

Corona: smh Kim had told them I was working for u under the table to show I was making cash cause when I was caught I had too much on me

Carlos: well don't lie fam and you can get me in trouble for saying I pay under the table that me saying I don't want to pay taxes get it together bro you said you got all this money and all this now is time to show that you have....try not to ever say me name on anything kus nothing is under my name

Corona: Well I aid I didn't work there u just gave me lil jobs to make cash to help me as a friend

Carlos: ok

Corona: bro that's why there asking.....cause of the cash flow I have the curious to know how I make my money I told them I sold shoe and get any lil jobs I can never said I work there nor get a pay stub just simply a friend helping a friend

Carlos: naw major no kus if they want to know what you pin them they can look for me.....so no...bro....you dotn have to tell them nothing your not making big money like that....they tripping trying to scare you

Corona: well I'll change it and ok bet

Nov 30, 2018 5:12pm

Corona: u here or what

Carlos: yea

Corona: ok...here...can I take the rest of that...it's 3 zips

Carlos: later....I left

Dec 30, 2018 2:29pm

Corona: you still have half of what u showed me

Carlos: yes

Corona: 950 a half

Carlos: 1

Corona: could you drop off

Carlos: not m I'm working

Jan 4, 2019 10:23pm

Corona: what did I take last night

Carlos: white widow

Corona: U got some of that purple I seen yesterday

Carlos: yea

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 02/04/19 19:20:10

AUTHOR: CHAUTIN 1002

CID CASE SUPPLEMENT

Jonathan Metcalf's text message conversation with Carlos Vasquez transcribed from Metcalf's cell phone:

Metcalf has Carlos Vasquez in his phone contact as "Charlie" under phone number 1-469-987-3156. A text or response from Metcalf will be identified as "M" and a text or response from Vasquez will be identified as "V" in the following:

Word/slang terms:

Pens/cart = THC vape pens or cartridges

Dank = Strong smelling marijuana

Need one = In need of one package/one pound of marijuana

Zips = ounce of marijuana

Nugs = nuggets of marijuana

Wax = THC wax

GS = grams

1/4/2018

"M" 8:19 am Aye I need that ASAP. This last one fucked me up I lost money

8:20 am Let me kno so o can come now of yu home

"V" 9:23 am Yea

"M" 9:24 am Alexia comin to get veah right now ill come soon as she get here

"V" 9:24 am Ok

"M" 9:24 am Yu goin to work?

"V" 9:25 am No

"M" 9:26 am Ok coo I'll let you kno when I'm on the way

"V" 9:28 am Ok

11:59 am Way joto

I need to go

"M" 12:01 pm Nigga I was supposed to have been came this dumb bitch Alexia is late picking up veah and she has school in 20 minuyes

12:01 pm Like that bitch is retarded

12:02 pm I'm fina come right now

"V" 12:02 pm Ok

I'm leaving pick one you like she's goin to be here

"M" 12:03 pm K thank you

"V" 12:05 pm Ok

12:55 pm Back

"M" 12:55 pm Bet

1:08 pm Pullin up

"V" 1:08 pm Back door

"V" 1:08 pm Um you counted this

Is only 22

"M" 1:35 pm Goddamn yu sure

"V" 1:36 pm Positive

"M" 1:36 pm Fuck ight

10:41 pm How much for 10

1/6/2018

"M" 4:59 pm Aye is Paula home. I need asap now I just got rid of the rest

"V" 4:59 pm Yea

"M" 5:00 pm Call nd tell her I needa go

Please

"V" 5:04 pm Go

"M" 5:04 pm Bet

4/5/2018

"V" 4:54 pm 3513 Dividend Dr Garland, TX 75042 United States

"M" 5:28 pm Fina pull up

"M" 5:29 pm All this traffic

"V" 5:29 pm Ok

4/6/2018

"V" 9:39 am You stillnot done?

"M" 10:43 am I can be I been 9nly selling zips cuz I didn't know if we got more or not

"M" 10:44 am I can get rid of rest tудay and I'll come

"V" 10:44 am Ok do it

"M" 10:44 am Bet

7/18/2018

"M" 10:17 am Bring me one PLEASE

A good one sir

Something strong

"V" 4:18 pm Can you stay till 6:30

"V" 4:18 pm I maigh be late

"M" 4:20 pm You gay

Ight

"V" 4:20 pm I have to go do some community service

"M" 5:11 pm All good

"V" 5:12 pm Ok

7/27/2018

"V" 1:42 pm You sold anything yet

"M" 1:49 pm Nah

"V" 1:54 pm Tell everyone a soon as they walk in

No one knows that there

"M" 1:55 pm I got.you

Im.posting too

"V" 1:55 pm Ok

8/24/2018

"M" 10:15 pm I need one ASAP

Bring with you

Need a bubba

Big fat dense nugs please

Something sticky

"V" 10:19 am Ok

"V" 10:56 am Way

"M" 10:57 am Exiting

You at store????

I wanna stop at macdonalfts

"M" 11:25 am I had the cash right here in a envelope

"V" 11:26 am I'll get it later

"M" 11:34 am Ok

In chase envelope next to microwave

"V" 11:35 am Ok

9/9/2018

"M" 10:56 am I need that

"V" 10:56 am We goin our

Out later

"M" 10:57 am Huh

"V" 10:58 am I'll take it later

"M" 10:58 am Ok please

Different the last one was t strong

"V" 11:01 am Lol

You always said the same thing

"M" 11:03 am Lol well it looked dank and smell dank but I had to smoke to three blunts to get stoned lol just bring me one

"M" 3:03 pm Bring it before I get off please! (praying hands emoji)

9/11/2018

"M" 11:53 pm You got another same one?

9/18/2018

"M" 6:50 pm I left the pens and the cash

"V" 6:51 pm Ok

I'm at glass bring it here

"M" 6:51 pm Ight

9/23/2018

"M" 2:54 pm Did you bring the wax wit you to work?

"V" 3:04 pm Ye

"M" 3:07 pm Bet ima get 3 of them

10/5/2018

"M" 10:25 am 4 gs of wax please I got the cash on me

"V" 10:25 am I need to talk to you

"M" 10:45 am Good or bad

"V" 10:54 am Bad

Don't have nothing in the store and have your lokeyw in your pocket at all times

"M" 11:14 am That's it

"V" 11:14 am No

"M" 11:46 am So you don't the wax

Have*

"V" 11:48 am No

10/8/2018

"M" 10:16 am Going to the bank now

Please don't forget

I need 2 zips and 10 more pens

PLEASEEEEE

10/24/2018

"M" 10:31 am Bring me a dank one please

Big nugs

"V" 10:31 am 25

"M" 10:32 am It's at the store.

3 money orders in white envelope

"V" 10:32 am On my way!

"M" 10:32 am Me too

10/30/2018

"M" 8:39 am Can you bring me that last Cart you got PLEASE I'll buy it

11/8/2018

"M" 12:46 pm Come pick up this money for the pens

"V" 12:48 pm Ok wait

11/11/2018

"M" 5:00 pm My b

Just saw this this

I'm fina pull up

"M" 5:16 pm Let me know asap. If you cant get em just bring me 10 asap

"V" 5:16 pm Ok

"V" 6:37 pm You have a pic of all the new ones

"V" 6:38 pm Like the last 10 I gave you

"M" 6:38 pm Hell nah bro I been tryna get pictures but I haven't had a chance

"V" 6:39 pm Lol

"M" 6:39 pm (Metcalf sent the following two pictures)

"M" 8:59 pm Bring me what you got Pleaseeece

"M" 9:00 pm Need 10 of whatever

"V" 9:00 pm Getting them rn

"M" 9:00 pm Okay bring here please gotta go drop off soon as I leave here

"V" 9:00 pm I'm at the house trying to fix my shitt

"M" 9:00 pm Ohhh

"M" 9:00 pm Let me kno

"V" 9:37 pm Mike has them bro he was suppost to be here long time ago

But he's aaa went to bar

"M" 9:38 pm Man

I hate yu

"V" 9:39 pm He lie to me

"V" 9:40 pm Tell him something

"M" 9:50 pm Nigga let me hold them hoes you see me everyday!

"V" 9:50 pm Haha

I'll give you extras this time

"M" 9:51 pm Bet.

11/13/2018

"V" 10:44 am What

"M" 10:44 am Don't forget the pens PLEASE

"V" 10:45 am Ok

"M" 10:45 am Gracias Jefe

11/28/2018

"M" 7:46 pm Thought we was getting a bonus puta

"V" 7:47 pm Yea free pen

"M" 7:48 pm Nahhhh

Lmaooo

Come on sit da fuck shit lol

"V" 7:48 pm Lol that good

You can sale it and get \$50

"M" 7:54 pm Nahhhh

12/5/2018

"M" 8:39 am Don't forget to bring me 1 please. A GOOD ONE

"V" 9:04 am Ok

12/27/2018

"M" 9:09 am Bring me a Good One please Sir! Something Dank.
GRACIOUS

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 02/04/19 19:27:45

AUTHOR: CHAUTIN 1002

CID CASE NARRATIVE

On December 21, 2018, Officer Fraire spoke with workers at [REDACTED]. The workers at [REDACTED] complained to Officer Fraire of possible narcotics activity at Bubba's Beer, Smokes, and Wine located at 2620 Gus Thomasson, suite 110, Mesquite, Dallas County, Texas. The workers at [REDACTED] Investigators with the Mesquite Police Department Narcotics Section began investigating the complaint.

A check of the certificates of occupancy revealed that Paula Najera was the applicant on the certificates of occupancy for both Glasswerks, 1925 Towne Centre Suite 104 and at Bubba's Beer, Smokes, and Wine which is located at 2620 Gus Thomasson Drive Suite #110.

Investigators learned that there were two prior arrest from Bubba's in which a large amount of narcotics were seized. The first arrest occurred on February 8, 2017; Carlos Vasquez was stopped by Mesquite Police Officers after leaving Bubba's and arrested for possession of marijuana 5lbs to 50lbs (net weight was approximately 22lbs). On May 9, 2017, Marco Cordozo was arrested after leaving Bubba's and was in possession of 24 pounds of marijuana and over 1000 grams of THC Oil/Wax.

On January 2, 2019 Officer Fraire conducted a traffic stop on a vehicle leaving Bubba's. Officer Fraire arrested Tristan Martinez and recovered 11 grams of marijuana from the vehicle.

Investigators surveilled the locations on several occasions and observed what appeared to be narcotics traffic coming and going. The majority of the customers at Bubba's would pull up, the occupant would enter the store and exit again after approximately 30 seconds with nothing in hand.

On January 4, 2019, Investigators were conducting surveillance on Glasswerks and observed a vehicle arrive at the location, the vehicle stayed for just a few minutes then departed the location. Investigators followed the vehicle away and had a marked Mesquite Police unit conduct a traffic stop. During this traffic stop three persons were arrested and were in possession of 87 grams of marijuana.

While surveilling the locations, Investigators would observe Carlos Vasquez routinely work at Glasswerks. On more than one occasion, Investigators observed Vasquez close Glasswerks at approximately 10pm and he would travel to Bubba's where he would stay for a short time. On one occasion he drove to Bubba's, entered the store and he came out carrying a box which he loaded into his car and left. Investigators followed him to his residence located at 9704 Brierwyck. Through the investigation investigators learned that Paula Najera and Carlos Vasquez are common-law married, they have a small child together, and they both reside at 9704 Brierwyck.

On January 16, 2019, Investigators were surveilling Glasswerks and Bubba's Beer, Smokes, and Wine. During this surveillance two vehicles were stopped after leaving Glasswerks. During the first stop, three persons were arrested and a glass jar containing 2.7 grams of marijuana was recovered from the vehicle. The second vehicle was stopped after investigators observed the driver enter Glasswerks and depart after a few minutes with a black shopping bag in hand. A marked Mesquite Police unit stopped the vehicle at Gus Thomasson Road and Driftwood for traffic violations. During a search of the vehicle Officer Leyva found the black bag seen by investigators on the passenger floorboard; the bag contained seventy THC vape cartridges. The driver, Rudy Montalvo and passenger Raphael Gutierrez were both arrested and transported to the Mesquite Jail without incident.

During the course of the day, Investigators observed the employee from Bubba's constantly walking back and forth from his 2015 Kia Optima which was parked in the front of the store.

Carlos Matamores-Vasquez was the only person working inside Glasswerks during this surveillance and transactions. Investigators obtained a search warrant for Bubba's Beer, Smoke, and Wine, for Glasswerks, and for 9704 Brierwyck.

Just prior to executing the search warrants, Investigator Lang observed Paula Najera arrive at Glasswerks driving a black 2015 Cadillac CTS [REDACTED]. Investigators were already aware that Najera had a not eligible ID card only, and no valid drivers license.

Search warrants were executed simultaneously at Bubba's Beer, Smoke, and Wine and at Glasswerks.

During the search of Bubba's Beer, Wine and Smokes, Inv. Lang located 5 THC labeled vape cartridges located in an empty box on a shelf behind the register. Those THC cartridges were photographed and taken as evidence. Inv. Chasney located a red Solo cup with marijuana packaged in small amounts in separate baggies common with how marijuana is sold in small amounts. The red Solo cup was located in a plastic cabinet in the bathroom of Bubba's. The marijuana was photographed and taken to be logged in as evidence.

Inv. Lang asked Metcalf how he arrived at work on this day and he advised that he was "dropped off". Inv. Lang and other members of the Mesquite Police Department had constant surveillance on the business prior to it opening on this day. Inv. Chautin observed Metcalf arrive in a gold colored 4-door Kia sedan and he had parked in front of the business. Inv. Chautin observed Metcalf exit his vehicle and unlock the front door to Bubba's and go inside.

Inv. Lang confronted Metcalf with this information after he observed a car key with "Kia" on the fob as it sat on the counter by the register. At that time, Metcalf advised that he indeed did arrive at the business in the gold Kia that was parked in front of the door and that the key to the vehicle was the one that Inv. Lang found on the counter. Inv. Lang confronted Metcalf with the THC vape cartridges that was found behind the counter and he advised that those were his. At that time, Inv. Lang asked Metcalf if there was anything illegal in his vehicle parked in front of the store and he replied "yes". Inv. Lang asked Metcalf if there was any marijuana in his vehicle and he replied "yes". Inv. Lang asked Metcalf if there was anything else in his vehicle and he advised that there were more "vapes". Metcalf advised consent and told Inv. Lang that he could retrieve the the narcotics. Inv. Lang asked Metcalf where the narcotics were in his vehicle and he advised in the rear passenger side seat.

Investigators Lang and Odom #931 went to the vehicle and In. Lang unlocked it with the key from the counter. Inv. Lang went to the rear passenger door and opened it. In the rear passenger side seat, Inv. Lang observed a Cosco child seat and in the child seat were two black plastic bags that resembled the plastic bags located in Bubba's. Inv. Lang untied one of the bags and located 33 THC labeled vape cartridges. Pictures of the THC vape cartridges were taken as evidence. Inv. Lang untied the other black plastic bag and located a large vacuum sealed bag that contained marijuana.

Officer Lang continued to search the rest of the vehicle based on probable cause and located a large unknown amount of U.S. Currency located in the storage pocket attached to the back of the front passenger seat. The U.S. Currency was secured and sealed in a currency evidence bag. Inv. Odom #931 located another unknown amount of U.S. Currency and that was secured and sealed in another currency evidence bag. Photographs of the U.S. Currency found in Metcalf's vehicle were taken as evidence. A key to the front door lock of Bubba's was recovered from within Metcalf's vehicle and later used to secure the front door. That key was later logged in as evidence. Metcalf's vehicle was impounded to the Mesquite Police compound via McIntyre's Wrecker Service.

Inv. Lang then interviewed Metcalf at the store and prior to the interview, Metcalf was advised of his Constitutional rights. Metcalf advised that he understood his rights and wished to waive them and speak with Inv. Lang. Inv. Lang asked Metcalf what he was doing with all of the narcotics located in his vehicle. Metcalf advised that the narcotics were his and that he sells marijuana and THC vapes. Inv. Lang asked if Metcalf sold any marijuana out of Bubba's and he would not advise. Inv. Lang asked Metcalf from whom does he get the narcotics from to sell and he advised that he "gets it from people" but would not elaborate any further. Inv. Lang asked Metcalf if the marijuana found in the red Solo cup located within the bathroom cabinet of Bubba's was his and he advised "yes". Inv. Lang advised Metcalf that he would like to talk with him in more detail at the Mesquite Police Dept. in reference to the narcotics found. Inv. Lang stopped the interview at that time and Metcalf was transported to the Mesquite jail where he was booked in without incident.

During the execution of the search warrant at Glasswerks, Investigators contacted Carlos Vasquez and Paula Nejava. During the search Investigators located five THC Vape Cartridges and a large sum of U.S. Currency. Both Nejava and Velasquez were arrested and transported to the Mesquite Jail without incident.

As investigators executed the search warrant at Glasswerks they made contact a patron of Glasswerks who walking on the sidewalk adjacent to the business; he was identified as Markus Aleman. Aleman was found to be in possession of a small amount of marijuana which was located in his pants pocket. He was arrested for possession of marijuana less than two ounces and transported to the Mesquite Jail without incident.

Investigators then executed a search warrant at 9704 Brierwyck. During the search, Investigators recovered approximately 6,579 THC vape cartridges, approximately 33 pounds 5 ounces of marijuana, and a large sum of U.S. Currency. The narcotics were located in opened boxes in the common areas of the residence which were in plain view and were accessible to both Vasquez and Najera. Investigators found a large amount of paperwork, mail, and personal belongings in both Najera and Vasquez's names scattered throughout the residence.

On January 16, 2019 at about 9:54pm, Inv. Chautin met with Rudy Montalvo in the jail for an interview which was recorded both visually and audibly. Montalvo was advised both orally and in writing of his Miranda warning and he waived his rights. During the interview he advised that today at about 10am he contacted Carlos Vasquez by phone and he asked to purchase seventy THC Vape Cartridges. He advised that they agreed on a price of \$1,700 for the cartridges. He advised that at about 11:30, he along with two of his co-workers traveled to Glasswerks. He advised that he went into the store alone and contacted Vasquez. He paid Vasquez \$1,700 for the cartridges and left with seventy THC Cartridges. He advised that he was going to sell the cartridges to his friends for \$30 per cartridge to pay his child support.

On 1/16/19 at approximately 2155 hours, Inv. Lang interviewed Jonathan Metcalf B/M [REDACTED] in the Mesquite Police Dept. interview room #4024. Prior to any questioning in reference to Metcalf's case, Inv. Lang again advised Metcalf of his Constitutional Rights and Metcalf advised that he understood them and wished to waive them and speak with Inv. Lang. Metcalf signed a Miranda Warning card and it was saved as evidence.

Metcalf advised that he has been working at Bubba's for approx. 6 months. Metcalf advised that he makes approx. \$400 to \$450 a week from Bubba's and that "Paula" would pay him in cash or a check on Sunday's. Metcalf advised that he had been selling marijuana for a couple months and that he had recently started selling THC vapes. Metcalf advised that he would break down the bags of marijuana and sell it for \$10 per gram and that he would sell the THC vapes for \$30 each. Inv. Lang asked Metcalf where he would sell the marijuana and THC vapes and he advised that he would sell to people but would not give a specific location. Inv. Lang asked if he had sold any marijuana or THC vapes of of Bubba's and he stated that he sold a THC vape for \$30 to an unknown B/F on 1/16/19 with the time of sell between 1200 and 1500 hours.

Inv. Lang asked Metcalf where he gets his marijuana and THC vapes from and he stated that he would get it through the United States Postal Service some times and from people but would not elaborate on the people he spoke of. Metcalf advised that he has received narcotics through the USPS multiple times and that sometimes it would take 4 to 9 days to receive the packages. Metcalf advised that he would "order" a pound but did not know what state it came from. Metcalf advised that he would get a pound of marijuana a week and has been doing so for approx. two months. Metcalf would not advise any persons name that he gets narcotics from.

At about 10:49pm, Inv. Chautin met with Paula Najera in the jail for an interview which was recorded both visually and audibly. She was advised both orally and in writing of her Miranda warning and she waived her rights. During the interview she admitted that she was aware of the large amount of narcotics in her residence. She claimed that the narcotics belong to Vasquez. She admitted that she and Vasquez have a child together and they have been living together for several years. She was aware that he does in fact sell narcotics from their store. She terminated the interview and requested an attorney.

Inv. Chautin then met with Vasquez in the jail for an interview; he requested an attorney before being advised of his Miranda Warning.

Inv. Chautin obtained Vasquez's jail calls from the Dallas County Sherrif's Office. The calls were reviewed and the pertinent information was transcribed. Investigators were able to identify an additional suspect of narcotics trafficking as Roberto Corona Castro WM [REDACTED] On January 4th, 2019, Mesquite Police Dept officers conducted a traffic stop on a vehicle leaving 9704 Brierwyck Dr and identified the driver of the vehicle as Roberto Corona Castro.

While listening to Carlos Matamores Vasquez's recorded jail telephone calls, investigators overheard a conversation between Matamores Vasquez and a caller from a phone registered to Roberto Corona Castro. The caller from the phone registered to Roberto Corona Castro told Matamores Vasquez that he would continue trafficking narcotics while Matamores Vasquez was in jail.

On January 24th, 2019, Mesquite Police Dept investigators were conducting surveillance at 6402 Duck Creek Dr apt #3202 in Garland, Texas. This is the home address listed for Roberto Corona Castro. Investigators observed multiple subjects come to the location, stay for a short time, and then leave the location with small bags or small items in their hands. This type of activity is consistent with what investigators know to be narcotics trafficking activity.

At around 1750 hours, Investigators observed a Hispanic male leave the Duck Creed Dr location in a Black Hummer H3 bearing [REDACTED]. Investigators had observed this vehicle at the 9704 Brierywyck Dr residence on previous occasions. The male walked out of Corona's apartment with a cardboard "Amazon" box in hand.

On 1/24/2019 at approximately 1750 hours, Mesquite PD Investigator Nance #822 was in the area of the north service road of IH 30 near Broadway Blvd. Investigator Nance observed a black Hummer, bearing [REDACTED] traveling westbound on the north service road of IH 30. Investigator Nance observed the Hummer move from lane number three to lane number two without signaling. This observation occurred after the Hummer had entered the city limits of Mesquite, Dallas County, Texas 75150.

Officer Mitchell #1017 was in a fully marked police vehicle in the vicinity. Officer Mitchell initiated a traffic stop on the Hummer due to the above listed traffic offence. Officer Moehring #1042 arrived on scene to assist.

Officer Mitchell contacted the driver and sole occupant of the Hummer, identified as Javier Davila Lopez H/M [REDACTED]. Upon initial contact with Davila Lopez, Officers Mitchell and Moehring smelled a strong odor of marijuana emanating from the vehicle. Officer Moehring observed a marijuana cigarette in the center cupholder in plain view. When Davila Lopez opened his glove box, Officer Moehring observed, in plain view, a plastic baggie containing a green, leafy substance believed to be marijuana.

Officer Mitchell then arrested Davila Lopez for the traffic offense, as well as for Possession of Marijuana. Officer Mitchell transported Davila Lopez to the Mesquite Jail, where he was booked in without incident.

During an inventory of the vehicle, officers located the following:

- Bag of Marijuana
- Psychedelic Mushrooms
- 12.5 White Rectangular Pills (destruction)
- AK 47 Rifle Serial # [REDACTED]
- FN 5.7 Pistol Serial # [REDACTED]
- 1 Ballistic Vest
- Large amount of live ammunition
- Multiple empty firearm magazines
- 2 digital scales

Officer Moehring took custody of the above listed items and transported them to the Mesquite Police Department, where they were logged into the property room as evidence.

Davila Lopez was charged with the following:

Possession of Marijuana More than 4 ounces less than 5 pounds
Possession of a Controlled Substance PG2 (Mushrooms) >= 1 grams less than 4 grams
UCW

A search warrant was obtained for Corona's apartment.

On January 24th, 2019, Narcotics Investigators with the Mesquite Police Dept executed the narcotics search warrant at 6402 Duck Creek Dr # 3202, Garland, Texas.

Upon approaching the location, investigators contacted Roberto Corona Castro WM [REDACTED] driving a Black BMW bearing [REDACTED] away from the location.

Investigators had Corona Castro exit the vehicle and detained him. Inv Lang and Sgt Troquille could smell a strong odor of marijuana emitting from the vehicle that Corona Castro was removed from.

Upon a search of this vehicle, Sgt Troquille located the following:

- 1 Baggie of Marijuana
- 1 Bag of Sugar coated THC Edible candies (Red)

Upon executing the search warrant on the location, investigators located the following:

- A plastic bag and jar of Marijuana were located in a soft cooler by the kitchen table (#822)

The following were located in the master bedroom:

-On the dresser was Marijuana, psychedelic mushrooms, and edible THC candy (#979)

-In the closet of the master bedroom was a Ken Valley Arms .54 Cal Rifle Serial # [REDACTED] (#979)

-In the closet of the master bedroom was a Ken Valley arms .50 Cal Rifle Serial # [REDACTED] (#979)

-In the closet of the master bedroom was a Ithica M66 Super Shotgun 20ga Serial # [REDACTED] (#979)

-In the closet of the master bedroom was a Taurus Millennium .40cal handgun Serial # [REDACTED] (#979)

The following was located on the kitchen table:

-1 Samsung Cellphone (#987)

Throughout the residence, multiple pieces of mail were located in the name of Roberto Corona Castro, as well as Roberto Corona Castro's drivers license has the address of 6402 Duck Creek Dr Apt # 3202 in Garland.

Corona Castro was placed under arrest and transported to the Mesquite Police Department without incident.

Corona Castro was charged with:

Manufacture/ Delivery of a Controlled Substance PG2 400 Grams or more (THC Edibles)

Possession of a Controlled Substance PG2 >= 1 grams less than 4 grams

Possession of Marijuana More than 4 ounces less than or equal to 5 pounds

On January 24, 2019, at about 9:43pm, Inv. Solis met with Javier Davila Lopez in the jail for an interview which was recorded. He was advised of his Miranda Warning to which he waived his rights. He confessed that he purchases approximately 1-2 pounds of marijuana from Carlos Vasquez per month for approximately \$1,500 per pound and he sells the it for a profit.

On January 24, 2019, at about 10:03pm, Inv. Chautin met with Roberto Corona in the jail for an interview which was recorded. He was advised of his Miranda Warning to which he waived his rights. He advised that he is currently unemployed and he sells narcotics to support his family and his drug habit. He advised that he's been friends with Carlos Vasquez for several years. He advised that he purchases marijuana from Vasquez, he divvy's it up into smaller quantities, and he sells it for a profit. He confessed that he's been buying marijuana to sell from Vasquez for several years.

SUPPLEMENTAL NARRATIVE**INCIDENT NUMBER: 19005405****ENTERED DATE/TIME: 02/11/19 12:08:49****AUTHOR: CHAUTIN 1002****CID CASE SUPPLEMENT**

Inv. Nance obtained the search warrants for Glasswerks, Bubba's Beer, Wine and Smokes, and 9704 Brierwyck Drive.

Both Glasswerks and Bubba's Beer, Wine and Smokes are in the same shopping center. The shopping center is situated at the corner of Gust Thomason Road and Towne Centre Drive in Mesquite. The majority of the shopping center faces Gus Thomasson Road. Both Bubba's and Glasswerks both face Gus Thomasson Road. Bubba's Beer Wine and Smokes has an address of 2620 Gus Thomasson Road and Glasswerks has an address of 1925 Towne Centre Drive. Investigator Nance was unaware that Glasswerk's street address was off of Towne Centre. He thought because it was in the same shopping center and it also faced Gus Thomasson that it also had a Gus Thomasson street address. In the warrant he listed Glasswerk's address as 1925 Gus Thomasson instead of 1925 Towne Centre.

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 02/26/19 10:23:08

AUTHOR: Onorato 1058

CID LAB ANALYSIS SUPPLEMENT - CONTROLLED SUBSTANCE

In reference to Matamores Vasquez, Carlos; Metcalf, Jonathan; Najera, Paula the NMS lab report returned with the following results:

Exhibit / Net Weight / Conclusion

1-19 / no analysis

20 / 116.94 grams / Marijuana

21 / 345.83 grams / THC (tetrahydrocannabinol)

22 / 439 grams / Marijuana

23 / 5.72 grams / THC (tetrahydrocannabinol)

24-31 / no analysis

SUPPLEMENTAL NARRATIVE

INCIDENT NUMBER: 19005405

ENTERED DATE/TIME: 04/16/20 14:35:52

AUTHOR: Knight 884

CID CASE SUPPLEMENT

**In reference to Jonathan Metcalf, the DA has rejected F1940178 Poss Marij
4oz>5lbs and F1940179 Man Del CS PG 2 or 2A>4G<400G.**

Radio Log History

Time/Date:	Entered By:	Unit/Officer:	Status:	Zone:	Comments:
14:31:45 01/16/2019	Tome 1225	321 - WILSON 1132	ARRVD	32	On-site call=2701
14:31:55 01/16/2019	Tome 1225	321 - WILSON 1132	EJ	32	incid#=19005405 Enrt to Jail call=2701
14:32:19 01/16/2019	Poole 809	353 - GREGSON 1034	ARRVD	32	incid#=19005405 c=2701
14:34:40 01/16/2019	Poole 809	645 - NIELSEN 1052	ARRVD	32	incid#=19005405 c=2701
14:38:50 01/16/2019	WILSON 1132	321 - WILSON 1132	OJ	32	(MDC) Arrived on scene incid#=19005405 call=2701
14:41:32 01/16/2019	Tome 1225	353 - GREGSON 1034	EJ	32	incid#=19005405 Enrt to Jail call=2701
14:49:14 01/16/2019	GREGSON 1034	353 - GREGSON 1034	OJ	32	(MDC) Arrived on scene incid#=19005405 call=2701
14:57:15 01/16/2019	Tome 1225	624 - CHAUTIN 1002	OJ	32	incid#=19005405 c=2701
15:05:22 01/16/2019	WILSON 1132	321 - WILSON 1132	ENRT	32	(MDC) Offline Enroute to a call incid#=19005405 call=2701 time=15:05:22 01/16/19
15:05:23 01/16/2019	WILSON 1132	321 - WILSON 1132	ENRT	32	(MDC) Offline Enroute to a call incid#=19005405 call=2701 time=15:05:22 01/16/19
15:13:42 01/16/2019	WILSON 1132	321 - WILSON 1132	ARRVD	32	(MDC) Arrived on scene incid#=19005405 call=2701
15:17:21 01/16/2019	Tome 1225	321 - WILSON 1132	EJ	32	ADULT FEMALE SM 58439
15:27:33 01/16/2019	Tome 1225	321 - WILSON 1132	OJ	32	
15:34:43 01/16/2019	Poole 809	637 - ODOM 931	ARRVD	32	incid#=19005405 c=2701
15:37:25 01/16/2019	Tome 1225	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
15:37:25 01/16/2019	Tome 1225	645 - NIELSEN 1052	OK	32	incid#=19005405 Status Check call=2701
15:37:25 01/16/2019	Tome 1225	353 - GREGSON 1034	OK	32	incid#=19005405 Status Check call=2701
15:37:25 01/16/2019	Tome 1225	321 - WILSON 1132	OK	32	incid#=19005405 Status Check call=2701
15:37:25 01/16/2019	Tome 1225	637 - ODOM 931	OK	32	incid#=19005405 Status Check call=2701
15:54:43 01/16/2019	GREGSON 1034	353 - GREGSON 1034	EJ	32	(MDC) Arrived on scene incid#=19005405 call=2701
16:03:23 01/16/2019	GREGSON 1034	353 - GREGSON 1034	OJ	32	(MDC) Arrived on scene incid#=19005405 call=2701
16:55:00 01/16/2019	GREGSON 1034	353 - GREGSON 1034	CMPLT	32	(MDC) Completed call incid#=19005405 call=2701
17:11:22 01/16/2019	WILSON 1132	321 - WILSON 1132	CMPLT	32	(MDC) Completed call incid#=19005405 call=2701
17:22:40 01/16/2019	Liptrap 625	624 - CHAUTIN 1002	LOCTN	32	Unit Location: 9704 BRIERWICK DR DALLAS
17:22:40 01/16/2019	Liptrap 625	637 - ODOM 931	LOCTN	32	Unit Location: 9704 BRIERWICK DR DALLAS
17:22:40 01/16/2019	Liptrap 625	645 - NIELSEN 1052	LOCTN	32	Unit Location: 9704 BRIERWICK DR DALLAS
19:46:53 01/16/2019	Russell 795	624 - CHAUTIN 1002	OK	32	
19:46:53 01/16/2019	Russell 795	637 - ODOM 931	OK	32	
19:46:53 01/16/2019	Russell 795	645 - NIELSEN 1052	OK	32	
19:56:08 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
20:16:51 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
20:34:43 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
20:52:56 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
21:15:32 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
21:48:34 01/16/2019	Walker 1003	624 - CHAUTIN 1002	OK	32	incid#=19005405 Status Check call=2701
05:48:08 01/17/2019	Taylor 1100	624 - CHAUTIN 1002	CMPLT	32	incid#=19005405 Completed Call clr:A call=2701
05:48:08 01/17/2019	Taylor 1100	637 - ODOM 931	CMPLT	32	incid#=19005405 Completed Call call=2701
05:48:08 01/17/2019	Taylor 1100	645 - NIELSEN 1052	CMPLT	32	incid#=19005405 Completed Call call=2701

CAD Comments

14:31:39 01/16/2019 - Tome 1225
 14:38:45 01/16/2019 - Poole 809
 MATAMOROS VASQUEZ,CARLOS WM [REDACTED]
 14:38:56 01/16/2019 - Mireles 1004
 ONE CONFIRMED DPD
 14:39:21 01/16/2019 - Mireles 1004
 ON ALEMAN,MARKUS
 14:39:36 01/16/2019 - Poole 809
 TATUM,JUSTEN BM [REDACTED]
 14:39:50 01/16/2019 - Poole 809
 METCALF,JONATHAN BM [REDACTED]
 15:34:28 01/16/2019 - Poole 809
 REQ 51 FOR VEH 2620 GT #110
 15:41:51 01/16/2019 - Poole 809
 REQ TRANSPORT UNIT
 15:42:12 01/16/2019 - Poole 809
 321 WILL TAKE IT, ENRT FROM THE JAIL
 15:54:11 01/16/2019 - Poole 809
 MCINTYRES ENRT TO MPD BACK LOT W/THE KIA OPTIMA
 20:34:33 01/16/2019 - Walker 1003 - From: CHAUTIN 1002
 ADV THEY WILL BE ON THIS CALL FOR APPROX 10 MORE HRS

23:04:14 01/16/2019 - Liptrap 625

4 OF THE VEH IMPOUNDED ON THIS WERE DRIVEN TO MPD PER RIKO JUST MARK FOR VERIFICATION BUT HE WILL KNOW THEY ARE THE VEHS DRIVEN HERE AND HE WILL GET THE REPORT AND THAT THEY WILL BE TAKEN TO SEIZURE LOT TOMORROW

03:48:12 01/17/2019 - Krauland 904

**STILL ON CALL

TEXAS SECRETARY of STATE
RUTH R. HUGHS

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 802642053 **Entity Type:** Domestic Limited Liability Company (LLC)
Original Date of Filing: February 3, 2017 **Entity Status:** In existence
Formation Date: N/A
Tax ID: 32062788024 **FEIN:**
Duration: Perpetual

Name: JXM ENTERPRISE LLC
Address: 9704 BRIERWYCK DR
DALLAS, TX 75217-8287 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update April 17, 2021	Name PAULA NAJERA	Title MANAGING MEMBER	Address 9704 BRIERWYCK DR DALLAS, TX 75217 USA		

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

UNITED STATES DISTRICT COURT
 NORTHERN DISTRICT OF TEXAS DALLAS DIVISION

UNITED STATES OF AMERICA

v.

PAULA ESMERALDA NAJERA

§ **JUDGMENT IN A CRIMINAL CASE**
 §
 §
 § Case Number: **3:19-CR-00098-L(1)**
 § USM Number: **58488-177**
 § **Peter Andrew Schulte**
 § Defendant's Attorney

THE DEFENDANT:

<input type="checkbox"/>	pleaded guilty to count(s)	
<input checked="" type="checkbox"/>	pleaded guilty to count(s) before a U.S. Magistrate Judge, which was accepted by the court.	Count 1 of the Superseding Information filed August 14, 2019
<input type="checkbox"/>	pleaded nolo contendere to count(s) which was accepted by the court	
<input type="checkbox"/>	was found guilty on count(s) after a plea of not guilty	

The defendant is adjudicated guilty of these offenses:

Title & Section / Nature of Offense

21:846, 841(a)(1) and (b)(1)(D) Conspiracy To Possess With Intent To Distribute A Schedule I Controlled Substance

Offense Ended

01/16/2019

Count

1

The defendant is sentenced as provided in pages 2 through 6 of this judgment. The sentence is imposed pursuant to the Sentencing Reform Act of 1984.

- The defendant has been found not guilty on count(s)
 Count(s) remaining of the Indictment filed 2/21/2019. is are dismissed on the motion of the United States

It is ordered that the defendant must notify the United States attorney for this district within 30 days of any change of name, residence, or mailing address until all fines, restitution, costs, and special assessments imposed by this judgment are fully paid. If ordered to pay restitution, the defendant must notify the court and United States attorney of material changes in economic circumstances.

February 18, 2020

Date of Imposition of Judgment


 Signature of Judge

Sam A. Lindsay, United States District Judge

Name and Title of Judge

February 19, 2020

Date

DEFENDANT: PAULA ESMERALDA NAJERA
CASE NUMBER: 3:19-CR-00098-L(1)

PROBATION

The defendant is hereby sentenced to probation for a term of: **Thirty-six (36) months as to Count 1.** This sentence shall run concurrently with any sentences imposed in Case Nos. F-1940180 and F-1940181, pending in Dallas County Criminal District Court 6.

MANDATORY CONDITIONS

- 1. You must not commit another federal, state or local crime.
- 2. You must not unlawfully possess a controlled substance.
- 3. You must refrain from any unlawful use of a controlled substance. You must submit to one drug test within 15 days of release from imprisonment and at least two periodic drug tests thereafter, as determined by the court.
 - The above drug testing condition is suspended, based on the court's determination that you pose a low risk of future substance abuse. *(check if applicable)*
- 4. You must cooperate in the collection of DNA as directed by the probation officer. *(check if applicable)*
- 5. You must comply with the requirements of the Sex Offender Registration and Notification Act (34 U.S.C. § 20901, et seq.) as directed by the probation officer, the Bureau of Prisons, or any state sex offender registration agency in which you reside, work, are a student, or were convicted of a qualifying offense. *(check if applicable)*
- 6. You must participate in an approved program for domestic violence. *(check if applicable)*
- 7. You must make restitution in accordance with 18 U.S.C. §§ 2248, 2259, 2264, 2327, 3663, 3663A, and 3664. *(check if applicable)*
- 8. You must pay the assessment imposed in accordance with 18 U.S.C. § 3013.
- 9. If this judgment imposes a fine, you must pay in accordance with the Schedule of Payments sheet of this judgment.
- 10. You must notify the court of any material change in your economic circumstances that might affect your ability to pay restitution, fines, or special assessments.

You must comply with the standard conditions that have been adopted by this court as well as with any additional conditions on the attached page.

DEFENDANT: PAULA ESMERALDA NAJERA
CASE NUMBER: 3:19-CR-00098-L(1)

STANDARD CONDITIONS OF PROBATION

As part of your probation, you must comply with the following standard conditions of supervision. These conditions are imposed because they establish the basic expectations for your behavior while on supervision and identify the minimum tools needed by probation officers to keep informed, report to the court about, and bring about improvements in your conduct and condition.

1. You must report to the probation office in the federal judicial district where you are authorized to reside within 72 hours of your release from imprisonment, unless the probation officer instructs you to report to a different probation office or within a different time frame.
2. After initially reporting to the probation office, you will receive instructions from the court or the probation officer about how and when you must report to the probation officer, and you must report to the probation officer as instructed.
3. You must not knowingly leave the federal judicial district where you are authorized to reside without first getting permission from the court or the probation officer.
4. You must answer truthfully the questions asked by your probation officer.
5. You must live at a place approved by the probation officer. If you plan to change where you live or anything about your living arrangements (such as the people you live with), you must notify the probation officer at least 10 days before the change. If notifying the probation officer in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
6. You must allow the probation officer to visit you at any time at your home or elsewhere, and you must permit the probation officer to take any items prohibited by the conditions of your supervision that he or she observes in plain view.
7. You must work full time (at least 30 hours per week) at a lawful type of employment, unless the probation officer excuses you from doing so. If you do not have full-time employment you must try to find full-time employment, unless the probation officer excuses you from doing so. If you plan to change where you work or anything about your work (such as your position or your job responsibilities), you must notify the probation officer at least 10 days before the change. If notifying the probation officer at least 10 days in advance is not possible due to unanticipated circumstances, you must notify the probation officer within 72 hours of becoming aware of a change or expected change.
8. You must not communicate or interact with someone you know is engaged in criminal activity. If you know someone has been convicted of a felony, you must not knowingly communicate or interact with that person without first getting the permission of the probation officer.
9. If you are arrested or questioned by a law enforcement officer, you must notify the probation officer within 72 hours.
10. You must not own, possess, or have access to a firearm, ammunition, destructive device, or dangerous weapon (i.e., anything that was designed, or was modified for, the specific purpose of causing bodily injury or death to another person such as nunchakus or tasers).
11. You must not act or make any agreement with a law enforcement agency to act as a confidential human source or informant without first getting the permission of the court.
12. If the probation officer determines that you pose a risk to another person (including an organization), the probation officer may require you to notify the person about the risk and you must comply with that instruction. The probation officer may contact the person and confirm that you have notified the person about the risk.
13. You must follow the instructions of the probation officer related to the conditions of supervision.

U.S. Probation Office Use Only

A U.S. probation officer has instructed me on the conditions specified by the court and has provided me with a written copy of this judgment containing these conditions. I understand additional information regarding these conditions is available at www.txnp.uscourts.gov.

Defendant's Signature _____

Date _____

DEFENDANT: PAULA ESMERALDA NAJERA
CASE NUMBER: 3:19-CR-00098-L(1)

SPECIAL CONDITIONS OF PROBATION

The defendant is ordered to immediately pay a fine to the United States in the amount of **\$2,000**, payable to the U.S. District Clerk, 1100 Commerce Street, Room 1452, Dallas, Texas 75242. If the fine has not been paid in full within 30 days of the date of this judgment, the defendant shall make payments on such unpaid balance in monthly installments of not less than 10 percent of the defendant's gross monthly income, or at a rate of not less than \$50 per month, whichever is greater, until the balance is paid in full. In addition, at least 50 percent of the receipts received from gifts, tax returns, inheritances, bonuses, lawsuit awards, and any other receipt of money shall be paid toward the unpaid balance within 15 days of receipt. This payment plan shall not affect the ability of the United States to immediately collect payment in full through garnishment, the Treasury Offset Program, the Inmate Financial Responsibility Program, the Federal Debt Collection Procedures Act of 1990 or any other means available under federal or state law. Furthermore, it is ordered that interest on the unpaid balance is waived pursuant to 18 U.S.C. § 3612(f)(3).

The defendant shall participate in the Location Monitoring Program for a period of **180 consecutive days**. During this time, the defendant is continuously restricted to her place of residence except for authorized absences approved in advance by his/her U.S. Probation Officer. The U.S. Probation Officer may approve absences for gainful employment, religious services, medical care, education and training programs, and other activities. Location monitoring may be used to monitor compliance with this special condition and may include remote location monitoring using Global Positioning Satellite (GPS) tracking. The defendant shall contribute to the costs of the monitoring services rendered (copayment) at a rate of at least 1.89 per day, not to exceed the total cost per day of the monitoring services.

The defendant shall provide to the probation officer any requested financial information.

DEFENDANT: PAULA ESMERALDA NAJERA
CASE NUMBER: 3:19-CR-00098-L(1)

CRIMINAL MONETARY PENALTIES

The defendant must pay the total criminal monetary penalties under the Schedule of Payments page.

	<u>Assessment</u>	<u>Restitution</u>	<u>Fine</u>	<u>AVAA Assessment*</u>	<u>JVTA Assessment**</u>
TOTALS	\$100.00	\$.00	\$2,000.00	\$.00	

- The determination of restitution is deferred until *An Amended Judgment in a Criminal Case (AO245C)* will be entered after such determination.
- The defendant must make restitution (including community restitution) to the following payees in the amount listed below.

If the defendant makes a partial payment, each payee shall receive an approximately proportioned payment. However, pursuant to 18 U.S.C. § 3664(i), all nonfederal victims must be paid before the United States is paid.

- Restitution amount ordered pursuant to plea agreement \$
- The defendant must pay interest on restitution and a fine of more than \$2,500, unless the restitution or fine is paid in full before the fifteenth day after the date of the judgment, pursuant to 18 U.S.C. § 3612(f). All of the payment options on the Schedule of Payments page may be subject to penalties for delinquency and default, pursuant to 18 U.S.C. § 3612(g).
- The court determined that the defendant does not have the ability to pay interest and it is ordered that:
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> the interest requirement is waived for the | <input checked="" type="checkbox"/> fine | <input type="checkbox"/> restitution |
| <input type="checkbox"/> the interest requirement for the | <input type="checkbox"/> fine | <input type="checkbox"/> restitution is modified as follows: |

* Amy, Vicky, and Andy Child Pornography Victim Assistance Act of 2018, Pub. L. No. 115-299.

** Justice for Victims of Trafficking Act of 2015, Pub. L. No. 114-22

*** Findings for the total amount of losses are required under Chapters 109A, 110, 110A, and 113A of Title 18 for offenses committed on or after September 13, 1994, but before April 23, 1996.

DEFENDANT: PAULA ESMERALDA NAJERA
CASE NUMBER: 3:19-CR-00098-L(1)

SCHEDULE OF PAYMENTS

Having assessed the defendant's ability to pay, payment of the total criminal monetary penalties is due as follows:

- A** Lump sum payments of \$ _____ due immediately, balance due
 not later than _____, or
 in accordance C, D, E, or F below; or
- B** Payment to begin immediately (may be combined with C, D, or F below); or
- C** Payment in monthly installments of \$ 50
to commence 30 days after the date of this judgment; or
- D** Payment in equal (*e.g., weekly, monthly, quarterly*) installments of \$ _____ over a period of
_____ (*e.g., months or years*), to commence _____ (*e.g., 30 or 60 days*) after release from
imprisonment to a term of supervision; or
- E** Payment during the term of supervised release will commence within _____ (*e.g., 30 or 60 days*) after release
from imprisonment. The court will set the payment plan based on an assessment of the defendant's ability to pay at that
time; or
- F** Special instructions regarding the payment of criminal monetary penalties:
**It is ordered that the Defendant shall pay to the United States a special assessment of \$100.00 for Count 1, which
shall be due immediately. Said special assessment shall be paid to the Clerk, U.S. District Court.**

Unless the court has expressly ordered otherwise, if this judgment imposes imprisonment, payment of criminal monetary penalties is due during imprisonment. All criminal monetary penalties, except those payments made through the Federal Bureau of Prisons' Inmate Financial Responsibility Program, are made to the clerk of the court.

The defendant shall receive credit for all payments previously made toward any criminal monetary penalties imposed.

- Joint and Several**
See above for Defendant and Co-Defendant Names and Case Numbers (*including defendant number*), Total Amount, Joint and
Several Amount, and corresponding payee, if appropriate.
- The defendant shall pay the cost of prosecution.
- The defendant shall pay the following court cost(s):
- The defendant shall forfeit the defendant's interest in the following property to the United States:

Payments shall be applied in the following order: (1) assessment, (2) restitution principal, (3) restitution interest, (4) AVAA assessment, (5) fine principal, (6) fine interest, (7) community restitution, (8) JVTVA assessment, (9) penalties, and (10) costs, including cost of prosecution and court costs.

ORIGINAL

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NORTHERN DIST. OF TX
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DEPUTY CLERK

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IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

UNITED STATES OF AMERICA

v.

PAULA ESMERALDA NAJERA

NO. 3:19-CR-00098-L-1

PLEA AGREEMENT

PAULA ESMERALDA NAJERA, the defendant, PETER ANDREW SCHULTE,
the defendant's attorney, and the United States of America (the government) agree as
follows:

1. **Rights of the defendant:** The defendant understands that the defendant
has the rights:

- a. to plead not guilty;
- b. to have a trial by jury;
- c. to have the defendant's guilt proven beyond a reasonable doubt;
- d. to confront and cross-examine witnesses and to call witnesses in the
defendant's defense; and
- e. against compelled self-incrimination.

2. **Waiver of rights and plea of guilty:** The defendant waives these rights
and pleads guilty to the offense alleged in Count One of the Superseding Information,
charging a violation of 21 U.S.C. 846, that is conspiracy to possess with intent to
distribute and to distribute a Schedule I controlled substance said substance being less
than 50 kilograms of marijuana, in violation of 21 U.S.C. §§ 846, 841(a)(1), and

841(b)(1)(D). The defendant understands the nature and elements of the crime to which the defendant is pleading guilty, and agrees that the factual resume the defendant has signed is true and will be submitted as evidence.

3. **Sentence:** The minimum and maximum penalties the Court can impose include:
- a. imprisonment for a period not to exceed 5 years;
 - b. a fine not to exceed \$250,000.00, or twice any pecuniary gain to the defendant or loss to the victim(s);
 - c. a term of supervised release of not more than 2 years, and up to life, which is mandatory under the law and will follow any term of imprisonment. If the defendant violates the conditions of supervised release, the defendant could be imprisoned for the entire term of supervised release;
 - d. a mandatory special assessment of \$100.00;
 - e. restitution to victims or to the community, which may be mandatory under the law, and which the defendant agrees may include restitution arising from all relevant conduct, not limited to that arising from the offense of conviction alone;
 - f. costs of incarceration and supervision;
 - g. forfeiture of property; and
 - h. in addition, upon conviction of an offense involving distribution of a controlled substance, the defendant is, in the discretion of the Court, subject to denial of any or all "federal benefits" as defined in 21 U.S.C. §862(d), for a period of up to five years.

4. **Immigration consequences:** The defendant recognizes that pleading guilty may have consequences with respect to the defendant's immigration status if the

defendant is not a citizen of the United States. Under federal law, a broad range of crimes are removable offenses. The defendant understands this may include the offense to which the defendant is pleading guilty, and for purposes of this plea agreement, the defendant assumes the offense is a removable offense. Removal and other immigration consequences are the subject of a separate proceeding, however, and the defendant understands that no one, including the defendant's attorney or the district court, can predict to a certainty the effect of the defendant's conviction on the defendant's immigration status. The defendant nevertheless affirms that the defendant wants to plead guilty regardless of any immigration consequences that the defendant's plea of guilty may entail, even if the consequence is the defendant's automatic removal from the United States.

5. **Sentencing agreement:** Pursuant to Federal Rule of Criminal Procedure 11(c)(1)(C), the parties agree that the appropriate sentence in this case is a term of 36 months of probation, with standard terms and conditions of probation. If the Court accepts this plea agreement, this sentencing provision is binding on the Court. Other than the agreed term of probation there are no other sentencing limitations, and the Court remains free to determine the appropriate sentence under the advisory United States Sentencing Guidelines and 18 U.S.C. § 3553.

6. **Rejection of agreement:** Pursuant to Federal Rule of Criminal Procedure 11(c)(5), if the Court rejects this plea agreement, the defendant will be allowed to withdraw the defendant's guilty plea. If the defendant declines to withdraw the

defendant's guilty plea, the disposition of the case may be less favorable than that contemplated by the plea agreement.

7. **Mandatory special assessment:** Prior to sentencing, the defendant agrees to pay to the U.S. District Clerk the amount of \$100.00, in satisfaction of the mandatory special assessment in this case.

8. **Defendant's agreement:** The defendant shall give complete and truthful information and/or testimony concerning the defendant's participation in the offense of conviction. Upon demand, the defendant shall submit a personal financial statement under oath and submit to interviews by the government and the U.S. Probation Office regarding the defendant's capacity to satisfy any fines or restitution. The defendant expressly authorizes the United States Attorney's Office to immediately obtain a credit report on the defendant in order to evaluate the defendant's ability to satisfy any financial obligation imposed by the Court. The defendant fully understands that any financial obligation imposed by the Court, including a restitution order and/or the implementation of a fine, is due and payable immediately. In the event the Court imposes a schedule for payment of restitution, the defendant agrees that such a schedule represents a minimum payment obligation and does not preclude the U.S. Attorney's Office from pursuing any other means by which to satisfy the defendant's full and immediately enforceable financial obligation. The defendant understands that the defendant has a continuing obligation to pay in full as soon as possible any financial obligation imposed by the Court.

9. **Forfeiture of property:** The defendant agrees not to contest, challenge, or appeal in any way the administrative or judicial (civil or criminal) forfeiture to the United States of any property noted as subject to forfeiture pursuant to the plea of guilty, including but not limited to:

- (a.) \$483,239.60 in United States Currency
- (b.) A 2016 Nissan Rogue Utility Automobile Vehicle Identification Number JN8AT2MT8GW017829
- (c.) A 2014 Nissan GTR Automobile Vehicle Identification Number JN1AR5EFXEM271297
- (d.) A 2016 Honda Civic Sedan Automobile Vehicle Identification Number 19XFC2F58GE004069
- (f.) A 2015 Cadillac CTS Sedan Automobile Vehicle Identification Number 1G6AV5S84F0109871
- (i.) Bubba's Beer, Smoke, and Wine, located at 2620 Gus Thomasson, suite 110 Mesquite, Dallas County, Texas 75150
- (j.) \$107.91 in United States Currency seized from Paula Najera's Bank of America account ending in number 3959
- (k.) \$30.40 in United States Currency seized from Paula Najera's Bank of America account ending in number 4013
- (l.) \$9,725.85 in United States Currency seized from JXM Enterprises Bank of America account ending in number 3349
- (m.) \$27,651.63 in United States Currency seized from JXM Enterprises Bank of America account ending in number 7129
- (n.) \$8,875.00 in United States Currency seized from Texas Remodeling Bank of America account ending in number 8222

The defendant agrees that this property is subject to forfeiture under 21 U.S.C. § 853(a). The defendant consents to entry of any orders or declarations of forfeiture regarding such property and waives any requirements (including notice of forfeiture) set out in 19 U.S.C. §§ 1607-1609; 18 U.S.C. §§ 981, 983, and 985; the Code of Federal Regulations; and Rules 11 and 32.2 of the Federal Rules of Criminal Procedure. The defendant agrees to provide truthful information and evidence necessary for the government to forfeit such property. The defendant agrees to hold the government, its officers, agents, and employees harmless from any claim whatsoever in connection with the seizure, forfeiture, storage, or disposal of such property.

10. Government's agreement: The government will not bring any additional charges against the defendant based upon the conduct underlying and related to the defendant's plea of guilty. The government will file a Supplement in this case, as is routinely done in every case, even though there may or may not be any additional terms. The government will dismiss, after sentencing, any remaining charges in the pending Indictment. As part of the plea agreement in this case the Government has agreed it will release the lien for the real property located at 9704 Brierwyck Drive, Dallas, Texas, 75217 and any lien that has been placed on Glasswerks located at 1925 Towne Centre Dr. #104, Mesquite, Texas 75150. Additionally, the Government agrees that it does not oppose the return of a 2016 Dodge Ram 1500 Crew Cab Automobile Vehicle Identification Number 1C6RR6YT6GS148061 vehicle being returned to Paula Najera so long as she agrees to pay any fees that have accumulated since it was seized. This agreement is limited to the United States Attorney's Office for the Northern District of

Texas and does not bind any other federal, state, or local prosecuting authorities, nor does it prohibit any civil or administrative proceeding against the defendant or any property.

11. **Violation of agreement:** The defendant understands that if the defendant violates any provision of this agreement, or if the defendant's guilty plea is vacated or withdrawn, the government will be free from any obligations of the agreement and free to prosecute the defendant for all offenses of which it has knowledge. In such event, the defendant waives any objections based upon delay in prosecution. If the plea is vacated or withdrawn for any reason other than a finding that it was involuntary, the defendant also waives objection to the use against the defendant of any information or statements the defendant has provided to the government, and any resulting leads.

12. **Voluntary plea:** This plea of guilty is freely and voluntarily made and is not the result of force or threats, or of promises apart from those set forth in this plea agreement. There have been no guarantees or promises from anyone as to what sentence the Court will impose.

13. **Waiver of right to appeal or otherwise challenge sentence:** The defendant waives the defendant's rights, conferred by 28 U.S.C. § 1291 and 18 U.S.C. § 3742, to appeal the conviction, sentence, fine and order of restitution or forfeiture in an amount to be determined by the district court. The defendant further waives the defendant's right to contest the conviction, sentence, fine and order of restitution or forfeiture in any collateral proceeding, including proceedings under 28 U.S.C. § 2241 and 28 U.S.C. § 2255. The defendant further waives the defendant's right to seek any future

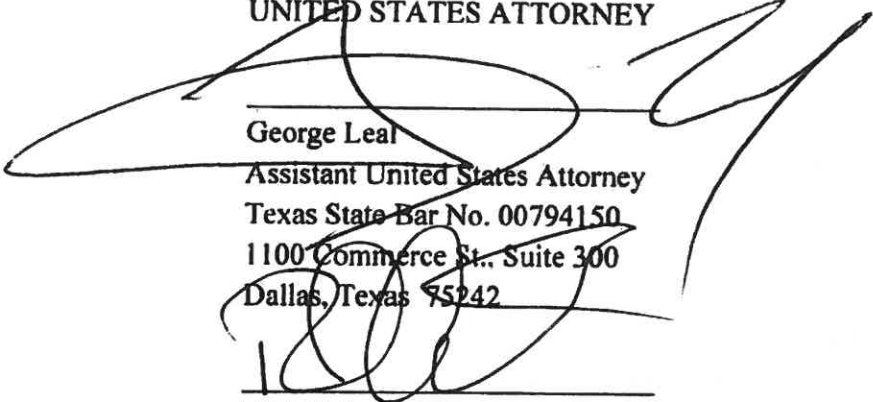
reduction in the defendant's sentence (e.g., based on a change in sentencing guidelines or statutory law). The defendant, however, reserves the rights (a) to bring a direct appeal of (i) a sentence exceeding the statutory maximum punishment, or (ii) an arithmetic error at sentencing, (b) to challenge the voluntariness of the defendant's plea of guilty or this waiver, and (c) to bring a claim of ineffective assistance of counsel.

14. **Representation of counsel:** The defendant has thoroughly reviewed all legal and factual aspects of this case with the defendant's attorney and is fully satisfied with that attorney's legal representation. The defendant has received from the defendant's attorney explanations satisfactory to the defendant concerning each paragraph of this plea agreement, each of the defendant's rights affected by this agreement, and the alternatives available to the defendant other than entering into this agreement. Because the defendant concedes that the defendant is guilty, and after conferring with the defendant's attorney, the defendant has concluded that it is in the defendant's best interest to enter into this plea agreement and all its terms, rather than to proceed to trial in this case.

15. **Entirety of agreement:** This document is a complete statement of the parties' agreement and may not be modified unless the modification is in writing and signed by all parties. This agreement supersedes any and all other promises, representations, understandings, and agreements that are or were made between the parties at any time before the guilty plea is entered in court. No promises or representations have been made by the United States except as set forth in writing in this plea agreement.

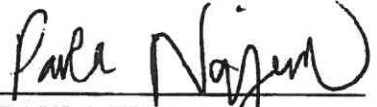
AGREED TO AND SIGNED this ⁴² 12 day of August, 2019.

ERIN NEALY COX
UNITED STATES ATTORNEY




George Leal
Assistant United States Attorney
Texas State Bar No. 00794150
1100 Commerce St., Suite 300
Dallas, Texas 75242

Rick Calvert
Deputy Criminal Chief
Texas State Bar No. 03669700


PAULA ESMERALDA NAJERA
Defendant

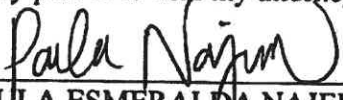
8/12/2019
Date


PETER ANDREW SCHULTE
Attorney for Defendant

8/12/2019
Date

CERTIFICATION


I have read or had read to me this Plea Agreement and have carefully reviewed every part of it with my attorney. I fully understand it and voluntarily agree to it.



PAULA ESMERALDA NAJERA
Defendant

8/12/2019
Date

I am the defendant's counsel. I have carefully reviewed every part of this Plea Agreement with the defendant. To my knowledge and belief, my client's decision to enter into this Plea Agreement is an informed and voluntary one.



PETER ANDREW SCHULTE
Attorney for Defendant

8/12/2019
Date