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REAL ESTATE

DEVELOPMENT

EULESS COMPANY LETS BUYERS WORK OFF DOWN PAYMENT

Colby-Stanley Homes resumes offering a sweat-equity option.

Short on cash to buy a home, but ready to work?

A Euless real estate company has a deal for you.

Colby-Stanley Homes offers prospective buyers money off on their down payment in exchange for sweat equity, such as painting a home.

One of these homes is the one-story 1950s house at 4908 Stephanie Drive in Haltom City. There are others advertised on the company's Web site, www.housesEZ.com

Actually, Colby-Stanley Homes has been offering such sweat-equity agreements for much of its 25 years in business, but the company recently resumed the program.

A sweat-equity program was not as necessary in recent years of down-payment assistance programs, when third-party groups could give down-payment money to the buyer from a willing seller. The federal government banned down-payment assistance programs, ending them in October.

The sweat-equity option



BAKER & JARES

Homes offers rent-to-own options to get buyers into a home within six months.

— Andrea Jares

Got a tip?

Got a hot deal to talk about or know about a property for sale? Want to talk about trends in local real estate?

In Fort Worth, call:

Sandra Baker

817-390-7727

sabaker@star-telegram.com

In Northeast Tarrant County, Arlington, Grand Prairie and Mansfield, call:

Andrea Jares

817-548-5522

ajares@star-telegram.com

has a number of federal rules that must be followed by the buyer and the seller. FHA loans allow for the buyer to make repairs to a home in exchange for a down payment, said Mike Stanley, officer. An FHA inspector approves the repairs before and after the work is done, he said.

In addition to sweat equity options, Colby-Stanley

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DATE DISTRIBUTED 1/23/09 DATE OF ARTICLE 1/13/09 NEWSPAPER Commercial Recorder

Commercial RECORDER Court and Commercial Daily

Local women's fitness franchise relocates Curves changes location but not mission

Eules, TX — Curves of Eules recently relocated to the Kroger Center @ Harwood & Main, and while they may have changed locations, their mission to help women in the Eules community improve their quality of life hasn't changed. "Curves is all about improvement — improving women's quality of life, self-esteem and even our services. The relocation is an exciting change," said Allison Holt, owner of Curves of Eules.

In recognition of the relocation, Curves is offering 50% of the service fee, plus 30 days free. This offer is for new members who join before January 31st. Curves' exercise program consists of thirty minutes of exercise three times a week, during which participants work all major muscle groups and receive a great cardio workout. It includes all five components of a complete exercise program: warm-up, strength training, cardio, cool down, and stretching.

In addition to a proven workout plan, Curves of Eules offers various programs to help motivate and assist women in obtaining a healthy lifestyle, including: CurvesSmart™ personal coaching system, a new technology pioneered by Curves that offers a precision designed workout, moment to moment feedback and progress reports to keep members motivated while they work out; and www.CurvesComplete.com, an online weight-loss subscription service that provides subscribers with diet and fit-

ness information, tools, experts and motivation to achieve their weight-loss goals.

The experienced instructors at Curves offer one-on-one training while members talk and inspire one another during the workout. Also, the comfortable, welcoming atmosphere has helped women of all fitness levels commit to an ongoing fitness program and achieve results.

"We are pleased to be at our new location and have been fortunate to share the Curves experience with the Eules community," said Angel Vaughn, Acting Manager of Curves. For more information about Curves in Eules, please contact Curves at 817-545-5200.

About Curves

Curves works every major muscle group with strength training, cardio and stretching in every 30 minute workout. And now there's CurvesComplete.com: an online diet and fitness solution based on founder Gary Heavin's New York Times bestselling book Curves, Permanent Results Without Permanent Dieting and the results of an ongoing university study. Heavin and his wife Diane are considered the innovators of the express fitness phenomenon that has made exercise available to more than four million women worldwide. With more than 10,000 locations in dozens of countries, Curves is the world's largest fitness franchise. For more information, please visit: www.curves.com or www.curvescomplete.com.

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Move is expected to help make way for toll lanes on 183

Toll lanes on Texas 183 in Dallas County could be partially open by 2015.

By GORDON DICKSON
 gdickson@star-telegram.com

PLANO — The North Texas Tollway Authority is expected to take a step next week that would make it easier for private developers to build toll lanes on Texas 183 in Dallas County, a move that would connect Northeast Tarrant County to the proposed Trinity Parkway project in downtown Dallas.

On Wednesday, the tollway authority board is expected to waive its right under state law to have first dibs on building toll lanes on Texas 183 in Irving and Dallas. The decision, which is expected during the board's monthly meeting Wednesday in Plano, would legally clear the way for the Texas Department of Transportation to hire a private developer to build the lanes and perhaps complete some of the work as soon as 2015.

In Tarrant County, the tollway authority's move would add value to the proposed North Tarrant Express project, a far-reaching plan to add toll lanes on Texas 121/183 in Bedford, Euless and Hurst; Loop 820 in North Richland Hills; and Interstate 35W in north Fort Worth.

Two groups of developers are bidding on North Tarrant Express, but both groups have privately aired concerns about investing their dollars in a project that could be taken over by the tollway authority, a public agency, once it crosses into Dallas County.

Easing fears

The action would ease those fears because, in essence, the tollway authority would be promising not to get in the way of private development of toll lanes in that corridor.

The toll lanes would be called "managed lanes" and would be available to single-occupant vehicles willing to pay an electronic toll, most commonly done by attaching a TollTag device to a windshield. Carpoolers could use the managed lanes for free or

Honkin' Mad

For more transportation and traffic coverage, check out star-telegram.com/blogs

at a discount.

"We've discussed that we're not in a position to do everything, so let's not do the managed lanes," tollway Vice Chairman Victor Vandergriff of Arlington said.

Not profitable

The tollway authority doesn't perceive the proposed toll lanes as profitable. A 2004 study of proposed toll lanes — updated a few months ago — found that tolls generated would generate only about \$82 million, or 8 percent of construction costs, tollway director of project delivery Elizabeth Mow told board members Thursday during a committee meeting.

That's not enough to cover the tollway authority's costs of issuing bonds for such a project, some board members have already concluded.

Moving slowly

As for Trinity Parkway, Dallas voters approved the huge project more than 10 years ago. It involves the construction of toll roads to relieve perpetually gridlocked Dallas highways such as I-35E, I-45 and I-30.

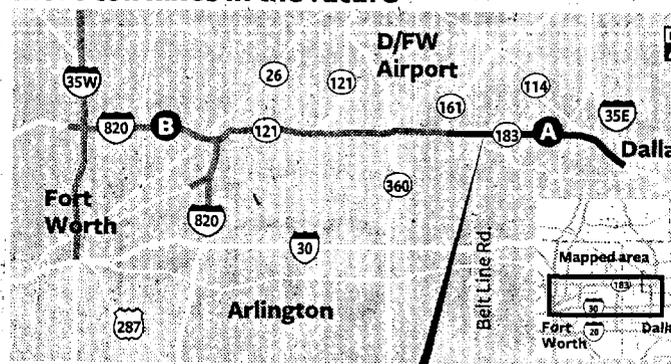
But the project has moved slowly in the planning phase.

Tollway authority officials haven't formally declared whether they want to build Trinity Parkway, although it is thought to be a lucrative project because of the tens of thousands of drivers per day who likely would be willing to pay tolls to escape Dallas congestion.

GORDON DICKSON, 817-685-3816

TRANSPORTATION

More toll lanes in the future



The North Texas Tollway Authority is expected to waive its rights to build toll lanes on Texas 183 in Dallas County (A), which would add value to the North Tarrant Express project in Tarrant County (B).

STAR-TELEGRAM/TIM BEDISC

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Faith & Spirit

Joel Osteen and wife to be on TV show

EULESS — Televangelist Joel Osteen and his wife, Victoria, will be guests of the *LIFE Today* television program Tuesday with show hosts James and Betty Robison. Victoria Osteen will discuss her new book *Love Your Life: Living Happy, Healthy & Whole*. The *LIFE Today* studios are at 1801 W.

Euless Blvd.,
Euless.



Joel and Victoria Osteen

STAR-TELEGRAM ARCHIVES

People interested in attending the taping, which begins at 1:30 p.m., must reserve free tickets by calling 817-354-3655 or e-mailing audience@loi.org.

— Terry Lee Goodrich

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INSIDE THE POLICE SCANNER

Beauty supply caper was a clip job

Star-Telegram

EULESS — This was an expensive cure for a bad-hair day.

Thieves posing as customers walked out of Sally Beauty Supply with four shears on Jan. 9, according to police reports.

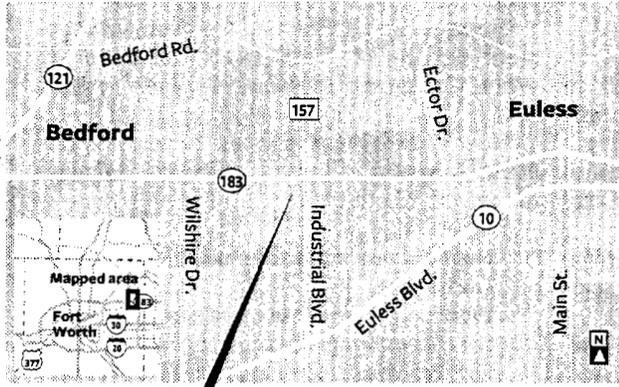
The theft happened in the 1200 block of Airport Freeway.

Employees called police after the thieves strolled out of the business with the hairstyling supplies, police said.

The shears were valued at more than \$950, according to the report.

— Domingo Ramirez Jr.

Thieves take hairstyling supplies



Thieves walked out with four shears from Sally Beauty Supply in the 1200 block of Airport Freeway in Euless on Jan. 9.

STAR-TELEGRAM/TIM BEDISON



Online exclusive

Want more crime news? Get your fill at

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LOCAL GOVERNMENT

Cities seeing lower revenue from sales tax

The continued decline in sales tax revenue is starting to concern some Northeast Tarrant city officials.

By **ADRIENNE NETTLES**
and **KEVIN LYONS**

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klyons@star-telegram.com

Communities in Northeast Tarrant County are seeing less sales tax revenue, and officials say the nation's ailing economy, local business woes and a shorter holiday shopping season last year are to blame for the slump.

A January report from the state comptroller's office shows a comparison of cities' sales tax collections in November 2007 and November 2008, the latest numbers available. And the numbers aren't good for many area cities. For the most part, local officials attribute the dips to the poor economy.

North Richland Hills

North Richland Hills, the largest city in Northeast Tarrant County, saw a decrease of about 13 percent in sales tax revenue for a number of reasons, Assistant City Manager Karen Bostic said.

The city lost several businesses in 2007, including a Barnes & Noble, Broyhill Furniture, TGI Friday's, Bennigan's and Ryan's Family Steakhouse, she said.

"Also, Thanksgiving fell later this year, and there were fewer shopping days in November," Bostic said. "I expect the December numbers to look better because that's when the bulk of Christmas shopping was done."

When the economy gets tight, people tend to spend more at discount stores, which also helps sales tax receipts rebound, Bostic said. North Richland Hills is counting on shoppers to spend more at the city's two Wal-Marts, Target and Burlington Coat Factory.

"These are stores that are a little more recession-proof," Bostic said.

Bedford

Bedford also saw a 13 percent drop in its sales tax collections. It's the second consecutive month with a drop of 12 percent or more in sales tax revenue, said Tom Ross, the city's director of administrative services. The city saw a loss of 12.53 percent in October, he said.

Sales tax setbacks

Many Tarrant County cities saw a sharp decline in sales tax revenues. To check your city's information, visit www.window.state.tx.us and search for "local sales tax summary." The figures are based on sales in November 2008 compared with sales in November 2007:

Arlington: \$5.5 million, down 8.3 percent from \$6 million

Fort Worth: \$7.774 million, down 1.6 percent from \$7.90 million

Grapevine: \$2.378 million, down 13.7 percent from \$2.754 million

Hurst: \$1.119 million, down 4.9 percent from \$1.177 million

Keller: \$469,820, down 8.9 percent from \$515,952

Southlake: \$1.151 million, down 3.8 percent from \$1.197 million

Euless: \$846,072, down 15 percent from \$995,943

Bedford: \$635,667, down 13 percent from \$730,589

Colleyville: \$256,069, up 10.3 percent from \$232,022

Haltom City: \$578,549, down 4.9 percent from \$608,349

Flower Mound: \$692,696, up 35.9 percent from \$509,834

North Richland Hills: \$895,295, down 12.9 percent from \$1.028 million

Richland Hills: \$101,795, down 28.2 percent from \$141,930

Watauga: \$298,329, down 0.73 percent from \$300,521

Westlake: \$906,656, up 175 percent from \$329,418

Source: State comptroller's office

The city is having all its departments review budgeted expenditures that could be deferred until midyear or until officials get a better handle on the sales tax trend, Ross said.

Wal-Mart is Bedford's biggest retailer, but Ross said restaurants make up most of the sales tax base. Bedford has not lost any major businesses, but sales tax revenue has continued to drop, Ross said. December numbers will give the city a better idea of how to move forward.

"We don't have any information that would explain the drop, but we are concerned," Ross said.

Elsewhere

Cities such as Hurst, Keller,

Southlake and Grapevine saw dips in their sales tax collections.

Officials cite the loss of retailers or a sales slump at their malls as the reason for the decline. Hurst is home to North East Mall and Grapevine to Grapevine Mills outlet mall. Southlake boasts high-end retailers, such as White House Black Market, in its Southlake Town Square shopping district.

Richland Hills' 28 percent drop in sales tax revenue reflects the fact that the city primarily receives sales tax revenue from the businesses in Midway Business Park and Richland Industrial Park, said City Manager Jim Quin.

"These businesses predominantly produce equipment and durable goods," Quin wrote in an e-mail. "When the economy declines, less orders are made for durable goods thereby affecting the income of these businesses."

To address the city's declining sales tax revenue, Richland Hills is researching its major sales tax businesses to determine which are most affected by the economic downturn, Quin said. The city is also looking at the number of businesses that have closed because of the economic conditions, he said.

"If the economy begins to recover in the late second or early third quarter of this year, the city expects sales tax revenue to rebound," he said.

This report includes material from the Star-Telegram archives.

ADRIENNE NETTLES, 817-390-7752

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DATE DISTRIBUTED 1/25/09 DATE OF ARTICLE 10/2008 NEWSPAPER Armed Forces News Service

Army Pvt. Sean E. McCune



Army Pvt. Sean E. McCune has graduated from the Infantryman One Station Unit Training at Fort Benning, Columbus, Ga. The training consists of Basic Infantry Training and Advanced Individual Training.

During the nine weeks of basic combat training, the soldier received training in drill and ceremonies, weapons employment, map reading, tactics, military courtesy, military justice, physical fitness, first aid skills, and Army history, core values and traditions. Additional training included development of basic combat skills and battlefield operations and tactics, and experienced use of various weapons and weapons defenses available to the infantry crewman.

The Advanced Individual Training course is designed to train infantry soldiers to perform reconnaissance operations; employ, fire and recover anti-personnel and anti-tank mines; locate and neutralize land mines and operate target and sight equipment; operate and maintain communications equipment and radio networks; construct field firing aids for infantry weapons; and perform infantry combat exercises and dismounted battle drills, which includes survival procedures in a nuclear, biological or chemical contaminated area.

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20-year-old soldier from Euless dies in Iraq

By CHRIS VAUGHN

cvaughn@star-telegram.com

EULESS — It was not all that surprising that Sean McCune enlisted in the service.

Three generations — his father, grandfather and great-grandfather — all served in the Air Force, and Sean did not feel quite up to college yet.

What was a bit surprising was that when Sean shipped off for Army basic training in April 2008, he had chosen the infantry as his calling.

"He was kind of a gentle, sensitive kid," said his father, Larry McCune. "I didn't quite understand his desire for a combat role. But you know kids. They make their minds up based on what they know. I talked to him about the risks and rewards and just tried to support him in his decision."

Pvt. McCune, 20, died Sunday in Samarra, Iraq. He had been an infantryman for only six months and was on his first deployment. His is the first war-zone death of a Tarrant County serviceman this year.

The Army told his father that it appeared that Pvt. McCune was killed when his rifle accidentally discharged, perhaps while he was cleaning it. He belonged to the 2nd Battalion, 35th Infantry Regiment based at Schofield Barracks, Hawaii.

The Defense Department said in a news release that the incident is under investigation.

Funeral arrangements for Pvt. McCune are pending, but his father said he will be buried in Alabama, where his mother lives.

Pvt. McCune was born June 2, 1988, at Carswell Air Force Base, shortly before his father left the service. He was reared mostly in Haltom City and Grapevine and attended Haltom High School his freshman and sophomore years.

He then moved to his mother's in Alabama and finished high school there in 2007. He moved back to Tarrant County soon afterward and resumed living with his father in Euless.

Pvt. McCune loved to play computer games and video games and enjoyed wildlife and photography. Until a few months ago, he still shot photos on an old manual-everything, film-only Nikon camera.

"He wouldn't hurt a flea," his father said. "He preferred to shoot animals with a camera."

He had an enormous sweet tooth, having bought \$40 worth of candy and consuming most of it while on leave last summer.

"You'd never know it by seeing him," said his sister, Amber McCune, 23. "He was as skinny as they come. But he could eat anybody under the table."

After he deployed to the Middle East in late October, his family didn't hear from him very often. His e-mails were short and sweet. He sent one e-mail during the holidays to say that he had gotten to meet the musician Kid Rock in Iraq. His story of that encounter lasted one sentence.

"When we were younger, he was a pain in the butt," his sister said. "But as we started our teenage years, he was my best friend."

Pvt. McCune is also survived by his mother and stepfather, Sandi and Sandy Gibson; stepsister Natasha Gibson; and half sister Vicki Gibson.



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Obituaries

Pvt. Sean McCune



Pvt. Sean McCune died Sunday in Samarra, Iraq. He was 20. He had been an infantryman for only six months and was on his first deployment.

Pvt. McCune's was the first war-zone death of a Tarrant County serviceman this year.

Pvt. McCune belonged to the 2nd Battalion, 35th Infantry Regiment based at Schofield Barracks, Hawaii.

He is survived by his father, Larry McCune; his mother and stepfather, Sandi and Sandy Gibson; sister Amber McCune; stepsister Natasha Gibson; and half-sister Vicki Gibson.

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H-E-B SCHOOLS Curfews get credit for dip in absences

District officials say new rules in Eules and Bedford are helping keep students in school.

By MATT FRAZIER
mfrazier@star-telegram.com

BEDFORD — There are fewer empty desks in the Hurst-Eules-Bedford school district this year.

Last year at this time there were 22,805 unexcused student absences from kindergarten through 12th grade, costing the district about \$1.2 million in state money. This year, that number has dropped to 13,800.

Much of that is due to a daytime curfew for public school students, Assistant Superintendent Debbie Tribble said Tuesday.

That means more state money for the district and higher achievement by its students.

"We are very happy that our attendance has increased," Tribble told trustees at their Tuesday meeting.

After losing state money in the 2007-08 school year, the district asked cities to enact a curfew to curb truancy. Hurst tabled the matter until spring or summer of this year. Eules and Bedford agreed in September to make it a misdemeanor for public-school children to be walking the streets during school hours.

Bedford has received complaints from parents who were concerned that the curfew cut personal freedoms and that their home-schooled children

would be bothered by police.

Board members said they are glad they can credit at least some of the improvement to the curfews to help deflect criticism.

Under the curfew, those younger than 17 are not allowed to be in a public place in Bedford and Eules between 9 a.m. and 2:30 p.m. Monday through Friday while school is in session. Breaking the curfew is punishable with fines of up to \$500 for the minors and their parents. Exceptions are made for those who are home-schooled, have graduated, have a GED, have an excused absence, or are on a lunch break or a work-study program.

MATT FRAZIER, 817-685-3854

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In Memory

Jerry Payton



EULESS — Jerry Payton, 70, passed away Wednesday, Jan. 21, 2009, at a local hospital.

FUNERAL: 10 a.m. Saturday at First United Methodist Church of Euless, 106 N. Main St., Euless. The Rev. Gary Turner, pastor, will officiate. Interment: Following a committal service, Jerry will be laid to rest in Bluebonnet Hills Memorial Park, Colleyville. Visitation: Jerry will lie in state noon to 7:30 p.m. Friday, with the family receiving friends 5:30 to 7:30 p.m., at Lucas Hurst Funeral Home, 1321 Precinct Line Road.

Bearers of Jerry's casket will be Christopher Carrillo, Jamèy Cypert, Dan Dorsey, Jimmy Payton, Justin Payton and Matthew Payton.

MEMORIALS: Friends who desire are respectfully invited to honor Jerry's memory with contributions in his name to the building fund of First United Methodist Church of Euless.

Jerry was born May 24, 1938, in Arlington to Abe and Virginia Fuller Payton. His parents preceded him in death.

He was a lifelong resident of Euless. He graduated in the first graduating class of L.D. Bell High School, in 1956. He retired from the city of Grapevine, where he worked as a code enforcement officer. Jerry worked for the city of Euless for over 10 years as an environment health and code enforcement officer.

He enjoyed his family and his dogs.

SURVIVORS: Wife of 44 years, Faye Payton; sons, Marty Payton, Robert Payton and wife, Shelley; daughter, Janice Sanchez and husband, Daniel; grandchildren, Charles and Mallory Payton; brother and sister-in-law, Jimmy and Helen Payton; adopted daughter and her son, Amada and Christopher Carrillo; niece, Nancy Payton and her family; and nephew, Jimmy Payton Jr. and his family.

Lucas Funeral Home
 Hurst, 817-284-7271

View and sign guestbook at
www.star-telegram.com/obituaries