

From: Dennis McGinty [REDACTED]
Subject: HNIZ
Date: September 19, 2024 at 5:38 AM
To: Dennis McGinty [REDACTED]

DM



HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to contact-planning@mckinneytexas.org as a pdf.

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): Dennis McGinty
ADDRESS (line 1): 1001 Coleman Street
ADDRESS (line 2): _____
City, ST, ZIP: m^c Kinney, TX 75069
Geographic ID Number R- _____
Phone: (work) [REDACTED] (cell) [REDACTED]
E-mail: [REDACTED]
Signature: Dennis McGinty
Date: 9/18/2024

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level Restoration Level Preservation Level

For Office Use Only			
HNIZ Case #:	<u>HP2024-0071</u>	Date Received:	<u>10/22/2024</u>
Preservation	<u>High</u>	Letter of	<u>9/30/2024</u>
Built Circa:	<u>c. 1910</u>	Board Approval	

Property Details

Account	
Property ID:	1134436
Geographic ID:	R-0840-007-0170-1
Type:	R
Property Use:	Condo:
Location	
Situs Address:	1001 COLEMAN ST MCKINNEY, TX 75069
Map ID:	068.B
Legal Description:	WHITES ADDITION (CMC), BLK 7, LOT 17
Abstract/Subdivision:	S0840
Neighborhood:	(HF1315CMC) HIST CMC, RF1315
Owner	
Owner ID:	920237
Name:	MCGINTY DENNIS E
Agent:	
Mailing Address:	1001 COLEMAN ST MCKINNEY, TX 75069-2629
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$482,705 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$234,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$716,705 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$716,705 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$716,705
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CMC	MCKINNEY CITY	\$716,705	\$716,705
GCN	COLLIN COUNTY	\$716,705	\$680,870
JCN	COLLIN COLLEGE	\$716,705	\$573,364
SMC	MCKINNEY ISD	\$716,705	\$616,705
CAD	COLLIN CAD	\$716,705	\$716,705



Brown Foundation Repair, LTD
<http://www.brownfoundationrepair.com/>
 972-271-2621
 1619 Bluebank Rd
 Dallas, Texas, 75229

Agreement / Contract

This contract is entered into this day 08 - 20 - 2024 by and between BROWN FOUNDATION REPAIR, hereinafter called CONTRACTOR, and Debbie Powell, hereinafter called OWNER, on property located at 1001 Coleman St Mckinney, TX 75069.

Phone (469) 450-6586. 2nd Phone

Owner's Contact

Debbie Powell



1001 Coleman St
 Mckinney, Collin, TX 75069

Certified Structural Technician

Carey Funk

972-835-9151

cfunk@brownfoundationrepair.com

Product List

Description	Quantity
Crawl Space Adjustment	
Base Price: Level 3	1,025.0 sq ft
Digout	
Base Price: 12in+ Crawl	395.4 sq ft
Discharge Line-Gravity Drain	
This is to be used when taking water from a drain system to a discharge line via a Gravity Drain Method. The trenching is going to be deeper than the drain line, thus pricing needs to be in accordance.	72.2 ft
HydroDrain	
Base Price: 1 Year Limited Warranty	228.3 ft
Pop up Valve	3
Engineering and Permitting	1
Pad & Block	28
Humidistat Fan	
Including up to 200' of Wood replacement	
Beams are 4x8 Other wood 2x8	
Subtotal	\$38,787.00
Total	\$38,787.00

Payment

The CONTRACTOR agrees to furnish all materials, labor and insurance required to perform the following items of (WORK): The OWNER agrees to pay CONTRACTOR the sum of (\$38,787.00), payable as follows:

Balance	\$38,787.00
Payment Terms:	
Payment for services to be paid:	
• (1/2) \$19,393.50 first half	
• (1/2) \$19,393.50 second half	
Payment method	Financing

- It is understood and agreed that in order to perform the above described work, sheetrock, wallpaper, brick and other rigid materials may crack. Therefore, the above work estimate does not include any redecorating, repairing, electrical work, or the replacement of any materials not called for in this agreement.
- Contractor will repair any water and sewage lines directly damaged during excavation and drilling. Pre-existing plumbing problems, deteriorated pipes, and broken plumbing caused by lifting or mudjacking/ mudpumping will not be repaired by Contractor.
- Contractor will temporarily remove plants and shrubs which obstruct support installation. All plants and shrubs will be replanted, however BFR is not responsible for possible damage to landscape (i .e. sod, bushes, etc.) et al. underground utilities or lawn sprinklers caused by reasonable and prudent operation of the drilling machine and/or leveling operations.
- All warranties issued cover settlement in area repaired under this agreement. Warranty does not cover upheaval or the influx of water.
- Contractor is liability insured for customer's protection.
- The Owner may order extra work to be done, not contemplated by this agreement, in which event a separate Agreement for such work shall be entered into between the Owner and the Contractor. No oral representation made by anyone can change or modify this Agreement.
- Notwithstanding, any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement, shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to the arbitration laws in your state and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA to the extent that any inconsistency exists between this arbitration agreement and such statutes by any court having jurisdiction and in accordance with the practice of such court.
- **MOLD AND OTHER CONTAMINANTS:** Contractor and owner expressly agree that Contractor and its employees and agents will not be liable for damages or costs of any type - the Owner will hold harmless and indemnify Contractor from any and all claims or causes of action, including negligence, arising in any way from exposure to or the presence, release, growth or origin of any microorganism, organic or inorganic contaminant including, but not limited to, mold, mildew, fungus, yeast, allergens, infectious agents, wet or dry rot, rust, or read occurring in any way as a result of the services provided and work performed. The provisions contained herein are expressly material to this Agreement and the "cost to the Owner" for the heretofore described "work" is determined in part by the agreement of the Owner to these provisions.
- If full payment is not made within 30 days after completion of work, Owner will be assessed interest charges calculated at a rate of 10%, or highest rate permitted by law, on the outstanding balance until balance is paid in full. Owner will be responsible for all costs & expenses, including but not limited to attorney fees, incurred in collecting past due balances.
- A typical crawl space adjustment consists of adjusting each pier station that a load bearing beam rests on and attempting to lift the area to the extent practical with out causing structural damage. Elevation Readings will be used to determine if future work is needed.
- If Crawl Space Warranty work is needed and water/excessive moisture is in the Crawl Space then warranty work cannot be done until drainage work is resolved and no water/muddy conditions exist in the Crawl Space

_____	_____	_____	_____
Customer Signature	Date	CST Signature	Date
_____	_____	_____	_____
Customer Signature	Date	Manager Signature	Date

- IN FOUNDATION LEVELING, CONDITIONS MIGHT APPEAR WHEN WORK IS BEGUN THAT WERE NOT VISIBLE WHEN ESTIMATE WAS SUBMITTED, SUCH AS INSUFFICIENT REINFORCING STEEL IN CONCRETE SLAB AND/OR OTHER ORIGINAL FOUNDATION STRUCTURAL DEFICIENCY. IN SUCH CASE, THE GUARANTEE BECOMES INVALID.
- A Pricing Change Order may be in effect for the below conditions: Beam depth deeper than 36"; excessive rocks/roots that prevent ease in trenching or digging.

Project Notes: HydraWay Drain System comes with a 10 year manufacturers warranty against breakdown of product or clogging of the product.

*** Homeowner is responsible for contracting with electrician to supply power to the sump pump

BFR Method of Block & Base Foundation Repair includes a Five Year Limited Warranty, in the rare event that future changes in the soil conditions require that any portion of this home where we have previously done block & base work need to be re-adjusted, BFR will re-adjust at NO cost for two years, then the cost will be \$300 per support post for three years.

Price also includes engineering report, permit and mobilization.

\$1000 deposit required to reserve date.



Sales Representative

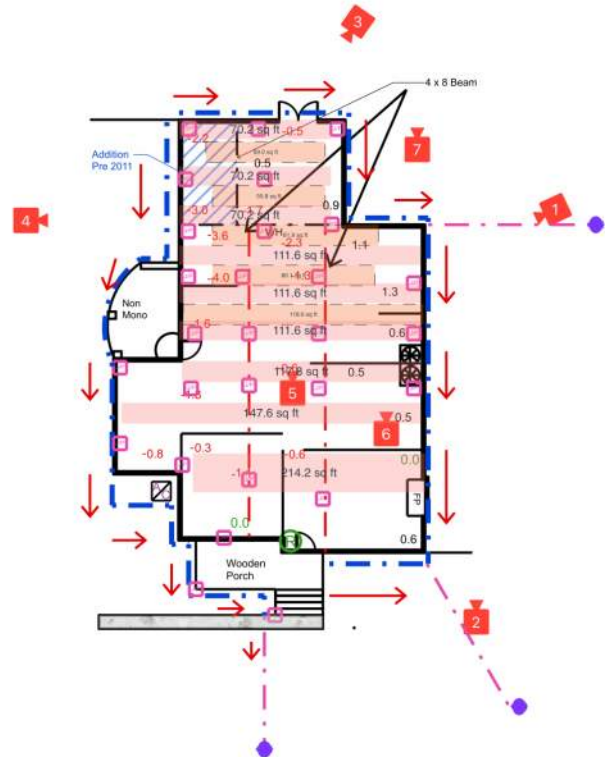
Carey Funk
972-835-9151
cfunk@brownfoundationrepair.com



Client Details

Debbie Powell
1001 Coleman St
75069

8.20.24 - 1 Story
Block & Base
Debbie & Dennis Powell
1001 Coleman St.
McKinney, TX 75069
Tech: Carey Funk



Scope of work:
_ 1025' of Crawlspace Adjustments with metal shims
_ up to 200' of wood replacement
4x8 Beams and 2x8 wood
_ 395' of Digout
_ 28 Jack Pads
_ 228' of Hydraway to be installed up against the house 14"- 20" deep.
_ with 73' of 4" PVC gravity discharge with 3 pop ups.
_ 1 humidistat fan (homeowner to set up power with electrician)
_ Homeowners are aware that during beam replacement, interior cracks may happen and that we don't repair them.



2 - 1



2 - 2



2 - 3



2 - 4



1 - 1



1 - 2



3 - 1



3 - 2



4 - 1



4 - 2



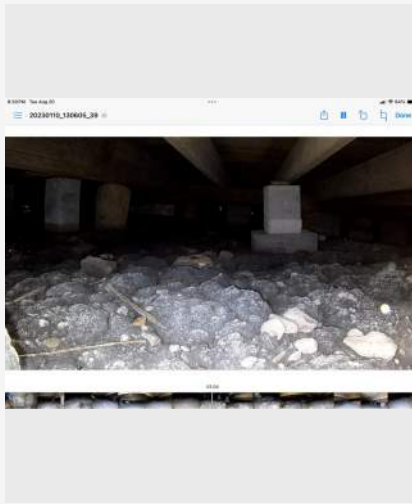
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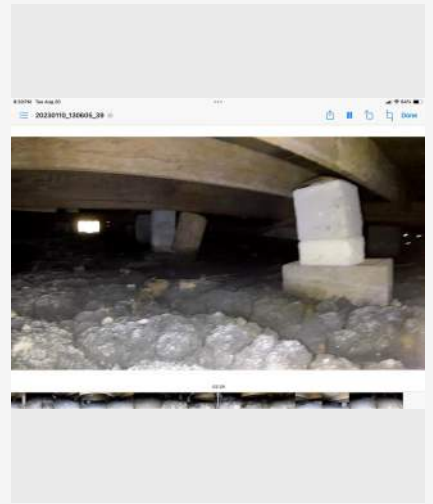
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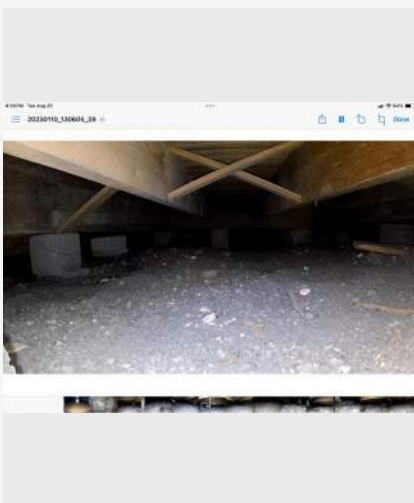
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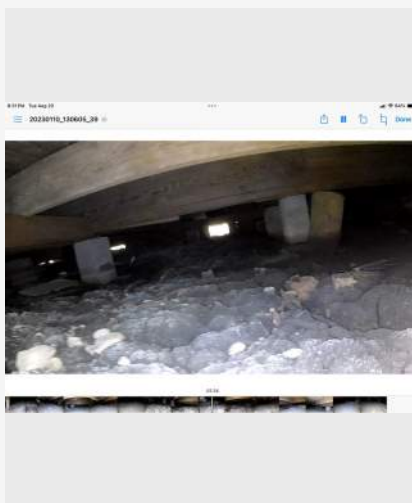
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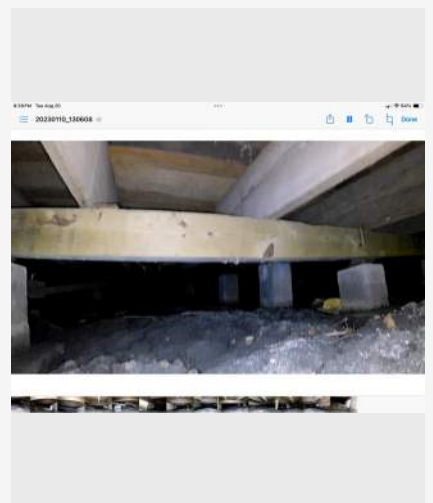
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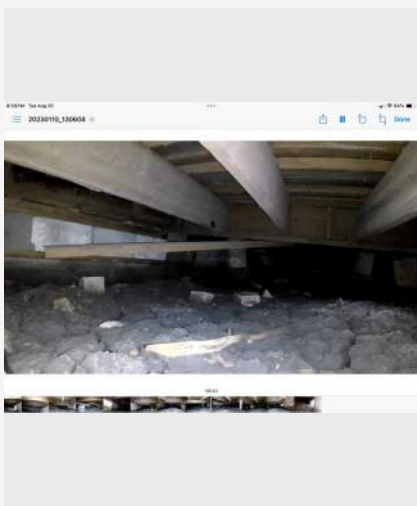
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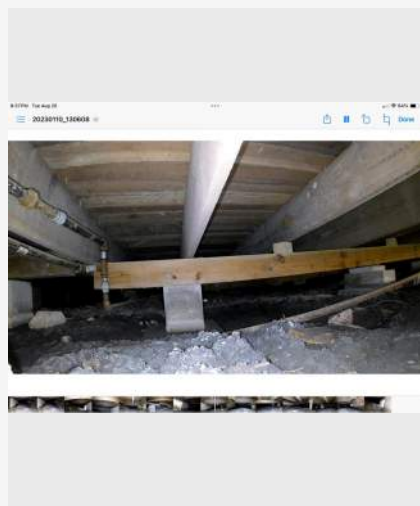
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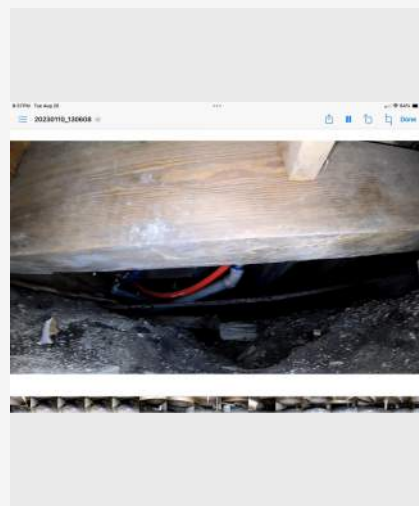
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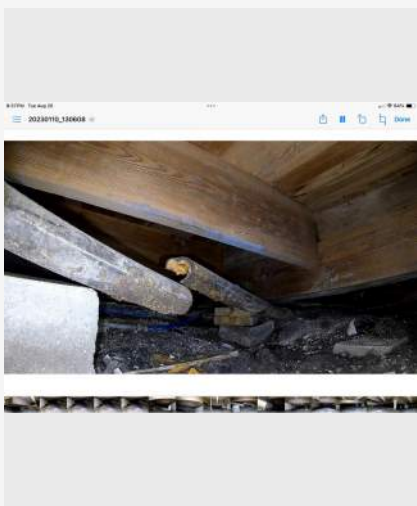
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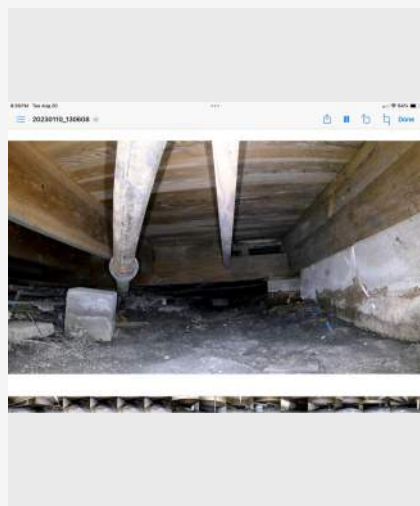
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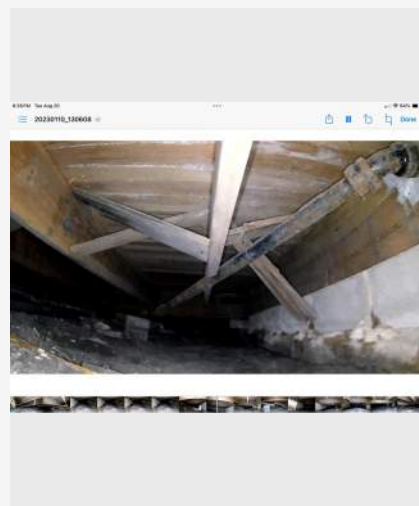
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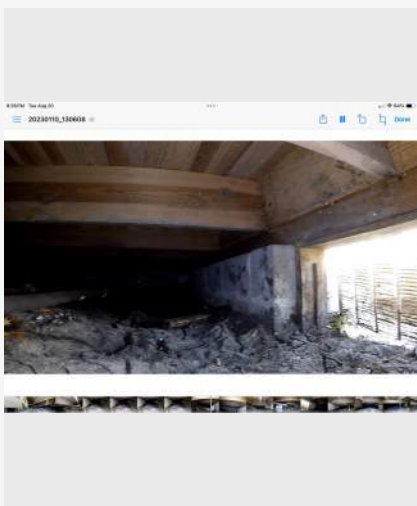
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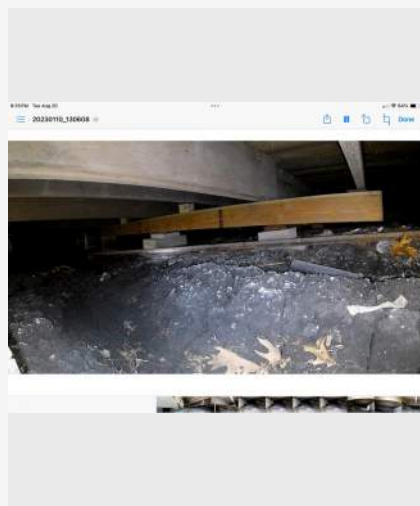
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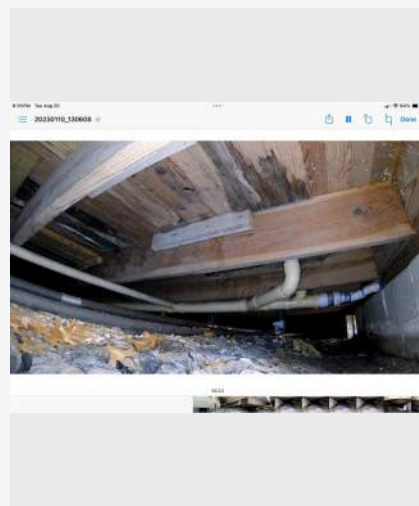
6 - 7



6 - 8



6 - 9



6 - 10

Brown Foundation Repair

Five-Year Limited Service Agreement

Certificate #: 2024-1153

This certifies that the property owners at:

**1001 Coleman St
McKinney TX 75069**

have received professional
Block & Base/Pier & Beam foundation repair
Completed by Brown Foundation Repair.

In the event future changes require that any portion of this property where we have previously done Block & Base/Pier & Beam work need to be re-adjusted due to settling, Brown Foundation Repair will re-adjust at NO COST for two years from the date of project completion. After completion of the second year, the homeowner will be assessed a time and material charge for adjustment to this area, provided no major structural changes have been made or occurred.

This Warranty is completely transferable to all future owners.

***Brown, A Texas Brand
of Foundation Repair***



A handwritten signature in black ink, appearing to read 'Karen Stulsdorf', written over a horizontal line.

COMPANY REPRESENTATIVE SIGNATURE

A handwritten date '6-8-24' written in black ink over a horizontal line.

DATE

Brown Foundation Repair

HydraWay Drainage Warranty

Certificate #: 2024-1153

This certifies that the property owners at:

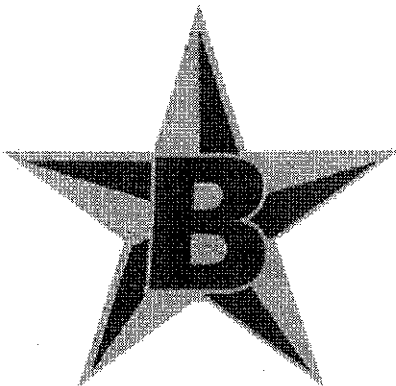
**1001 Coleman St
McKinney TX 75069**

Have used the Brown Foundation Repair Drainage
Control System with HydraWay.

HydraWay carries a ten year manufacturers warranty. Brown Foundation Repair warrants that the system will be free of defects in material and workmanship for two years from the date of installation. Manufacturer carries the next eight years. If defects are reported during the two year warranty period, our company will provide the additional labor and materials to repair the system at no additional cost to the owner.

This warranty is completely transferable to any-and-all future owners of this property, provided no changes have been made or occurred to the system, and applies only to the area where Brown

***Brown, A Texas Brand
of Foundation Repair***



Kenneth Stival

COMPANY REPRESENTATIVE SIGNATURE

10-8-24

DATE



1619 Bluebank
 Dallas, TX 75229
 972-271-2621 (O)
 972-840-0153 (F)
 www.brownfoundationrepair.com

INVOICE

Customer

Name Debbie Powell and Dennis McGinty
 Address 1001 Coleman St
 City McKinney State TX ZIP 75069
 Phone [REDACTED]

Date 11/5/2024
 Order No. PRJ85615
 Rep CFUNK
 Customer PO# _____

Qty	Description	TOTAL
1	Installation of HydraWay Drainage System, Crawlspace Adjustment	\$38,737.00
<u>Project has been paid in full by Homeowner.</u>		

Payment Details

Cash
 Check
 Credit Card 0

Name _____
 CC # _____
 Expires _____

SubTotal	\$38,737.00
PAID	\$38,737.00
DUE	\$0.00

Office Use Only

BROWN FOUNDATION REPAIR, WARRANTY TRANSFER:

Original Owner(s): _____

Address of Coverage: _____

Certificate Number: _____

To be completed at the time of sale and mailed along with the transfer fee to BROWN FOUNDATION REPAIR located at 1619 BLUEBANK RD, DALLAS, TX, 75229 or call us at 972-271-2621 to pay with a CC over the phone and email us the form.

In exchange for Warranty Transfer documentation & payment, BROWN FOUNDATION REPAIR hereby agrees to issue to buyer the foundation warranty, written below, on the property described below. In addition, Buyer agrees to be bound by the terms of the arbitration clause and warranty. The buyer(s) hereby agree to the following:

Owner and Contractor agree that any dispute, or lawsuit related in anyway to this agreement or the work related thereto, shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) in accordance with this arbitration agreement and under the commercial arbitration rules of the AAA; with the stipulations that, in the event of arbitration, the arbitrator shall require the losing party to pay the winning parties costs, including reasonable attorney's fees, and the arbitrator shall be an engineer or builder with experience in building, designing or analyzing residential foundations. Owner and contractor agree that, in any arbitration proceeding, Contractor's liability shall be limited to the amount paid to Contractor by Owner under the original contract. If Contractor files a mechanic's lien because of Owner's failure to make full payment in a timely manner, Owner agrees to reimburse Contractor for the cost of filing and removing mechanic's lien, including reasonable attorney's fees & interest.

*Warranty: If any adjustments to Contractor's piers are required during the life of the home due to settling, Contractor will re-adjust all affected piers at no charge to Owner provided no major structural changes have been made or occurred. If Contractor's piers are altered or adjusted by any party other than Contractor, all warranties will be VOID, and no reinstatement will be issued on those piers. It is understood and agreed that in order to perform adjustments to the structure, sheetrock, wallpaper, brick and other rigid materials may crack. Neither the scope of repairs nor the adjustment of those repairs include any redecorating, repairing, electrical work, or the replacement of any materials not called for in the original Agreement. Pre-existing plumbing problems, deteriorated pipes, and broken plumbing caused by lifting or mudjacking/Mudpumping will not be repaired by Contractor. BFR is not responsible for possible damage to landscape (i.e. sod, bushes, etc.) et al. underground utilities or lawn sprinklers caused by reasonable and prudent operation of the drilling machine and/or leveling operations. All warranties issued cover SETTLEMENT in areas previously repaired. Settlement is gauged at a rate of over 1/2" differential from post lift readings or visible signs of distress. Warranty does not cover upheaval or the influx of water. If you sell your home, to transfer the warranty, the buyer must complete the warranty transfer and file it with Contractor within 90 days of the sale. If the transfer is not made in a timely fashion, the warranty is NULL & VOID. Once a warranty has become VOID, it may be reinstated at the sole discretion of the Contractor for a fee. There is a charge of \$500 to transfer the warranty. All fees shall be adjusted upward or downward to reflect changes in the consumer price index that occur after 01/01/2024. To arrange a warranty transfer inspection, call your Contractor at the phone number shown above. This paragraph sets forth the entire warranty for this work. All other warranties, expressed, implied, or statutory are hereby disclaimed.

The parties named below understand & acknowledge that time is of essence. If full payment is not made for the transfer, all warranties, expressed, implied and statutory are void & will require Contractor approved reinstatement of the warranty.

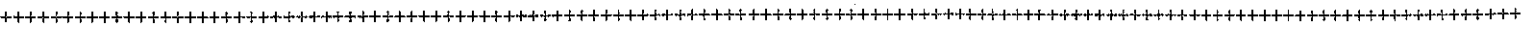
The undersigned certify that they are the sole owners of the subject property and that there are no other owners. This is to certify that on _____ the title to the property located at _____ in the City of _____, State of TEXAS was, or will be, transferred from _____ to _____ (./.)

Executed this _____ day of _____ 20_____.

(PRINTED BUYER 1) _____ (SIGNED BUYER 1)

(PRINTED BUYER 2) _____ (SIGNED BUYER 2)

Phone Number: _____ Email Address: _____



This instrument was acknowledged before me on the _____ day of _____,

by _____ (PRINTED)

_____ (SIGNED)

Notary Public for the State _____ My commission expires _____



Agreement / Contract

This contract is entered into this day 09 - 10 - 2024 by and between BROWN FOUNDATION REPAIR, hereinafter called CONTRACTOR, and Debbie Powell, hereinafter called OWNER, on property located at 1001 Coleman St Mckinney, TX 75069.

Phone (469) 450-6586. 2nd Phone

Owner's Contact

Debbie Powell

1001 Coleman St
Mckinney, Collin, TX 75069

Certified Structural Technician

Carey Funk

972-835-9151

cfunk@brownfoundationrepair.com

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Humidistat Fan	
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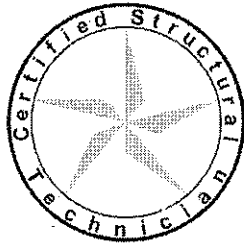


Sales Representative

Carey Funk

972-835-9151

cfunk@brownfoundationrepair.com



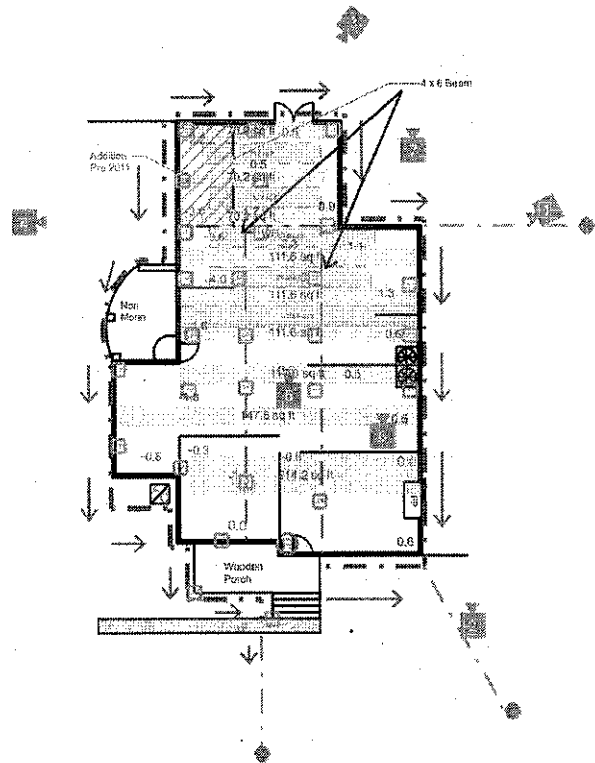
Client Details

Debbie Powell

1001 Coleman St

75069

8.20.24 - 1 Story
Block & Base
Debbie & Dennis Powell
1001 Coleman St.
McKinney, TX 75069
Tech: Carey Funk



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 - _ up to 200' of wood replacement
 - 4x8 Beams and 2x8 wood
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