

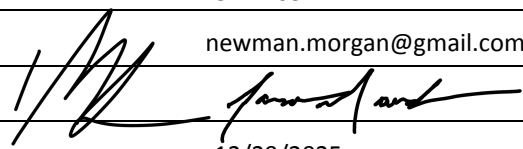
# HNIZ INCENTIVE APPLICATION FORM



Complete and sign this application and return this page with the Required Submittals listed above to [contact-planning@mckinneytexas.org](mailto: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): Morgan Newman, Jason Manske  
ADDRESS (line 1): 611 W. Virginia St.  
ADDRESS (line 2):  
City, ST, ZIP: Mckinney, Tx. 75069  
Geographic ID Number R- 0926-000-5320-1  
Phone: 817-403-2411  
E-mail: newman.morgan@gmail.com manske.jason@gmail.com  
Signature:   
Date: 12/29/2025

**TAX EXEMPTION LEVEL REQUESTED:** Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

## For Office Use Only

HNIZ Case #:	_____	Date Received:	_____
Preservation	_____	Letter of	_____
Built Circa:	_____	Board Approval	_____

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTALS."**

## **Letter of Intent**

**Property Address:** 611 W Virginia Street, McKinney, Texas

**Year Built:** c. 1898; tax date on Collin County records incorrectly states the build date as 1956.

**Current Owners:** Morgan Newman & Jason Manske

### **Description of the Work to Be Performed (Including Proposed Materials)**

Upon moving in, the windows, roof flashing, roof vent stacks, & siding were compromised and water was leaking into the home. The immediate work performed on the property consisted of exterior and structural rehabilitation undertaken to stabilize, preserve, and maintain the historic residential structure while retaining its overall historic character.

Completed work includes foundation repair and structural updates to address age-related settlement and ensure the building's long-term stability. These improvements were undertaken to preserve the original footprint, massing, and spatial relationships of the structure.

Wood sash window restoration was completed to retain the historic window assemblies. Existing wood sash windows were restored rather than replaced, with work focused on preserving original materials and profiles while improving functionality and weather performance. The restored windows maintain their historic appearance and are compatible with the residence's architectural character.

Additionally, repair of damaged wood siding was completed where deterioration was present.

Siding repairs utilized materials and profiles intended to match the original in appearance.

Exterior surfaces were prepared and painted with appropriate finishes, and updated insulation was installed to improve energy efficiency while minimizing impact on the historic fabric.

All work was completed with the intent of preserving the residence's original form, scale, materials, and architectural character while improving structural integrity and long-term durability. Currently there is no more work planned for the restoration. It is our understanding that when we do decide to perform further work on the home, we will need to obtain a COA & permit (if applicable) prior to any work commencing.

### **Current Condition of the Property**

The property is an owner-occupied, late-19th-century residential structure currently in excellent condition as a result of recent restoration and rehabilitation work. The residence retains its historic form, scale, and architectural character. The home is consistent with and contributes to the historic presence of neighboring properties along West Virginia Street, maintaining its relationship to the surrounding historic district and the established residential streetscape.

### **Location of the Property**

The property is located at 611 West Virginia Street in McKinney.

Approximately 21 Feet South of West Virginia Street,

Approximately 110 Feet North of West Louisiana Street.

Approximately 250 feet West of College.

Approximately 220 feet East of Bradley Street.

### **Special Considerations**

The subject property is a late-19th-century residential structure with construction methods and materials typical of its period. Due to the age of the structure, certain building components

required repair or limited replacement where necessary to ensure safety, habitability, and long-term preservation. All work was undertaken with consideration of maintaining historic character while addressing modern building performance and structural requirements. No variances are requested at this time.

### **Description and Justification for the Proposed Eligible Work**

The completed work was undertaken to preserve and stabilize a historically significant residential structure while extending its usable life. Exterior siding repairs were completed to address deterioration and protect the structure from weather exposure. Wood sash window restoration was performed to improve functionality and energy performance while retaining historically compatible materials, profiles, and appearance. Foundation repairs and updates were completed to correct structural settlement and ensure the building's long-term stability.

### **Level of Incentive Requested**

The property has submitted for a historic marker designation. The owner is requesting consideration for the Historic Marker Incentive (Level 1), a one-time 100% exemption, pursuant to the Historic Marker Program requirements outlined in Section 98-84(8). A minimum investment of \$10,000 in building improvements has been completed within the previous three years in support of the preservation and continued use of the historic structure.

### **Owner Information and Signature**

**Owner:** Jason Manske

**Property Address:** 611 W Virginia Street, McKinney, TX

**Email:** manske.jason@gmail.com

**Phone:** 414-758-0995

**Signature:** \_\_\_\_\_


**Date:** December 28, 2025

**Owner:** Morgan Newman

**Property Address:** 611 W Virginia Street, McKinney, TX

**Email:** newman.morgan@gmail.com

**Phone:** 817-403-2411

**Signature:** \_\_\_\_\_

**Date:** December 28, 2025

# Brown Foundation Repair

## Five-Year Limited Service Agreement

Certificate #: PRJ77055

This certifies that the property owners at:

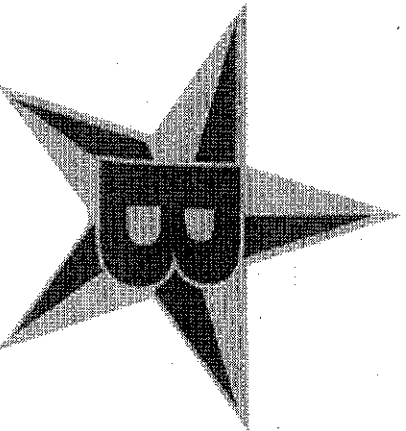
611 W. Virginia St.  
McKinney, TX 75069

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***



*Angela Brown*  
COMPANY REPRESENTATIVE SIGNATURE

DATE

2-21-2024

LIFETIME WARRANTY TRANSFER

BROWN FOUNDATION REPAIR WARRANTY TRANSFER:

Original Owner(s): \_\_\_\_\_

Address of Coverage: \_\_\_\_\_

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, phone number 972-271-2621.

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 muddacking/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 \_\_\_\_\_ 20\_\_\_\_, title to the property located at \_\_\_\_\_ in the City of \_\_\_\_\_, State of TEXAS was, or will be, transferred from \_\_\_\_\_ to \_\_\_\_\_ (1) \_\_\_\_\_.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, (PRINTED BUYER 1) \_\_\_\_\_, (SIGNED BUYER 1)

\_\_\_\_\_, (PRINTED BUYER 2) \_\_\_\_\_, (SIGNED BUYER 2)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_, (PRINTED)

\_\_\_\_\_, (SIGNED)

Notary Public for the State \_\_\_\_\_ My commission expires \_\_\_\_\_.

+++++FOR INTERNAL USE ONLY+++++

BROWN FOUNDATION REPAIR WARRANTY TRANSFER REC.V. BY: \_\_\_\_\_

DATE REC.V. \_\_\_\_\_

# Collin CAD Property Search

**2025 Certified Values are now live!**

## Property Details

Account		
Property ID:	1125909	Geographic ID: R-0926-000-5320-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	611 W VIRGINIA ST MCKINNEY, TX 75069	
Map ID:	068.F	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 532	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner ⓘ		
Owner ID:	1310960	
Name:	NEWMAN MORGAN E &	
Agent:		
Mailing Address:	JASON MANSKE 611 W VIRGINIA ST MCKINNEY, TX 75069-4541	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$397,000 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$228,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Value Method:</b>	

[Privacy](#) - [Terms](#)



<b>Market Value:</b>	\$625,000 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$625,000 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$625,000
<b>Ag Use Value:</b>	\$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.

## 📖 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit:  
[CollinTaxes.org](https://collintaxes.org)

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	\$625,000	\$625,000	N/A
GCN	COLLIN COUNTY	\$625,000	\$593,750	N/A
JCN	COLLIN COLLEGE	\$625,000	\$500,000	N/A
SMC	MCKINNEY ISD	\$625,000	\$485,000	N/A

## Property Improvement - Building

**Type:** Residential **Living Area:** 2872.0 sqft **Value:** \$425,865

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R05	1956	1588
MA2	Main Area 2nd Floor	R05	1956	1284
CP	Covered Porch/Patio	R05	1956	396
CP	Covered Porch/Patio	R05	1956	80

**Description:** DETACHED GARAGE **Type:** Residential **Living Area:** 0 sqft **Value:** \$4,221

Type	Description	Class CD	Year Built	SQFT
DETG	Detached Garage	DGF3	1959	440

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.18	7,840.80			\$228,000	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$397,000	\$228,000	\$0	\$625,000	\$0	\$625,000
2024	\$451,325	\$136,800	\$0	\$588,125	\$167,567	\$420,558
2023	\$245,525	\$136,800	\$0	\$382,325	\$0	\$382,325
2022	\$285,362	\$121,600	\$0	\$406,962	\$1,300	\$405,662
2021	\$292,784	\$76,000	\$0	\$368,784	\$0	\$368,784
2020	\$298,466	\$72,200	\$0	\$370,666	\$0	\$370,666
2019	\$310,984	\$64,600	\$0	\$375,584	\$715	\$374,869
2018	\$279,990	\$60,800	\$0	\$340,790	\$0	\$340,790
2017	\$281,605	\$57,000	\$0	\$338,605	\$15,544	\$323,061

## Property Deed History

For copies of deed documents, please see the **Collin County Clerk's Office Records Search** (<https://collin.tx.publicsearch.us/>).

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/29/2024	WD	Warranty Deed	HUGHES WILLIAM BOND - ESTATE OF	NEWMAN MORGAN E &			2024000011063
6/27/2023	PRB	Probates	HUGHES WILLIAM BOND	HUGHES WILLIAM BOND - ESTATE OF			PB1-0994-2023
3/4/1996	WD	Warranty Deed	SWING TOM S	HUGHES WILLIAM BOND	96-	0017920	19960305000179200

Plan Number: HP2025-0106

Plan Details | Tab Elements | Main Menu

Type:

HNIZ Historic Marker

Status:

Submitted - Online

Project Name:

Applied Date:

12/29/2025

Expiration Date:

District:

District 3

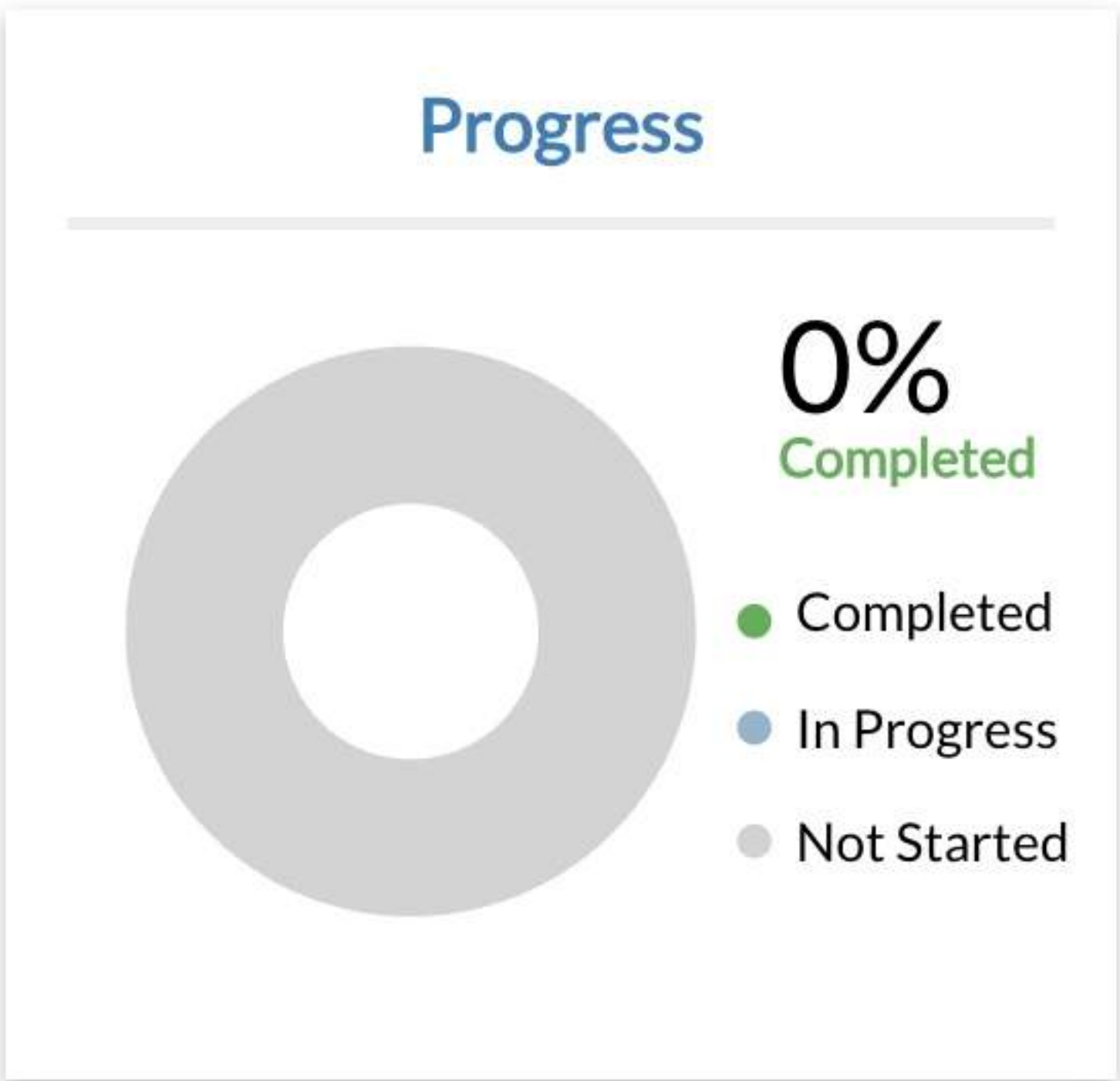
Assigned To:

Bumgarner, Cassandra

Completion Date:

Description:

- Summary
- Locations
- Fees
- Attachments
- Contacts
- Sub-Records



Fees

- Workflow
- ☐ Historic Preservation Review

☐ Create Staff Report and Attachments

☐ Historic Preservation Advisory Board

☐ Approval Letter

☐ Payment for Marker

Available Actions

No Actions

# INVOICE

## Customer

Name	Morgan Newman		
Address	611 W. Virginia St.		
City	McKinney	State	TX
Phone	(817) 403-2411	ZIP	75069

Date 2/21/2024  
Order No. PRJ77055  
Rep Jake Cranston  
Customer PO#

Qty	Description	Unit Price	TOTAL
1	Crawlspace Adjustment	\$18,500.00	\$18,500.00
	<u>Payments Made</u>		
	Project has been paid in full by homeowner.		

## Payment Details

☐ Cash

☐ Check

☒ Credit Card

Name				
CC #				

Expires

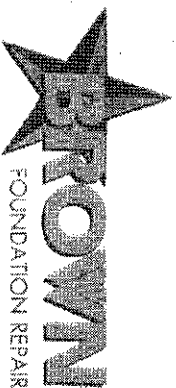
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SubTotal	\$18,500.00
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PAID	\$18,500.00
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<b>TOTAL</b>	<b>\$0.00</b>
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Office Use Only



This contract is entered into this

10th day of

January 2024

by and between BROWN FOUNDATION REPAIR, hereinafter called OWNER, on property located at

Morgan Newman

611 N Virginia Street, McKinney TX 75069

Call Phone: 817-403-2411

Office:

Hm: 414-758-0995

A. - Drilled Piers  
(Lifetime Warranty)

B. - Pilings Steel  
(Lifetime Service Warranty)

Mudjacking (Two Year Warranty)  
Mudpumping (Two Year Warranty)

### C. Crawl Space Adjustment (Five Year Limited Warranty)

1100 Square foot to be re-shimmed  
23 Pre-Cast Piers  
(Five Year Limited Warranty)

Wood Replacement  
24' Beam Replacement  
Joist Replacement  
Sill Replacement  
Sole Replacement

(Additional Wood Replacement may result in \$650 per foot Charge)

### D. Drainage: (Two Year Warranty)

- Solid Pipe  
- Basins  
- French Drain

- Sump Pump  
- Curb Cut  
- Tunnel Under Sidewalk

- Root Barrier  
(Two Year Warranty)

### Other:

Brown Foundation Repair to install 23 pre-cast piers (pad and block supports), replace approximately 24LF of 3(2x6) beam, remove debris from crawl space and reshim crawl space with steel shims. All work to be performed to the specifications called for in the Crosstown Engineering report, dated 1/10/2024.

Pricing includes: Five Year Limited Warranty on wood replacement and crawl space adjustment, city permit (if required) and post installation plumbing test.

Brown Foundation will install a 12" diameter steel reinforced pier approximately 9' - 12' deep from ground surface or to refusal of drilling machine. Haunch base to be approximately 4 sq. ft. with an overall thickness of approximately 12". Contractor will mechanically raise perimeter beam to approximate original grade, or as practical. Then pour a 12" diameter pier between beam and haunch.

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.

MOULD 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 red 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.

The CONTRACTOR agrees to furnish all materials, labor and insurance required to perform the following items of (WORK):

1) \$ 9,000.00 upon commencement of work. Deposit = \$500.00  
2) \$ 9,000.00 upon completion.

Deposit paid with CC (1/30/24) JC

The undersigned represents that he is (they are) the owners of the above mentioned premises and that the legal title thereto stands of record in his (her) or their name(s).

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.

Owner

Salesman

Owner

Manager

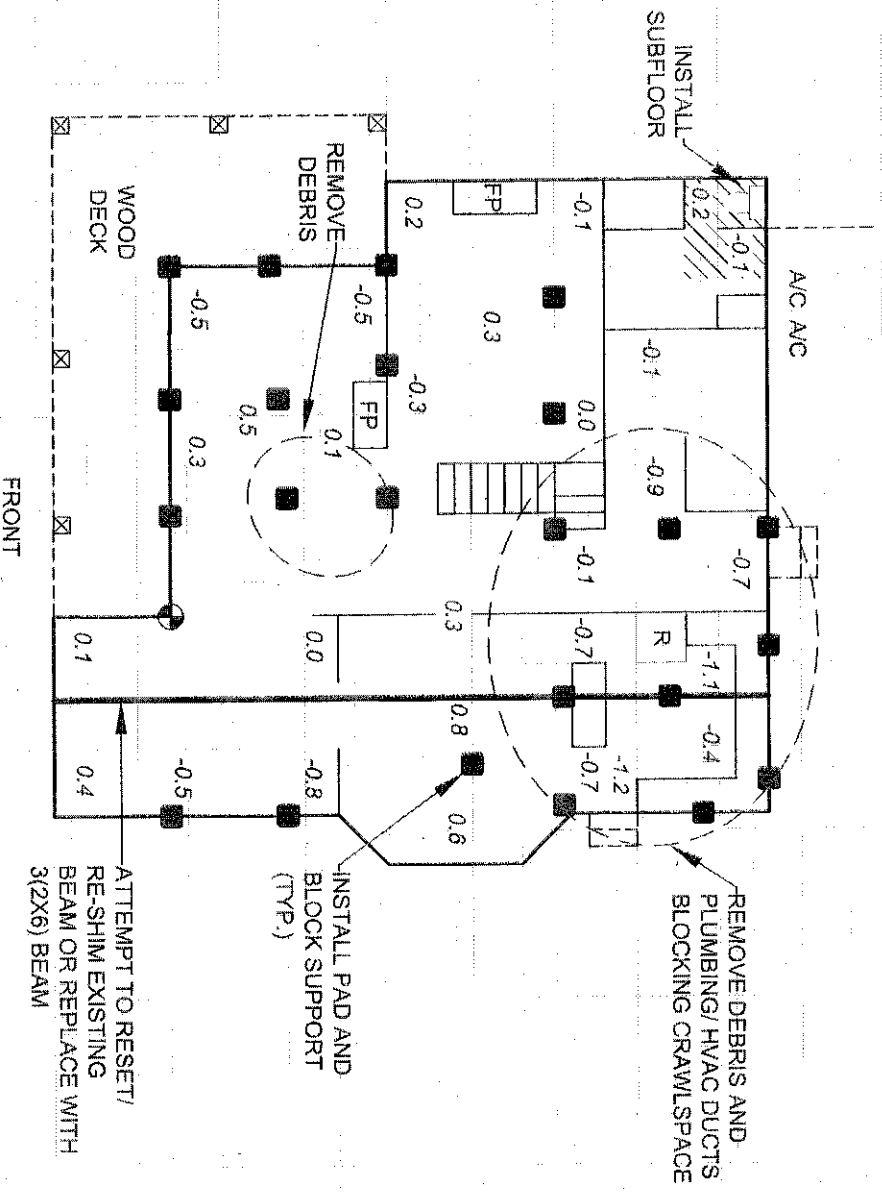
\*This quote valid for 30 days from the date listed above.

1610 Briarbank, Dallas TX 75220, 077 771 7671, 817 414 8600, Fax 972 840 0153, www.brownfoundationrepair.com



CONSTRUCTION NOTE: IF INTERIOR PILING LOCATIONS ARE SHOWN ON THIS MAP THEY ARE APPROXIMATED AND ARE LOCATED WITHOUT KNOWLEDGE OF THE LOCATIONS OF THE INTERIOR GRADE BEAMS. THE CONTRACTOR SHALL MAKE FIELD JUDGEMENTS BASED OFF OF THEIR GRADE BEAM INVESTIGATIONS AND OBSERVED SLAB QUALITIES TO FIELD LOCATE THE FINAL INTERIOR PIER LOCATIONS. FINAL SCOPE CHANGES SHALL BE APPROVED BY THE ENGINEER OF RECORD.

PLEASE NOTE: IF EXISTING PILING IS SHOWN ON THIS MAP, THEIR LOCATION WAS PROVIDED BY THE CLIENT AND IS APPROXIMATE. CE DOES NOT CERTIFY THEIR PERFORMANCE OR EXISTENCE. IF THE READER WOULD LIKE TO DETERMINE IF THEY ARE ACTUALLY PRESENT, THEY MUST CONTACT THE OWNER OR CONTRACTOR TO OBTAIN AN ENGINEERING CERTIFICATE FOR THEM.



- INSTALL 23 PAD AND BLOCK SUPPORTS.
- INSTALL 32 SQFT OF SUB-FLOORING.
- ATTEMPT TO RESET/RE-SHIM 24 LF OF EXISTING BEAM OR REPLACE WITH 3(2X6) BEAM.
- EXCAVATE DEBRIS.
- RESET/RE-SHIM THE ENTIRE BLOCK AND BASE PORTION OF THE FOUNDATION WITH STEEL TO IMPROVE LEVELING.

#### LIMITED REPAIR PLAN

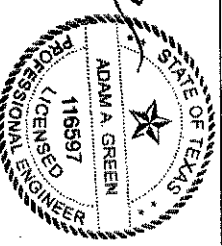
PRE-LIFT ELEVATIONS BY CE (01.10.24) 0.0

\*NOT TO SCALE - ALL LOCATIONS APPROXIMATE\*  
POST-LIFT ELEVATIONS BY CE ( ) (X.X)

#### LEGEND

	ELEVATION BASEPOINT		PROPOSED PAD/BLOCK		EXISTING PIER
	EXISTING BEAM		EXISTING PAD/BLOCK		PROPOSED BREAKOUT
			PROPOSED PIER		EXISTING BREAKOUT

01/10/24



ENGINEERING | FOUNDATION REPAIR

# CROSTOWN

## CROSTOWN ENGINEERING

TBPE FIRM F-15944 - WWW.CROSTOWNENGINEERING.COM  
(469)-751-7694 - DALLAS METROPLEX

611 WEST VIRGINIA ST., MCKINNEY, TX

# INVOICE



## Bill To

Morgan Newman  
611 West Virginia  
McKinney, Texas  
(817) 403-2411

### SDAY Remodeling

Allen, Tx 75002  
Phone: (972) 513-4164  
Email: sday@sdayremodeling.com

Payment terms	Due upon receipt
Invoice #	72
Date	04/04/2024
PO #	Exterior Siding & More

Description	Total
Method of Payment	\$0.00
Make all checks out to Scooter Day	
Exterior Labor (Jose)	\$13,000.00
Remove old siding back of the house, west side and porch	
Install new insulation, sheathing	
** Siding (provided by HO) **	
Install new skirts with flashing	
** Flashing qty. TBD after demo with additional cost **	
Install (9) stamped diffusers at the skirt level as shown on the hand sketch provided by HO	
Trash Haul Off/Labor (Jose)	\$975.00
Haul off all demoed materials and left over scrap from job site, TBD	
ADD ON: Materials (Jose)	\$1,300.00
Wood beams, flashing and concrete supports	
ADD ON: Labor (Jose)	\$2,340.00
Front porch area/ beam replacement	
ADD ON: Dirt Work Labor (Jose)	\$650.00
Requested dirt work by HO (homeowner)	



<b>Subtotal</b>	\$18,265.00
Malt's Tax	\$107.25
<b>Total</b>	<b>\$18,372.25</b>

### Payment Summary

04/16/2024 - Check #124	\$6,500.00
05/01/2024 - Check #126	\$11,372.25
05/25/2024 - Check #128	\$500.00
<b>Paid Total</b>	<b>\$18,372.25</b>
<b>Remaining Amount</b>	<b>\$0.00</b>

Alpha One Window and Door

808-931-9602

max@alphaonewindows.com

Wood window restoration process overview.

Sash restoration.

Sash will be removed and restored in our shop. We will board up the window openings with plywood or a temporary sash depending on the size of the windows. Glazing putty will be hacked out and reglazed with DAP33 glazing putty or replaced with wood stops. We recommend the wood stop option. Wood stops can be painted immediately after installation and offer better security on ground level windows. All sash profile details will be kept as close to original as possible. Sash will be restored to a paint grade condition and will be primed with an oil base primer. We recommend oil base paint be used for the final color coat also.

Glass.

All existing glass will be cleaned and polished and reused. Glass is brittle and fragile, occasionally some glass gets broken during the hack out process. We are exceedingly careful; however, glass breakage is a possibility. B-grade glass (wavy-seedy) will be replaced at \$42.00 per square foot plus actual shipping cost.. If customer chooses modern float glass as a replacement option, replacement cost is \$7.00 per square foot.

Sashways.

Sashways will be stripped and sanded. It is important to note that depending on what type of products have been applied to the sashways in the past there may be some residual paint or stain. Sashways should never be painted or stained and we will treat them with beeswax after restoration. If there is excessive play between the sash and sashway we will add to the sashway to tighten the sash fit. Parting strips will be replaced. Sash stops will be slightly enlarged to accommodate new weatherstripping. Also, a bulb seal will be added to the top rail of the top sash and to the bottom rail, bottom sash.

Weight pockets and rope.

We will remove weight pocket covers and rerope all hung sash using correct red spot cotton braided sash cord. We only use 100% cotton sash cord. Weight pockets will be treated with borax before closing. Pulleys will be replaced only if needed for proper function at an extra charge of \$96.00 each.

Window frame, exterior.

All window frame components will be restored to paint grade condition. The window frame restoration does not include trim, casing, drip cap, siding, apron, casing or plaster.

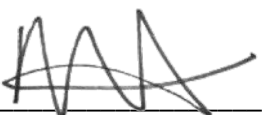
Hidden damage and change orders.

Hidden damage such as rotted subsills and extensive termite damage will require a time and material change order. All change orders will be approved and signed before the extra work will be performed.

Sash replication.

If sash is not restorable, we will replicate the sash at our discretion. One new sash per ten are included in the original restoration estimate. More than one per ten needed will be a change order.

This is a brief overview of the restoration process. If you have specific questions, please call MAX @ 8089319602.

X  Date. 02.18.2024

We propose to perform the above-described work on four banks of three double hung windows at a rate of \$3900.00 per bank for a total of \$16,887.00 including tax. (8.25% \$1287.00)

The two new windows in the library will be manufactured by us to match existing window profiles. We will use solid African mahogany (not veneered) for all the wood components. They will be made as inswing casements using concealed hinge Euro style TT hardware. Each window will have true divided lite muntins 2w x 5H with exterior wood stops and using period correct B grade glass (wavy, seedy). Removal of old windows and installation is included. Basic interior casing and trim are included. Exterior trim is included. The exterior header moulding and drip cap is not included in this price and will be billed separately. Price for new windows is \$2916.00 ea. Total \$6313.00 including tax. (8.25% \$481.00)

Grand total \$23.200.00. Payment terms are 50% deposit. 25% percent after completion of restoration and 25% after installation of library windows and project is complete. All change orders to be paid when change order work is completed.

Work will commence within the first two weeks of April 2024

Thank you for trusting us with your window project.

Accepted by  Date 02.18.2024

Alpha One Window and Door

808-931-9602

max@alphaonewindows.com

Morgan Newman window restoration phase two. Starting concurrently with restoration project in progress...

Sash restoration.

Sash will be removed and restored in our shop. We will board up the window openings with plywood or a temporary sash depending on the size of the windows. Glazing putty will be hacked out and replaced with wood stops. All sash profile details will be kept as close to original as possible. Sash will be restored to a paint grade condition and will be primed with an oil base primer. We recommend oil base paint be used for the final color coat also.

Glass.

All existing glass will be cleaned and polished and reused. Glass is brittle and fragile, occasionally some glass gets broken during the hack out process. We are exceedingly careful; however, glass breakage is a possibility. B-grade glass (wavy-seedy) will be replaced at \$42.00 per square foot plus actual shipping cost.. If customer chooses modern float glass as a replacement option, replacement cost is \$7.00 per square foot.

Sashways.

Sashways will be stripped and sanded. It is important to note that depending on what type of products have been applied to the sashways in the past there may be some residual paint or stain. Sashways should never be painted or stained and we will treat them with beeswax after restoration. If there is excessive play between the sash and sashway we will add to the sashway to tighten the sash fit. Parting strips will be replaced. Sash stops will be slightly enlarged to accommodate new weatherstripping. Also, a bulb seal will be added to the top rail of the top sash and to the bottom rail, bottom sash.

Weight pockets and rope.

We will remove weight pocket covers and rerope all hung sash using correct red spot cotton braided sash cord. We only use 100% cotton sash cord. Weight pockets will be treated with borax before closing. Pulleys will be replaced only if needed for proper function at an extra charge of \$96.00 each.

Window frame, exterior.

All window frame components will be restored to paint grade condition. The window frame restoration does not include trim, casing, drip cap, siding, apron, casing or plaster.


Hidden damage and change orders.

Hidden damage such as rotted subsills and extensive termite damage will require a time and material change order. All change orders will be approved and signed before the extra work will be performed.

Sash replication.

If sash is not restorable, we will replicate the sash at our discretion. One new sash per ten are included in the original restoration estimate. More than one per ten needed will be a change order.

This is a brief overview of the restoration process. If you have specific questions, please call MAX @ 8089319602.

X  Date. 3/11/2024

We propose to perform the above-described work on 18 double hung single lite windows at a rate of \$900 per opening and 4 true divided lite double hung windows at \$1300.00 per window. \$23,165.00 including tax. (8.25% \$1765.00)

Grand total \$23,165.00. Payment terms are 50% deposit. 25% percent due at the completion of entry sidelites and 9 upstairs windows and the remaining 25% when project is complete. All change orders to be paid when change order is approved by customer.

Work will commence concurrently with restoration already in progress.

Thank you for trusting us with your window restoration project.

Accepted by  Date 3/11/2024

PAINTING QUOTE = \$9,400.00

Feb 11, 2024 at 5:23 PM

Hello Morgan, for doing the repairs on your house in Mackinney and it needs a lot of work, such as sanding and sanding some areas, renovating the entire house, changing the wood that is used and power was and it is that there are 3 colors, it would be \$9400, including the plastic coquin tey work. .... you just buy the paint that you want to use and I would give you the receipt of the wood that was purchased, let me know what you think, thank you

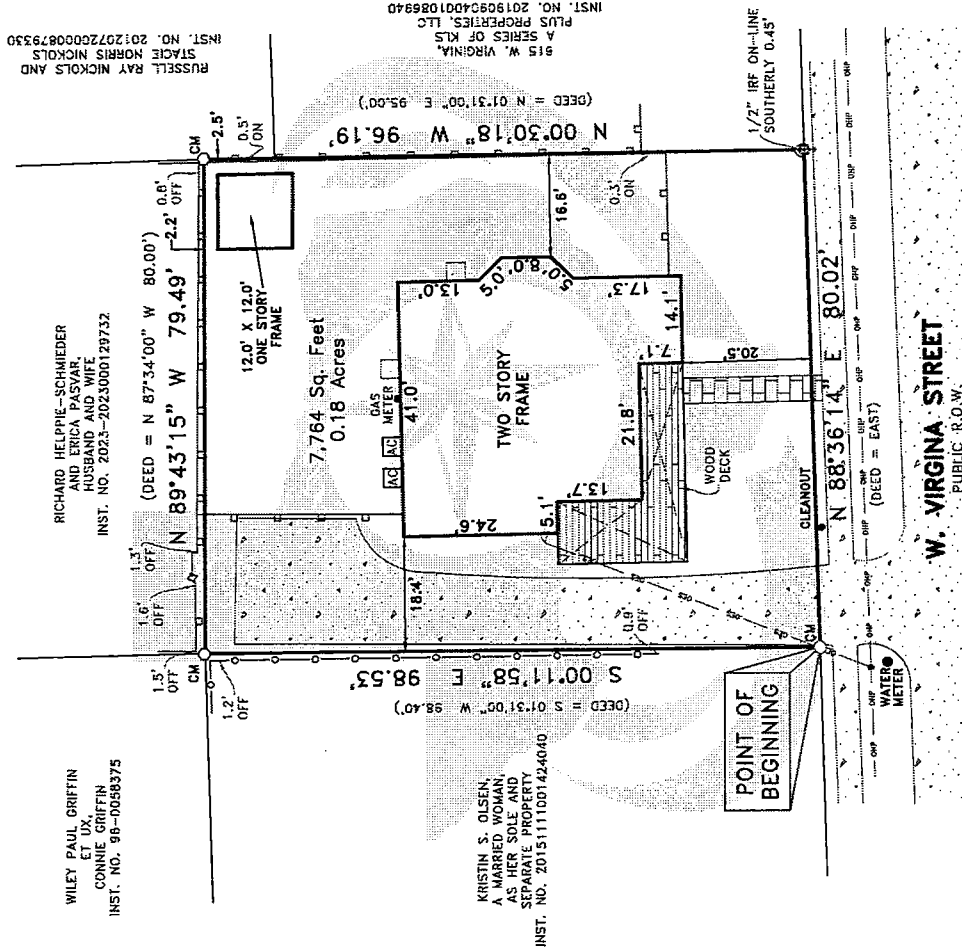
Thanks, Jose! That works for us:)



LEGEND	
1/2" ROD FOUND	FENCE POST
3/8" ROD SET	FOR CORNER
5/8" ROD FOUND/SET	CONTROLLING
1/4" X 1/4" FOUND/SET	CM MONUMENT
1/4" X 1/4" FOUND/SET	AC MONUMENT
1/4" X 1/4" FOUND/SET	IN CONDITIONER
1/4" X 1/4" FOUND/SET	PE EQUIPMENT
1/4" X 1/4" FOUND/SET	POWER POLE
1/4" X 1/4" FOUND/SET	TRANSFORMER
1/4" X 1/4" FOUND/SET	COLUMN
1/4" X 1/4" FOUND/SET	UNDERGROUND
1/4" X 1/4" FOUND/SET	ELECTRIC
1/4" X 1/4" FOUND/SET	IRON FENCE
1/4" X 1/4" FOUND/SET	BARBED WIRE
1/4" X 1/4" FOUND/SET	EDGE OF ASPHALT
1/4" X 1/4" FOUND/SET	EDGE OF GRAVEL
1/4" X 1/4" FOUND/SET	STONE
1/4" X 1/4" FOUND/SET	CONCRETE
1/4" X 1/4" FOUND/SET	COVERED AREA
1/4" X 1/4" FOUND/SET	BRICK

EXCEPTIONS:

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.  
FLOOD NOTE: According to the F.I.R.M. No. 48085C0280J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.



## 611 W. Virginia Street

Being a tract of land situated in the Thomas T. Bradley Survey, Abilene No. 88, City of McKinney, Collin County, Texas, and being out of Outlet No. 532, same being that tract of land conveyed to William Bond Hughes, by deed recorded in Instrument No. 98-0017820, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Kristin S. Olsen, a married woman, as her sole and separate property, by deed recorded in Instrument No. 2015111001424040, Official Public Records of Collin County, Texas, and lying along the South line of W. Virginia Street (public right-of-way);

THENCE South 00 degrees 11 minutes 58 seconds East, along the West line of said Olsen tract, a distance of 98.53 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Olsen tract, same being the Northwest corner of that tract of land conveyed to Wiley Paul Griffin et ux, Connie Griffin, by deed recorded in Instrument No. 98-0058375, Official Public Records of Collin County, Texas, and being the Northeast corner of that tract of land conveyed to Richard Helppie-Schmieder and Erica Pasvar, husband and wife, by deed recorded in Instrument No. 2023-2023000129732, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 43 minutes 15 seconds West, along the North line of said Schmieder/Pasvar tract, a distance of 79.49 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of aforesaid Schmieder/Pasvar tract, and lying along the East line of that tract of land conveyed to Russell Ray Nickols and Stacie Morris Nickols, by deed recorded in Instrument No. 20120720000879330, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 18 seconds West, along said East line of Nickols tract, a distance of 96.19 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to 815 W. Virginia, a series of KLS Plus Properties, LLC, by deed recorded in Instrument No. 2016080401086940, Official Public Records of Collin County, Texas, and lying along the aforesaid South line of W. Virginia Street, from which a 1/2 inch iron rod found on-line bears in a Southerly direction, at a distance of 0.45 feet for reference;

THENCE North 88 degrees 36 minutes 14 seconds East, along said South line of W. Virginia Street, a distance of 80.02 feet to the POINT OF BEGINNING and containing 7,764 square feet or 0.18 acres of land.



**CBG**  
SURVEYING & MAPPING  
1419 Century Plaza Dr., Ste. 210  
Houston, TX 77073  
P 214-346-9466  
F 214-346-9210  
www.cbgsurvey.com

Drawn By: MARIA  
Scale: 1" = 20'  
Date: 01/16/2024  
GF NO: LT-19167-  
190167240004ARRG  
Job No.: 2400426

Accepted by: Purchaser  
Date: Purchaser

This survey is made in conjunction with the information provided by Lawyers Title Company of this survey by any other parties and/or for other purposes shall be at user's own risk and may be used for other purposes than the intended use of the survey. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as indicated location and type of buildings as shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or projections on the ground.

**ABEL P. STENDALH**  
REGISTERED SURVEYOR  
No. 10184280  
Exp. 12/31/2024

419 Century Plaza Dr., Ste. 210  
Houston, TX 77073  
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F 214-346-9210  
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