

## 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): Terry Ledbetter, Jr.

ADDRESS (line 1): 502 W Hunt St


ADDRESS (line 2): \_\_\_\_\_

City, ST, ZIP: McKinney, TX 75069

Geographic ID Number R- R-0935-000-0100-1

Phone: 713-454-9089

E-mail: TL@KOPION.COM

Signature: 

Date: 1-29-2025

**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 SUBMITTTALS."**

# LETTER OF INTENT FOR HNIZ PROGRAM TAX EXEMPTION APPLICATION

Wednesday, January 29, 2025

To Whom It May Concern:

I am writing in relation to the attached HNIZ Incentive Application Form.

## **Current Condition of Property:**

In most respects, the overall condition of the property is very good. The initial construction of the home appears to have been excellent. It is also our understanding that a prior owner completed significant restoration and preservation work in the mid-1990's. After buying the home in 2010, my wife and I made major preservation and expansion investments over the course of 2010 and 2011. We have since maintained the property with regular repairs.

## **Location of Property:**

This property is a house located at 502 W. Hunt St. in McKinney Texas (W A Rhea Addition (CMC) Lot 10). It is my family's residence.

The house is approximately:

- 50ft north of W. Hunt St.
- 70ft south of W. Logan St.
- 15ft west of Board St.
- 310ft east of N. Valley St.

## **Special Considerations**

This house is a 1927 Tudor Revival home. It previously obtained a Level 1 HNIZ Tax Exemption (now expired) and bears a City of McKinney Historic Marker

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

In early 2025, the downstairs shower and kitchen sink "backed up" and could not be fixed by plunging their respective drains. A plumber visit on January 6 revealed that the cast iron sewer line had multiple breaks and roots were growing into those breaks. The plumber used a tool to clear the line as best as possible, but cautioned that:

- The roots that he could access were too strong to remove in their entirety.
- One of the root balls was too thick for his camera to pass through and examine the rest of the pipe.
- We would likely need to replace a long section of the sewer line, which would be very costly.



A couple of weeks later, the downstairs shower and kitchen sink "backed up" again. A different plumber visited on January 16. He re-cleared the line and corroborated the statements of the first plumber. He also showed us photographs that suggest the sewer line is leaking into the soil under the house, which isn't surprising given the breaks in this portion of the line. The second plumber returned on January 17 and examined the portion of the sewer line that runs through the yard. He discovered that while the yard portion of the line uses PVC pipe, some of the pipe sections have shifted and decoupled, leaving open ground exposed in at least two places. This second plumber developed a formal estimate for replacing all of the sewer lines, including "mixed" portions in the crawl space that use both PVC and cast iron sections.

The second plumber has worked on historic homes in the past, and his estimate includes potential complications that might arise based on his prior experiences. The estimate he provided to me was kept general (i.e. not itemized) in order to protect his bid from being studied and underbid by any competing plumbers. But he said that he would be glad to discuss the project and his bid in detail with a city employee if needed. His name and contact information are as follows:

Sean Albin (Trident Plumbing)  
Cell: 972-900-8386

My wife and I have concluded that we need to replace all of our sewer lines, beginning at the top of the crawl space and running to the property line. My plan is to allow Sean Albin from Trident Plumbing to replace all of my sewer lines as he has proposed.

**Level of Incentive Requested**  
Rehabilitation Incentive (Level 2)

Thank you for considering my application.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Terry Ledbetter, Jr.", with a stylized flourish at the end.

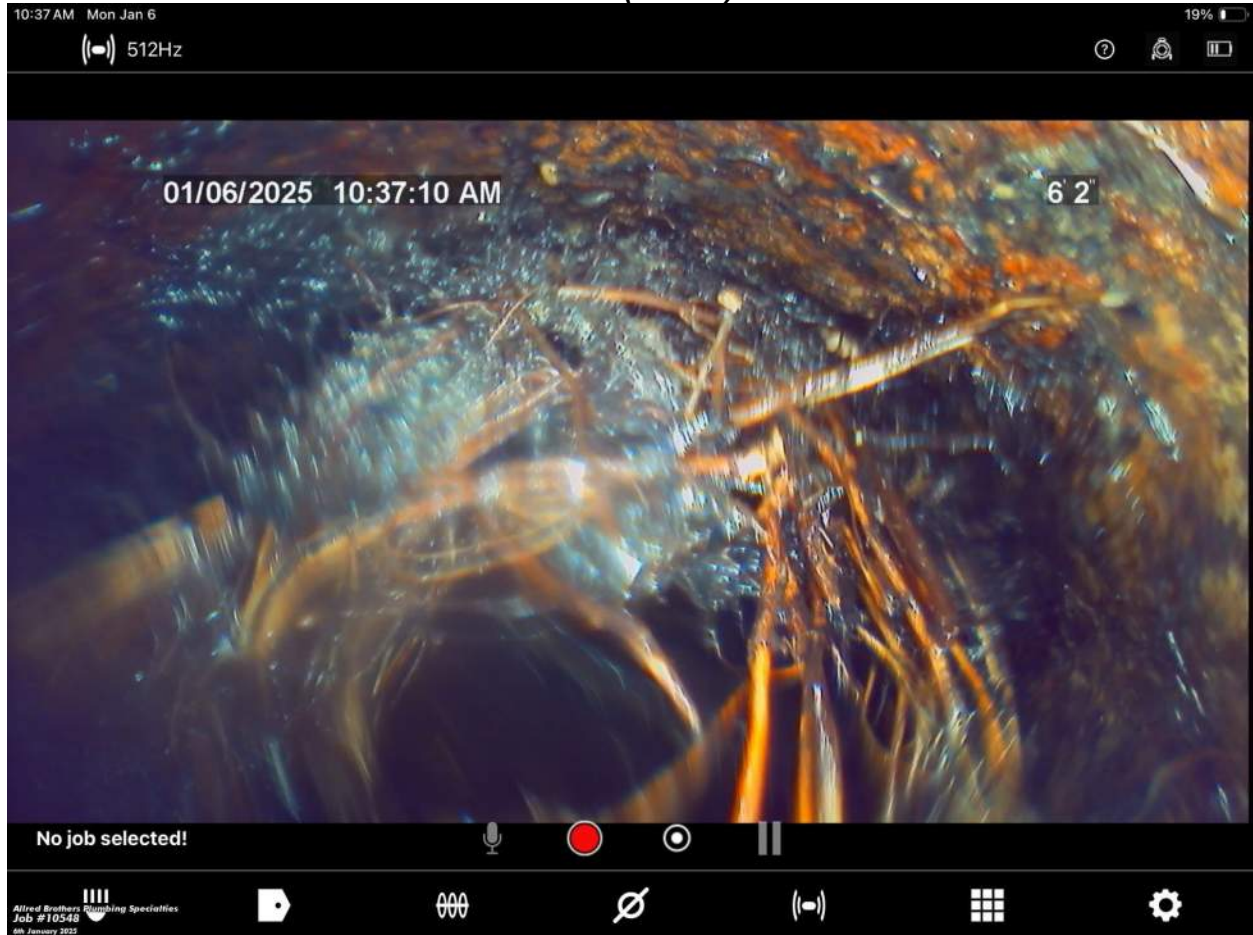
Terry Ledbetter, Jr.

502 W Hunt St  
McKinney, TX 75069

713-454-9089

# PHOTOS WITH DESCRIPTIONS FOR HNIZ APPLICATION

## *1-6-25 Clean Out: Roots in cast iron line (1-6-25)*



**1-16-25 Clean Out: Roots in cast iron line (1-16-25)**





***1-16-25 Evidence of leakage from current PVC sewer lines (1-16-25)***





*Examples of mixed PVC / cast iron sections (1-16-25)*





***Path of sewer line in front yard (1-17-25)***



***Location of line dislocations in front yard(1-17-25)***





***First line dislocation in front yard (1-17-25)***

10:28:11 AM / 01-20-2025



***Second line dislocation in front yard (1-17-25)***

10:28:28 AM / 01-20-2025



## GENERAL PROPERTY PHOTOS

*Southern elevation (street view)*



*Western elevation*





***Door to crawl space (west side)***



***Northern Elevation***



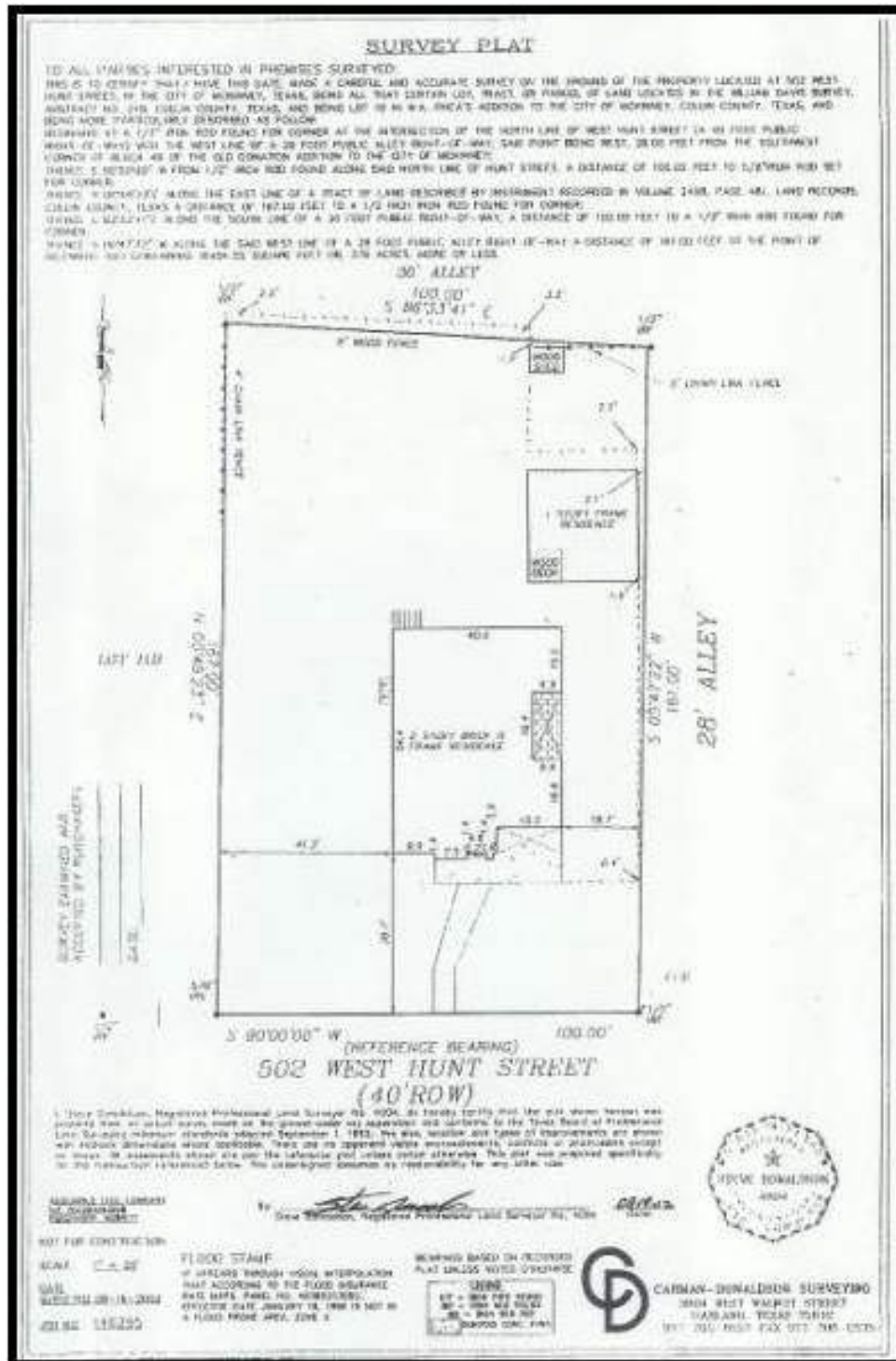
***Eastern Elevation***



**CONTINUED ON NEXT PAGE. . .**



Note: This survey was furnished to us by the prior owner during our buying process. A new survey was not necessary at that time so we did not request that seller to furnish us with a new survey. Consequently, this image is the only survey of the property that we have.





**Billing Address**  
Terry Ledbetter  
502 West Hunt Street  
McKinney, TX 75069 USA

**Trident Plumbing**  
15222 King Rd Ste 301  
Frisco, Texas 75036  
(972) 900-6660

**Estimate** 77279522  
**Job** 41298  
**Estimate Date** 1/17/2025  
**Technician** Sean Albin

**Job Address**  
Terry Ledbetter  
502 West Hunt Street  
McKinney, TX 75069 USA

#### Estimate Details

This is an estimate to reroute drain lines under the home and yard line

Service #	Description	Quantity	Your Price	Your Total
1	Dispatch fee	1.00	\$49.00	\$49.00
	water pressure: plumbing code recommends being 80psi or below.			
102	City permit and inspection service. ** city of Dallas \$325	1.00	\$160.00	\$160.00
260	Hydrostatic test with 2x trips for testing.	1.00	\$238.00	\$238.00
custom Service	This is line item reflects trident plumbing to reroute all the drain lines underneath the home with new clean-outs.	1.00	\$9,895.00	\$9,895.00
	2 year parts and labor warranty.			
243	Sewer yard line replacement Up to 30' length.	1.00	\$9,100.00	\$9,100.00
	New 2" or 4" PVC sewer line from house to city sidewalk or easement. Includes two-way cleanouts, back filling, haul away and final clean up. Sewer yard line replacement Up to 30' length. 2 year parts and labor warranty			
	* Add for tap access			
	* Not responsible for landscaping. 30-foot minimum, up to 4-foot depth.			
	* Additional feet after first 30, \$100.00 per foot			
	* Does NOT include city permit fee			
	* Does not include hydrostatic test for city inspection			
			<b>Sub-Total</b>	\$19,442.00
			<b>Tax</b>	\$0.00
			<b>Total</b>	\$19,442.00
			<b>Est. Financing</b>	\$322.74

Thank you for trusting Trident Plumbing!

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Trident Plumbing as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. Estimates are valid for 30 days