

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A GRANT TO MCKARROLL PARTNERS LLC FOR FAÇADE AND UTILITY IMPROVEMENTS LOCATED AT 325 W. MCKINNEY STREET FROM THE DOWNTOWN REINVESTMENT GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$50,000.00 FROM TAX INCREMENT REINVESTMENT ZONE NUMBER ONE FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE. THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE BOARD RECOMMENDS APPROVAL (6-0).

WHEREAS, on April 3, 2007, the City Council approved the Downtown Reinvestment Grant Program (the "Program") by Ordinance No. 2007-072; and

WHEREAS, on September 18, 2018, August 18, 2020, December 14, 2021, and November 19, 2025, the City Council approved changes to the Program by Ordinance Nos. 18-1321, 20-1521, 21-2626, and 25-1911, respectively; and

WHEREAS, McKarroll Partners, LLC, owner of the property located at 325 W. McKinney St., Denton, Texas 76201 (the "Property"), applied for a \$50,000.00 grant in accordance with the Program; and

WHEREAS, the Tax Increment Financing Reinvestment Zone Number One Board and the Downtown Economic Development Committee reviewed the application in accordance with the Program and recommend a grant in the full amount requested by the applicant; and

WHEREAS, pursuant to the Program, the maximum Grant amount for the improvements to the Property is \$50,000.00; and

WHEREAS, it is in the public interest and benefits the Downtown TIRZ to award the Downtown Reinvestment Grant, thereby stimulating economic development and promoting desired redevelopment in the downtown area of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations in the preamble of this ordinance are found to be true and incorporated herein by reference as if fully set forth in the body of this ordinance.

SECTION 2. The City Council of the City of Denton hereby approves an agreement between the City and McKarroll Partners, LLC in the form attached hereto authorizing a grant in an amount not to exceed \$50,000.00 payable from Tax Increment Reinvestment Zone No. 1 funds under the Program.

SECTION 3. The City Manager, or their designee, is hereby authorized to execute the Agreement and to carry out the duties and responsibilities of the City, including the expenditure of funds as provided in the Agreement.

SECTION 4. This Ordinance shall become effective immediately upon its passage and approval.

The motion to approve this Ordinance was made by _____ and seconded by _____. the Ordinance was passed and approved by the following vote[_-]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
Deputy City Attorney

DOWNTOWN REINVESTMENT GRANT AGREEMENT

This Downtown Reinvestment Grant Agreement (the “Agreement”) is entered into by and between the City of Denton, Texas, a Texas municipal corporation duly acting herein by and through its City Manager (the “City”), and McKarroll Partners, LLC, a Texas limited liability company with principal place of business at 325 W. McKinney Street, Denton, TX 76201 (“Owner”).

WHEREAS, the City Council of Denton, Texas (the “City Council”) has, by Ordinance No. 2007-072, elected to offer downtown reinvestment grant incentives and has adopted guidelines and criteria governing downtown reinvestment grant incentive agreements known as the Downtown Reinvestment Grant Program Policy (the “Program”), a copy of which is on file in the City of Denton Economic Development Office and which is incorporated herein by reference; and

WHEREAS, the Program constitutes appropriate “guidelines and criteria” governing downtown reinvestment grant incentive agreements to be entered into by the City;

WHEREAS, the Owner will be the owner or have a leasehold interest, as of the Effective Date (as hereinafter defined), of certain real property more particularly described in Exhibit “A” attached hereto and incorporated herein by reference and made a part of this Agreement for all purposes (the “Premises”); and

WHEREAS, on the 10th day of December, 2025, Owner submitted an application for a reinvestment grant with various attachments to the City concerning the contemplated use of the Premises (the “Application”), which is attached hereto and incorporated herein by reference as Exhibit “B”; and

WHEREAS, the City Council of the City of Denton finds that the contemplated use of the Premises, the Improvements (as hereinafter defined) to the Premises as set forth in this Agreement, and the other terms hereof are consistent with encouraging development in accordance with the purposes and are in compliance with the Program and similar guidelines and criteria adopted by the City and all applicable law;

NOW, THEREFORE, the City and Owner for and in consideration of the premises contained herein do hereby contract, covenant, and agree as follows:

I.

TERMS AND CONDITIONS OF REIMBURSEMENT GRANT

A. In consideration of and subject to the Owner meeting all the terms and conditions of reimbursement set forth herein, the City will pay to the Owner the following reimbursement grant:

1. A reimbursement grant in an amount not to exceed \$50,000 (the “Grant”) attributable to new Improvements, as hereinafter defined, being constructed on the Premises.

2. The Grant will be distributed to Owner as a lump sum reimbursement upon completion of the Project, the receipt of adequate documentation of expenditure of the Grant amount on costs necessary and related to the Improvements as described in Exhibit "B" attached hereto, and approval of the completed Improvements by the City.

B. A condition of receiving the Grant is that, by May 5, 2027, Owner will complete paint, roof repair, and utility upgrades as described in Exhibit "B" (collectively, the "Improvements") on the Premises.

C. A condition of the Reimbursement is that the Improvements be completed and used substantially in accordance with the description of the project set forth in Exhibit "B" and comply with the requirements of the Program, which are incorporated herein by reference.

D. Owner agrees to comply with all the terms and conditions set forth in this Agreement.

E. The parties expressly understand and agree that City's payment of the Grant is contingent upon City's receipt and appropriation of adequate funds to pay the Grant. If adequate funds are not available to make the payment under this Agreement, City may, at its option, either reduce the amount of the Grant or terminate the Agreement.

F. It is expressly understood that this Agreement in no way obligates the City to provide more funds than the Grant amount.

II.

CONDITION OF REIMBURSEMENT

A. Prior to payment of any portion of the Grant, all ad valorem real property taxes with respect to the Premises and all other property in the City owned by the Owner shall be current.

B. Prior to the payment of any portion of the Grant, Owner shall have constructed the Improvements as specified in Exhibit "B."

C. If alterations to the Improvements are made for any reason within one (1) year from final payment of the Grant without prior written consent from the City, Owner is required to reimburse the City in the full amount of the Grant.

D. Prior to the award of the Grant, Owner shall own or have a leasehold interest in the Premises.

III.
RECORDS AND EVALUATION OF PROJECT

A. The Owner shall provide access and authorize inspection of the Premises by City employees and allow sufficient inspection of financial information related to construction of the Improvements to ensure that the Improvements are made, and performance thresholds are met according to the specifications and conditions of this Agreement. Such inspections shall be done in a way that will not interfere with Owner's business operations.

IV.
GENERAL PROVISIONS

A. The City has adopted guidelines and criteria for the Program that allow it to enter into this Agreement containing the terms set forth herein.

B. The City has determined that procedures followed by the City to enter into this Agreement and the obligations of the parties to this Agreement conform to the requirements of the Code and the Program.

C. In the event of any conflict between the City zoning ordinances, or other City ordinances or regulations, and this Agreement, such ordinances or regulations shall control.

D. Owner represents and warrants that Owner is authorized to make the Improvements to the Premises.

E. Pursuant to Section 2264.051 of the Texas Government Code, Owner certifies that it and its branches, divisions, or departments do not and will not knowingly employ an undocumented worker.

V.
NOTICE

All notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designated in writing, by certified mail postage prepaid, by hand delivery or via facsimile:

OWNER:

McKarrroll Partners, LLC
325 W. McKinney St.
Denton, TX 76201

CITY:

Cassey Ogden, Interim City Manager
City of Denton
215 E. McKinney,
Denton, Texas 76201
Fax No. 940-349-8596

VI.
CITY COUNCIL AUTHORIZATION

This Agreement was authorized by the City Council by passage of Ordinance No. _____ authorizing the City Manager to execute this Agreement on behalf of the City.

VII.
SEVERABILITY

In the event any section, subsection, paragraph, sentence, phrase or word is held invalid, illegal or unconstitutional, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word. In the event that (i) the term of the Grant with respect to any property is longer than allowed by law, or (ii) the Grant applies to a broader classification of property than is allowed by law, then the Grant shall be valid with respect to the classification of property abated hereunder, and the portion of the term, that is allowed by law.

VIII.
OWNER STANDING

Owner, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or City Council actions authorizing same and Owner shall be entitled to intervene in said litigation.

IX.
APPLICABLE LAW

This Agreement shall be construed under the laws of the State of Texas and is fully performable in Denton County, Texas. Venue for any action under this Agreement shall be in Denton County, Texas.

X.
ENTIRE AGREEMENT

This instrument with the attached exhibits contains the entire agreement between the parties with respect to the transaction contemplated in this Agreement.

XI.
BINDING

This Agreement shall be binding on the parties and the respective successors, assigns, heirs, and legal representatives.

XII.
COUNTERPARTS

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

XIII.
SECTION AND OTHER HEADINGS

Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

XIV.
NO JOINT VENTURE

Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby disavowed.

XV.
AMENDMENT

This Agreement may be modified in writing by the parties hereto to include other provisions which could have originally been included in this Agreement or to delete provisions that were not originally necessary to this Agreement.

XVI.
FORCE MAJEURE

If, because of flood, fire, explosions, civil disturbances, strikes, war, acts of God, or other causes beyond the control of either Party, either Party is not able to perform any or all of its obligations under this Agreement, then the respective Party's obligations hereunder shall be suspended during such period but for no longer than such period of time when the party is unable to perform.

XVII.
INDEMNIFICATION

OWNER SHALL INDEMNIFY, SAVE AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, ATTORNEYS AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION WHICH DIRECTLY OR INDIRECTLY ARISES FROM CITY'S GRANT AND OWNER'S PERFORMANCE OF ITS OBLIGATIONS HEREUNDER AND ANY CONTESTS OR CHALLENGES TO THE LEGAL AUTHORITY OF THE CITY OR OWNER TO ENTER INTO THIS AGREEMENT AND ANY AND ALL LIABILITIES, LOSSES, COSTS OR EXPENSES (INCLUDING ATTORNEY'S FEES AND DISBURSEMENTS) THAT

ANY INDEMNITEES SUFFER OR INCURS AS A RESULT OF ANY OF THE FOREGOING; PROVIDED, HOWEVER, THAT OWNER SHALL HAVE NO OBLIGATION UNDER THIS PARAGRAPH TO THE CITY WITH RESPECT TO ANY OF THE FOREGOING ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY OR THE BREACH BY THE CITY OF THIS AGREEMENT.

This Agreement is executed and effective on this, the _____ day of _____, 2026, (the "Effective Date") by duly authorized officials of the City and Owner.

CITY OF DENTON

CASSEY OGDEN, INTERIM CITY MANAGER

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  Scott Bray
Deputy City Attorney

OWNER:
McK Carroll Partners LLC

By: JNW Ventures, LLC, Manager

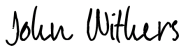
Signed by:

By: 3E7513FA08853451...
John Withers, Member of JNW Ventures, LLC

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

BEING LOT 1, BLOCK A OF CARROLL ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, PAGE 106, PLAT RECORDS, DENTON COUNTY, TEXAS.

EXHIBIT B

APPLICATION AND IMPROVEMENTS

EXHIBIT A



**CITY OF DENTON
DOWNTOWN REINVESTMENT GRANT PROGRAM APPLICATION**

Department of Economic Development
401 N. Elm St., Denton, TX 76201
940-349-7776
www.cityofdenton.com
ED@cityofdenton.com

Downtown Reinvestment Grant Program Application

Please return completed the application with necessary attachments and signatures to the Economic Development Department office at 401 N. Elm St., Denton, Texas. If you have any application questions, please contact the Economic Development Department at 940-349-7776.

Applicant Name	John Withers	Date	12/10/25
Business Name	Stag Commercial		
Mailing Address	1720 Westminster Denton, TX 76205		
Contact Phone	McKarroll Parterns LLC	Email Address	[REDACTED]
Building Owner (if different from applicant)	McKarroll Partners LLC		
Historical/Current Building Name			
Project Site/Address	325 W McKinney, Denton, TX 76201		

Type of Work: (check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Paint Only
<input type="checkbox"/> Signage
<input checked="" type="checkbox"/> Utility Upgrades
<input checked="" type="checkbox"/> Facade & Building Renovation | <input type="checkbox"/> Awnings
<input type="checkbox"/> Impact Fees
<input checked="" type="checkbox"/> Interior/Code Improvements
<input type="checkbox"/> Fire Suppression System |
|--|--|

Details of planned improvements relating to grant request (attach additional information if necessary).

Prepare exterior for mural facing Carroll Blvd.

restripe the shared parking lot, interior upgrades and finish outs for tenants

repair damaged sanatray sewer lines servicing the building.

How will this project benefit Downtown?

Repainting and repairing the exterior of the building will immediately enhance the visual appeal of this prominent downtown property, contributing to a more vibrant and welcoming streetscape. A refreshed façade encourages increased pedestrian activity, attracts new visitors, and supports the ongoing revitalization efforts that make Downtown Denton a destination for residents, students, and tourists alike. Cleaner, well-maintained exteriors also inspire surrounding businesses to invest in their own improvements, creating a positive ripple effect throughout the district. Replacing the failed sanitary sewer infrastructure is equally critical. Modernizing these utilities improves public health and safety, reduces the risk of costly emergency failures, and ensures the building is prepared for long-term occupancy and growth. Updated sewer systems support current and future tenants, helping maintain the economic vitality of downtown.

Legal Description of the property:


CARROLL ADDN (DENTON) BLK A LOT 1

Project Categories	Estimated Costs	Grant Requested
Facade/Building Rehab	\$148,557	\$74,278.50
Awnings		
Signs		
Impact Fees		
Utility Upgrades	\$100,050.00	\$50,025.00
Interior/Code Improvements	\$293,640.02	\$146,820.01
Fire Suppression System		
Totals	\$542,247.00	\$271,1123.51

TOTAL COST OF PROPOSED PROJECT \$ 542,247.00

TOTAL GRANT REQUEST \$ 50,000.00
 (May not exceed 50% of TOTAL COST up to \$50,000)

Attach all required color samples of paint, awning/canopy, sign design, etc., as well as photographs of building's exterior facade, roof and foundation.



Applicant's Signature

12/16/25

Date

DOWNTOWN REINVESTMENT GRANT AGREEMENT FORM

Please complete and return with the Downtown Reinvestment Grant Application to the Economic Development office, 401 N. Elm St., Denton, Texas. If you have any questions, please contact the Economic Development Department at 940- 349-7776.

I have met with a representative from the Economic Development Department, and I have read and fully understand the Downtown Reinvestment Grant procedures established by the Denton City Council. I intend to use this grant program for the aforementioned renovation projects to advance the efforts of revitalization and historic preservation of Denton’s historic downtown. *I have not received, nor will I receive insurance monies for this revitalization project.*

I understand that if I am awarded a Downtown Reinvestment Grant by the City of Denton, any deviation from the approved project may result in the partial or total withdrawal of the grant. (If I am awarded a reinvestment grant for facade, awning or sign work and the facade, sign or awning is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Denton immediately for the full amount of the grant.)

McKarroll Partners LLC

Business/Organization Name



John Withers

12/16/25

Applicant's Signature



Printed Name

Date

John Withers

12/16/25

Building Owner's Signature (if different from applicant) Printed Name

Date

This section is to be completed by Economic Development staff.

Date considered by DEDC

Recommendation

Staff Signature

Date considered by TIRZ #1 Board

Recommendation

Staff Signature

Date considered by City Council

Approval

Staff Signature

REVIEW PROCESS

Total project scores can range from 0 to 35 points.

Recommendations will be based on:

0-9 points	=	No funding
10-14 points	=	Grant recommendation of up to \$7,500
15-19 points	=	Grant recommendation up to \$15,000
20-24 points	=	Grant recommendation up to \$25,000
25-29 points	=	Grant recommendation up to \$35,000
30-40 points	=	Grant recommendation up to \$50,000

All grants will be subject to a recommendation by the Downtown Economic Development Committee, TIRZ #1 Board, and approval by the Denton City Council.

Grant applications will be scored based on:

- **Economic Impact - 0-5 Points**
 - Total investment dollars as provided in the grant application
 - Investment in structure construction or renovation (excluding purchase price)
 - Investment in furniture, fixtures and equipment; estimated taxable sales

- **Historic Accuracy/Design - 0-5 Points**
 - New construction/complements existing buildings
 - Restores building to historic accuracy
 - Renovation of building with historic marker (Local, state or national historic marker)

- **Upgrades to Utilities/Impact Fees - 0-5 Points**
 - Requires upgrades in electrical service
 - Increases existing water/wastewater capacity
 - No existing utilities to structure
 - Extends water/wastewater lines (improves additional properties)
 - Impact fees may be ranked depending upon percentage of fees to eligible expenses

- **Increases Population - 0-5 Points**
 - Increases consumer traffic (day or night)
 - Increases quality residential units
 - Increases walkability or pedestrian activity/accessibility

- **Interior/Code Improvements - 0-5 points**
 - Asbestos and mold abatement
 - Fire suppression systems
 - ADA improvements

- **Other - 0-15 Points**
 Including, but not limited to:
 - Partners with other businesses (i.e., shared parking)
 - Project is a "target" business (i.e., grocery, pharmacy, locally owned)
 - Promotes development of Denton arts and entertainment
 - Longevity of business

- **Fire Suppression System – 40 points**
 - Fire Suppression Systems applications automatically receive the maximum score

PROJECT PROPOSAL

PROJECT NAME

300 Carroll Mural

PROJECT OVERVIEW

Mural to be completed on West exterior wall facing Carroll Boulevard

SCOPE OF WORK

- Theme development
- Mural creation
- Maintenance & preservation

TIMELINE

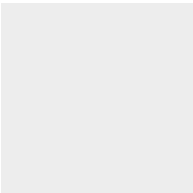
- Development: 3 weeks
- Mural creation: 1 week
- Maintenance: To be discussed

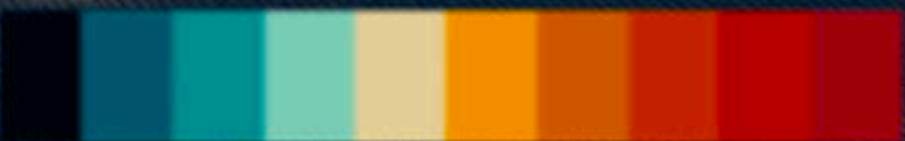
COST

Estimated budget: \$11,000

CONCLUSION

We believe that this mural painting will have a long lasting effect to the area and community, enabling us to showcase our city's identity through art.







Irwin Construction Group
cole@irwinconstructiongroup.com
(940) 735-0555

Project Addresses:
325 McKinney St.
300 N Carroll Blvd.

Commercial Buildings Renovation
Date: Dec 16, 2025

For
Cole Irwin
[Redacted]
[Redacted]

Demolition	\$6,104.20
Framing	\$8,094.21
Drywall	\$13,528.38
Flooring	\$91,555.18
Trim	\$1,790.53
Painting	\$21,697.10
Cabinets	\$848.34
Plumbing	\$4,722.59
Electrical	\$19,103.80
Ceiling Grid	\$9,510.50
Doors	\$3,201.60
Stairs	\$2,539.20
Subtotal	\$182,695.62
Contractor Fee (15%)	\$27,404.34
Total	\$210,099.96



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
 BUILDER/HOMEOWNER: STAG Commercial LLC
 PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$4,500.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

- Repair/replace bathroom stacks **\$4,500.00**

****Please note: Current sewer line is cast iron and has recently stopped up numerous times***

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

**Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754**

(512) 936-5200

ISSUED ON: 12/16/2025



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466

19001 North County Line Rd.
Ponder, TEXAS 76259
940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$11,300.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

*After completing, we found sewer line from 300 N. Carroll going into the sewer on 325 W. McKinney. This is not a normal plumbing procedure. We need to tunnel 45 more feet to correct the belly in the old line and convert to PUC.

ADDITIONAL COST: \$11,300.00

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754
(512) 936-5200
ISSUED ON: 12/16/2025



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC

Keaton Long M-44466

19001 North County Line Rd.

Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: December 16, 2025
 BUILDER/HOMEOWNER: STAG Commercial LLC
 PROPERTY ADDRESS: 325 W. McKinney, Denton, TX

Total Bid Amount: \$15,250.00

**3% transaction fee for credit/debit card payments*

Sewer Line Replacement Bid:

Description:

- Up to 110' of hand dug sewer line replaced
- Back fill clean up and haul off
- Permit and Inspection

****Please note: Current sewer line is cast iron and has recently stopped up numerous times***

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners
7915 Cameron Road, Austin, Texas 78754
(512) 936-5200

ISSUED ON: 12/16/2025



PREPARED BY

Troy J Ballenger

Tristar Built
 (940) 368-1900
 troy@tristarrepair.com
 2126 James St, Denton, TX 76205, USA

PREPARED FOR

Ryan Rutherford


 300 N Carroll Blvd, Denton, TX 76201, USA

ESTIMATE DETAILS

300 North Carroll Boulevard / 325 West Mckinney

300 N Carroll Blvd, Denton, TX 76201, USA

Roof Inspection and Repairs

DESCRIPTION

TOTAL

DESCRIPTION	TOTAL
COPING	\$33,118.55
LABOR	\$19,662.10
METAL COPING CAP METAL COPING CAP INSTALL	\$15,677.42
WOOD BLOCKING 2 LAYERS OF 2 X 6 PER LF -TO RAISE HEIGHT OF COPING BY 4 INCHES.	\$3,984.68
MATERIALS	\$13,456.45
COPING	\$13,456.45
LUMBER PACKAGE LUMBER FOR BLOCKING TO RAISE COPING TO CORRECT HEIGHT	\$3,004.84
METAL COPING CAP METAL COPING CAP	\$10,451.61
HVAC	\$7,741.93
TPO	\$23,837.50
LABOR	\$9,701.61
SCUPPER FLASHING RE-FLASH AT SCUPPER	\$1,548.39
DRAIN FLASHING INSTALL NEW TARGETS AT DRAINS FOR PROPER INSTALLATION OF DRAIN COVERS AND DRAINAGE OF PONDING WATER.	\$1,814.52
CURB FLASHING RE-ADHERE MEMBRANE TO CURBS	\$1,258.06
WALL FLASHING RE-ADHERE VERTICAL MEMBRANE TO WALLS	\$967.74
HVAC / Mechanical HVAC UNIT MEMBRANE FLASHING	\$3,145.16
PITCH PAN INSTALL NEW PITCH PANS	\$967.74

MATERIALS	\$14,135.89
DRAIN	\$7,258.06
DRAIN GRATE COVERS GRATES TO ATTACH TO ROOF CORRECTLY, CURRENT DRAIN COVERS ARE NOT ATTACHED, OR NON-EXISTENT AND ARE WRONG STYLE	\$7,258.06
PITCH PAN / POCKET	\$2,129.03
POURABLE SEALER 1 PART POURABLE SEALER	\$1,161.29
PITCH PAN NEW PITCH PANS	\$967.74
TPO	\$4,748.80
TPO ACCESSORY PACKAGE CORNERS, PATCHES, WATER BLOCK, CAULK, RAGS, ROLLERS	\$1,653.23
TPO 60 MIL TPO MEMBRANE	\$1,209.68
TPO CLEANER CLEANER FOR PROPER TPO JOINT WELD - 1 GALLON	\$353.63
TPO DETAIL MEMBRANE TPO DETAIL MEMBRANE	\$1,532.26
TREE TRIMMING	\$1,209.68
TREE TRIMMING TRIM TREES OFF OF ROOF LINE TO	\$1,209.68
WATERPROOFING	\$3,669.36
MATERIALS	\$725.81
SEALANT/COATING COMMERCIAL GRADE SEALANT	\$725.81
LABOR	\$2,943.55
MASONRY SEALANT SEAL ALL VOIDS IN MASONRY AT EDGE OF BUILDING TO ENSURE WATERTIGHTNESS	\$2,137.10
WATER TEST TEST TO ENSURE ROOFING MEMBRANE, COPING, MASONRY AND HVAC UNITS ARE WATERTIGHT.	\$806.45
GENERAL CONDITIONS	\$12,177.42
MOBILIZATION MOBILIZE TO 325 MCKINNEY	\$806.45
ROLL OFF DUMPSTER 40 YD ROLL OFF DUMPSTER	\$1,612.90
SAFETY SET UP SAFETY SET UP	\$1,209.68
EQUIPMENT RENTAL 8K TELEHANDLER FOR MATERIAL LIFTING TO ROOF	\$4,516.13
JOB SITE CLEAN UP	\$4,032.26

	SUBTOTAL	\$81,754.44
	TAX	\$6,785.62
	TOTAL	\$88,540.06

Upon approval of the project, a deposit will be required.
Unless otherwise notated, Draw Schedule is as follows:

For projects under \$30,000: 1st draw of 50% at start of project with final balance due at completion.
For projects of \$30,000-\$79,999: 3 draw schedule
For projects over \$80,000: 4 draw schedule
Change Orders will be billed 100% upon completion.

Terms and Conditions

TriStar Repair & Construction ("TriStar") will provide to The Owner the services outlined in this estimate.

Change Orders

Owner may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the work as a result of a Change Order.

Payment

Payments shall be made in accordance with the outlined draw schedule. In addition to any other right or remedy provided by law, if Owner fails to pay for the Services when due, TriStar has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and or seek legal remedies.

Insurance

TriStar shall maintain general liability insurance, in accordance with the minimum requirements of the state throughout the duration of the Services. TriStar shall provide Owner with proof of insurance upon the request of the Owner.

Access

The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris.

Warranty

TriStar shall provide a one year workmanship warranty on its services. Parts and materials are subject to the standard manufacturer's warranty.

Default

The occurrence of any of the following shall constitute a material default under this contract:
The failure to make a required payment when due, the insolvency or bankruptcy of either party, the subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency, and/or the failure to make available or deliver the Services in the time and manner provided for in this Contract.

Entire Agreement

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

Governing Law

This Contract shall be construed in accordance with the laws of the State of Texas.

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE



940.382.8554 www.FIXAC.com

All pricing includes Materials, Labor, Equipment and Taxes.

Suite 105 325 Mckinney. Replace 14 SEER Single Phase 3 ½ Ton 80,000 BTU R-32 Gas Furnace System and 14 SEER Single Phase 4 Ton 80,000 BTU R-32 Gas Furnace Systems. Including Crane, 4x4 Treated Lumber for Condensers, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **19,500.00**

Server Room 325 Mckinney. Replace 14 SEER Single Phase 1 ½ Ton A/C only system. Including Crane, 4x4 Treated Lumber for Condenser, Thermostat, Disconnect and Whip, Drain Pan and Float Switch, Supply and Return Plenums, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount **7,500.00**

Suite 103 325 Mckinney. Replace 5 Ton Single Phase Gas Package Unit. Including Crane, Curb Adaptor, Thermostat, Disconnect and Whip, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount **16,000.00**

Suite 109 325 Mckinney. Replace two 3-Phase 4 Ton Gas Package Units. Including Crane, 4x4 Treated Lumber for Side Discharge Unit, Curb Adaptor for other unit, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **26,000.00**

Suite 101 300 N. Carroll. Replace two 3-Phase 4 Ton Gas Package Units. Including Crane, 4x4 Treated Lumber for Side Discharge Unit, Curb Adaptor for other unit, Thermostat, Disconnect and Whips, Flue and Gas material, all other misc. materials needed, and Freon at start-up. Comes with 1-Year labor warranty and a 5-Year parts and equipment warranty. All quotes are good for 30 days. Payment is due upon approval. Discount added for loyal customer.

With Discount for Both Units **26,000.00**

Total Cost for full project if all done **95,000.00**

Customer/Date	Stagg Properties/09/2025
Address:	325 Mckinney/300 N. Carroll Denton, Tx 76201
Phone:	[REDACTED]
Email:	[REDACTED]



Estimate 25168-8

Issue Date August 7, 2025

Expires August 12, 2025

PREPARED BY

Ryan Hunt

Tristar Built

(817) 688-8559

ryan@tristarrepair.com

2126 James St, Denton, TX 76205, USA

PREPARED FOR

John Withers

STAG

300 N Carroll Blvd, Denton, TX 76201, USA

ESTIMATE DETAILS

300 North Carroll Boulevard / 325 West Mckinney

300 N Carroll Blvd, Denton, TX 76201, USA

TPO Roof Membrane Repairs - Limited Workmanship Warranty

DESCRIPTION

Roof Repair

Inspection

Service Trip (TPO Roof Repair)

- **Inspect and document with uploaded photos to Jobtread work order**
- Replace missing or damaged shingles or membrane as needed
- Caulk exposed nails or fasteners
- Inspect vents for functionality
- Inspect all flashings
- Inspect all pipe boots

Tree Trimming

Tree Trimming

Trim Trees off of roof line to keep branches from rubbing membrane and creating holes



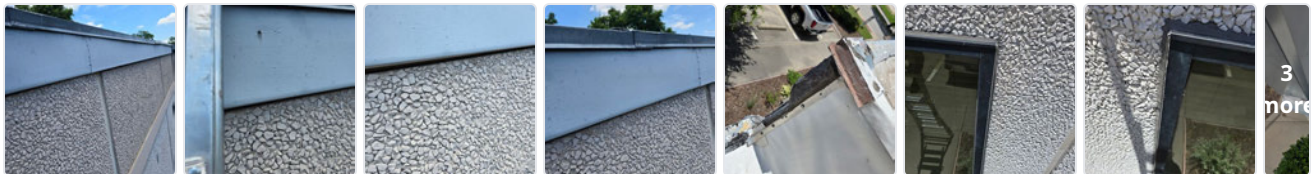
Waterproofing

Labor

Sealant and Backer Rod

SEAL ALL VOIDS IN MASONRY AT EDGE OF BUILDING AND JOINTS, INSTALL CLOSED CELL BACKER ROD TO ENSURE WATERTIGHTNESS.

This item does not include a water test and will not include workmanship warranty.



Materials

Backer Rod

1" Closed Cell Backer rod for expansion joints and junctions in outside walls

SEALANT/COATING
SEALANT

TPO Roof Repair

Labor

TPO Roof Repair

TPO- Various roof repairs in the field, this includes an in depth inspection of membrane and probing of the seams to ensure proper waterproofing and adhesion.



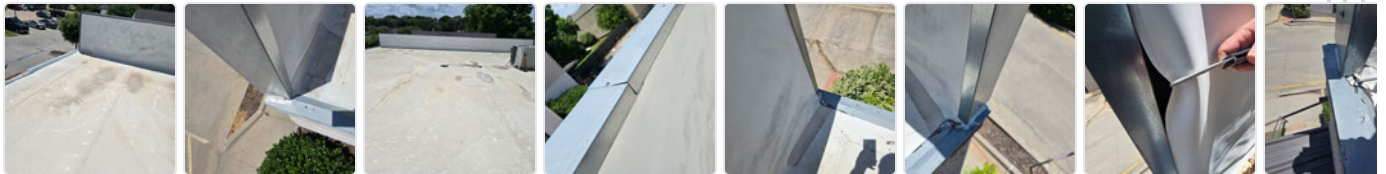
Drain Flash w/drain ring and cage install Labor

Re-flash



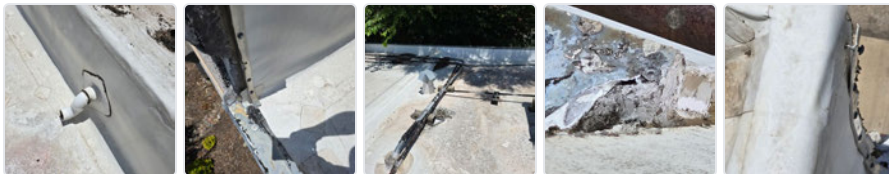
Wall Flashing / Labor 6' Wall

Re-flash Wall up to 6' Tall



Wall Flashing / Labor 2' Wall

Re-flash Wall Up to 2' Tall



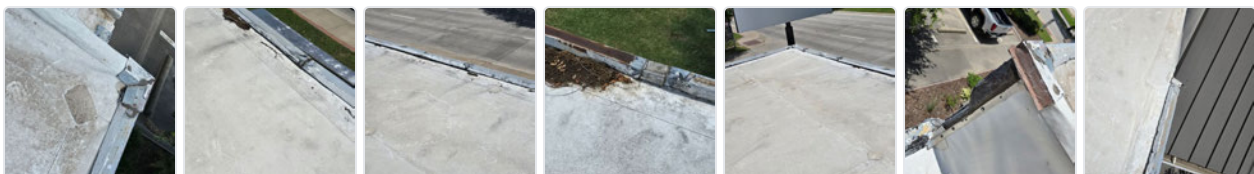
Curb Flashing/ Labor

Re-flash



Corner/Coping Flashing/ Labor

Re-flash



Penetration Flashing/ Pitch Pan
Re-flash



Materials

TPO Membrane
60 Mil TPO Membrane

TPO Flashing Membrane
60 Mil Detail Membrane for voids in curbs and corners as well as penetrations

TPO Accessory Package
Corners, Patches, Water Block, Caulking, Rags, Rollers, Frames

TPO Boots
TPO Boots

TPO Cleaner
Cleaner for proper TPO Joint Weld - 10 GALLON

Roof Drain Ring w/ Cage
Roof Drain Ring w/ Cage

Color selection: Gray

SUBTOTAL \$38,423.09

TAX \$3,189.12

TOTAL \$41,612.21

Upon approval of the project, a deposit will be required.
Unless otherwise notated, Draw Schedule is as follows:

For projects under \$30,000: 1st draw of 50% at start of project with final balance due at completion.
For projects of \$30,000-\$79,999: 3 draw schedule
For projects over \$80,000: 4 draw schedule
Change Orders will be billed 100% upon completion.

Terms and Conditions

TriStar Repair & Construction ("TriStar") will provide to The Owner the services outlined in this estimate.

Change Orders

Owner may make changes to the scope of the work from time to time during the term of this Contract. However, any such change or modification shall only be made by written "Change Order" signed by both parties. Such Change Orders shall become part of this Contract. Owner agrees to pay any increase in the cost of the work as a result of a Change Order.

Payment

Payments shall be made in accordance with the outlined draw schedule. In addition to any other right or remedy provided by law, if Owner fails to pay for the Services when due, TriStar has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and or seek legal remedies.

Insurance

TriStar shall maintain general liability insurance, in accordance with the minimum requirements of the state throughout the duration of the Services. TriStar shall provide Owner with proof of insurance upon the request of the Owner.

Access

The Owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris.

Warranty

TriStar shall provide a one year workmanship warranty on its services. Parts and materials are subject to the standard manufacturer's warranty.

Default

The occurrence of any of the following shall constitute a material default under this contract:

The failure to make a required payment when due, the insolvency or bankruptcy of either party, the subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency, and/or the failure to make available or deliver the Services in the time and manner provided for in this Contract.

Entire Agreement

This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

Governing Law

This Contract shall be construed in accordance with the laws of the State of Texas.

The above specifications, costs, and terms are hereby accepted.

JOHN WITHERS

DATE



Structured Foundation Repairs, LLC

www.structuredfoundation.com

info@structuredfoundation.com

Office:(972)484-1200 FAX:(972)484-1215

13301 Trinity Blvd #133

Eules, TX, 76040

Building a foundation of trust since 2003

Date July 29, 2025

Site Address 300 N Carroll Blvd, Denton, TX 76201

Client Details

Structural Analyst

Greg Cole

[REDACTED]

[REDACTED]

Products & Services

Description	Quantity
<p>Slab Initial Engineering The initial engineering is completed by a Third Party Professional who will contact you directly to schedule prior to install.</p> <p>Foundation Type Charge: Slab</p>	2
<p>Slab Final Engineering The final engineering is completed by a Third Party Professional who will contact you directly to schedule after installation.</p> <p>Foundation Type Charge: Slab</p>	2
<p>GPR Slab Scanning Ground penetrating radar (GPR) will be used by the initial engineer to determine interior grade beam locations. Results of beam locates may be limited due to the original construction of the slab.</p> <p>Third Party Engineer: GPR interior slab scan</p>	2
<p>Pre Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule before completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	2
<p>Post Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule after completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	2
<p>Poly Setup Interior Poly Setup: Interior</p>	2
<p>Dirt Haul & Disposal Extra dirt not required for backfilling will be hauled off by the crew and disposed of.</p> <p>SFR Crew: Dirt haul off 40+</p>	1

Poly Foam Flatwork

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Flatwork 1,282 Lbs

Poly Foam Interior

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Interior Slab 666 Lbs

Concrete Pressed Piling

Concrete Piling pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Pressed Piling 14

Concrete Pressed Piling w/breakout

Exterior Concrete Piling installed through obstruction pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Concrete BO 27

Subtotal	\$54,295.00
Total	\$54,295.00

Additional Job Notes:

Exterior piers with polyurethane foam injections in the highlighted area for lift and void fill up to 1948 lbs
 Current plumbing leak.

Additional Information

Payment

Deposit	\$28,000.00
Balance	\$26,295.00

Payment Terms:

Payment for services to be paid:

- \$26,295.00 Due Upon Completion of Lift*

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments or framing adjustments unless specified above. All work is to be done as specified above or as determined by the engineer and is to be done in a workmanlike manner.

We use third-party, independent Engineers and Plumbers. If an initial engineering report is included in the specification above, the work will be done per the engineer's recommendation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the contract. NOTE: This contract may be withdrawn by Structured Foundation Repairs, LLC if not accepted within 14 days.

* Completion of Lift is defined as when the installation of the piers and/or drainage correction is completed. Void Filling and/ or Final Engineering and/or Final Plumbing will be done as quickly as circumstances allow.

THE PRICES, SPECIFICATIONS AND CONDITIONS LISTED ABOVE AND ON THE REVERSE SIDE ARE

SATISFACTORY AND ARE HEREBY ACCEPTED. IF THERE ARE ANY INCONSISTENCIES BETWEEN THIS AGREEMENT AND ANY VERBAL COMMUNICATION, THIS AGREEMENT WILL PREVAIL. BY SIGNING THIS AGREEMENT, I STATE THAT I AM THE LEGAL OWNER OF THE PROPERTY BEING REPAIRED AS OF THE DATE OF THIS CONTRACT AND Structured Foundation Repairs, LLC. IS AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Date: _____

Signature: _____

Date: _____

Signature: _____

*****BY SIGNING I AGREE TO COMPANY'S GENERAL CONDITIONS, CANCELLATION POLICY AND WARRANTY ON SUBSEQUENT PAGES**



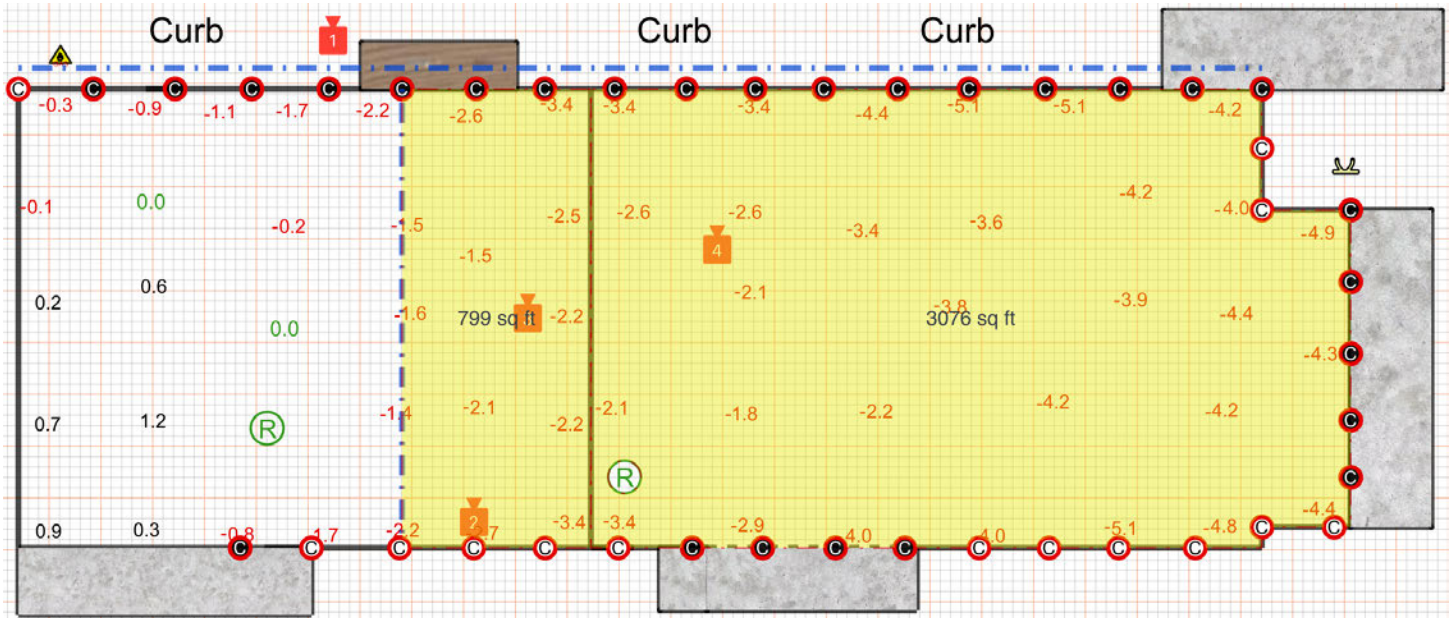
Structured Foundation Repairs, LLC
www.structuredfoundation.com
 info@structuredfoundation.com
 Office: (972) 484-1200 FAX: (972) 484-1215
 13301 Trinity Blvd #133
 Euless, TX 76040





Site address:
 300 N Carroll Blvd
 Denton, TX 76201

Structure Info:
 Siding
 Stories
 Foundation Type
 Zero Lot
 Multi Unit Structure

Stucco
 1
 Slab

Structure & Repair Detail - Project site evaluated on 07/29/25



 Poly Foam Flatwork	1,282 Lbs	 Poly Foam Interior	666 Lbs
 Concrete Pressed Piling	14	 Concrete Pressed Piling w/breakout	27

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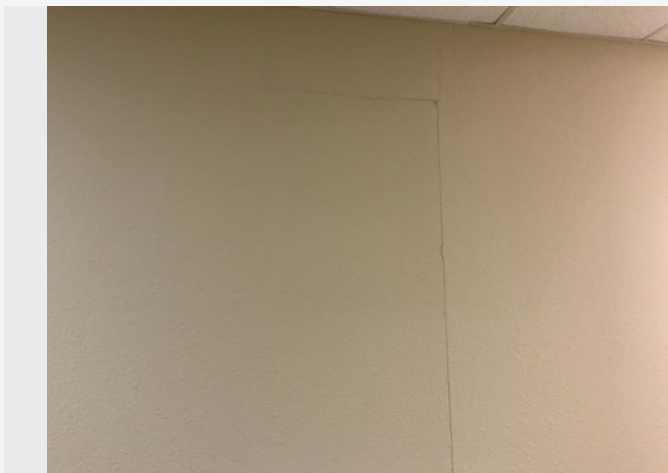
Stucco
1
Slab



1 - 1



2 - 1



3 - 1



4 - 1



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Euless, TX 76040

Site address:
300 N Carroll Blvd
Denton, TX 76201

Structure Info:
Siding
Stories
Foundation Type
Zero Lot
Multi Unit Structure

Stucco
1
Slab

GENERAL CONDITIONS

1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of **Structured Foundation Repairs, LLC., herein after referred to as COMPANY**, further raising will produce or create unacceptable damage to the foundation or structure.
2. The stabilization or stopping of foundation settlement can and may reverse the damage already done to the foundation and structure can and may cause or create new damage by movement or lack of movement.
3. **The act of lifting a foundation with pier and/or polyurethane has inherent risks and often causes damage, cosmetic and otherwise. Therefore, the COMPANY has no obligation to repair or replace any damage whether it is exposed, concealed, or buried, to the foundation, structure, floors, plumbing*, electrical wiring, other portions of the structure and its systems, furniture, fixtures, furnishings, landscaping, vegetation, wood or other decks, spas, or personal property without regard to when or where said damage occurs. Please remove all items from the walls in the area to be lifted. Please remove exterior lighting from the work area before the work is to start. We will transplant shrubbery at the point of installation, but we cannot guarantee that it survives.**
4. If spread footings, builders and/or drilled piers are discovered after work has begun and it is necessary to remove or cut them loose from the foundation, an additional fee of \$200.00 will be due for each spread footing, builder, or drilled pier that must be removed or cut off from the foundation.
5. If after work has begun, it is discovered that the foundation (or what has been underpinned) has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, there may be an adjustment in the contract price and scope of work, and/or the warranty may be voided. Substandard construction is usually not discovered until after the work has begun and possibly not until a lift is attempted.
6. Owner shall supply **COMPANY** with water and electricity at owner's expense. **COMPANY** must have access to the breaker box at all times and must enter the interior of the dwelling at the time it is lifted.

***Note: COMPANY** recommends that the plumbing be tested before and after any foundation work is done. The Owner is responsible for having the tests performed unless testing is included in the repair specifications listed on the agreement. Any plumbing leaks detected before or after the foundation repairs have been completed are the sole responsibility of the Owner. Cast Iron sewage systems are more susceptible to damage as they tend to deteriorate over time. To properly test a sewage line, it is necessary to have a working double sewage cleanout. If a suitable cleanout is not found by the plumber after a reasonable search, the test will be deemed complete with regards to this contract. If the owner wants to have the actual test completed, a cleanout will need to be installed at the owner's expense. (An actual test must be performed if void fill is included on the repair specification.) If a sewage leak is detected, it is the Owner's responsibility to have it repaired within a reasonable period of time. If the Owner is unwilling or unable to do the repairs, the **COMPANY** may refund any money previously collected for void fill and may also void the warranty.

LIFETIME WARRANTY-Concrete Pressed Pilings or Steel Pilings only unless specified otherwise.

It is the intention of the **COMPANY** to permanently stabilize that portion of the foundation covered by this contract (the area where the pilings are installed), within one (1) part in two hundred and forty (240) parts of the life of the structure that it supports (1/4" in a 5-foot span). If any piling(s) installed under this agreement settle more than a 1/4" over a 5-foot span, **COMPANY** will adjust all affected pilings at no charge to the OWNER (does not include any costs for cosmetic repairs or tunneling to access pilings). This warranty applies to only the work performed by **COMPANY** described as **LIFETIME WARRANTY WORK** under the terms, provisions, and conditions of this contract. This warranty does not cover upheavals. **Pier and Beam** understructure shimming, pads and blocks, and wood replacement has a 1 year warranty unless specified otherwise. In order to reduce frivolous warranty inspections, all agreements signed February 1, 2015 or thereafter will be charged a \$75 service charge for warranty inspections. **COMPANY** reserves the right to waive the charge.

POLYURETHANE LIMITED WARRANTY

Interior slabs – Polyurethane lifting of the interior of slabs comes with a 6-year warranty on re-settlement for areas lifted within a ¼ inch over 5 feet. If an area of the interior of a slab settles more than a ¼ inch over 5 feet, **COMPANY** will re-pump those areas under the following guidelines. For the first 2 years, **COMPANY** will re-pump at no charge. Year 3 will be re-pumped at the rate of \$200/injection point; Year 4 will be re-pumped at the rate of \$300/injection point; Year 5 will be re-pumped at the rate of \$400/injection point; and Year 6 will be re-pumped at the rate of \$500/injection point. A re-pump constitutes using the same holes as the original process.

Flatwork - **COMPANY** will re-pump once, in a two-year period, if any areas previously lifted with Polyurethane foam and has settled more than ½", at no cost to the customer. A re-pump constitutes using the same holes as the original process. **This warranty is void if the OWNER does not BACKFILL** along the sides the flatwork or if the re-settling occurs as a result of flooding or undermining from gutter downspouts and/or erosion of the supporting soil.

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of the specified due date.
2. An additional story is added to the structure or changes of a similar scope are made, without prior written approval of **COMPANY**, when such changes would affect loads on the foundation.
3. The structure is sited on a fault or is affected by an earthquake.
4. Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavations, ground water, improper drainage, etc.)
6. Any accidental or intentional damage, terrorism, fire, flood, windstorm, earthquake or other acts of God.
7. **COMPANY** pilings are adjusted and/or modified by another contractor/individual without prior written notice.
8. Within 180 days of completion of lift, Void Filling (if included in the agreement), is not completed due to the actions or inactions of customer.
9. Structure is not reasonably maintained (i.e. improper or insufficient watering, etc.)
10. Slab (or flatwork) underpinned is discovered to be built substandard (i.e. insufficient thickness, no rebar or post tension cables, improperly mixed concrete, etc.)

TRANSFER OF WARRANTY

In the event a change of ownership occurs, assignment of this warranty to a new Owner or Owners must be accomplished no later than sixty (60) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedures in effect at the time of transfer, upon receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made. **UNLESS ASSIGNMENT IS PROPERLY MADE WITHIN SIXTY (60) DAYS AFTER TRANSFER OF TITLE, THIS WARRANTY IS NULL AND VOID.** To transfer the warranty, a written request stating the name of the new owner and the property address must be mailed along with a check for \$100 (or current transfer fee) to 13301 Trinity Blvd., #133, Euless, TX 76040. There is no charge for the first transference.

ARBITRATION OF DISPUTES

With the exception of debt collection, the Owner and **COMPANY** agree that any dispute, or lawsuit related in any way 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 stipulation that in the event of arbitration, the arbitrator shall require the losing party to pay the winning party's 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 **COMPANY** agree that, in any arbitration proceeding, **COMPANY** liability shall be limited to the amount paid to the **COMPANY** by the Owner under this contract.

DEBT COLLECTION (INTEREST, PENALTIES & LATE FEES)

The **COMPANY** can and will utilize all remedies allowed by law when it comes to the collection of unpaid balances. The Owner agrees to pay all interest (18% APR on unpaid balances), penalties and late fees as allowed by law if payment is not made in accordance with the terms stated and agreed to on the front of this Agreement. All costs associated with the collection of this debt, court costs, attorneys fees and county filing fees, will be the responsibility of the Owner.

CANCELLATION/RESCHEDULE POLICY

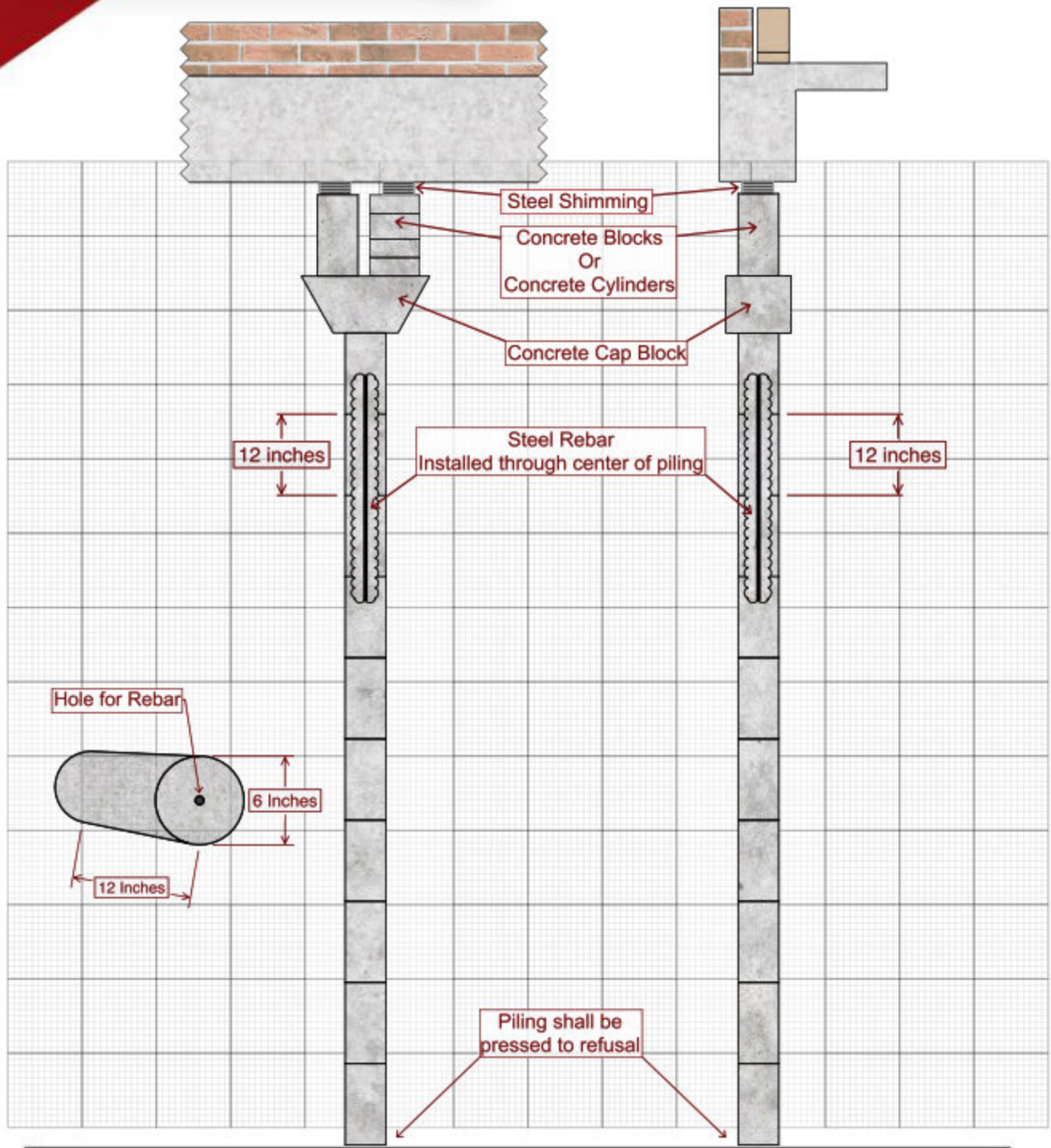
A customer may cancel/reschedule an agreement with **COMPANY** at any time by providing a written request by email to info@structuredfoundation.com. Any job cancelled or rescheduled within 3 business days prior to the scheduled commencement will incur a \$250.00 change fee. Any job cancelled or rescheduled after the crew has been dispatched will incur a \$500.00 fee. The homeowner will be responsible for any charges incurred prior to cancellation.

TERMINATION

The **COMPANY** may terminate this warranty at any time by paying to the current owner an amount equal to the total payments made under the original contract or a mutually agreed on amount. No changes to this document will be valid unless approved in writing by both parties.



Concrete Pressed Piling Diagram



Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 - (972) 484-1200

www.StructuredFoundation.com



Controlled Watering Program

Expansive soils act like a sponge. As they absorb water they swell and as they lose water they shrink. Soils tend to dry out (and shrink) during the summer and to absorb water (and swell) during the winter and spring. As the soil under a house shrinks and swells with the seasons, the house will move up and down. As long as the movement is not great enough to damage the house, most people do not consider the movement to be a problem. If the up and down movement of a house always returns the house to its original level position, then damage to the house may appear and disappear on a regular basis as the seasons change. If a homeowner wishes to stop seasonal damage, the first course of action should be to follow a controlled watering program. By keeping the moisture content of the soil under the house constant, foundation movement can often be stopped. STRUCTURED FOUNDATION REPAIRS has written this handout to assist the homeowner in performing a simple preventative maintenance program.

The goal of a watering program is to maintain a constant level of moisture in the soil under the house. The best way to water is to place a soaker hose from one to two feet from the edge of the foundation. Placing the hose a short distance from the foundation allows the water to soak into the soil evenly. The hose should not be placed against the foundation. When soil has dried and cracked, water can travel along the cracks for several feet in all directions. If the soil around your foundation is dried and cracked, then water placed next to the foundation will run through the crack and accumulate at the bottom of the grade beam (the thick portion of the foundation that is under the exterior walls). In some cases, an accumulation of water in the soil, at the base of a foundation can cause the soil to lose some of its load-bearing capacity. If the soil loses enough load-bearing capacity, the house will sink into the ground.

Obviously, it is necessary to water more during hot, dry weather and less during cold, damp weather. The amount of water required to keep a foundation stable during the summer can be surprisingly large. A single large tree can remove as much as 150 gallons of water, or almost 20 cubic feet of water, from the soil each day. Shrubs and other plants can also remove large quantities of water. During persistent hot, dry weather, it may be necessary to water a foundation daily. Watering should supply enough water to keep the moisture content in the soil under the foundation constant. If the amount of water applied is only enough to keep the surface damp, the watering program will not work. Obviously, the homeowner is the only one who can weigh the benefits of controlling foundation movement versus the increased size of the water bill.

Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 • (972) 484-1200

www.structuredfoundation.com



**Really Good Contractors
... Really Guaranteed!**

We Made The Good Contractors List!

**We are proud to be a hand-selected member
of The Good Contractors List!**

What does that mean to you?

If we do not get the job done right, The Good Contractors List backs us with their own guarantee of satisfaction!*

You are not alone!

When you use a contractor that is a member of The Good Contractors List, you are no longer alone and have the opportunity to let them know how their contractors are doing! They will remove contractors that do not do business with the utmost integrity and quality, so your voice really does count. If we don't meet your expectations, then YOU have an advocate that truly cares.

What do you have to do?

Simply go to www.thegoodcontractorslist.com and register for FREE! You do not have to register to have access to their list of contractors, but to be covered by the guarantee they need to have proof that you found your contractor on The Good Contractors List before the work began.

Go there NOW and your work with us will be backed beyond our own guarantee of 100% Satisfaction!

*Up to \$10,000 – See Terms & Conditions at www.thegoodcontractorslist.com



When you see a "Good" logo on vehicles and company web-sites, you can rest assured that they are safe to hire!



STRUCTURED SOLAR & ROOFING SYSTEMS

A Structured Foundation Repairs Company



**Serving the
Greater North
Texas Area
for over
20 years**



WHY STRUCTURED?

- ✓ 25 Year Transferable Warranty
- ✓ Residential and Commercial
- ✓ All workers covered by Worker's Compensation
- ✓ Over 33,000 Completed Projects
- ✓ Fully Insured
- ✓ Free Roof Inspections
- ✓ 4.9 Stars on Birdeye (over 2800 reviews)
- ✓ Multiple Third Party Financing options (WAC)
- ✓ 4.8 Stars on Google (over 1500 reviews)
- ✓ 100% Employee Owned Company

For More Information:
www.srs-dfw.com



WHY SOLAR?

Insulates you from utility rate increases

Helps reduce greenhouse emissions

Increases your home's value

30% Tax Credit in Solar makes it affordable for everyone

**Call us for your
free solar quote
(469) 225-3001**

STRUCTURED ROOFING SYSTEMS

A Structured Foundation Repairs Company

100%
Employee
Owned



Structured Foundation Repairs Companies have:

- ✓ Lifetime Workmanship Warranty
- ✓ All workers covered by Worker's Compensation
- ✓ Fully Insured
- ✓ 4.9 Stars on Birdeye (over 2600 reviews)
- ✓ 4.8 Stars on Google (over 1300 reviews)
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- ✓ Free Insurance Claims Assistance
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Connect With Us:

For More Information:
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Missing Shingles?

Roof Leaking?

Recent Storm?



**Then call us for your
free roof inspection
(469) 225-3001**



Building on a Foundation of Trust since 2003

ALL ABOUT POLYFILL INJECTION

BEFORE



AFTER



Benefits of Polyfill Injection?

- ✓ Less expensive than pouring new concrete
- ✓ Works on any type of concrete
- ✓ Minimally invasive
- ✓ Repaired area is typically available to use in hours

Where to use Polyfill Injection?

- ✓ Driveways, Sidewalks, Patios, and Pool Decks
- ✓ Interior slab foundation lifting
- ✓ Parking lots
- ✓ Industrial tilt wall

Why use Structured for Polyfill?

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What is the Polyfill process?



We drill several small holes through the slab to allow multiple points of contact for the foam to spread and support the slab.



A special machine sends the polyfill foam directly underneath lifting the slab into alignment as closely as possible.



The holes are then patched and the repaired area is typically ready for use within a few hours!

Call us for your free evaluation! (972) 484-1200

For More Information:





NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466
19001 North County Line Rd.
Ponder, TEXAS 76259
940-389-6596
5lplumbingcompany@gmail.com

DATE: September 25, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 325 W. McKinney, Denton TX

Total Bid Amount: \$90,975.00

**3% transaction fee for credit/debit card payments*

Bid for underground sewer line replacement in 2 sections

Lower section:

- Up to 125' main line tunnel
- 3 access points
- 2 – 25' access point tunnels
- Replace plumbing for 12 fixtures

Upper Section:

- Up to 45' main line tunnel
- 1 access point
- Replace plumbing for 5 fixtures

*Job will be permitted and inspected

All Material Is Guaranteed To Be As Specified And In Accordance With The Drawings/Blueprints Submitted. Any Deviation From The Original Drawings/Blueprints Involving Extra Time Or Material Will Become An Additional Charge.

Owner/Builder Is To Carry Fire, Tornado, Theft And Other Necessary Insurance Coverage. 5L Plumbing Will Provide Proof Of Workers Compensation And General Liability Insurance Coverage.

5L Plumbing Warranties All Plumbing Fixtures, Pipes And Workmanship For One Year From The Issued Date of the Final Draw. This Contract Is Binding Between 5L Plumbing And Builder Only and will be VALID FOR 30 DAYS FROM DATE OF ISSUE.



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466
19001 North County Line Rd.
Ponder, TEXAS 76259
940-389-6596
5lplumbingcompany@gmail.com

I Acknowledge That I Have Read And Agree To The Above Terms And Conditions

Signature Required _____ Date _____

Texas State Board Of Plumbing Examiners
Po Box 4200 Austin, Tx 78765-4200
(512) 936-5200
ISSUED ON: 7/25/2025 9:32 AM



NEW CONSTRUCTION - REMODELS - SERVICE

5L PLUMBING LLC
Keaton Long M-44466

19001 North County Line Rd.
Ponder, TEXAS 76259

940-389-6596

5lplumbingcompany@gmail.com

DATE: September 25, 2025
BUILDER/HOMEOWNER: STAG Commercial LLC
PROPERTY ADDRESS: 300 Carroll, Denton, TX

Total Bid Amount: \$56,650.00

**3% transaction fee for credit/debit card payments*

Bid for underground sewer line replacement

Includes:

- Up to 100' main line tunnel
- 3 access points w/ 20' legs to main line
- Replace plumbing for 8 fixtures

*Job will be permitted and inspected

*If a full re-pipe is not completed, isolation testing will be required to locate leaking areas

*New bid would be figured based on the isolation test results

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Texas State Board Of Plumbing Examiners

Po Box 4200 Austin, Tx 78765-4200

(512) 936-5200

ISSUED ON: 7/25/2025 9:32 AM



Structured Foundation Repairs, LLC

www.structuredfoundation.com

info@structuredfoundation.com

Office:(972)484-1200 FAX:(972)484-1215

13301 Trinity Blvd #133

Eules, TX, 76040

Building a foundation of trust since 2003

Date July 29, 2025

Site Address 325 W McKinney, Denton, TX 76201

Client Details

Structural Analyst

Greg Cole

[REDACTED]

[REDACTED]

Products & Services

Description	Quantity
<p>Slab Initial Engineering The initial engineering is completed by a Third Party Professional who will contact you directly to schedule prior to install.</p> <p>Foundation Type Charge: Slab</p>	3
<p>Slab Final Engineering The final engineering is completed by a Third Party Professional who will contact you directly to schedule after installation.</p> <p>Foundation Type Charge: Slab</p>	3
<p>GPR Slab Scanning Ground penetrating radar (GPR) will be used by the initial engineer to determine interior grade beam locations. Results of beam locates may be limited due to the original construction of the slab.</p> <p>Third Party Engineer: GPR interior slab scan</p>	1
<p>Pre Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule before completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	1
<p>Post Plumbing Test The plumbing test is completed by a Third Party Professional who will contact you directly to schedule after completion of foundation repairs. Cleanouts are necessary to complete the test.</p> <p>Third Party Licensed Plumber: Hydrostatic Test</p>	3
<p>Poly Setup Interior Poly Setup: Interior</p>	1
<p>Dirt Haul & Disposal Extra dirt not required for backfilling will be hauled off by the crew and disposed of.</p> <p>SFR Crew: Dirt haul off 40+</p>	1

Poly Foam Interior

Foam injection is included up to the amounts listed below. Additional material will be charged at \$13.00 per pound with OWNERS permission.

SFR Crew Poly Inject: Interior Slab 547 Lbs

Concrete Pressed Piling

Concrete Piling pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Pressed Piling 30

Concrete Pressed Piling w/breakout

Exterior Concrete Piling installed through obstruction pressed to refusal with lifetime transferable warranty.

SFR Crew Install: Concrete BO 14

Denton Permit

1

Subtotal \$36,650.00

Total **\$36,650.00**

Additional Job Notes:

Exterior piers with polyurethane foam up to 360lbs in the highlighted area for lift and void fill. Current plumbing leak present

Additional Information

Payment

Deposit **\$20,000.00**

Balance **\$16,650.00**

Payment Terms:

Payment for services to be paid:

- \$16,650.00 Due Upon Completion of Lift*

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments or framing adjustments unless specified above. All work is to be done as specified above or as determined by the engineer and is to be done in a workmanlike manner.

We use third-party, independent Engineers and Plumbers. If an initial engineering report is included in the specification above, the work will be done per the engineer's recommendation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the contract. NOTE: This contract may be withdrawn by Structured Foundation Repairs, LLC if not accepted within 14 days.

* Completion of Lift is defined as when the installation of the piers and/or drainage correction is completed.

Void Filling and/ or Final Engineering and/or Final Plumbing will be done as quickly as circumstances allow.

THE PRICES, SPECIFICATIONS AND CONDITIONS LISTED ABOVE AND ON THE REVERSE SIDE ARE SATISFACTORY AND ARE HEREBY ACCEPTED. IF THERE ARE ANY INCONSISTENCIES BETWEEN THIS AGREEMENT AND ANY VERBAL COMMUNICATION, THIS AGREEMENT WILL PREVAIL. BY SIGNING THIS AGREEMENT, I STATE THAT I AM THE LEGAL OWNER OF THE PROPERTY BEING REPAIRED AS OF THE

DATE OF THIS CONTRACT AND Structured Foundation Repairs, LLC. IS AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

Date: _____

Signature: _____

Date: _____

Signature: _____

*****BY SIGNING I AGREE TO COMPANY'S GENERAL CONDITIONS, CANCELLATION POLICY AND WARRANTY ON SUBSEQUENT PAGES**



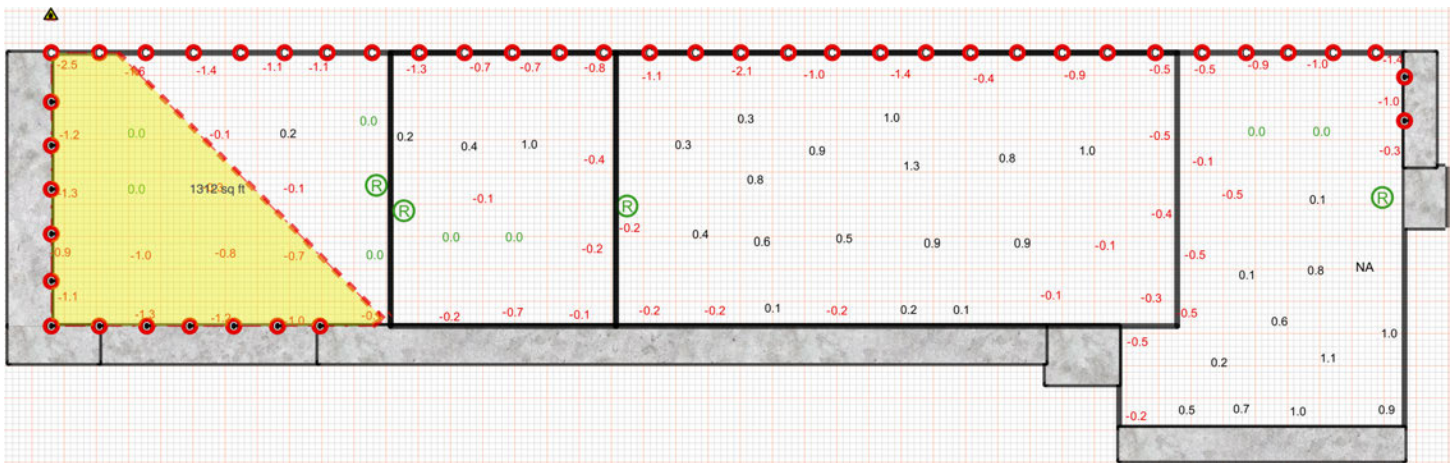
Structured Foundation Repairs, LLC
www.structuredfoundation.com
 info@structuredfoundation.com
 Office:(972)484-1200 FAX:(972)484-1215
 13301 Trinity Blvd #133
 Euless, TX 76040




Site address:
 325 W McKinney
 Denton, TX 76201

Structure Info:
 Siding
 Stories
 Foundation Type
 Zero Lot
 Multi Unit Structure

Stucco
 1
 Slab

Structure & Repair Detail - Project site evaluated on 07/29/25



	Poly Foam Interior	547 Lbs		Concrete Pressed Piling	30
	Concrete Pressed Piling w/breakout	14			



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Site address:
325 W McKinney
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Structure Info:
Siding
Stories
Foundation Type
Zero Lot
Multi Unit Structure

Stucco
1
Slab

GENERAL CONDITIONS

1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of **Structured Foundation Repairs, LLC., herein after referred to as COMPANY**, further raising will produce or create unacceptable damage to the foundation or structure.
2. The stabilization or stopping of foundation settlement can and may reverse the damage already done to the foundation and structure can and may cause or create new damage by movement or lack of movement.
3. **The act of lifting a foundation with pier and/or polyurethane has inherent risks and often causes damage, cosmetic and otherwise. Therefore, the COMPANY has no obligation to repair or replace any damage whether it is exposed, concealed, or buried, to the foundation, structure, floors, plumbing*, electrical wiring, other portions of the structure and its systems, furniture, fixtures, furnishings, landscaping, vegetation, wood or other decks, spas, or personal property without regard to when or where said damage occurs. Please remove all items from the walls in the area to be lifted. Please remove exterior lighting from the work area before the work is to start. We will transplant shrubbery at the point of installation, but we cannot guarantee that it survives.**
4. If spread footings, builders and/or drilled piers are discovered after work has begun and it is necessary to remove or cut them loose from the foundation, an additional fee of \$200.00 will be due for each spread footing, builder, or drilled pier that must be removed or cut off from the foundation.
5. If after work has begun, it is discovered that the foundation (or what has been underpinned) has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, there may be an adjustment in the contract price and scope of work, and/or the warranty may be voided. Substandard construction is usually not discovered until after the work has begun and possibly not until a lift is attempted.
6. Owner shall supply **COMPANY** with water and electricity at owner's expense. **COMPANY** must have access to the breaker box at all times and must enter the interior of the dwelling at the time it is lifted.

***Note:** **COMPANY** recommends that the plumbing be tested before and after any foundation work is done. The Owner is responsible for having the tests performed unless testing is included in the repair specifications listed on the agreement. Any plumbing leaks detected before or after the foundation repairs have been completed are the sole responsibility of the Owner. Cast Iron sewage systems are more susceptible to damage as they tend to deteriorate over time. To properly test a sewage line, it is necessary to have a working double sewage cleanout. If a suitable cleanout is not found by the plumber after a reasonable search, the test will be deemed complete with regards to this contract. If the owner wants to have the actual test completed, a cleanout will need to be installed at the owner's expense. (An actual test must be performed if void fill is included on the repair specification.) If a sewage leak is detected, it is the Owner's responsibility to have it repaired within a reasonable period of time. If the Owner is unwilling or unable to do the repairs, the **COMPANY** may refund any money previously collected for void fill and may also void the warranty.

LIFETIME WARRANTY-Concrete Pressed Pilings or Steel Pilings only unless specified otherwise.

It is the intention of the **COMPANY** to permanently stabilize that portion of the foundation covered by this contract (the area where the pilings are installed), within one (1) part in two hundred and forty (240) parts of the life of the structure that it supports (1/4" in a 5-foot span). If any piling(s) installed under this agreement settle more than a 1/4" over a 5-foot span, **COMPANY** will adjust all affected pilings at no charge to the OWNER (does not include any costs for cosmetic repairs or tunneling to access pilings). This warranty applies to only the work performed by **COMPANY** described as **LIFETIME WARRANTY WORK** under the terms, provisions, and conditions of this contract. This warranty does not cover upheavals. **Pier and Beam** understructure shimming, pads and blocks, and wood replacement has a 1 year warranty unless specified otherwise. In order to reduce frivolous warranty inspections, all agreements signed February 1, 2015 or thereafter will be charged a \$75 service charge for warranty inspections. **COMPANY** reserves the right to waive the charge.

POLYURETHANE LIMITED WARRANTY

Interior slabs – Polyurethane lifting of the interior of slabs comes with a 6-year warranty on re-settlement for areas lifted within a ¼ inch over 5 feet. If an area of the interior of a slab settles more than a ¼ inch over 5 feet, **COMPANY** will re-pump those areas under the following guidelines. For the first 2 years, **COMPANY** will re-pump at no charge. Year 3 will be re-pumped at the rate of \$200/injection point; Year 4 will be re-pumped at the rate of \$300/injection point; Year 5 will be re-pumped at the rate of \$400/injection point; and Year 6 will be re-pumped at the rate of \$500/injection point. A re-pump constitutes using the same holes as the original process.

Flatwork - **COMPANY** will re-pump once, in a two-year period, if any areas previously lifted with Polyurethane foam and has settled more than ½", at no cost to the customer. A re-pump constitutes using the same holes as the original process. **This warranty is void if the OWNER does not BACKFILL** along the sides the flatwork or if the re-settling occurs as a result of flooding or undermining from gutter downspouts and/or erosion of the supporting soil.

THIS WARRANTY SHALL BE NULL AND VOID IF:

1. Full payment is not made within 30 days of the specified due date.
2. An additional story is added to the structure or changes of a similar scope are made, without prior written approval of **COMPANY**, when such changes would affect loads on the foundation.
3. The structure is sited on a fault or is affected by an earthquake.
4. Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than their depth.
5. The foundation is undermined (i.e. soil slumping, eroding, plumbing leaks, creek beds, excavations, ground water, improper drainage, etc.)
6. Any accidental or intentional damage, terrorism, fire, flood, windstorm, earthquake or other acts of God.
7. **COMPANY** pilings are adjusted and/or modified by another contractor/individual without prior written notice.
8. Within 180 days of completion of lift, Void Filling (if included in the agreement), is not completed due to the actions or inactions of customer.
9. Structure is not reasonably maintained (i.e. improper or insufficient watering, etc.)
10. Slab (or flatwork) underpinned is discovered to be built substandard (i.e. insufficient thickness, no rebar or post tension cables, improperly mixed concrete, etc.)

TRANSFER OF WARRANTY

In the event a change of ownership occurs, assignment of this warranty to a new Owner or Owners must be accomplished no later than sixty (60) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedures in effect at the time of transfer, upon receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made. **UNLESS ASSIGNMENT IS PROPERLY MADE WITHIN SIXTY (60) DAYS AFTER TRANSFER OF TITLE, THIS WARRANTY IS NULL AND VOID.** To transfer the warranty, a written request stating the name of the new owner and the property address must be mailed along with a check for \$100 (or current transfer fee) to 13301 Trinity Blvd., #133, Euless, TX 76040. There is no charge for the first transference.

ARBITRATION OF DISPUTES

With the exception of debt collection, the Owner and **COMPANY** agree that any dispute, or lawsuit related in any way 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 stipulation that in the event of arbitration, the arbitrator shall require the losing party to pay the winning party's 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 **COMPANY** agree that, in any arbitration proceeding, **COMPANY** liability shall be limited to the amount paid to the **COMPANY** by the Owner under this contract.

DEBT COLLECTION (INTEREST, PENALTIES & LATE FEES)

The **COMPANY** can and will utilize all remedies allowed by law when it comes to the collection of unpaid balances. The Owner agrees to pay all interest (18% APR on unpaid balances), penalties and late fees as allowed by law if payment is not made in accordance with the terms stated and agreed to on the front of this Agreement. All costs associated with the collection of this debt, court costs, attorneys fees and county filing fees, will be the responsibility of the Owner.

CANCELLATION/RESCHEDULE POLICY

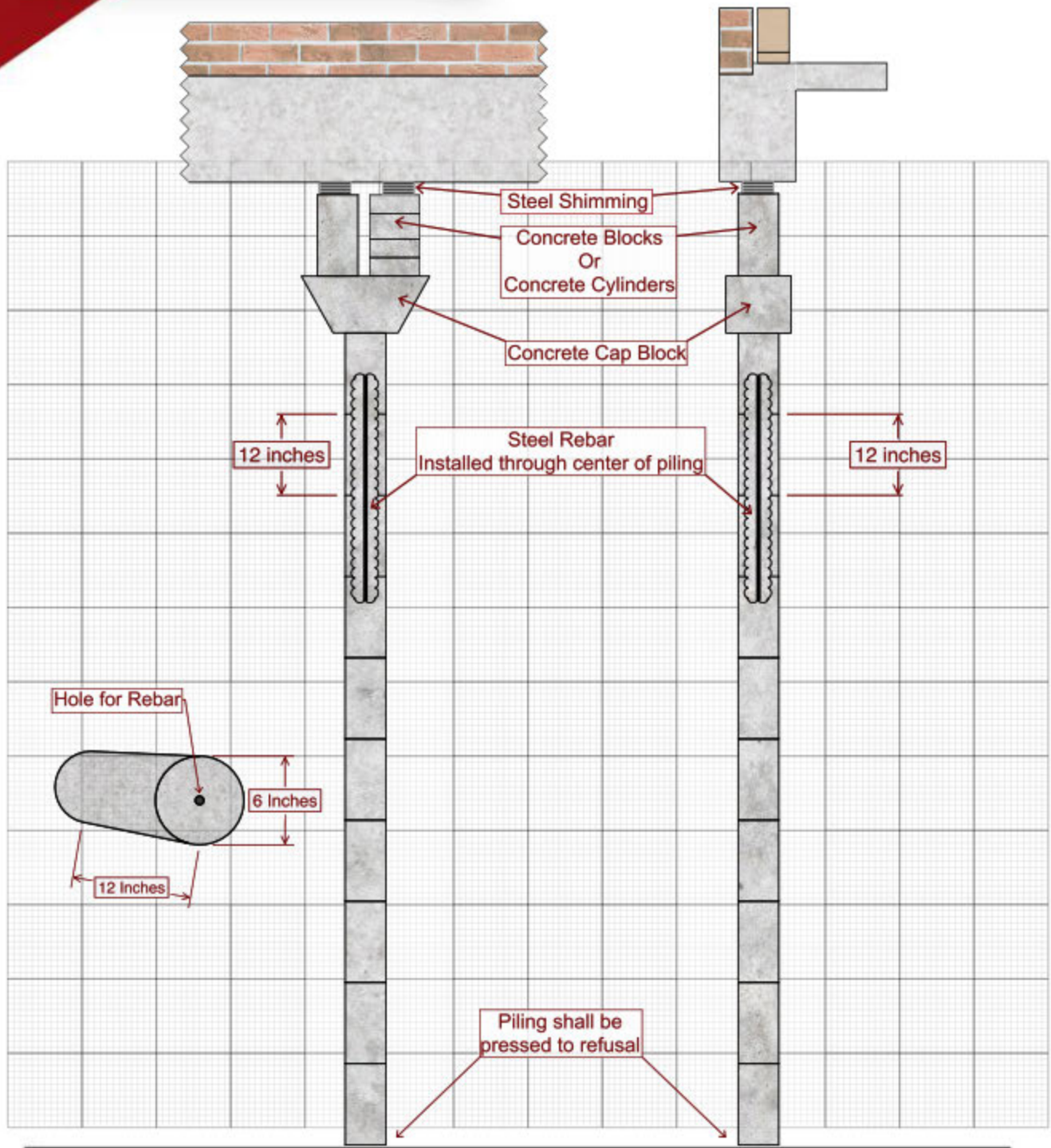
A customer may cancel/reschedule an agreement with **COMPANY** at any time by providing a written request by email to info@structuredfoundation.com. Any job cancelled or rescheduled within 3 business days prior to the scheduled commencement will incur a \$250.00 change fee. Any job cancelled or rescheduled after the crew has been dispatched will incur a \$500.00 fee. The homeowner will be responsible for any charges incurred prior to cancellation.

TERMINATION

The **COMPANY** may terminate this warranty at any time by paying to the current owner an amount equal to the total payments made under the original contract or a mutually agreed on amount. No changes to this document will be valid unless approved in writing by both parties.



Concrete Pressed Piling Diagram



Structured Foundation Repairs

13301 Trinity Blvd #133, Euless, TX 76040 - (972) 484-1200

www.StructuredFoundation.com



Controlled Watering Program

Expansive soils act like a sponge. As they absorb water they swell and as they lose water they shrink. Soils tend to dry out (and shrink) during the summer and to absorb water (and swell) during the winter and spring. As the soil under a house shrinks and swells with the seasons, the house will move up and down. As long as the movement is not great enough to damage the house, most people do not consider the movement to be a problem. If the up and down movement of a house always returns the house to its original level position, then damage to the house may appear and disappear on a regular basis as the seasons change. If a homeowner wishes to stop seasonal damage, the first course of action should be to follow a controlled watering program. By keeping the moisture content of the soil under the house constant, foundation movement can often be stopped. STRUCTURED FOUNDATION REPAIRS has written this handout to assist the homeowner in performing a simple preventative maintenance program.

The goal of a watering program is to maintain a constant level of moisture in the soil under the house. The best way to water is to place a soaker hose from one to two feet from the edge of the foundation. Placing the hose a short distance from the foundation allows the water to soak into the soil evenly. The hose should not be placed against the foundation. When soil has dried and cracked, water can travel along the cracks for several feet in all directions. If the soil around your foundation is dried and cracked, then water placed next to the foundation will run through the crack and accumulate at the bottom of the grade beam (the thick portion of the foundation that is under the exterior walls). In some cases, an accumulation of water in the soil, at the base of a foundation can cause the soil to lose some of its load-bearing capacity. If the soil loses enough load-bearing capacity, the house will sink into the ground.

Obviously, it is necessary to water more during hot, dry weather and less during cold, damp weather. The amount of water required to keep a foundation stable during the summer can be surprisingly large. A single large tree can remove as much as 150 gallons of water, or almost 20 cubic feet of water, from the soil each day. Shrubs and other plants can also remove large quantities of water. During persistent hot, dry weather, it may be necessary to water a foundation daily. Watering should supply enough water to keep the moisture content in the soil under the foundation constant. If the amount of water applied is only enough to keep the surface damp, the watering program will not work. Obviously, the homeowner is the only one who can weigh the benefits of controlling foundation movement versus the increased size of the water bill.

Structured Foundation Repairs

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www.structuredfoundation.com



**Really Good Contractors
... Really Guaranteed!**

We Made The Good Contractors List!

**We are proud to be a hand-selected member
of The Good Contractors List!**

What does that mean to you?

If we do not get the job done right, The Good Contractors List backs us with their own guarantee of satisfaction!*

You are not alone!

When you use a contractor that is a member of The Good Contractors List, you are no longer alone and have the opportunity to let them know how their contractors are doing! They will remove contractors that do not do business with the utmost integrity and quality, so your voice really does count. If we don't meet your expectations, then YOU have an advocate that truly cares.

What do you have to do?

Simply go to www.thegoodcontractorslist.com and register for FREE! You do not have to register to have access to their list of contractors, but to be covered by the guarantee they need to have proof that you found your contractor on The Good Contractors List before the work began.

Go there NOW and your work with us will be backed beyond our own guarantee of 100% Satisfaction!

*Up to \$10,000 – See Terms & Conditions at www.thegoodcontractorslist.com



When you see a "Good" logo on vehicles and company web-sites, you can rest assured that they are safe to hire!



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WHY SOLAR?

Insulates you from utility rate increases

Helps reduce greenhouse emissions

Increases your home's value

30% Tax Credit in Solar makes it affordable for everyone

**Call us for your free solar quote
(469) 225-3001**

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Roof Leaking?

Recent Storm?



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free roof inspection
(469) 225-3001**



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ALL ABOUT POLYFILL INJECTION

BEFORE



AFTER



Benefits of Polyfill Injection?

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Where to use Polyfill Injection?

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- ✓ Parking lots
- ✓ Industrial tilt wall

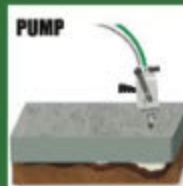
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We drill several small holes through the slab to allow multiple points of contact for the foam to spread and support the slab.



A special machine sends the polyfill foam directly underneath lifting the slab into alignment as closely as possible.



The holes are then patched and the repaired area is typically ready for use within a few hours!

Call us for your free evaluation! (972) 484-1200

For More Information:



ESTIMATE

Irwin Construction Group, LLC
525 Carroll Blvd
Denton, TX 76201

[Redacted]
[Redacted]
www.Irwinconstructiongroup.com



Bill to
Stag Commercial
1720 Westminster St, Denton, TX 76205

Estimate details
Estimate no.: 1008

#	Description	Qty	Rate	Amount
1.	Trees branches Cut off all trees branches that are on the way do the painting. Clean haul trash. All materials and labor included.			\$650.00
2.	Handrails, Wood steps painting Power wash, sand, cover everything around the painting areas. Apply oil base paint on handrails. Clean haul trash. All materials and labor included.			\$2,300.00
3.	Exterior painting Power wash all the two building we saw, this power wash will be to remove all dirt mold etc. All surfaces that are going to be paint. Cover as needed to prevent any over spray paint, apply kils oil base primer, caulk all cracks, holes, joints, windows, doors, etc. Paint all walls with two coats using White. All trims and gutter with black. Make sure everything is well painted, remove covers, do any touch up. Clean and haul all trash. All materials and labor included. We will use Kils oil base primer and Super Paint by Sherwin Williams.			\$14,525.00
4.	Estimated Contractor Fee: Cost-Plus 15%			\$2,621.00
			Total	\$20,096.00

Note to customer

Thank you for the opportunity to look at this job with you! I hope we can help see it through!

Accepted date

Accepted by