



**LEGAL DESCRIPTION:** McGee-Buckhaultz, Block 5, Lot 9 (middle of E hlf)  
**STRUCTURE(S):**  single-family residence  
**PROPERTY OWNER(S):** Cruz Javier Garcia & Alice M Martinez  
**LIENHOLDER(S)/  
MORTGAGEE(S):** none  
**ACTIVE UTILITIES:**  yes  no **DISCONNECTED ON:** 08/24/2015

**BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:**

**PROPERTY ID:** 72909  
**IMPROVEMENT VALUE:** \$16,250  
**YEAR BUILT:** 1940  
**SF OF LIVING AREA:** 486  
**CURRENT OWNER SINCE:** 1/14/2003  
**PROPERTY TAXES OWED:** \$979.11

**BACKGROUND:**

- Permit History: No building permits have been applied for or obtained since at least 1998.
- City received a complaint from a neighbor about the living conditions and possible habitation without proper utilities.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to meeting/inspection were mailed to the property owner on September 9, 2015.
- City building inspector met with the owner on September 21, 2015. A foundation beam was found resting on a gas line, and the structure was not habitable due to electrical hazards and dilapidated conditions. Owner stated she was living with family, electricity had not been on since August 24, 2015, and due to gas line issue the gas service was disconnected.
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on November 3, 2015, December 21, 2015, and January 27, 2016.
- City staff met with owner on December 8, 2015 and discussed needed repairs. Owner informed City staff that she did not have money currently for repairs or taxes but would after first of the year or around March 2016. City estimates repairs to cost around \$18,000 or more. The owner had also met with the City's Community Development Department but they were only able to offer demolition assistance after utility bill debt and taxes are paid.
- During its regular meeting on January 25, 2016, the Commission heard from Mr. Victor Martinez (the owner's brother) who wanted to help repair the structure. Mr. Martinez reported that the front porch and rear closet addition had been demolished, siding repairs started, and interior light fixtures were replaced.
- During the hearing the Chief Building Official identified that a demolition permit was not obtained for demolition, a building permit for siding repairs was not obtained, and a licensed electrician was

required for electrical repairs and replacement of electrical fixtures.

- The Commission issued an order to the owner to visit with the Chief Building Official and come back to the February 22, 2016 hearing with the following:
  - Complete plans, estimates, and timeline for repairs to the structures so they are no longer dangerous.
- The Chief Building Official met with Mr. Martinez on February 7, 2016 and went over repairs needed to the structure. The attached list of needed repairs was given to Mr. Martinez at that meeting.
- As of February 15, 2016, the City does not have complete plans, estimates and a timeline for repairs.

**ATTACHMENTS:**

1. staff recommendation
2. pictures
3. dangerous structure survey reports
4. repair list provided to property owner by City
5. owner's estimates from January 2016 BSC hearing

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**January 25, 2016**

**Case #: 2145**

**Building Address: 305 Trant Street**

**Record Owner(s): Cruz Javier Garcia & Alice M Martinez**

**The City's Chief Building Official has requested this Commission hearing to discuss the building on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the building they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

- 1)  The building, structure, or any part thereof is likely to partially or fully collapse.
- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the building may not be feasibly repaired in compliance with City ordinances.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- demolish the building remove and all debris within 60 days.**

**The City recommends that the Commission orders that the City may:**

- disconnect water and electric utilities to the building; and**
- secure the structure, demolish the building and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.**

**PICTURES:** (FROM February 7, 2016)



Front of house with collapsing front porch removed



Side of house – missing siding



Framing repairs needed before siding re-install



Rear of house with rear closet additions removed



**OLDER PICTURES:**



Front of house – collapsing porch roof/damaged supports



Front – missing porch floor and floor framing



Front Right side view – collapsing porch roof missing floor framing



Missing siding, lower wall framing has been exposed, Illegal surface mounted Romex electrical wire



Right side of house, missing skirting, damaged siding And trim around windows. Window replaced without permit.



Rear closet addition- unfinished/un permitted



Rear closet and water heater addition, unfinished, Dilapidated, rotten, not sealed, etc.



Left side of house, missing skirting, rotten foundation beams and lower walls where siding is missing.



Illegal exposed Romex below window, broken window glass



Damaged light fixture, hanging by wiring



Bath room window removed and blocked by A/C unit, Bathroom does not have required exhaust ventilation



Loose / damaged ceiling finishes



Electrical outlets damaged and missing covers



Bathroom light fixture damaged and hanging by wiring



Damaged interior floor finishes



Missing blanks in electrical panel



Water supply pipes not insulated, trash and tires stored under home



Foundation beam resting on gas line into home



# Dangerous Structures Survey Report

Chief Building Official

Case # 2145

A. PROPERTY ADDRESS: 305 Trant Street, McGee-Buckhaultz, Block 5, Lot 9 (middle of E Hif)

B. SPECIFICATIONS: No. Rooms 3 No. Stories 1 No. Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure(s)

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open

C. FINDINGS

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IRC, 2011 NEC  
Main structure?  Accessory structure?

02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base. Main structure?  Accessory structure?

03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure?  Accessory structure?

04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure?  Accessory structure?

05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used. Main structure?  Accessory structure?

06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure?  Accessory structure?

07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:

- light
- ventilation
- sanitation facilities

Sanitation facilities  
Main structure?  Accessory structure? \_\_\_\_\_

08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse.  
Main structure?  Accessory structure? \_\_\_\_\_

09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:  
 Holes or cracks in the floor, exterior wall or roof  
 Loose, rotten, warped or protruding boards  
Main structure?  Accessory structure? \_\_\_\_\_

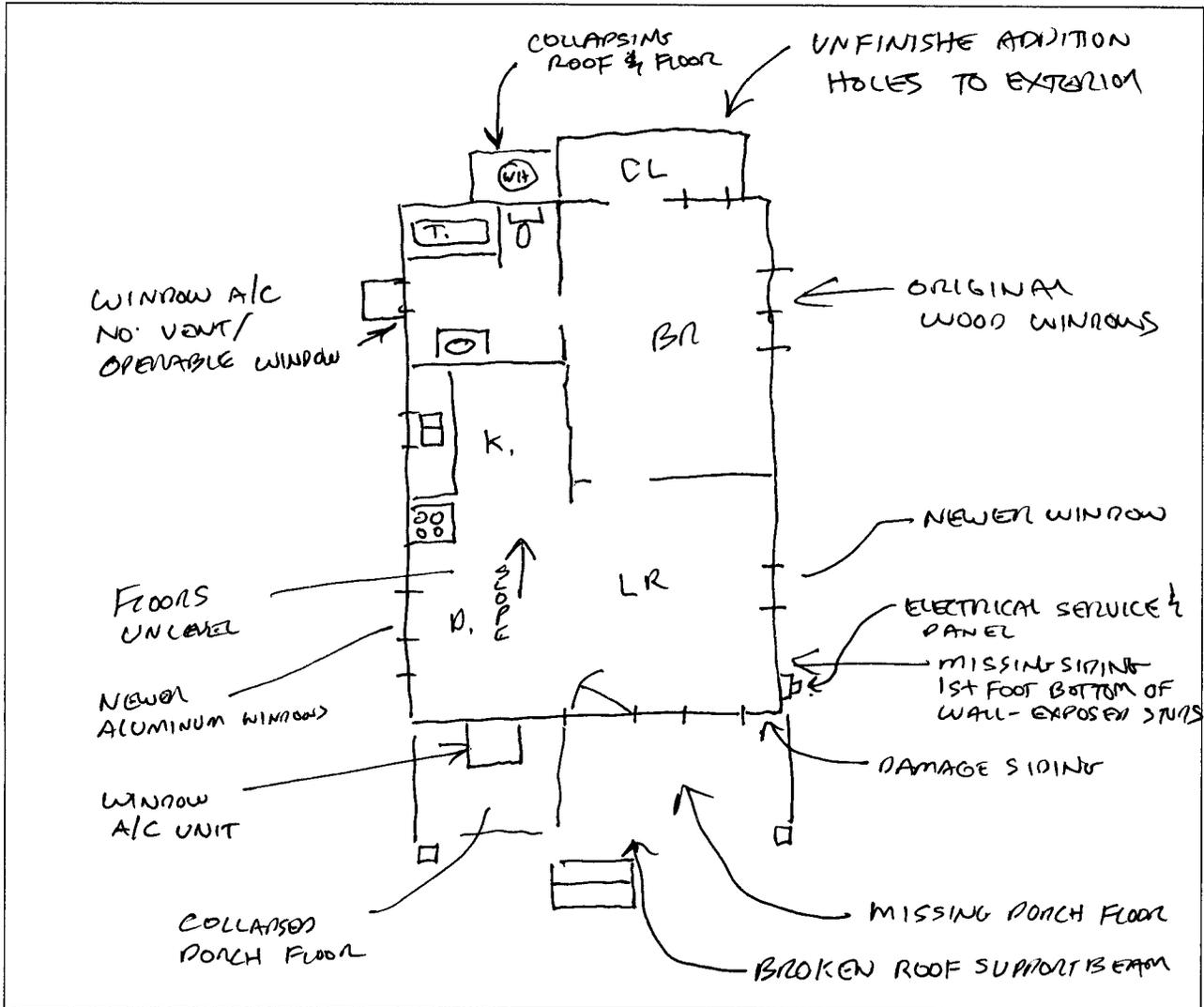
10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:  
 Defective materials  
 Structural deterioration  
 Interior walls or ceilings with holes, cracks or loose plaster  
Main structure?  Accessory structure? \_\_\_\_\_

\_\_\_\_\_ 11. The building, structure, or a part thereof, is unsecured and open.  
Main structure? \_\_\_\_\_ Accessory structure? \_\_\_\_\_

**COMMENTS:** Front porch is missing the floor and floor structur. The porch roof is collapsing. There is a rear closet addition that appears was never properly constructed or finished. There are no records of permits for the addition on file with city. The gas water heater is next to the rear addition and has collapsing structure around it. There is rot and openings in the rear addition and water heater enclosure. The floor of the water heater enclosure is rotten and about to collapse. The floor inside the house is un level on the inside in the front living room area. There are several layers of plywood over the floors, most likely overloading the original 2X6 at 24" o.c. floor joist. It appears someone started working on the foundation and added new beams. There are no permits on file for foundation repair. Crawl space skirting is missing and the lower part of the siding is missing exposing the lower edges of the wall studs allowing decay and deterioration. Plumbing supply pipes are exposed and not insulated in some locations around the water heater enclosure. The bath room window is blocked by a window unit a/c and does not have an exhaust fan. The interior of the house has a lot of items and some trash and debris inside making it difficult for a full inspection of all finishes. There are damaged light fixtures and electrical outlets throughout. The foundation is resting on a gas pipe. The water heater and oven/stove is gas. Most windows are original wood in need of repairs. The living area has two single pain aluminum mill finish windows on south side. There is a newer double pane aluminum window on the North side. There are no permits on file for window

replacements. The breaker box has missing screws on the dead front and missing blanks. There are tires, trash and debris under the house. There is no heating system in the house.

**FLOOR PLAN (if necessary)**



**D. DETERMINATION**

  X   1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

- A.    Be vacated OR   X   remain unoccupied; and
- B.    Be repaired OR   X   be demolished.

- \_\_\_\_\_ 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

  
Signature

GREGORY S. COX  
Printed Name

12-09-15  
Date



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Fire Marshal

Case #2145

A. PROPERTY ADDRESS: 305 Trant Street, McGee-Buckhaultz, Block 5, Lot 9 (middle of E Hlf)

B. SPECIFICATIONS: No. Rooms \_\_\_\_\_ No. Stories 1 No. Structures 1

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare.  
I estimate that 50% of the main structure is considered a loss.  
I estimate that     % of the accessory structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.  
Main Structure?  Accessory Structure?
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.  
Main Structure?  Accessory Structure?
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.  
Main Structure?  Accessory Structure?
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.  
Main Structure?  Accessory Structure?
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.  
Main Structure?  Accessory Structure?
- 07. The structure or a part thereof is in violation of the City's fire code.  
Main Structure?  Accessory Structure?

08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.  
Main Structure?      Accessory Structure?     

     09. The building, structure, or a part thereof presents an attractive nuisance to children.  
Main Structure?      Accessory Structure?     

**COMMENTS**

WALLS out of plumb  
Open exterior walls  
Roof possibly partially collapsed  
wiring issues

**D. DETERMINATION**

1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:

A.  Be vacated OR  remain unoccupied; and

B.  Be repaired OR  be demolished.

     2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

  
Signature

FRED TAYLOR / DEM  
Printed Name/Title

12-18-15  
Date

305 Trant - repairs needed *(hand delivered to Mr. Martinez on February 7, 2015)*

Foundation:

- Releveling/blocking
- Approved Crawl space skirting with vents and access per code
- 3X3 landing at front door – steps/handrails per code – handrails required with two or more risers

Plumbing:

- Gas water heater re-install, needs licensed plumber/permit/gas test
- Re-route gas line , needs licensed plumber/permit/gas test

Electrical:

- Licensed electrician to check all systems, fixtures, etc. pull electrical permit for new fixtures and repairs
- Check attic for open junction boxes, other issues
- Add dedicated outlets for window units with heat
- Replaced painted electrical outlets, GFI outlets near sink, replace missing covers

Windows:

- New windows .35 SHGC and .65 max u-factor

Exterior:

- Seal all holes in exterior, replace or repair all damaged siding, trim, etc.

Heating system :

- Needs to be able to maintain 68 degrees through out, if window unit needs to have dedicated outlet, capable of heating square footage of house, and not blocking the only room in the bedroom

Insulation:

- R30 insulation in attic
- R13 insulation in walls if cavities exposed during repairs

Interior:

- Repair interior finishes as needed

Somke and CO detectors

- wired/interconnected in bedroom and area outside bedroom
- combination smoke/CO or separate plug in CO ok

Address numbers:

- 4" tall letters on house in contrasting colors

Floors:

- Should not have any rotten or soft spots

Walls/ceilings:

- Should not have any holes, etc.



CITY OF BRYAN  
The Good Life, Texas Style.

# Building and Standards Commission

Contractor Checklist

Address: 305 Transit

The items included in this checklist will be required when you appear at the Building and Standards Commission meeting. **Please fill out this checklist and bring it with you to the Building and Standards Commission meeting.**

**A. Electrical**

- Licensed electrical contractor's company name: Bayer Electric
- Bid for electrical work: \$ 250.00
- Estimated date for electrical work to start: 1-28-2016
- Estimated date for electrical work to be complete: 2-14-2016

**B. Plumbing**

- Licensed plumbing contractor's company name: Holman's Quality Plumbing L.P.
- Bid for plumbing work: \$ 6965.00
- Estimated date for plumbing work to start: March 14, 2016
- Estimated date for plumbing work to be complete: March 17, 2016

**C. Heating, Ventilation, and Air Conditioning (HVAC)**

- Licensed HVAC contractor's company name: \_\_\_\_\_
- Bid for HVAC work: \$ \_\_\_\_\_
- Estimated date for HVAC work to start: \_\_\_\_\_
- Estimated date for HVAC work to be complete: \_\_\_\_\_

**D. Carpentry**

- Bid for carpentry work (if installed by the owner give material cost): \$ 1650.00 Anchor Foundation Repair
- Estimated date for carpentry work to start: Feb 29, 2016
- Estimated date for carpentry work to be complete: March 3, 2016

**E. Completion**

- Estimated project completion date: April 30, 2016

Alice M. Martinez  
Signature

Jan 25, 2016  
Date

If you are having trouble viewing this email, you may [view the online version](#)

02/24/2016

10:07 AM

[#123456789](#) **More doing.**

Order Number: 8286923-786470

Hello, Victor!

Thank you so much for your order!

**Your order details follow:**

**Ship To:**

Victor Martinez  
3801 ASCOT LN  
HOUSTON, TX 77092-8305

**Bill To:**

Victor Martinez  
3801 ASCOT LN  
HOUSTON, TX 77092-8305

**Item #:** 255887

**Description:** Orifice

**Price:** \$5.30

**Quantity:** 4

**Availability:** In Stock

**Item Total:** \$21.20

**Subtotal:** \$21.20

**Shipping Method:** FedEx SmartPost delivered by the US Post Office (Best value) -  
\$6.25

**Delivery Date:** 2/1/2016-2/2/2016

**Order Total:** \$27.45

This transaction will appear as "REPLACEMENT PARTS 8663123498" on your credit card/bank statement.

**From:** bobcin@juno.com  
**Sent:** Saturday, January 23, 2016 1:45 PM  
**To:** Martinez,Victor  
**Subject:** R&R House Leveling Bid

**R & R HOUSE LEVELING**

**660 HORSESHOE LANE  
COLLEGE STATION, TX 77845  
(979) 690-0929 – home/office  
(979) 777-9467 – Bobby’s cell  
(979) 255-6549 – Travis’ cell**

January 23, 2016

Mrs. Alisia Martinez  
305 Trant St.  
Bryan, TX 77802

Dear Mrs. Martinez,

We take pleasure in submitting this bid for leveling your house located at 305 Trant Street, Bryan, Texas.

R & R House Leveling will place approximately fifty-four (54) feet of 4”x6” treated beam, twenty (20) 16”x16”x4” solid concrete pads, and thirty (30) 8”x8”x16” solid concrete blocks under the foundation and level.

R & R House Leveling will not be responsible for any sheet rock, water pipes, gas lines, tile flooring, counter tops, siding, windows, or brick damage that may occur; however, we will be as careful as possible in these areas.

We will guarantee all work on the house for one year from date of contract.

Cost of job, including labor and materials will be \$4,800.00. R & R House Leveling requires half down when the job is started and the remaining balance due upon completion.

Thank you for allowing us to submit this bid and we hope to be of service to you. If you have any questions, please feel free to call us.

Sincerely,  
*Bobby Becker*  
Bobby Becker

---

**It's time to unwind**

The road is waiting for you. Visit [avis.com](http://avis.com) to reserve. Book Now.  
[https://ad.doubleclick.net/ddm/trackclk/N10090.140101.AD.COM/B9271316.126913419;dc\\_trk\\_aid=299897753;dc\\_trk\\_cid=67956251;dc\\_lat=;dc\\_rdid=;tag\\_for\\_child\\_directed\\_treatment=;v=1](https://ad.doubleclick.net/ddm/trackclk/N10090.140101.AD.COM/B9271316.126913419;dc_trk_aid=299897753;dc_trk_cid=67956251;dc_lat=;dc_rdid=;tag_for_child_directed_treatment=;v=1)

# Holman's Quality Plumbing L.P.

**Estimate #423**

**Alice Martinez**

305 Trant St.  
Bryan, Texas 77803

**From Holman's Quality Plumbing L.P.**  
979-777-0178  
mike@holmansplumbing.com  
www.holmanplumbing.com  
2702 E. Villa Maria  
Bryan, TX 77802

**Bill To** 305 Trant St.  
Bryan, Texas 77803

**Sent On** 01/22/2016

**Job Description** Plumbing for home

Service / Product	Description
sewer line	HQP will install new sewer line from home to city tap. HQP will install clean outs to meet city and state code. HQP will cover to a rough finish.
Gas line	HQP will run new gas line from meter to house. Gas line will be installed to meet city and state code. Shut off valves will be installed to meet code. HQP will run new gas to water heater area and living room area floor. All gas will be tested per code. HQP will cover to a rough finish.
Water heater	HQP will install and provide a 40 gallon gas water heater. (home owner will be building closet for heater)  HQP will install water heater and bring unit up to code. Will install new water lines and gas lines for unit. Shut off valves will be installed to meet city code. HQP will run new vent system for water heater to meet code.
deposit	A deposit of 75% will be due prior to starting the job and the balance will be due at completion.

\* Non-taxable

This quote is valid for the next 30 days, after which values may be subject to change.

TXMPL 38403  
Licensed by the  
Texas State Board of Plumbing Examiners  
P.O. Box 4200 Austin, TX 78765  
512.936.5200

HQP now offering financing, ask for details!

**Total \$6,965.00**



3819 McCullough Rd.  
 College Station, TX 77845  
 www.anchorfoundationrepair.net  
 Office: 979-690-2020  
 Cell: 979-587-9261

# Proposal

Number  
**16010**

Start Date  
**Jan 22, 2016**

FOUNDATION REPAIR

*Craig*

Job Address  
**Alice Martinez**  
**305 Trant St.**  
**Bryan, TX**  
**936-245-3218**

Billing Address  
**Victor Martinez**  
**713-208-1466**

**Payment Terms**  
**In Full at Completion**

Service Description
<p><b>Sill, Main</b>            Remove and replace existing 4x6 main sills that are in the improper position and warped beyond use.</p> <p><b>Base, Concrete, Solid</b>            Ensure proper spacing on concrete bases and stacked concrete blocks to ensure better support to the home.</p> <p><b>House Leveling</b>            Level home as much as able to correct settlement and provide improved functionality to doors and trim. Due to age of home, minor changes from original structure, and out of plumb/twisting motion in front portion, home will not be perfectly level. Priority of lift will be as follows:</p> <ul style="list-style-type: none"> <li>- Security of exterior doors</li> <li>- Functionality of interior doors</li> <li>- Levelness of trim</li> <li>- Levelness of floors</li> </ul> <p>Slight list to right WILL remain in home after leveling.</p> <p><b>Misc. Material and Labor</b>            All material used will be pressure treated pine of matching dimensions to existing foundation material.</p> <p>Beams will be shimmed off with rot/insect resistant cedar shingles.</p> <p>Proposal includes replacement of sections of exterior 2x4 wall studs to allow proper placement of exterior beams.</p>

Total **\$1,650.00**

Thank you so much!

## Repair Plans

Would like the commission to give us the opportunity to repair the structure based on a repair plan.  
Financing underdetermined yet.

### Repair and level house foundation

Anchor Foundation Repair – Craig 979-587-9261

Left side house especially critical.

Bid: \$1650.00

Start: Feb 29, 2016

Complete: March 3, 2016

### Electrical

Install a tank less electric water heater inside bathroom.

Bid: no bid yet as it was a last minute decision.

Start: March 8, 2016

Complete: March 9, 2016

### Plumbing

Holman's Quality Plumbing L. P. – Mike 979-777-0178

Sewer and gas repair. Undecided about keeping the gas stove and maybe going to an electric stove.

Also wrap pipes under house.

Bid: \$6965.00 – Will get a new estimate because we later decided to go with an electric tank less water heater instead of gas.

Start: March 14, 2016

Complete: March 17, 2016

### Carpentry

Replacement of three windows, two exterior doors, and deteriorated siding. Paint exterior for now and then interior at a later date.

Bid:

Start: March 14, 2016

Complete: April 30, 2016

## Electrical Improvements

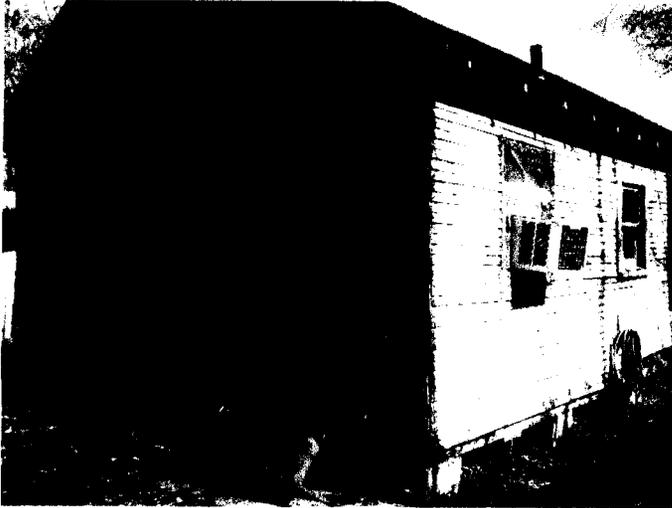


New Light Fixtures for Dining, Kitchen and bathroom.



Added missing blanks and screws.

## Demolition completed



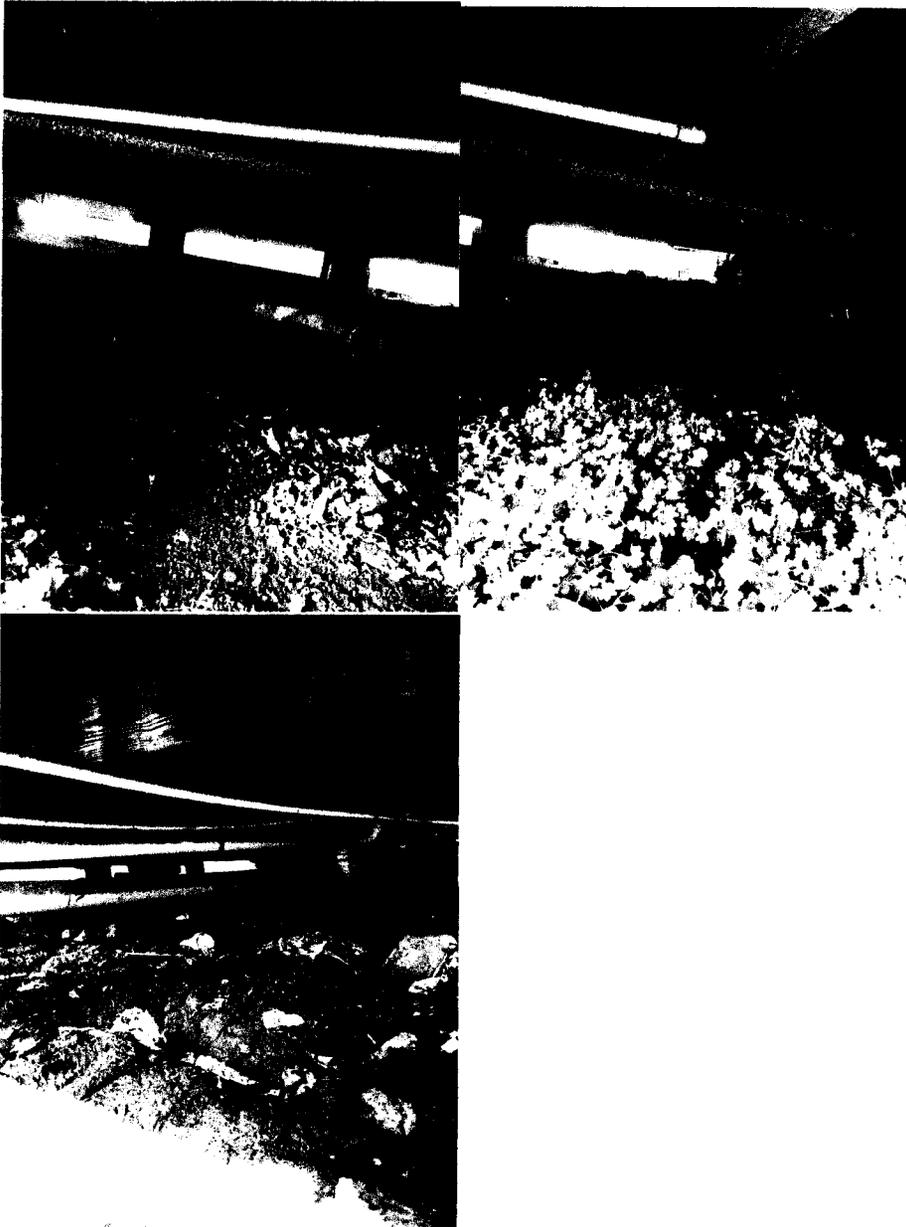
Back House – Closet and Water Heater shed demolished.

Also added missing siding.



Front House - Porch Demolished and added worn siding.

## Under House



Removed tires and trash under house.



# Cash Sales Invoice

**Bryan**  
 105 Pease Street  
 PO BOX 3950  
 Bryan, Texas, 77801  
 Telephone: 979-822-3765

**Invoice No** 83535  
**Invoice Date** 01/02/2016  
**Terms** 10th Prox  
**Customer** CASHS  
**Your Ref**  
**Our Ref** 421915  
**Taken By** Nick Braaton  
**Sales Rep** House Account

**Invoice Address**  
 TX

**Delivery Address**  
 TX



Special Instructions

Notes

Line	Description	Qty/Footage	Price	Per	Total
1	16122117SL - 1 X 6-12 #2 117 Siding	12 ea	7.50	ea	90.00
2	61BCN - 6 Bright Common Nails (1 Lb.)	1 ea	2.59	ea	2.59
3	456500 - 5Pc Poly Paint Brush Set	1 ea	3.99	ea	3.99

Goods received in good condition

**Print name** \_\_\_\_\_

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

Payment Method	Amount Received
Visa	\$104.55

<b>Total Amount</b>	\$96.58
<b>Sales Tax</b>	\$7.97
<b>Invoice Total</b>	\$104.55

MCCOY'S #034

2300 BOONVILLE RD. BRYAN, TX 77808



LOWE'S HOME CENTERS, LLC  
3225 FREEDOM BLVD.

BRYAN, TX 77802 (979) 774-4141

- SALE -

LES#: S0103AD1 2090253 TRANS#: 94082640 01-17-16

57849 RH SLT/PH MS 8-32X2 6CT 1.24

SUBTOTAL: 1.24

TAX: 0.10

INVOICE 18536 TOTAL: 1.34

CASH: 1.34

STORE: 0103 TERMINAL: 18 01/17/16 20:04:43

# OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: NATE THOMASS

WE HAVE THE LOWEST PRICES, GUARANTEED!  
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.  
SEE STORE FOR DETAILS.

\*\*\*\*\*

\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO WIN A \*  
\* \$5,000 LOWE'S GIFT CARD! \*  
\* ¡REGISTRESE PARA TENER LA OPORTUNIDAD DE GANAR UNA \*  
\* TARJETA DE REGALO DE LOWE'S DE \$5000! \*  
\* \*  
\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\* Y O U R I D # 18536 0103 017 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey \*  
\*\*\*\*\*

STORE: 0103 TERMINAL: 18 01/17/16 20:04:43



LOWE'S HOME CENTERS, LLC  
3225 FREEDOM BLVD.

BRYAN, TX 77802 (979) 774-4141

- SALE -

SALES#: S0103MR1 2073814 TRANS#: 94071260 01-17-16

247894 PP FLUSH LEVER WT ELITE 6.79

423826 PS 8.75-IN WHT GLS BELL F 41.94

3 @ 13.98

180849 4-IN PVC FLUSH CLNOUT PLG 3.18

23288 4-IN PVC FEMALE ADAPTER 5.35

525808 KOB 1/4-INX1-1/2-IN ACETA 3.98

SUBTOTAL: 61.24

TAX: 5.05

INVOICE 18458 TOTAL: 66.29

VISA: 66.29

VISA:XXXXXXXXXX2061 AMOUNT:66.29 AUTHCD:055517

CHIP REFID:010318845865 01/17/16 16:54:44

APL: VISA DEBIT TUR: 8080008000

AID: A0000000031010 TSI: 6800

STORE: 0103 TERMINAL: 18 01/17/16 16:55:29

# OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: NATE THOMASS

WE HAVE THE LOWEST PRICES, GUARANTEED!  
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.  
SEE STORE FOR DETAILS.

\*\*\*\*\*

\* YOUR OPINIONS COUNT! \*  
\* REGISTER FOR A CHANCE TO WIN A \*  
\* \$5,000 LOWE'S GIFT CARD! \*  
\* ¡REGISTRESE PARA TENER LA OPORTUNIDAD DE GANAR UNA \*  
\* TARJETA DE REGALO DE LOWE'S DE \$5000! \*  
\* \*  
\* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY \*  
\* WITHIN ONE WEEK AT: www.lowes.com/survey \*  
\* Y O U R I D # 18458 0103 017 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTE \*  
\* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey \*  
\*\*\*\*\*

STORE: 0103 TERMINAL: 18 01/17/16 16:55:29

221218 3/4" CPVC CAP  
1 EA .44 EA .44  
SUB TOTAL-----> \$.44  
.2500% TAX TOTAL-----> \$.04  
-----

AMOUNT DUE-----> \$.48  
CASH .50  
CHANGE-----> \$.02

16/16 1:08 PM 25192 01-0341-315956

PH# 979-776-6070

anks for shopping with McCoy's!  
AMILY OWNED SINCE  
1927. WEVE GOT BUILDING  
IN OUR BLOOD  
JUST LIKE YOU!

MCCOY'S #034  
2300 BOONVILLE RD. BRYAN, TX 77808

DEBIT CARD

DEBIT CARD SALE \$6.81

ACCOUNT: XXXXXXXXXXXX7363 VI  
REF NBR: 00906534 APPROVAL: 631033

MERCHANT ID: 451040428992  
TERMINAL ID: 06546995

DATE: 01/22/2016 TIME: 09:44 AM

I AGREE TO PAY ABOVE TOTAL AMOUNT  
ACCORDING TO CARD ISSUER AGREEMENT

CUSTOMER COPY

1/22/16 9:44 AM 24196 01-0342-294662

PH# 979-776-6070

Thanks for shopping with McCoy's!  
FAMILY OWNED SINCE  
1927. WEVE GOT BUILDING  
IN OUR BLOOD  
JUST LIKE YOU!

MCCOY'S #034  
2300 BOONVILLE RD. BRYAN, TX 77808

10 24000332 SUP LN SINK SS 3/8FL  
QTY 1 EA 6.29 EA 6.29  
SUB TOTAL-----> \$6.29  
8.2500% TAX TOTAL-----> \$.52

AMOUNT DUE-----> \$6.81  
DEBIT CARD 6.81

1/22/16 9:44 AM 24196 01-0342-294662

PH# 979-776-6070

Thanks for shopping with McCoy's!  
FAMILY OWNED SINCE  
1927. WEVE GOT BUILDING  
IN OUR BLOOD  
JUST LIKE YOU!



LOWE'S HOME CENTERS, LLC  
3225 FREEDOM BLVD.  
BRYAN, TX 77802 (979) 774-4141

- SALE -

SALES#: S0103JS1 2095660 TRANS#: 93418660 01-21-16

57847 RH SLT/PH WS 8-32X1 1/2 6 1.24  
172278 1-1/2INX16IN END OUTLT WS 7.18

SUBTOTAL: 8.42  
TAX: 0.69  
INVOICE 17412 TOTAL: 9.11  
DEBIT: 9.11

DEBIT:XXXXXXXXXX7363 AMOUNT:9.11 AUTHCD:042418

SWIPE REFID:010317111026 01/21/16 17:24:05

TRACE:00143779

PURCHASE CASH BACK TOTAL DEBIT  
9.11 0.00 9.11

STORE: 0103 TERMINAL: 17 01/21/16 17:24:45

# OF ITEMS PURCHASED: 2

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
SEE REVERSE SIDE FOR RETURN POLICY.  
STORE MANAGER: NATE THOMAS

WE HAVE THE LOWEST PRICES, GUARANTEED!  
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.  
SEE STORE FOR DETAILS.

**Walmart**   
Save money. Live better.

( 979 ) 599 - 5877  
MANAGER JOSE MENDEZ  
643 N HARVEY MITCHELL PARKWAY  
BRYAN, TX 77807  
SY# 04183 OP# 001089 TEN 10 TR# 02900  
CFL BULB 004316868505 5.37 X  
SUBTOTAL 5.37  
TAX 1 8.250 % 0.44  
TOTAL 5.81  
CASH TEND 20.00  
CHANGE DUE 14.19

# ITEMS SOLD 1

TC# 5356 3913 9574 5003 865



Low Prices You Can Trust. Every Day.  
01/21/16 03:26:40

Savings Catcher! Scan with Walmart app



# Cash Sales Invoice

**Bryan**  
 105 Pease Street  
 PO BOX 3950  
 Bryan, Texas, 77801  
 Telephone: 979-822-3765

**Invoice No** 99334  
**Invoice Date** 01/23/20  
**Terms** 10th Pr  
**Customer** CASH  
**Your Ref**  
**Our Ref** 50076  
**Taken By** Mike McGug  
**Sales Rep** House Accou

**Invoice Address**  
 texas

**Delivery Address**  
 texas



<b>Special Instructions</b>

<b>Notes</b>

Line	Description	Qty/Footage	Price	Per	Total
1	16162117SL - 1 X 6-16 #2 117 Siding	2 ea	10.00	ea	20.00
2	16122117SL - 1 X 6-12 #2 117 Siding	1 ea	7.50	ea	7.50

Goods received in good condition

Print name \_\_\_\_\_

Signature \_\_\_\_\_

Payment Method	Amount Received
Visa	\$29.77

<b>Total Amount</b>	\$27.50
<b>Sales Tax</b>	\$2.27
<b>Invoice Total</b>	\$29.77



LOWE'S HOME CENTERS, LLC  
 4451 HIGHWAY 6 S  
 COLLEGE STATION, TX 77845 (979) 690-4002

- SALE -

SALES#: S3032SM2 1955611 TRANS#: 9580294 01-23-16

64199 GH 4-IN SLD ZINC BLK PWD	3.98
66492 GH 4-IN SLD ZINC BLK PWD	3.98
65901 GH 4-IN SLD ZINC BLK PWD	3.98
24744 1-1/2INX1-1/2IN SLP JTNUT	5.08
2 @	2.54
30598 RBWWSHR FOR 1-1/2IN & 1-1	2.29
24627 1-1/2-INX6-IN SINK TAILPI	4.98
2 @	2.49
25032 1-1/2-INX16-IN END OUTLET	5.98

SUBTOTAL:	30.27
TAX:	2.50
INVOICE 09630 TOTAL:	32.77
DEBIT:	32.77

DEBIT:XXXXXXXXXXXX7363 AMOUNT:32.77 AUTHCD:011815

SWIPED REFID:303209111059 01/23/16 14:17:56

TRACE:00393743

PURCHASE	CASH BACK	TOTAL	DEBIT
32.77	0.00	32.77	

STORE: 3032 TERMINAL: 09 01/23/16 14:18:43

# OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
 SEE REVERSE SIDE FOR RETURN POLICY.  
 STORE MANAGER: SCOTT DECKER

WE HAVE THE LOWEST PRICES, GUARANTEED!  
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.  
 SEE STORE FOR DETAILS.



LOWE'S HOME CENTERS, LLC  
 3225 FREEDOM BLVD.  
 BRYAN, TX 77802 (979) 774-4141

- SALE -

SALES#: S0103EV1 2063235 TRANS#: 92655857 01-24-16

469330 DUST PAN & BRUSH SET - SM	4.48
271804 ST-VLV 1/2-IN FIP X 3/8-I	8.98
618453 IRWIN 8-IN ADJUSTABLE WRE	12.98

SUBTOTAL:	26.44
TAX:	2.18
INVOICE 15294 TOTAL:	28.62
DEBIT:	28.62

DEBIT:XXXXXXXXXXXX2061 AMOUNT:28.62 AUTHCD:091712

SWIPED REFID:010315111072 01/24/16 11:17:32

TRACE:00071040

PURCHASE	CASH BACK	TOTAL	DEBIT
28.62	0.00	28.62	

STORE: 0103 TERMINAL: 15 01/24/16 11:18:01

# OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
 SEE REVERSE SIDE FOR RETURN POLICY.  
 STORE MANAGER: NATE THOMAS

WE HAVE THE LOWEST PRICES, GUARANTEED!  
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.  
 SEE STORE FOR DETAILS.

# Proposal

Rodriguez House Leveling and Foundation  
Ph. off 936 294 9406  
Cell 936 662 3762

ALEX

PROPOSAL SUBMITTED TO: Mis Martinez	JOB NAME	JOB #
ADDRESS 305 Trant St	JOB LOCATION	
BRYAN TX	DATE 01-21-2016	DATE OF PLANS
PHONE # 936 245 3218	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

THIS HOUSE NEED THE NEXT:

TREATED BEAMS	By	SOLID Blocks	By
4x6x12	— 7	4x16x16	— 20
TREATED WOOD		8x8x12	— 45
2x8x12	— 2	4x8x16	— 15
2x6x12	— 5	2x8x16	— 12
1x8x12	— 3		
WOOD SHIMS	— 1		

(2 Years Warranty)

The estimate for this job labor and material is \$5,900 =  
(Five thousand nine hundred dollars)

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 5,900 - (Five thousand nine hundred 00/100 Dollars

with payments to be made as follows:

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 estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Mr Horacio Rodriguez

Note - this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

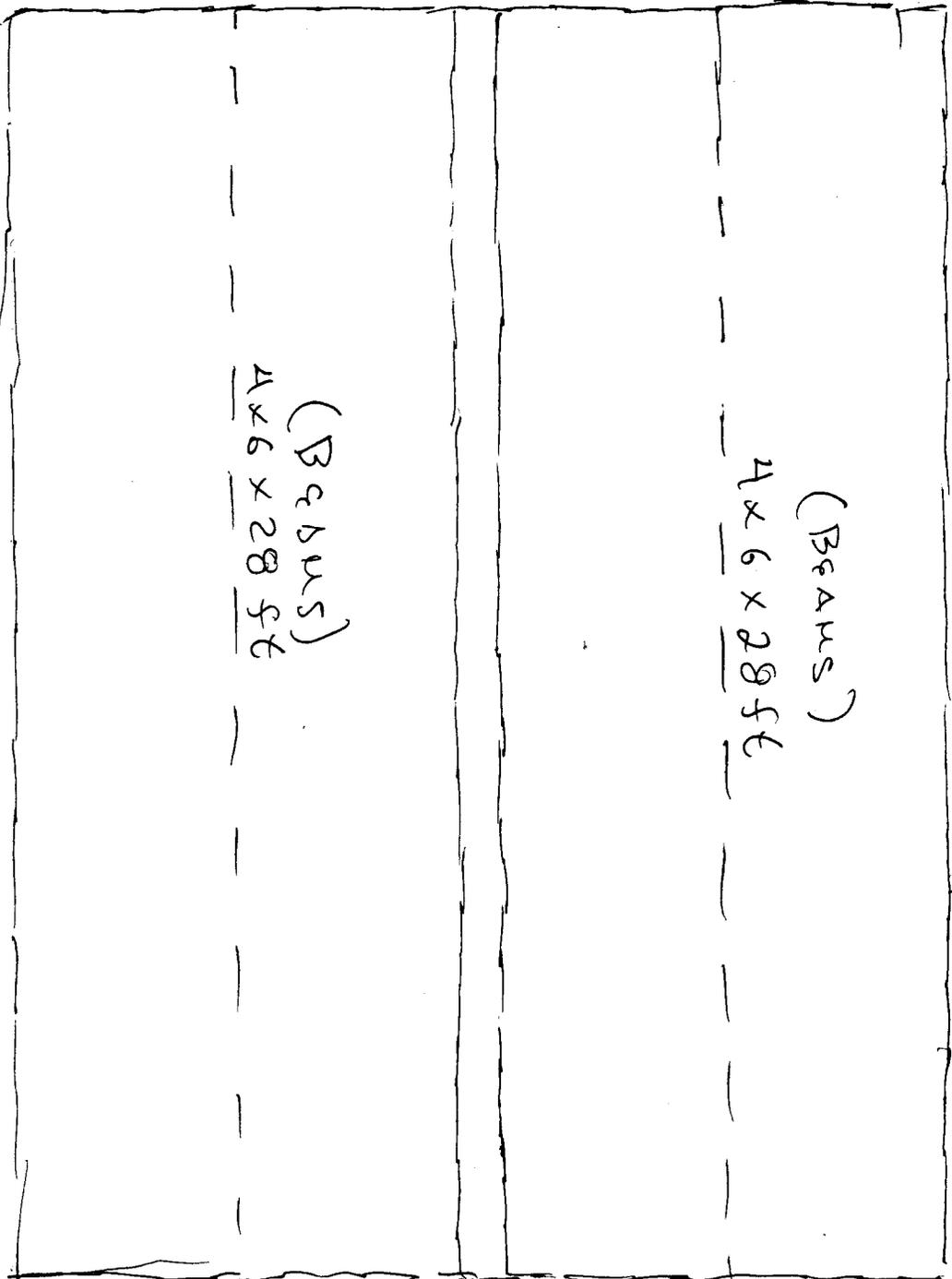
Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

# RODREAVEZ HOUSE LEVELING

PH 055 936 294 9706 CALL 936 662 3762





FILED

WARRANTY DEED WITH VENDOR'S LIEN

90 JUN -7 PM 4:25

Date: June 7, 1990

446607

W. Wallace Cowart, Jr. COUNTY CLERK  
BRAZOS COUNTY, TEXAS  
JUN 7 1990  
*W. Wallace Cowart, Jr.*

Grantor: WALLACE T. COWART, SR. and wife, NINA RUTH COWART

Grantor's Mailing Address: 305 Trant, Bryan, Texas 77803

Grantee: JAVIER G. CRUZ and ALICE M. MARTINEZ

Grantee's Mailing Address: 307 Trant Street, Bryan, Texas 77803

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration and the additional consideration being grantee's assumption of a first-lien note hereinafter described. Grantee assumes and agrees to pay according to the note's terms all principal and interest remaining unpaid on a first-lien note that is dated May 11, 1984, is in the principal amount of \$10,000.00 and is executed by Wallace T. Cowart, Sr. and wife, Nina Ruth Cowart and payable to the order of BrazosBanc Savings Association of Texas, now being Southwest Savings Association. Said note is secured by a deed of trust on said property recorded in Vol. \_\_\_\_\_, Pg. \_\_\_\_\_, Deed of Trust Records of Brazos County, Texas. As further consideration grantee promises to keep and perform all the covenants and obligations of the grantor named in that deed of trust.

Property (including any improvements):

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being part of Lot Nine (9), Block Five (5), BRYAN HEIGHTS ADDITION, (McGEE-BUCKHAULTS), an addition to the City of Bryan, Brazos County, Texas, according to plat recorded in Vol. 38, Pg. 266, Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the southwest r.o.w. line of Trant Street, same being a distance of 137.5 feet northwest of the most easterly corner of said Lot 9;

THENCE S 69 deg. 16' 15" W, within said Lot 9, for a distance of 97.71 feet to an iron rod for corner at a fence;

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THENCE N 22 deg. 00' W, along said fence, for a distance of 58.8 feet to an iron for corner at a fence corner;

THENCE N 69 deg. 16' 15" E, along said fence, for a distance of 72.51 feet to an iron rod for corner in the southwest r.o.w. line of Trant Street;

THENCE S 45 deg. 00' E, along said Trant Street r.o.w. line, for a distance of 64.5 feet to the point of beginning, containing 0.115 acre of land more or less.

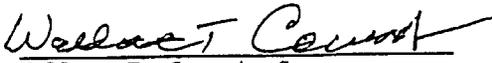
**Reservations from and Exceptions to Conveyance and Warranty:**

For Grantor and Grantor's successors, a reservation of all the oil, gas, and other minerals that are in and under the property and that may be produced from it.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

If grantee defaults in payment of the assumed note or in observance of any covenant or condition of any instrument securing its payment, grantor shall have the right to foreclose the vendor's lien reserved in this deed. Grantor assigns to grantee the casualty insurance policy on the property and all funds on deposit with mortgagee or its assigns for payment of taxes and insurance premiums.

  
Wallace T. Cowart, Sr.

  
Nina Ruth Cowart

THE STATE OF TEXAS )(  
COUNTY OF BRAZOS )(  
)

This instrument was acknowledged before me on  
June 27, 1990, by WALLACE T. COWART, SR. and NINA  
COWART.



*Wendy C. Saalstad*  
Notary Public, State of Texas

cl/crz.ded

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