

HIDALGO COUNTY PURCHASING DEPARTMENT

BID TABULATION SHEET

DEPARTMENT NAME: HIDALGO COUNTY - URBAN COUNTY PROGRAM

BID OPENING DATE: October 26, 2022

BID OPENING TIME: 9:30 A.M.

BID NAME: HOUSING DEMOLITION & RECONSTRUCTION OF FIVE HOUSING UNITS IN THE WESTLACO AREA OF HIDALGO COUNTY

BID NO.: 620-37-6485-5000-0000-00-UCP-MG(1)

OPENING LOCATION: 2802 S. Business Hwy. 281,
Hidalgo County Administration Building, Edinburg,
Texas 78539.

BID # RFB#	NAME OF COMPANY	TOTAL PRICE	ADDENDUMS #1 & #2	BID BOND OR CHECK INCLUDED
#1	Greenway Construction LLC.	\$1,096,053.72.00	✓ ✓	✓ Copy Original
#2	Andrew Salinas R-ONE Insulation LLC	\$497,000.00	✓ ✓	✓ Original
#3				
#4				
#5				
#6				
#7				
#8				

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

A - ONE INSULATION, LLC
Pharr, TX United States

Certificate Number:
2022-948631

Date Filed:
10/25/2022

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

HIDALGO COUNTY-URBAN COUNTY PROGRAM

Date Acknowledged:
10/31/2022

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

6020-37-6485-5000-0000-00-UCP
6020-37-6485-5000-0000-00-UCP-MG-1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

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HIDALGO COUNTY-URBAN COUNTY PROGRAM

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6020-37-6485-5000-0000-00-UCP
6020-37-6485-5000-0000-00-UCP-MG-1

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

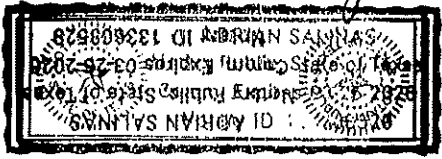
6 UNSWORN DECLARATION

My name is Andrew Salinas, and my date of birth is 12-24-91.

My address is 3500 N. Birch St., pharr, TX, 78539, US.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of TX, on the 25th day of October, 2022.
(month) (year)



[Handwritten Signature]
Signature of authorized agent of contracting business entity
(Declarant)

DEBARMENT CERTIFICATION CHECKLIST
****FOR UCP USE ONLY****

VENDOR/AGENCY NAME: Andrew Salinas (A-one Insulation)

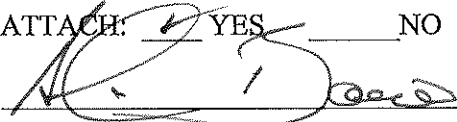
UNIQUE IDENTIFYING NUMBER: C1E2MCGM5663

DATE VERIFIED ON SAM.GOV: 10/31/22

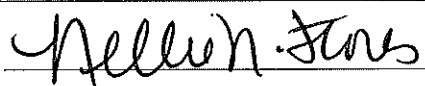
EXCLUSIONS: _____ YES NO

NAME OF UCP COORDINATOR: Michelle D. Garza

PRINT VERIFICATION REPORT AND ATTACH: YES NO

ASSISTANT DIRECTOR APPROVAL: 

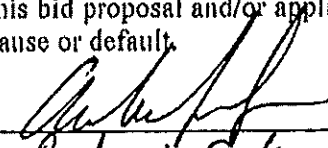
DATE SUBMITTED TO FINANCE: 11.3.2022

FINANCE MANAGER ACCEPTANCE: 

Certification Regarding Debarment, Suspension and Ineligibility

As is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 76, Government-wide Debarment and Suspension, the applicant certifies, to the best of his or her knowledge and belief, that both it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency;
- b. Have not within a three-year period preceding this bid proposal and/or application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity with commission of any of the offenses enumerated herein; and
- d. Have not within a three-year period preceding this bid proposal and/or application had one or more public transactions terminated for cause or default.

Signature: 
Print Name: Andrew Salinas
Title: owner
UEI No.: C1E2MCGM5G63
Telephone Number: 956-250-5857
Date: 11.3.2022

If the bidder is unable to certify to all of the statements in this Certification, such bidder should attach an explanation to this proposal.



ANDREW NICOLAS SALINAS

Unique Entity ID C1EZMCGM5G63	CAGE / NCAGE 7W7L7	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Apr 23, 2023	
Physical Address 3500 Birch ST Pharr, Texas 78577-0309 United States	Mailing Address 3500 N Birch ST Pharr, Texas 78577 United States	

Business Information

Doing Business as A-One Insulation	Division Name Andrew Salinas DbA A-one Insulation	Division Number (blank)
Congressional District Texas 15	State / Country of Incorporation Texas / United States	URL (blank)

Registration Dates

Activation Date Mar 30, 2022	Submission Date Mar 24, 2022	Initial Registration Date Jun 8, 2017
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Entity Dates

Entity Start Date Jan 1, 2015	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
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Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
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Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2.C.F.R. 200 Appendix XII. Their responses are not displayed in SAM. They are sent to FAPIIS.gov for display as applicable. Maintaining an active registration in SAM demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?
No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:
Yes

Entity Types

Business Types		
Entity Structure Sole Proprietorship	Entity Type Business or Organization	Organization Factors (blank)
Profit Structure For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments No	Debt Subject To Offset No
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EFT Indicator 0000	CAGE Code 7W7L7
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Points of Contact

Electronic Business

⌘ EDITH LARA, OFFICE MANAGER	3500 N Birch ST Pharr, Texas 78577 United States
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Government Business

⌘ EDITH LARA, OFFICE MANAGER	3500 N Birch ST Pharr, Texas 78577 United States
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Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	236115	New Single-Family Housing Construction (Except For-Sale Builders)
	236116	New Multifamily Housing Construction (Except For-Sale Builders)
	236117	New Housing For-Sale Builders
	236118	Residential Remodelers
	236220	Commercial And Institutional Building Construction

Product and Service Codes

PSC	PSC Name
AK11	R&D- Housing: Housing (Basic Research)
AK12	R&D- Housing: Housing (Applied Research/Exploratory Development)
AK13	R&D- Housing: Housing (Advanced Development)

Disaster Response

This entity does not appear in the disaster response registry.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bert Whisenant Insurance 816 East Hackberry Avenue McAllen TX 78501		CONTACT NAME: Rosalinda Solis PHONE (A/C, No, Ext): (956) 686-8323 E-MAIL ADDRESS: rsolis@bwi-ins.com FAX (A/C, No): (888) 512-2080	
INSURED A-One Insulation, LLC 3500 N. Birch St. Pharr TX 78577		INSURER(S) AFFORDING COVERAGE INSURER A: Clear Blue Specialty Ins. Co. USG INSURER B: Merchants National Ins. Co. (USG) INSURER C: Texas Mutual Ins. Co. INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL2242701767 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		CG00011207	04/24/2022	04/24/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y		EXL0001835	04/24/2022	04/24/2023	EACH OCCURRENCE	\$ 2,000,000
							AGGREGATE	\$
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0001325998	04/24/2022	04/24/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Bid No.: TEXAS GENERAL LAND OFFICE GRANT #18-419-000-B128

The General Liability Policy includes a Blanket Automatic Additional Insured that provides additional insured status to the certificate holder only when there is a written contract between the insured and the certificate holder that requires such status. The General Liability Policy includes a Blanket Automatic Waiver of Subrogation that provides waiver status to the certificate holder only when there is a written contract between the insured and the certificate holder that requires such status. Primary and NonContributory endorsement is included in the General Liability Policy. Blanket Waiver of Subrogation to the Workers Compensation Policy

CERTIFICATE HOLDER**CANCELLATION**

Hidalgo County Urban County Program 1916 Tesoro St. Pharr TX 78577	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Date
11/03/2022

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PRODUCER Seak-A Insurance Agency LLC 1713 N 23rd St Ste 40 McAllen, TX 78501-8388	CONTACT NAME: Juan Alaniz		FAX (A/C, No):
	PHONE (A/C, No, Ext): 9565152011		
E-MAIL ADDRESS: juanalaniz@seakainsurance.com			
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A: Infinity County Mutual Insurance Company 13820			
INSURED B:			
INSURED C:			
INSURED D:			
INSURED E:			
INSURED F:			

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	\$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
							GENERAL AGGREGATE	\$
							PRODUCTS - COMP/OP AGG	\$
								\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	542860071953001	11/30/2021	11/30/2022	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER HIDALGO COUNTY URBAN COUNTY PROGRAM 1916 TESORO ST PHARR, TX 78577	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CONSTRUCTION LOAN AGREEMENT

OWNER-OCCUPIED REHABILITATION LOAN PROGRAM

This Construction Loan Agreement (this "Agreement"), is entered into effective as **November 15, 2022**, among Borrower, Lender and Contractor who are identified and whose addresses are stated below. This Agreement relates to the manner of disbursement of the loan proceeds on the Note for the benefit of Borrower for the rehabilitation and/or renovation of the Improvements on the Property under the Lender's Owner-Occupied Housing Rehabilitation Program. The Note is secured by liens on the Property and Improvements granted the Mechanic's Lien Contract and the Deed of Trust.

BORROWER: Victor & Maria Garza

BORROWER'S ADDRESS:

**3013 W. 7th St.,
Weslaco, Texas 78596**

LENDER: County of Hidalgo, a political subdivision of the State of Texas

LENDER'S ADDRESS:

County of Hidalgo, Urban County Program
Owner-Occupied Rehabilitation Loan Program
1916 Tesoro St.,
Pharr, Texas 78577

CONTRACTOR: Andrew Nicolas Salinas dba A-One Insulation

CONTRACTOR'S ADDRESS:

3500 N. Birch St. Pharr, Texas 78577

NOTE:

Mechanic's Lien Note ("Mechanic's Lien Note") of even date herewith, in the original principal amount of **\$139,000.00**, executed by Borrower, and payable to the order of Contractor, which note has been renewed and extended into a Promissory Note of even date herewith, in the original principal amount of **\$139,000.00**, executed by Borrower, and payable to Lender.

CONTRACT:

Mechanic's Lien Contract and Transfer of Lien of even date herewith, executed by Borrower and Contractor providing for the rehabilitation and/or renovation to the Improvements and (i) granting Contractor liens against the Property to secure payment of the Mechanic's Lien Note; and (ii) transferring such liens to Lender.

SECURITY FOR PAYMENT:

Mechanic's and materialman's lien on the Property granted by Borrower to Contractor in the Mechanic's Lien Contract and Transfer of Lien (the "Mechanic's Lien Contract"), which liens were transferred thereunder to Lender, which Mechanic's Lien Contract and Transfer of Lien is recorded in the Real Property Records of Hidalgo County, Texas, and a deed of trust lien on the Property granted by Borrower for the benefit of Lender in a Deed of Trust ("Deed of Trust") of even date herewith, which Deed of Trust is recorded in the Real Property Records of Hidalgo County, Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes

IMPROVEMENTS:

Renovation and/or rehabilitation to Borrower's residence located on the Property according to: (i) Plans and Specifications, Timetable and Budget attached hereto as Exhibit "B"; (ii) an Owner-Occupied Rehabilitation Loan Program Contract (the "Rehabilitation Contract") of even date herewith entered into by and between Borrower and Lender; and (iii) the accepted bid submitted to Lender by Contractor.

AMOUNT AVAILABLE FOR CONSTRUCTION: **\$139,000.00**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower, Lender and Contractor agree as follows:

1. Purpose and Limitation of Advances.

(a) Subject to the provisions of this Agreement, and in compliance with Subchapter K, Chapter 53, Texas Property Code, Lender will advance funds to Contractor for the benefit of Borrower in the aggregate amount of the Note. Provided Contractor has obtained the performance bond required in Paragraph 1 (b) of this Agreement, Lender will advance the Amount Available for Construction during the course of the construction of the Improvements, in accordance with this Agreement. The Amount Available for Construction will be advanced solely to pay Contractor for costs of labor performed and materials furnished by Contractor pursuant to the Contract.

(b) Contractor may furnish a performance bond ("Bond"), at Contractor's sole cost and expense, to be kept in force throughout the period of this Agreement, in an amount equal to the Amount Available for Construction. The Bond shall: (i) cover Contractor's faithful performance of the Contract, free of liens upon the Property; (ii) name as obligees both Borrower and Lender, jointly and severally; (iii) be written by surety companies qualified to do business in the State of Texas; and (iv) be in such form and with such sureties as the Lender may approve.

(c) Construction advances are to be made by Lender to Borrower for work done.

(d) If Contractor has provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 40% of the Amount Available for Construction ("Initial Advance") when 50% of the work related to the Improvements have been completed and Contractor and Borrower have complied with the provisions of Paragraph 3 of this Agreement. A second request for construction advance for 50% of the Amount Available for Construction ("Final Advance") may be submitted when the Improvements have been completed and accepted by Borrower and Lender and Contractor and Borrower have complied with the provisions of Paragraph 4 of this Agreement.

(e) If Contractor has not provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 90% of the Amount Available for Construction when the Improvements have been completed and accepted by Borrower and Lender, and Contractor and Borrower have complied with the provisions of Paragraph 4 (except as to the Bond) of this Agreement.

(f) All requests for construction advances shall comply with Subchapter K, Chapter 53, Texas Property Code, and be made on forms approved by Lender. Each construction advance shall be in an amount equal to the Amount Available for Construction times the applicable percentage as determined by Lender and/or its inspectors. Lender may prepare a chart for determining the percentage of completion and the schedule of advances to be made by Lender, and Lender may limit advances according to the schedule based on the percentage of the Improvements that are complete at the time of any request for construction advance.

(g) Whenever in the sole opinion of Lender the cost of completing the Improvements pursuant to the plans and specifications approved by Lender exceeds the total amount of unadvanced loan proceeds, Borrower, at Lender's request, shall pay such excess to the satisfaction of Lender prior to any further advances under the Note.

2. Lender's Payments on Behalf of Borrower. Lender shall make payments for the cost of construction of the Improvements by check payable to the Owner and Contractor, or to Contractor, and in Lender's discretion, following Contractor's default under this Agreement or the Contract, jointly to Contractor and Contractor's subcontractors or suppliers.

3. Conditions to Initial Advance. Lender shall have no obligation to make the Initial Advance of funds to Borrower unless and until Contractor has furnished Borrower and Lender the Bond permitted by this Contract, and the following conditions have been satisfied:

(a) Borrower has executed and delivered to Lender this Agreement, the Contract, the Note, the Deed of Trust, the Owner-Occupied Rehabilitation Loan Program Contract of even date herewith by and between Borrower and Lender, and Affidavit of Commencement and other documents securing the loan evidenced by the Note; and Contractor has executed and delivered to Lender this Agreement, the Contract, an Affidavit of Commencement and other documents securing the loan evidenced by the Note;

(b) Borrower and Contractor have furnished Lender all documents required by Lender to evidence compliance with Subchapter K, Chapter 53, Texas Property Code;

(c) To the extent applicable, Contractor has furnished Lender evidence that Contractor has established a construction account in compliance with Chapter 162, Texas Property Code;

(d) Contractor has provided Lender a copy of the final plans and specifications for the construction of the Improvements acceptable to Lender, along with a timetable and budget for completion of the Improvements as required by this Agreement and the Contractor's accepted bid;

(e) Contractor has provided Lender a copy of the building permit for the Improvements;

(f) Contractor has provided Borrower and Lender a list of all subcontractors used or to be used for completion of the Improvements, and executed partial releases and lien waivers from Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements, in a form acceptable to Lender, for all amounts to be disbursed to Contractor against the Amount Available for Construction;

(g) Contractor has provided Lender a copy of all insurance policies, which Contractor is required to maintain under the Contract, or in lieu thereof, a certificate of insurance which confirms Contractor has obtained all insurance required under the Contract;

(h) Contractor has provided Lender evidence that Contractor is in compliance with Chapter 416, Texas Property Code; and

(i) Borrower and Contractor have provided Lender such other items as Lender shall reasonably require.

4. Final Advance. The Final Advance (except for retainage, which will be disbursed in accordance with paragraph 5) shall be disbursed at the completion of the Improvements when Contractor has delivered to Lender all documents required under Paragraph 3 and the following:

(a) an affidavit of completion executed by Borrower and Contractor (the "Affidavit of Completion"), a final bills- paid affidavit executed by Contractor (the "Final Bills-Paid Affidavit"), and final waivers of lien and releases executed by Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements (collectively, the "Releases"), which documents comply with Subchapter K, Chapter 53, Texas Property Code and are acceptable to Lender, together with supporting evidence that: (i) the construction work for the Improvements has been fully completed; and (ii) all bills for labor and material have been paid in full;

(b) Evidence that Borrower and Contractor have complied with all applicable laws pertaining to the location, development, and construction of the Improvements and that all governmental authorities having jurisdiction have approved: (i) the location, development, and construction of the Improvements to the Property; and (ii) all other matters requiring approval by governmental authorities; and

(c) Borrower and Contractor have provided such other items as Lender shall reasonably require.

5. Disbursement of Retainage. The retainage will not be disbursed until: (i) (a) the Releases have been filed in the Real Property Records of Hidalgo County, Texas, (b) the deadline to file an affidavit claiming a lien against the Property in connection with the Improvements (that is, the fifteenth (15th) day of the third calendar month after the day the indebtedness accrues) has expired and no such affidavits have been filed, or (c) if any affidavits claiming a lien against the Property in connection with the Improvements have been filed, the claims set forth in such affidavits have been resolved and the affidavits have been released of record; (iii) the Affidavit of Completion and the Final Bills-Paid Affidavit have been filed in the Real Property Records of Hidalgo County, Texas; and (iv) Borrower and Contractor have complied with Paragraph 4 of this Agreement.

6. Inspections. Lender shall be entitled to: (i) use its own personnel; or (ii) to designate an architect, engineer or other third party; to make any inspections or certifications required by Lender, and Lender shall not be required to make any loan advance until Lender has received inspections and certifications satisfactory to it. Prior to each loan advance, and at such other times as Lender may require, either Borrower or Contractor will be required to call for a physical inspection by Lender or other party designated by Lender.

7. Borrower's and Contractor's Additional Obligations. Borrower and Contractor further agree that:

(a) The Improvements will be constructed and fully equipped in a good and workmanlike manner with materials of high quality, using all new materials, strictly in accordance with the plans and specifications approved by Lender, and that the Improvements will comply with: (i) all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended, if the Property is located outside the jurisdiction of a municipality; or (ii) all applicable local building codes and ordinances of the municipality if the Property is located within the jurisdiction of a municipality, unless the municipality has no local building

codes and ordinances, in which event Owner shall comply with all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended;

(b) No changes will be made in the plans and specifications submitted to Lender except on the written approval of the same by Lender;

(c) No extras shall be allowed to any contractor or subcontractor or any change made in any contract or subcontract without the Lender's prior written approval and consent;

(d) Contractor will promptly furnish Lender, at Lender's request, after execution thereof, executed copies of all contracts between Contractor and subcontractors, and of all contracts between Contractor and its suppliers, as well as contracts between subcontractors and their suppliers;

(e) Borrower and Contractor will cooperate with Lender in arranging for inspections by representatives of Lender of the progress of construction from time to time and will promptly comply with Lender's requirements or satisfy any objections regarding construction of the Improvements or the progress thereof;

(f) Borrower and Contractor will not suffer or permit any mechanics' or materialmen's lien claims to be filed or otherwise asserted against the Property and will promptly discharge the same in case of the filing of any claims for lien or proceedings for the enforcement thereof; provided, however, that Borrower shall have the right to contest in good faith and with reasonable diligence the validity of any such lien or claim on furnishing to Lender such security or indemnity as it may require;

(g) Borrower will pay all real estate taxes and assessments of every kind on the Property before the same become delinquent, and Lender may at any time require Borrower to provide evidence that taxes have been paid current;

(h) In the event that Lender shall expend any amount in performance of any of Borrower's covenants or agreements under the Note or any document securing the Note, such amounts shall constitute additional indebtedness secured under the Contract;

(i) All of the personal property, fixtures, attachments, and equipment delivered on, attached to, or used in connection with the construction of the Improvements or the operation thereof will be kept free and clear of all liens, encumbrances, and security interests whatsoever, and Borrower will be the absolute owner of such personal property, fixtures, attachments, and equipment and Contractor and Borrower will, from time to time, furnish Lender with satisfactory evidence of such ownership, including searches of applicable public records;

(j) Borrower and Contractor will comply with their respective obligations under this Agreement and the Contract and with all applicable laws, rules, ordinances and regulations;

(k) Borrower and Contractor will comply with the Special Conditions, if any, set forth in Exhibit "C" attached hereto;

(l) Contractor will keep accurate and proper books and records of the construction of the Improvements, and will at all reasonable hours allow Lender or its representative to examine such books and records and all contracts and bills relating to the construction of the Improvements.

(m) Contractor shall not discriminate against any employee or applicant for employment because of sex, race, creed, color, national origin or handicap and shall take affirmative action to ensure that during the application process and during employment applicants and employees are treated without regard to their race, creed, color, national origin or handicap. Such action shall include, but not be limited to hiring and employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor shall continuously post in conspicuous places, readily available to employees and applicants for employment, notices to be provided or approved by the County of Hidalgo, setting forth the provisions of this non-discrimination provision and such other notices as may be required by law.

8. Actions For Lender's Benefit Only. **THE AUTHORITY HEREIN CONFERRED ON LENDER AND ANY ACTION TAKEN BY LENDER IN MAKING INSPECTIONS OF THE PROPERTY, PROCURING SWORN STATEMENTS AND WAIVERS OF LIENS, APPROVING CONTRACTS AND SUBCONTRACTS AND APPROVING PLANS AND SPECIFICATIONS WILL BE TAKEN BY LENDER FOR ITS OWN PROTECTION ONLY, AND LENDER SHALL NOT BE DEEMED TO HAVE ASSUMED ANY RESPONSIBILITY TO BORROWER OR ANY OTHER PERSON WITH RESPECT TO ANY SUCH ACTION HEREIN AUTHORIZED OR TAKEN BY LENDER OR WITH RESPECT TO THE PROPER CONSTRUCTION OF THE IMPROVEMENTS, PERFORMANCE OF CONTRACTS OR SUBCONTRACTS BY ANY CONTRACTORS OR SUBCONTRACTORS, OR PREVENTION OF CLAIMS FOR MECHANIC'S LIEN.**

9. Non-Waiver By Lender. No waiver of any breach or default hereunder shall constitute or be construed as a waiver by Lender of any subsequent breach or default or of any breach or default of any other provision. No waiver of any term or provision of this Agreement shall be binding unless executed in writing by the party entitled to the benefit thereof. Pursuit by Lender of any remedies set forth in this Agreement does not preclude pursuit by Lender of other remedies in this Agreement or provided by law.

10. Conflict of Interest. **BORROWER AND CONTRACTOR REPRESENT AND WARRANT TO LENDER THAT, TO THE BEST OF THEIR KNOWLEDGE, NO EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR ELECTED OR APPOINTED OFFICIAL OF LENDER WHO EXERCISES OR HAS EXERCISED ANY FUNCTIONS**

OR RESPONSIBILITIES WITH RESPECT TO THE ACTIVITIES ASSISTED WITH THE LENDER'S OWNER-OCCUPIED REHABILITATION LOAN PROGRAM OR WHO ARE IN A POSITION TO PARTICIPATE IN A DECISION MAKING PROCESS OR GAIN INSIDE INFORMATION WITH REGARD TO THESE ACTIVITIES, DURING THEIR TENURE OR WITHIN ONE YEAR THEREAFTER, HAS A FINANCIAL INTEREST OR BENEFIT IN THE LOAN RELATED TO THIS AGREEMENT, OR THE PROCEEDS THEREUNDER, EITHER FOR THEMSELVES OR THOSE WITH WHOM THEY HAVE FAMILY OR BUSINESS TIES.

11. Dispute Resolution. All disputes between Contractor and Borrower regarding the construction project which is the subject of this Agreement, including, but not limited to, all disputes with regard to the Contract and this Agreement, shall, in the first instance, be submitted, in writing, with supporting documentation, within ten (10) days of the incident giving rise to the dispute, to Lender's program director having responsibility for the Lender's owner-occupied rehabilitation loan program for resolution. Except for good cause shown, any dispute not submitted within such ten (10) day period shall be deemed waived. While a dispute is pending, Contractor and Borrower shall otherwise proceed to perform all obligations under the Contract and this Agreement not otherwise in dispute.

12. Sole and Only Agreement. This Agreement and its exhibits and the instruments executed in connection therewith constitute the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

13. Severability. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of this Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms.

14. Interpretation. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof. In the event of a conflict between this Agreement, the Mechanic's Lien Contract and/or the Rehabilitation Contract, the provisions in the document containing the most stringent requirement for the matter in dispute shall control

15. Jurisdiction and Venue. The parties agree that any suit, action or proceeding brought by a party against the other in connection with or arising from this Agreement ("Judicial Action") shall be brought only in any United States Federal or Texas state court located in Hidalgo County,

Texas and the parties hereby consent to the exclusive jurisdiction of such courts (and the appropriate appellate courts) in any such Judicial Action and waives any objection to venue laid therein. If either party is a prevailing party in a Judicial Action, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

16. Additional Documents. The parties hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this contract.

17. Independent Contractor. It is expressly agreed that this contract and the performance by the parties hereunder does not create any agency relationship or master-servant relationship that Lender has no direct supervision of the performance of the services provided by Contractor, and that Contractor is an independent contractor under this Contract.

18. Insurance. Consistent with its status as an independent contractor and at its sole expense, Contractor agrees that throughout the duration of the work under this contract and any extension hereof, it shall provide and maintain any and all insurances and abide by any requirements which may be necessary in providing services or are otherwise required by law. Insurance policies shall cover, but are not limited to, Contractor's activities and all persons, vehicles, equipment and property connected with providing services, to include theft or loss. The amount of insurance required shall be in accordance with amounts specified by the Lender or as prescribed by law, but in no event shall any amount be less than the minimum amounts prescribed by law, including, but not limited to the Texas Tort Claims Act. Any and all applicable insurance requirements and amounts are incorporated herein by reference for all purposes. Contractor is responsible for ensuring all required insurance policies are valid for the duration of the contract. All insurance policies are to be issued by an insurance company authorized to do business in the State of Texas and acceptable to Lender. Contractor shall cause all subcontractors utilized by Contractor to also comply with these specifications. Contractor shall furnish to Lender certificate(s) of coverage, and all renewals throughout the duration of the Project, issued by the insurer that such insurance is in full force and effect upon request. For each applicable policy, Contractor shall name the Lender as an additional insured. Contractor shall notify Lender a minimum of thirty (30) days in advance of cancellation of all or part of a policy. Contractor shall make any other insurance documentation available to Lender upon request.

19. Indemnification. Contractor shall indemnify and hold harmless Lender, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Lender arising out of, resulting from, or connected with the provision of the service by Contractor under this Contract. Said indemnity shall cover any act or failure to act by the Contractor, its agents or employees.

20. Immunities. Nothing in this Agreement is intended to and Lender does not hereby waive, release or relinquish any right to assert any of the defenses Lender enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Lender as to any claim or action of any person, entity, or individual against Lender.

21. General Provisions. This Agreement:

- a. may not be assigned by Owner or Contractor without the prior written consent of Lender;

- b. may not be amended or modified, in whole or in part, unless such amendment or modification is executed in writing by both parties;
- c. binds and insures to the benefit of the parties and their respective heirs, successors and permitted assigns; and
- d. is for the sole benefit of the parties hereto and their respective heirs, successors and permitted assigns. Nothing herein shall give, or be construed to give, any legal or equitable rights hereunder to any other person or entity other than the parties hereto and their respective heirs, successors and permitted assigns.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

IMPORTANT NOTICE: YOU AND YOUR CONTRACTOR ARE RESPONSIBLE FOR MEETING THE TERMS AND CONDITIONS OF THIS CONTRACT. IF YOU SIGN THIS CONTRACT AND YOU FAIL TO MEET THE TERMS AND CONDITIONS OF THIS CONTRACT, YOU MAY LOSE YOUR LEGAL OWNERSHIP RIGHTS IN YOUR HOME. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

RESIDENTIAL CONSTRUCTION LIABILITY ACT (RCLA) NOTICE

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27 of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

BORROWER(S):

Victor Garza

Maria Garza

YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

LENDER:

COUNTY OF HIDALGO, a political subdivision
of the State of Texas

By: **Patricio R. Avila**
Its: **Director of Urban County Program**

CONTRACTOR:

By: **Andrew Nicolas Salinas**
Its: **A-One Insulation**

APPROVED AS TO FORM
Hidalgo County Office of the Criminal District Attorney
Ricardo Rodriguez, Jr.,

By: _____
Victor M. Garza, Assistant District Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ day of _____, 2022 by **Patricio R. Avila, Director of Urban County Program of the County of Hidalgo**, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Victor & Maria Garza**.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Andrew Nicolas Salinas dba A-One Insulation.**

NOTARY PUBLIC, STATE OF TEXAS

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE MERCHANT OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE MERCHANT AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE MERCHANT REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE MERCHANT'S EXPENSE AND RISK.

IF YOU DO NOT AGREE TO RETURN THE GOODS TO THE MERCHANT OR IF THE MERCHANT DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ANDREW NICOLAS SALINAS DBA A-ONE INSULATION, AT 3500 N. BIRCH ST. PHARR, TEXAS 78577 NOT LATER THAN MIDNIGHT OF NOVEMBER 18, 2022.

I HEREBY CANCEL THIS TRANSACTION.

Dated: _____.

OWNER(S):

Victor Garza

Maria Garza

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

Lot 3 Block 6, La Palma Subdivision, Hidalgo County Texas.

EXHIBIT "B"
PLANS AND SPECIFICATIONS,
TIMETABLE
AND
BUDGET

H.C. URBAN COUNTY PROGRAM

1916 Tesoro St., Pharr, TX

3-Bedroom / 2-Bath Unit

Victor Garza & Maria Garza

3013 W. 7th St.

Weslaco, Tx 78596

Cell: 956-854-8429

Cell: 956-562-4195

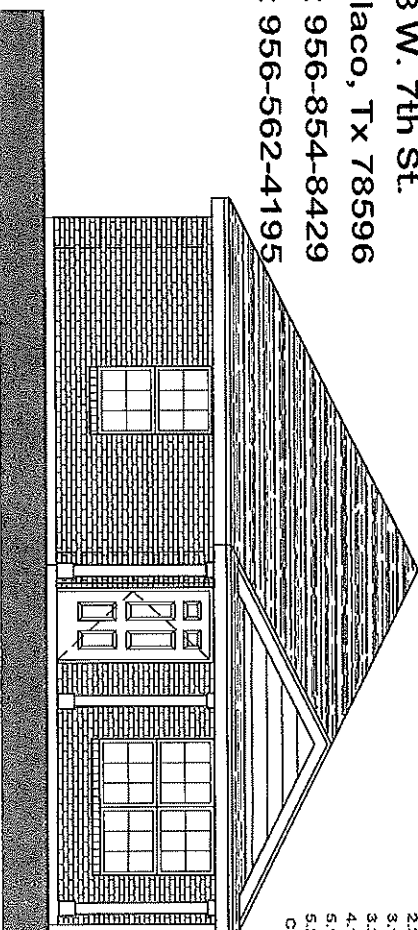


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GENERAL BID NOTES

1. CONSTRUCTION SHALL COMPLY WITH 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL, STATE AND FEDERAL REGULATORY BUILDING CODES AND LEGAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PHARR CITY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PHARR CITY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PHARR CITY ENGINEERING DEPARTMENT.
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GENERAL NOTES

1. ROOF SHALL HAVE A MINIMUM SLOPE OF 6/12 WITH 1" OVERHANG AND VENTS SHALL HAVE A MIN. R-15 INSULATION AND INSULANT BE PERMITTED.
2. THE INTERIOR OF THESE PLANS IS TO BE ACCESSIBLE FROM THE STREET TO THE UNIT SHALL HAVE RAMPING MEETING ADA, NO DROPS IN LEVEL GREATER THAN 1/2", INCLUDING DOOR THRESHOLD.
3. IF GAS SERVICE IS AVAILABLE AT THE PROPERTY, THE OWNER SHALL PROVIDE A MINIMUM OF TWO PHONE JACKS AND CABLE CONNECTIONS AT THE LOCATIONS REQUESTED BY OWNERS.
4. PROVIDE A MINIMUM OF TWO PHONE JACKS AND CABLE CONNECTIONS AT THE LOCATIONS REQUESTED BY OWNERS.
5. PROVIDE A MINIMUM OF TWO PHONE JACKS AND CABLE CONNECTIONS AT THE LOCATIONS REQUESTED BY OWNERS.

EXTERIOR COLORS SHALL BE:

WALL: _____

INTERIOR COLORS SHALL BE:

WALL: _____

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS PRESENTED TO ME ON THIS DAY OF _____ 2022.

OWNER

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

SAMES, Inc.

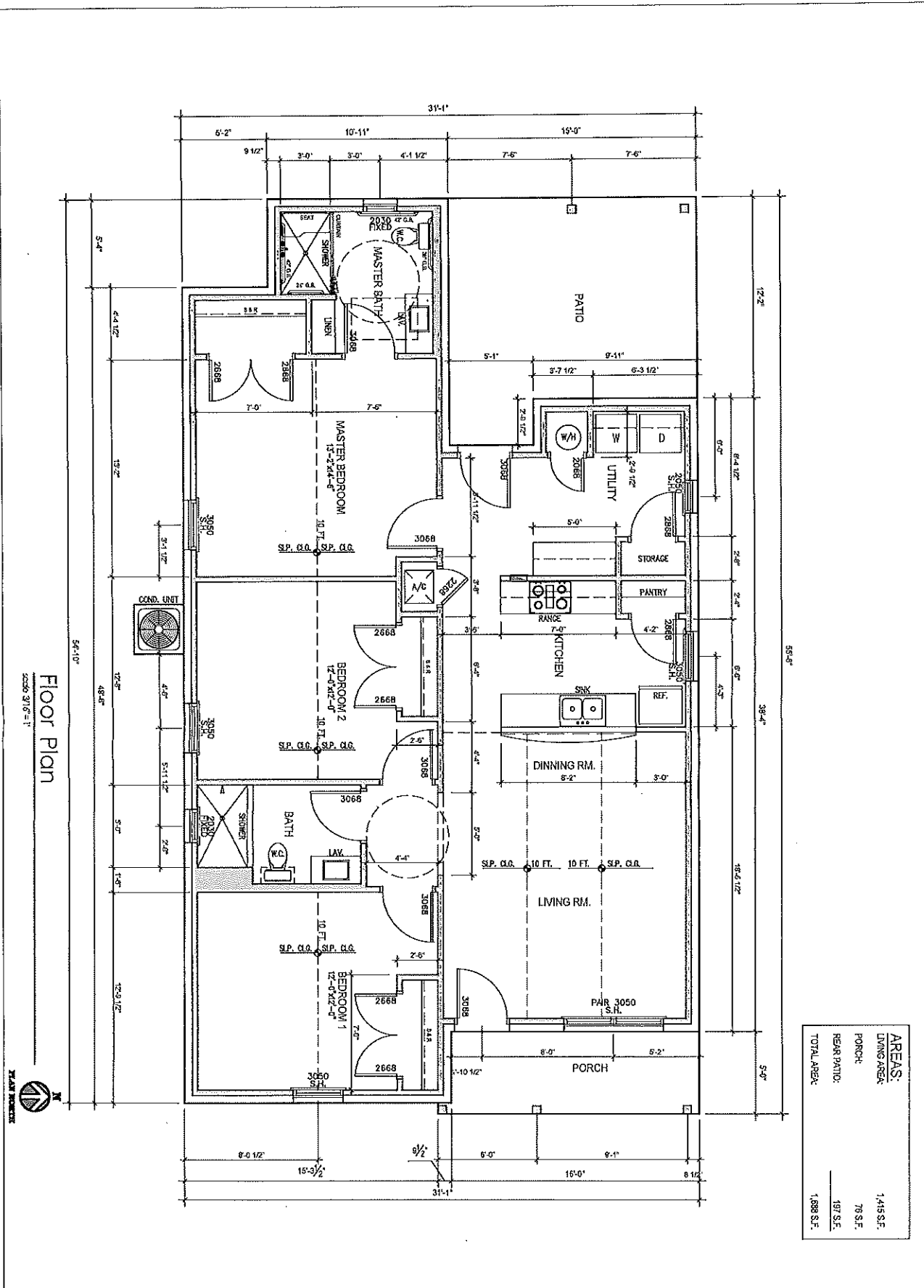
220 S. 10th St., Suite 1500
McAllen, Texas 78501
TEL: (361) 702-8890
FAX: (361) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. P-10092
SURVEYING FIRM No. 101415-00

SEPTEMBER 27, 2022

COVER PAGE

0.1



AREAS:	1,148 S.F.
LIVING AREA:	78 S.F.
PORCH:	197 S.F.
REAR PATIO:	1,888 S.F.
TOTAL AREA:	

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.667 - B

SAMES, Inc.

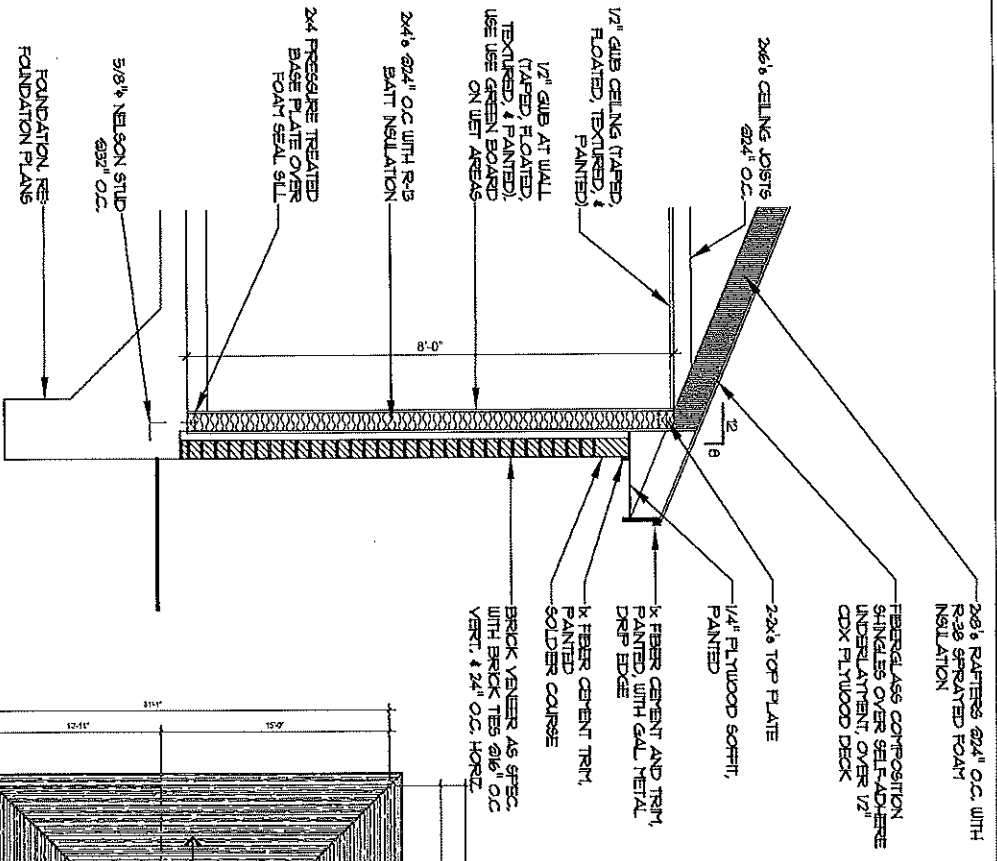
200 S. 10th St., Suite 1500
McAllen, Texas 78501
TEL: (956) 702-8880
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10822
SURVEYING FIRM No. 19416-00

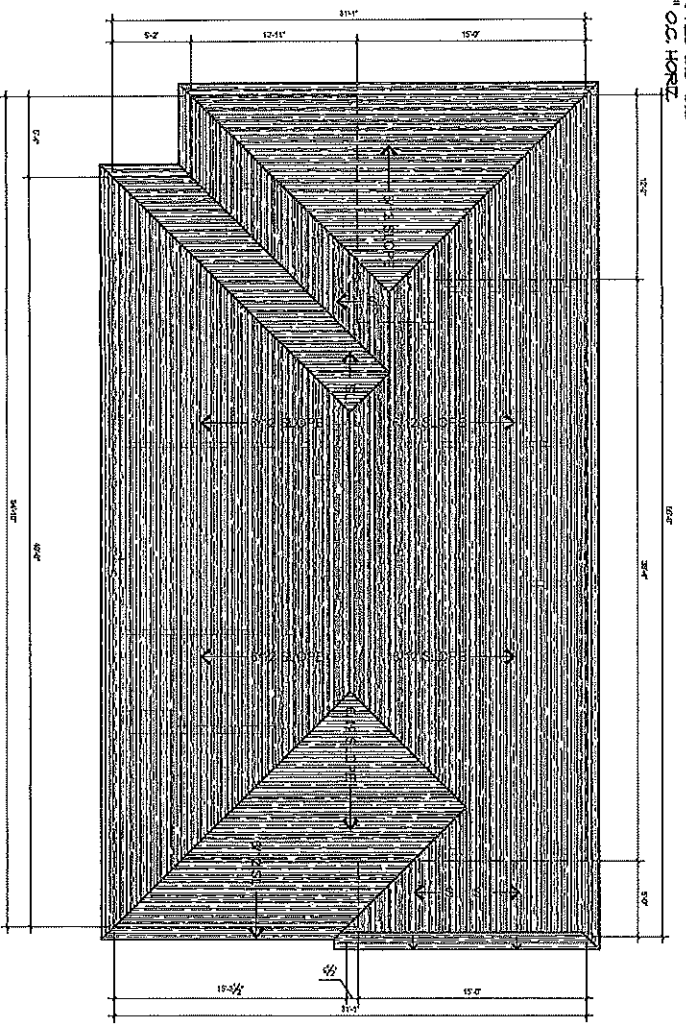
SEPTEMBER 27, 2022

FLOOR PLAN

2.1



Wall Section
Scale 1/2" = 1'



Roof Plan
Scale 1/8" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

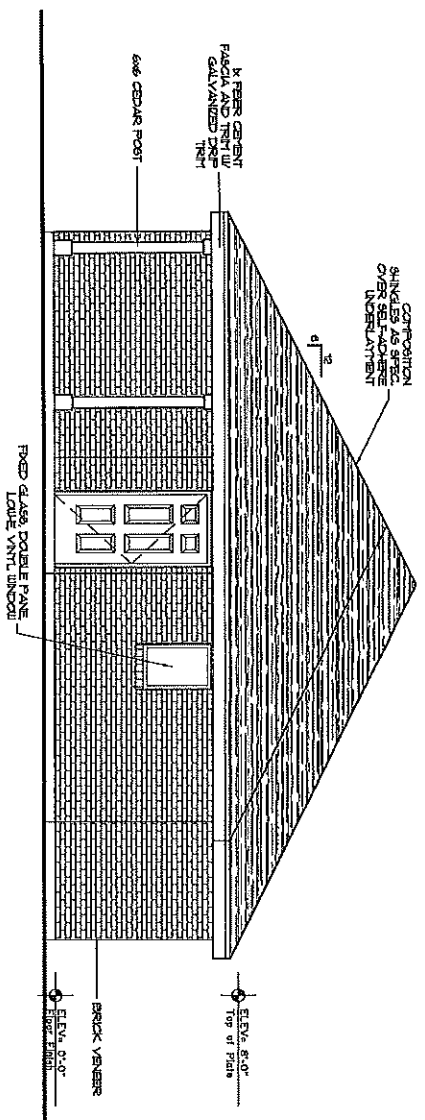
PROJECT No. SUR 21.667 - B

SAMES, Inc.
200 S. 106 St., Suite 1500
McAllen, Texas 78501
TEL: (956) 702-8880
FAX: (956) 702-8853

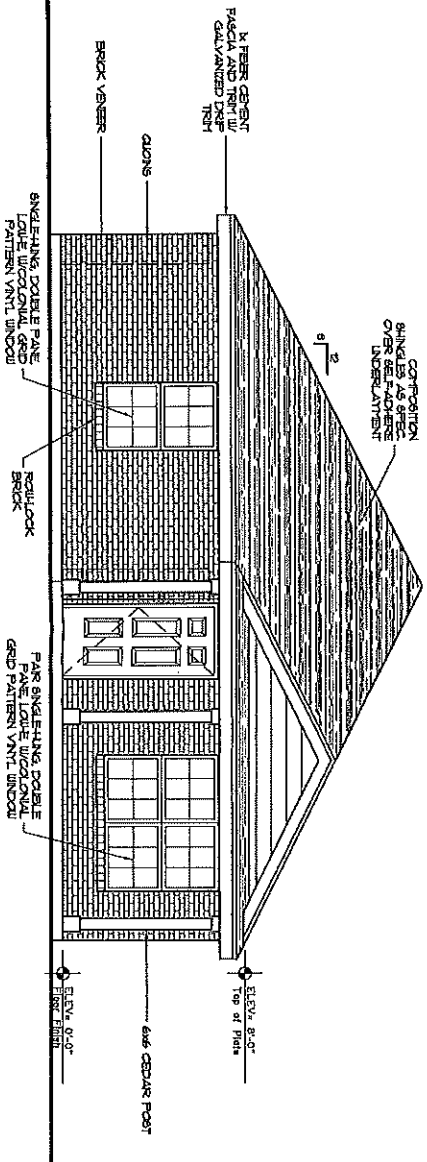
TEXAS REGISTERED
ENGINEERING FIRM No. F-10882
SURVEYING FIRM No. 10451940

SEPTEMBER 27, 2022

ROOF PLAN



Rear Elevation
Scale: 3/16" = 1'



Front Elevation
Scale: 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

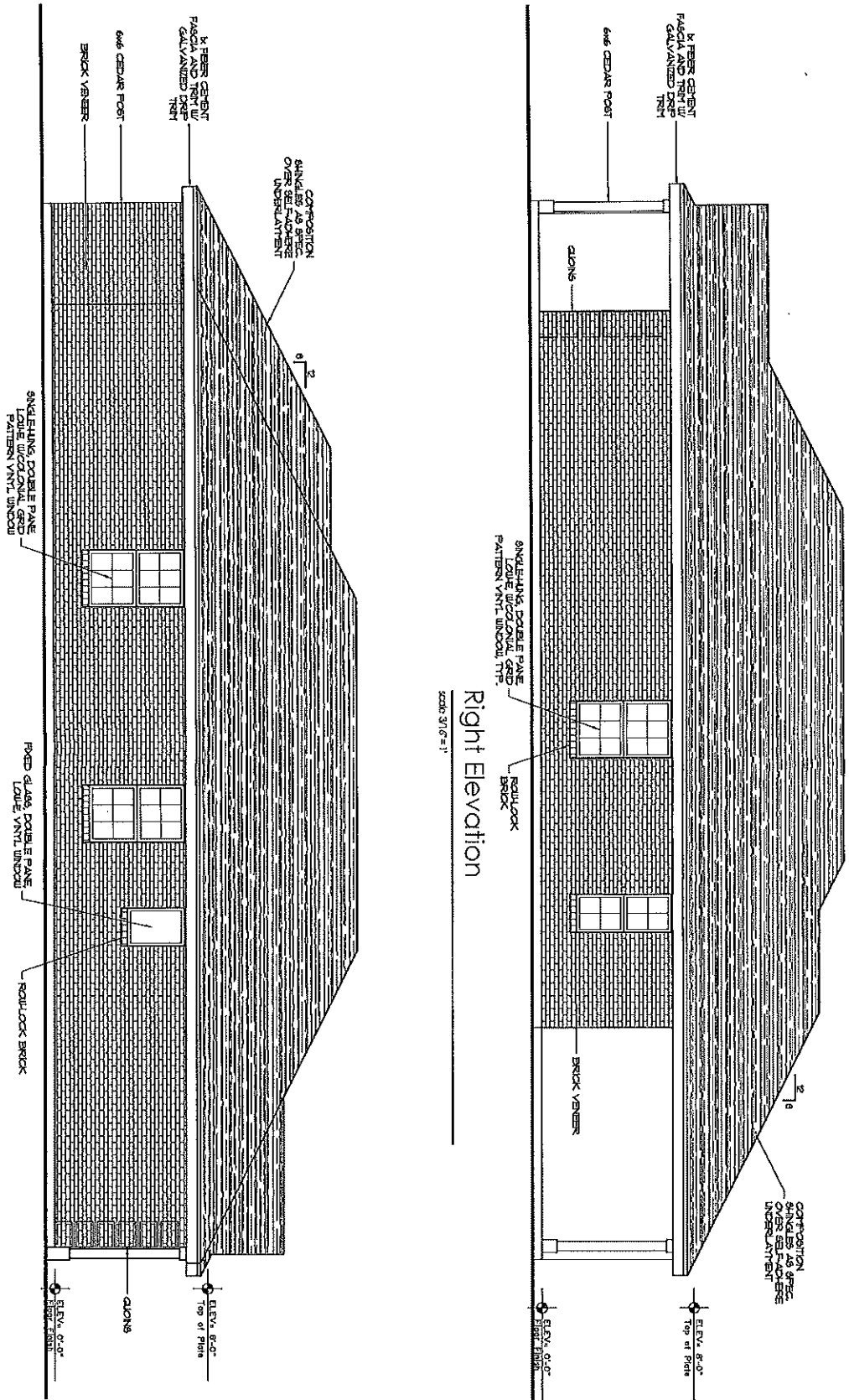
SAMES, INC.

200 S. 106th St., Suite 1500
MALLEEN, TEXAS 78501
TEL: (956) 702-8890
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. E-10862
SURVEYING FIRM No. 10418400

SEPTEMBER 27, 2022

FRONT & REAR
ELEVATIONS



Left Elevation

Scale 3/16" = 1'

Right Elevation

Scale 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.887 - B

SAMES, Inc.

200 S. 10th St., Suite 1500
 Mallem, Texas 75501
 TEL: (959) 702-9880
 FAX: (959) 702-9883

TEXAS REGISTERED
 ENGINEERING FIRM No. F-10822
 SURVEYING FIRM No. 101416-00

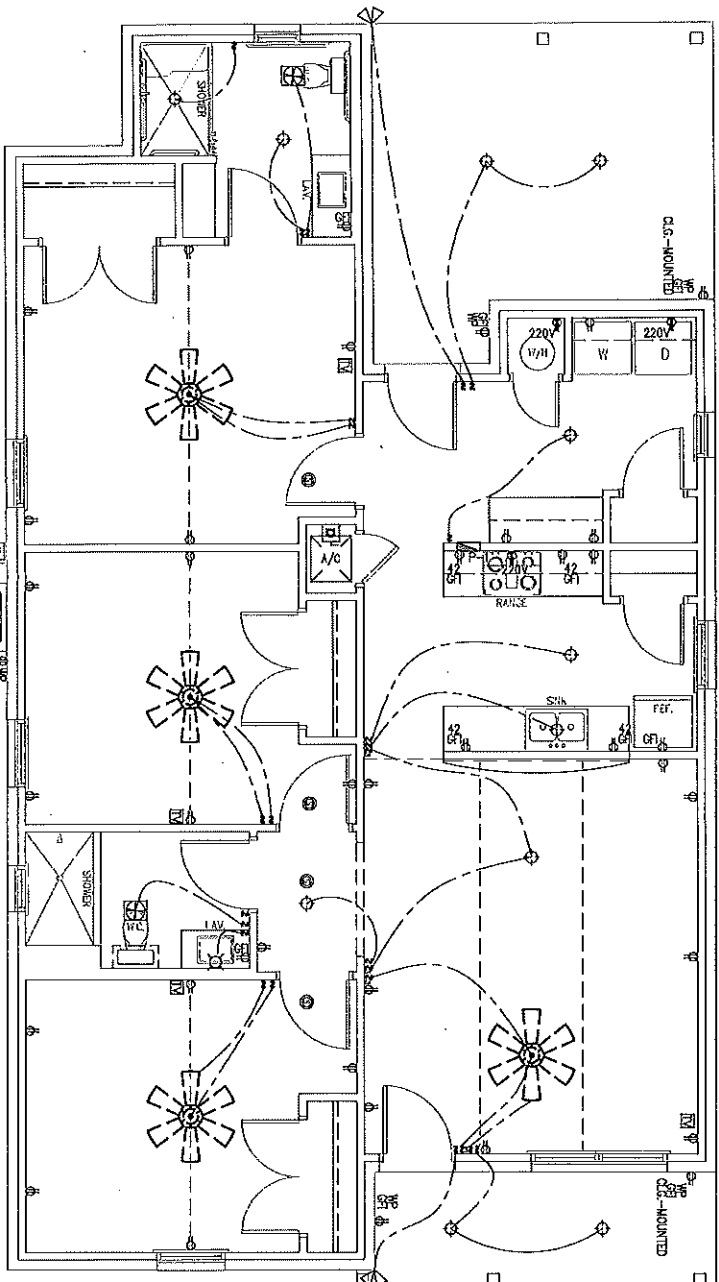
SEPTEMBER 27, 2022

FRONT & REAR
 ELEVATIONS

3.2

ELECTRICAL NOTES:

1. ELECTRICAL TO BE DONE PER 2015 NEC OR CODE ADOPTED BY MUNICIPALITY.
2. ARC FAULT CIRCUIT BREAKERS TO BE INSTALLED IN EVERY BEDROOM.
3. TELEPHONE AND CABLE JACKS INSTALLED IN EVERY BEDROOM.
4. DO NOT INSTALL TEMPORARY POWER IN PANEL BOX LEAVING EXPOSED WIRES.
5. ALL CIRCUITS IN PANEL BOX SHALL BE IDENTIFIED BEFORE FINAL INSPECTION.
6. GFCI PROTECTION SHALL BE INSTALLED IN ALL WET AREAS.
7. BATHROOM VENTILATION SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
8. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL HAVE A BACKUP BATTERY.
9. SURFACE MOUNT PENDANT LIGHTING IN CLOSETS SHALL BE 12" MINIMUM AWAY FROM SHELVES.
10. FIXTURES INSTALLED IN SHOWER AREAS SHALL BE SUITABLE FOR WET LOCATIONS.
11. ATTIC SHALL BE PROVIDED WITH LIGHT AND SWITCH.



ELECTRICAL LEGEND

⊕	WATER HEATER	⊕	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECEPT.	⊕	LIGHT SWITCH
⊕	3-POLE ELECTRICAL RECEPTACLE	⊕	THERMOSTAT
⊕	220V GROUND FAULT CIRCUIT INTERRUPTER	⊕	SMOKE DETECTOR
⊕	BATHROOM EXHAUST FAN	⊕	DISCONNECT

Electrical Plan
Scale 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

SAMES, Inc.

200 S. 10th St., Suite 1500
MALLEN, TEXAS 75501
TEL: (959) 702-8880
FAX: (959) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. 5-10022
SURVEYING FIRM No. 101416-00

SEPTEMBER 27, 2022

ELECTRICAL PLAN,
NOTES & LEGEND

MINIMUM GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL ASSUME THE USE OF THESE MINIMUM GENERAL SPECIFICATION AS PART OF THE CONTRACT

OWNER(S): _____
PHONE: _____

ADDRESS: _____
DATE: _____

1. GENERAL CONDITIONS:

- CONTRACTOR IS RESPONSIBLE FOR:
 - BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM THE CITY, INCLUDING OBTAINING AND DISPLAYING ALL APPLICABLE PERMITS, INSPECTIONS, AND REINSPECTION FEES. CHANGE ORDERS RELATED TO MEET THESE REQUIREMENTS WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THIS
 - BID TO INCLUDE ANY COST RELATED TO ENERGY COMPLIANCE REQUIREMENTS (Rescheck)
 - NO ESCALATION COST WILL BE APPROVED WITHOUT PROOF OF SUCH ESCALATION
 - THE DEMOLITION AND DISPOSAL OF ANY EXISTING STRUCTURE. CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO FAMILIARIZE WITH THE SITE
 - THE CONTRACTOR WILL BE RESPONSIBLE TO ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS REQUIRED BY THE CITY OR COUNTY AT THE TIME OF AT-TAINING BUILDING PERMITS
 - ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 21 GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATION MANUAL APPLY TO THIS CONTRACT
 - PROVIDE AND INSTALL PROJECT SIGNS AT CONTRACTOR'S SITE
 - CONTRACTOR SHALL REMOVE PORTABLE TOILET (PORT-A-POTTI) THROUGHOUT THE CONSTRUCTION PROCESS (upon permission by Department)
 - CONTRACTORS PERSONNEL SHALL NOT USE OWNERS TOILET FACILITIES
 - ALL EXISTING UTILITY PROGRAM HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §206.514
 - CONTRACTOR, WHEN AWARDED THE PROJECT, SHALL CONDUCT A MEETING WITH SUPPLIERS FOR EXPECTED DELIVERY DATES OF MATERIALS AND SHALL NOTIFY "ADVISED BY EMAIL" OF SUCH DELAYS AND IF AN ADVANCED PAYMENT IS NEEDED TO SECURE TIMELY DELIVERY OF MATERIALS
 - NOTIFY "ADVISED BY EMAIL" IF AN ALTERNATE MATERIAL OF EQUAL OR BETTER QUALITY IS READILY AVAILABLE

2. ACCESS FOR PHYSICAL DISABILITIES:

- PROVIDE ONE CONCRETE RAMP AS REQUESTED BY OWNER TO CONNECT TO THE DRIVEWAY
- IF RAMP IS MORE THAN 18" HEIGHT, PROVIDE HANDRAILS ON BOTH SIDES
- ALL DOORSETS AT SINKS SHALL BE LEVER TYPE
- BATHROOMS SHALL HAVE GRAB BARS AS SHOWN ON PLANS
- ALL ELECTRICAL SWITCHES SHALL BE NO HIGHER THAN 48" ABOVE FINISHED FLOOR
- SITE IMPROVEMENTS SHALL MEET ADA

3. SITE WORK AND LANDSCAPING:

- SHALL COMPLY WITH REQUIRED BUILDING ELEVATIONS
- PROVIDE MINIMUM 12x28 CONCRETE DRIVEWAY WITH CONNECTED SIDEWALK TO RAMP FOR DISABILITIES
- APPLICANTS SITE CONDITIONS MAY VARY AND MAY REQUIRE A DRAINAGE LONGER THAN 24". PRE SITE AND SURVEY PLANS
- DRIVEWAY SHALL CONNECT FLUSH WITH STREET
- PAVEMENT ON CONCRETE CUTTER
- GRADE FILL DRAINAGE FOR BUILDING AT LEAST 10 FT. AT A SLOPE OF 1% PER 10' IF LEVEL
- DIFFERENCES GREATER, EXTEND FILL DIRT AT THE SAME SLOPE OF 1% PER 10'
- PROVIDE MIN. 6" OF TOP SOIL FOR LANDSCAPING 10 FT. PER LINEAR FOOT OF THE HOUSE AND PROVIDE PROTECTIVE MULCH TO THIS AREA
- PROVIDE TREES AS REQUIRED BY THE CITY OR COUNTY

4. FOUNDATION WORK:

- PROVIDE TREES AS REQUIRED BY THE CITY OR COUNTY
- IF THERE IS AN EXISTING FENCE AND IT PERMITTED BY THE CONTRACTORS ACTIVITIES, THE CONTRACTOR SHALL RESTORE SUCH FENCE TO PRE-COUSTURE BETTER CONDITIONS, EXISTING GATES SHALL BE REMOVED OR IN THE WAY OF NEW DRIVEWAY SHALL BE REINSTALLED TO PROPER LOCATION AND ELEVATION WITH NEW WORK
- FINISH GROUND GRADE SHALL BE MAX. 2" AT CONCRETE EDGES

5. PORCH & CANOPY FLOORS:

- THE HOUSE SHALL HAVE PORCH CONCRETE FLOORS AS FOLLOWS:
 - A FRONT PORCH
 - A BACK OR SIDE PORCH PER PLAN LAYOUT

6. FRAMING:

- INTERIOR AND EXTERIOR WALLS:
 - 2x4" (#2 OR BETTER)
 - SOLE PLATE: TREATED LUMBER OVER SILL PLATE GASKET
 - TOP PLATE: 12x24x8
 - 62 1/2" PRE-CUT STUDS @18" O.C.
 - BR 1/2" PLY. WALL AT WINDOW SILL
 - CEILING JOIST CHAIN BLOCKING @24" O.C.
- 2x6" (#2 OR BETTER)
 - CHASE WALL AT BATHROOMS
 - CEILING JOISTS FOR SPANS LESS THAN 12'-18" O.C.
 - CEILING JOIST FOR SPANS MORE THAN 12'-18" O.C.
- 2x8" (#2 OR BETTER)
 - WINDOW AND DOOR HEADERS WITH 1" OR 2" SPACER
 - WINDOW RAFTERS @24" O.C.
- SHEATHING:
 - EXTERIOR WALL (EXTERIOR SIDE): 1/2" 5/8" NAAM GRADE PLYWOOD OR OSB WITH NAAL PATTERN PER CODE
 - ROOF 1/2" 5/8" GRADE PLYWOOD OR OSB WITH NAAL PATTERN PER CODE
 - EXTERIOR WALL (INTERIOR SIDE): 1/2" SHEETROCK, FINISH PER SPECS
 - CEILINGS: 1/2" SHEETROCK, FINISH PER SPECS

7. ROOFING:

- ROOFING CONTRACTOR SHALL HAVE MINIMUM THREE YEARS EXPERIENCE INSTALLING COMPOSITION ROOFING SHINGLES
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH MFG. RULING AND WATERPROOFING MANUAL
- INSTALLATION PROCEDURES SHALL BE PER MANUFACTURERS RECOMMENDATIONS
- ANTICIPATE AND OBSERVE ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER
- PROVIDE SELF-ADHERED WATER BARRIER SYNTHETIC UNDERLAYMENT
- PROVIDE COMPOSITION SHINGLES EQUAL TO "OWENS CORNING" GAMBREL, ALGAE RESISTANT AND 130 MPH WIND RESISTANCE. COLOR AS SELECTED BY OWNER.
- HIP AND RIDGE SHINGLES SHALL BE OF THE SAME OR BETTER MATERIAL
- FASTENERS SHALL BE MINIMUM 12-GAUGE GALVANIZED STEEL INSTALLED PER LOCAL CODE REQUIREMENTS
- INSTALL UNDERLAMENT PER MANUFACTURERS INSTRUCTIONS
- INSTALL CONTINUOUS GALVANIZED DRIP EDGE ON ALL ROOF EDGES
- INSTALL A 2x4" SQUARE PIECE OF SELF-ADHERED WATER BARRIER LAPPING OVER ROOF UNDERLAYMENT
- INSTALL A SELF-ADHERED WATER BARRIER MIN. 8" UP THE WALL AND 12" ON THE ROOF SURFACE AT WALL-ROOF INTERSECTION
- INSTALL COMPOSITION SHINGLES PER MANUFACTURERS RECOMMENDATIONS
- PROTECT INSTALLED ROOFING UNTIL COMPLETION OF THE PROJECT

8. THERMAL INSULATION:

- APPLY GASKETING AT BOTH SIDES OF RAFTER AGAINST ROOF AND WALL SHEATHING
- INSTALL "PROCTION FIT" R-38 UNFACED THERMAL BATTS BETWEEN RAFTERS AT ROOF EQUAL "OWENS CORNING". PROVIDE WIRE TIES EVERY 18" TO ENSURE BATTS STAY IN PLACE. OPTIONAL TO CONTRACTOR: INSTALL OPEN CELL SPRAY FOAM INSULATION WITH AN R-38 VALUE
- INSTALL WEATH-FACED GLASS FIBER BLANKET, R-15 AT WALLS EQUAL TO "OWENS CORNING". INSTALL PER MANUFACTURERS RECOMMENDATIONS. IF BLANKETS HAVE FLANGES, STRAP FLANGES TO WALL STUD
- PROTECT INSULATION FROM DAMAGE UNTIL IT IS FULLY COVERED
- APPLY INSULATION FOAM AROUND ALL WINDOWS, DOORS, WIRES, PLUMBING AND ALL OPENINGS
- ALL EXTERIOR EXPOSED PLUMBING AND AC PIPES SHALL BE INSULATED WITH MIN. R-3 FOAM PIPE INSULATION

9. EXTERIOR FINISHES:

- BRICK VENEER: STANDARD FACE, MODULAR SIZE BRICK EQUAL TO FACED BRICK. COLOR AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED COLORS. WITH PORTLAND AND GENERAL-LINE MIX. MORTAR: HOT DIP GALVANIZED ADJUSTABLE ANCHORS, METAL FLASHING WHERE SHOWN ON THE DRAWINGS OR RUBBER FLESH & FLASHING, NEOPRENE PRE-MOLDDED FILLER STRIPS, CELLULAR PLASTIC WEEPVENT
- COORDINATE WITH OTHER TRADES FOR EQUIPMENT OPENINGS AND DOORS & WINDOWS OPENINGS
- PROVIDE EXPANSION JOINT WHERE SHOWN ON PLANS
- CLEAN BRICK AS WORK PROGRESSES AND AT THE END OF INSTALLATION
- SIDING, FASCIA, SOFFIT & TRIM: FIBER CEMENT EQUAL TO "JAMES HARDIE"
- PROVIDE 1/4" THK. SIERRA 8 VERTICAL PANEL WHERE SHOWN ON PLANS
- PROVIDE 1/2" THK. NON-VENTED SOFFIT PANEL WHERE SHOWN ON THE PLANS
- PROVIDE 1/2" THK., 8" HT. FASCIA AND 2 1/2" HT. TRIM

10. DOORS:

- EXTERIOR DOORS: PROVIDE 36"x60" PRE-HUNG SIX PANEL 26 GAUGE METAL DOOR EQUAL TO "JELD-WEN" PREMIUM DOORS WITH POLYSTYRENE CORE WITH DOUBLE RE-DRILLED HOLES WITH A 0.17 U-FACTOR AND A 0.25 SHGC VALUE
- PROVIDE 1/2" THK. NON-VENTED SOFFIT PANEL, LEVER TYPE DOOR KNOB, STOPS OR WALL BUMPER, THRESHOLD AND SILENCERS
- INTERIOR DOORS: PROVIDE PRE-HUNG SOLID CORE, SIX PANEL, MOLDDED DOOR EQUAL TO "JELD-WEN" WITH WOOD GRAIN AND PRE-SOURED
- HARDWARE FOR INTERIOR DOORS SHALL MEET ADA

11. WINDOWS:

- PROVIDE VINYL SINGLE HUNG WINDOWS WITH COLORED GRILLS EQUAL TO "JELD-WEN" V-2600 SERIES
- WINDOWS SHALL BE ENERGY EFFICIENT WITH DOUBLE PANE LOW-E GLASS WITH U29 U-FACTOR AND 0.21 SHGC
- WINDOW SIZES PER PLAN
- WINDOW LABELS SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION HAS BEEN CLEARED

12. INTERIOR FINISHES:

- PROVIDE 1/2" THK. WITH TAPERED LONG EDGES GYPSUM WALL BOARD EQUAL TO USG A TALLS AND CEILINGS, GYB SHALL BE TAPE, FLO, JO, AND TEXTURED WALLS AND CEILINGS SHALL HAVE ORANGE PEEL TEXTURE
- PROVIDE 1/2" THK. DAMP RESISTANT SHEETROCK AT WET AREAS (IE BATHROOMS AND BEHIND KITCHEN SINK AND WASHER)
- FOUR 12 X 12 VAN. T. FLOORING TO ALL LIVING AREAS EQUAL TO "KARBE" SELECTED STYLES BY OWNER PER PROGRAM PRE-SELECTED COLORS AND PER TITLE WITH CORNER PROTECTIVE ADHESIVE AND PER MANUFACTURERS RECOMMENDATION
- PAINT SHALL BE COMPATIBLE WITH SUBSTRATE MATERIAL. COLORS AS SELECTED BY OWNER FROM PROGRAM PRE-SELECTED COLORS. ENSURE SURFACES ARE IN ACCEPTABLE CONDITIONS BEFORE APPLYING PAINT. APPLY ONE COAT OF PRIMER AND TWO COATS OF PAINT. APPLY PAINT PER MANUFACTURERS INSTRUCTIONS. ALLOW AT LEAST ONE WALL WITH ACCENT COLOR

SAMES, INC.

200 S. 10th St., Suite 1500
McAllen, Texas 78501
TEL: (959) 702-8880
FAX: (959) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10822
SURVEYING FIRM No. 10-110-00

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT NO. SUR 21.067 - B

OUTLINE SPECS

SEPTEMBER 27, 2022

- 13. CABINETS & GENERAL MILLWORK:**
- PROVIDE PRE-FINISHED, STOCK ASSEMBLED CABINETS AT KITCHEN, LAUNDRY, AND BATHROOM VANITY AS SHOWN ON PLANS, WITH ADJUSTABLE SHELVES, SELF-CLOSING HINGES. CABINETS MAY BE SITE BUILT TO PROFESSIONAL STANDARDS, MAXIMUM HEIGHT FOR BASE CABINETS (KITCHEN & VANITY) SHALL BE 34" TO MEET ADA.
 - PROVIDE PLASTIC LAMINATE COUNTERTOPS EQUAL TO "FORMICA CORP.", COLOR AND PATTERNS AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED PATTERNS. VANITY COUNTERTOP TO MATCH VANITY SINK.
 - PROVIDE SOLID WOOD SHELVING AT CLOSETS WITH 1.34" DIAMETER CHROMED ROD WITH COMPATIBLE HARDWARE.
- 14. KITCHEN RESIDENTIAL EQUIPMENT:**
- PROVIDE THE FOLLOWING APPLIANCES:
 - RANGE: FOUR BURNERS, ELECTRIC DROP-IN RANGE WITH FRONT CONTROLS WITH SELF-CLEANING OVEN
 - RANGE HOOD: DUCTED, UNDER CABINET RANGE HOOD WITH LIGHT
 - THE FOLLOWING APPLIANCE ARE BY OWNER: WASHER, DRYER, AND REFRIGERATOR
- 15. BATHROOM ACCESSORIES:**
- PROVIDE THE FOLLOWING STANDARD BATHROOM ACCESSORIES:
 - ADJUSTABLE CURTAIN ROD WITH PRIVACY PLASTIC CURTAIN, SET AT PROPER HEIGHT TO AVOID OVER SPILLING WATER
 - TOILET PAPER DISPENSER TO MEET ADA; TOOTH BRUSH & SOAP HOLDER
 - 36"x36" FRAMED MIRROR AT VANITY, MIRROR AT ACCESSIBLE BATHROOM BOTTOM HEIGHT TO MEET ADA
 - PROVIDE THE FOLLOWING BATHROOM ACCESSORIES MEETING ADA:
 - WALL MOUNTED L-SHAPED FOLDING SEAT, DURABLE AND RUST PROOF, WITH ANTIMICROBIAL SURFACES
 - 1-1/2" DIAMETER POLISHED STAINLESS STEEL GRAB BARS, 42" LONG AND 36" LONG AT W.C., AND 42" LONG AND 24" LONG AT SHOWER, HEIGHT TO MEET ADA. PROVIDE BLOCKING ON THE WALL
- 16. PLUMBING:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - WATER LINE SHALL BE CONNECTED TO CITY MAIN, COORDINATE WITH THE CITY FOR LOCATION OF CONNECTION AND APPLICABLE FEE AND PERMITS
 - SEWER SYSTEM SHALL BE CONNECTED TO CITY MAIN IF AVAILABLE, COORDINATE WITH THE CITY FOR LOCATION AND APPLICABLE FEE AND PERMITS. IF CITY CONNECTION IS NOT AVAILABLE PROVIDE A COMPLETE, FUNCTIONAL, SEPTIC SYSTEM COMPLYING WITH CITY REQUIREMENTS. IF AN EXISTING SEPTIC SYSTEM EXISTS, REPLACE WITH A NEW SYSTEM MEETING CURRENT CITY REQUIREMENTS
- 17. HVAC:**
- PROVIDE 4" DIAMETER DRYER EXHAUST VENT SYSTEM
 - PROVIDE 4" DIAMETER KITCHEN HOOD EXHAUST VENT
 - PROVIDE AND INSTALL MIN. 16 SEER SPLIT SYSTEM CENTRAL AIR CONDITIONING (AIR HANDLING UNIT AND CONDENSING UNIT) WITH ELECTRIC HEAT EQUAL TO DUCTWORK
 - DUCTWORK SHALL RUN INSIDE CONDITIONED SPACE AND BE TESTED FOR LEAKS. DUCTWORK SHALL BE BALANCED FOR UNIFORM AIR DISTRIBUTION. PROVIDE PROGRAMMABLE DIGITAL THERMOSTAT

18. ELECTRICAL:

- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
- PROVIDE NEW ELECTRICAL SERVICE, MIN. 150 AMPS, COORDINATE WITH THE CITY AND ELECTRICAL COMPANY FOR REQUIREMENTS, PERMITS, AND FEES
- ELECTRICAL PANEL, INSIDE THE HOUSE SHALL BE AS SHOWN ON PLANS. IF ANOTHER LOCATION IS NECESSARY IT SHALL BE INSTALLED AT THE MASTER BEDROOM BEHIND THE DOOR OR IN ANOTHER UNOBTAINABLE LOCATION
- PROVIDE ZEBO CONNECTIONS FOR RANGE, DRYER, AND WATER HEATER
- WATER HEATER
- ALL KITCHEN WALLS
- ALL EXTENSION OUTLETS SHALL BE WATER PROOF GFCI ALL OUTLETS SHALL BE SET AT 15' A.F.F. UNLESS NOTED OTHERWISE
- ALL SMOKE DETECTORS (THERMOSTAT) AND ALL SMOKE DETECTOR SHALL BE MIN. 4 FT AWAY FROM BEDROOMS AND LIVING ROOM WITH VARIABLE SPEED AND REVERSE BLADES, AND LED LIGHTS, AND DOWN ROD
- INSTALL WATER PROOF LIGHT FIXTURES FOR OUTDOOR USE
- PROVIDE MIN. 100 CFM BATHROOM EXHAUST FAN WITH LED LIGHT
- PROVIDE WIRED, INTERCONNECTED SMOKE DETECTORS AT EACH BEDROOM AND OUTSIDE SLEEPING ROOMS. SMOKE DETECTOR SHALL BE MIN. 4 FT AWAY FROM EDGE OF CEILING FAN BLADES
- PROVIDE PHONE AND TV JACK CONNECTION ON EACH ROOM, LIVING AND KITCHEN IF REQUESTED BY OWNER

HOMEOWNER'S RESPONSIBILITIES:

- SHALL REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, ABANDONED VEHICLES, OLD LUMBER, OLD APPLIANCES, ETC.
 - MAKING ALL NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO NEW DWELLING
- I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS AS PRESENTED TO ME

NAME OF APPLICANT _____

NAME OF CO-APPLICANT _____

SAMES, Inc.

200 S. 10th St., Suite 1500
MALLEEN, TEXAS 78071
TEL: (959) 702-9880
FAX: (959) 702-9883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10882
SURVEYING FIRM No. 101410-00

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

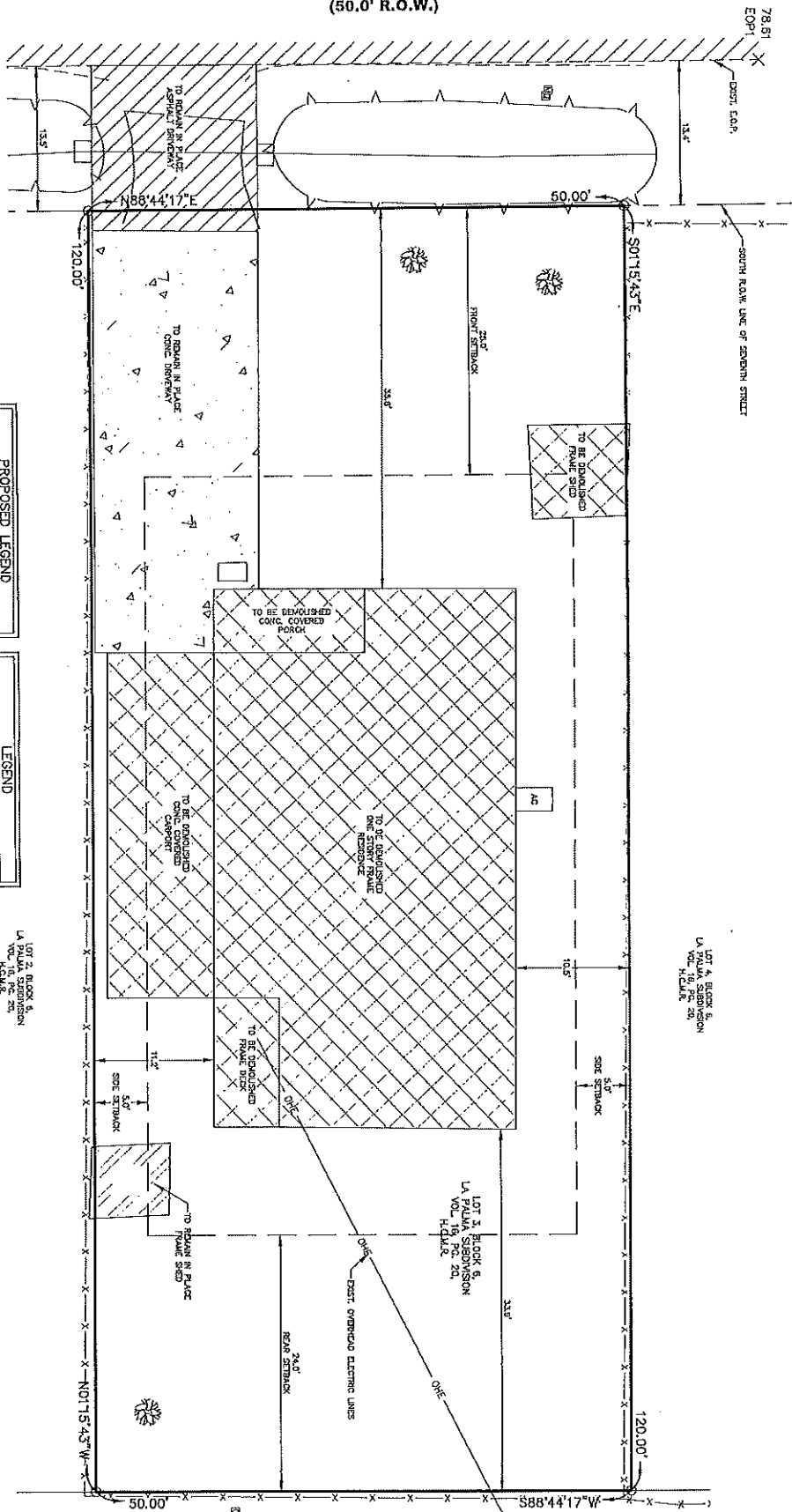
OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.697 - B

SEPTEMBER 27, 2022

OUTLINE SPECS

**SEVENTH STREET
(50.0' R.O.W.)**



78.81
EOP1
DEST. E.A.P.
SOUTH ROW, ONE OF SEVENTH STREET

LOT 4, BLOCK 5
LA PALMA SUBDIVISION
H.C.M.R.

LOT 3, BLOCK 5
LA PALMA SUBDIVISION
H.C.M.R.

LOT 2, BLOCK 5
LA PALMA SUBDIVISION
H.C.M.R.



SCALE: 1" = 20'

PROPOSED LEGEND

XXXX - TO BE DEMOLISHED

LEGEND

- - SET FOR MAIL BOX / PLUMBING
- - SLO STAINED SWALE
- ⊙ - POWER POLE
- ⊘ - GAS METER
- ⊞ - MAIL BOX
- ⊟ - TREE
- X--- - OPENED ELECTRIC LINE
- X--- - CHECKED ELECTRIC LINE
- X--- - DRAIN
- X--- - CONCRETE
- X--- - ASPHALT
- X--- - CONCRET
- X--- - HOLIDAY COUNTY MAP RECORDS
- X--- - HOLIDAY COUNTY MAP RECORDS
- X--- - OFFICAL RECORDS OF HOLIDAY COUNTY
- X--- - RIGHT OF WAY
- X--- - FOUND

I, SWALEE D. WALTON, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE ACTUAL SURVEY STANDARDS.



SWALEE D. WALTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 48333

DATE: _____

JOB NUMBER: SUR 21,867

SITE NUMBER: 27

BOUEN BY: LA

RDW BY: LLR

DATE: 9/28/2008

SURVEY NOTES:

1. DATES OF EVIDENCE THE SOUTH RIGHT OF WAY LINE OF SEVENTH STREET RECORDED IN VOLUME 18, PAGE 200 AND RECORDS OF HOLIDAY COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON LA PALMA SUBDIVISION, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 18, PAGE 200, MAP RECORDS OF HOLIDAY COUNTY, TEXAS.
3. ALL HOLIDAY COUNTY RECORDS ON THIS PROJECT HAS ESTABLISHED UTILITIES.
4. THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN APPROVED TITLE. THERE MAY BE EVIDENCES ON OTHER MATTERS THAT ARE NOT SHOWN OR REFERRED TO IN THIS MATTER.
5. SUBJECT TO THE STATUTES, RULES AND REGULATIONS OF THE COUNTY OF HOLIDAY AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY OF HOUSTON, TEXAS, THIS PLAT IS LOCATED ON HOLIDAY EXTRA TERRITORIAL RECORDS OF 2008 RECORDS.

GENERAL NOTES:

ALL OF LOT 3, BLOCK 5, LA PALMA SUBDIVISION THAT ARE SHOWN TO THE CITY OF HOUSTON, HOLIDAY COUNTY, TEXAS AS PER MAP ON PLAT THEREOF RECORDED IN VOLUME 18, PAGE 200, MAP RECORDS OF HOLIDAY COUNTY, TEXAS.

OWNER: VICTOR CARRIZO

FLOOD ZONE REGULATIONS: "ZONE X" (LOW SWACED) - AREAS DETERMINED TO BE OUTSIDE 500'-FEET FLOOD PLAIN.

COMMUNITY-PANAL NUMBER: 48333 0450 C

MAP NUMBER: JUNE 6, 2000

DEMOLITION PLAN

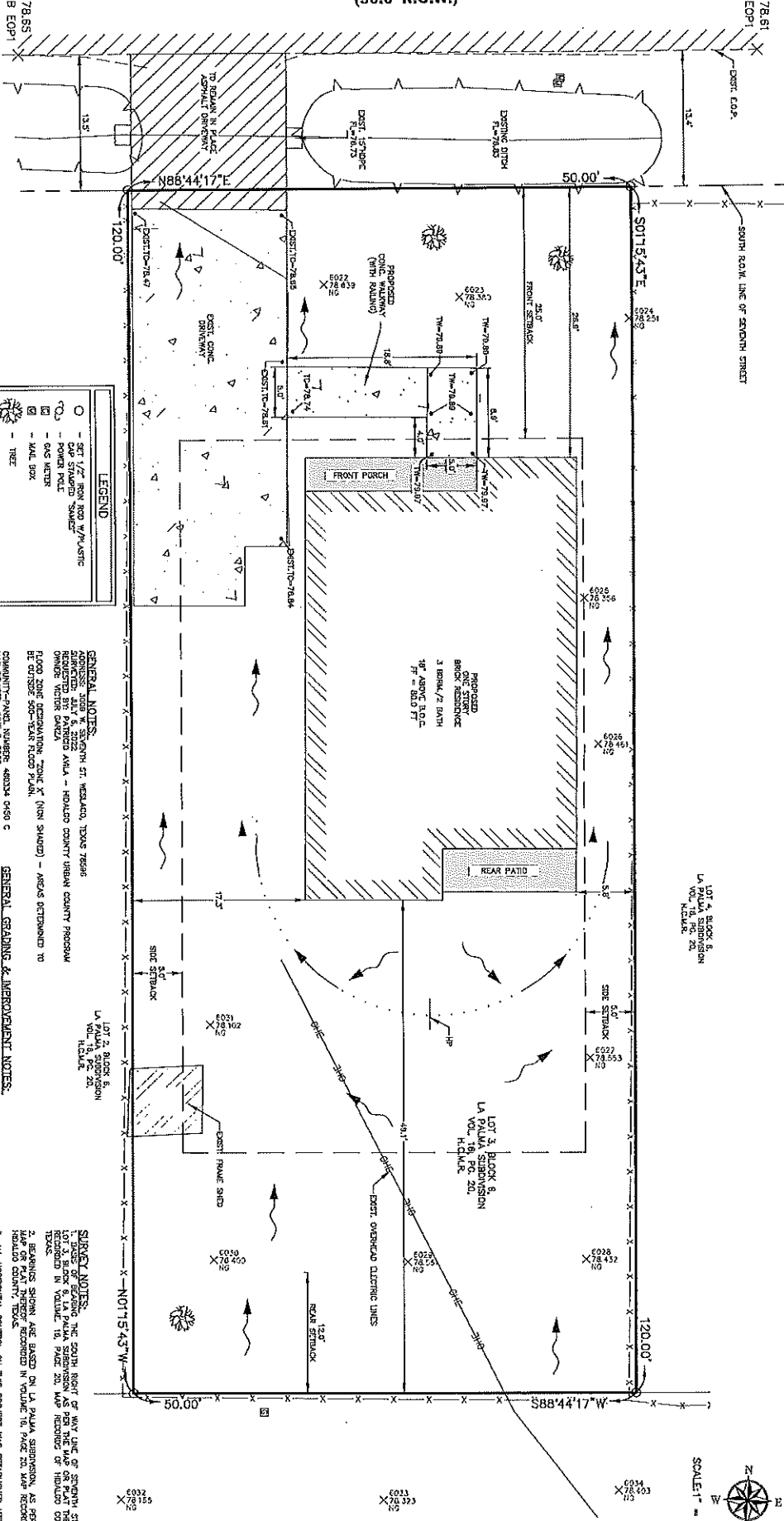
SAMES Surveying & Surveying

201 S. LINDA STREET, SUITE 1500, THE WOODS AT HOUSTON, TEXAS 77057

PHONE: 713-961-1118

FAX: 713-961-1118

**SEVENTH STREET
(50.0' R.O.W.)**



I, SAMUEL B. MALINOWSKI, CERTIFY THAT THE ABOVE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE RECORD DRAWING AND THAT THE SAME CORRECTLY REPRESENTS THE RECORD DRAWING OF THE STREET AND ALLEYS THE RECORD DRAWING OF THE STREET AND ALLEYS.

JOB NUMBER	SITE NUMBER	DRAWN BY	DATE
STP 21.887	27	LA	9/29/2002

LEGEND	
○	SET BACK FROM ROAD W/PLASTIC
○	OLD STAGNANT WATER
○	POWER POLE
□	6x6 WALKER
□	MAIL BOX
○	TREE
○	OVERHEAD ELECTRIC LINE
○	CHANNEL FENCE LINE
○	CONCRETE
○	ASPHALT
○	CONCRETE
○	HOUDELO COUNTY MAP RECORDS
○	HOUDELO COUNTY DEED RECORDS
○	OFFICIAL RECORDS OF HOUDLO COUNTY
○	RIGHT OF WAY
○	BOUND
○	DIRECTION OF RUNOFF
○	HIGH POINT
○	TOP OF WALK
○	TOP OF CONCRETE
○	FINISH GRADE

GENERAL NOTES:
 1. ALL SETBACKS SHALL BE FROM TOP OF SIDEWALK OR DRIVEWAY (SEE PLAN SPECIFICATIONS).
 2. ALL BUILDINGS, DRIVEWAYS AND WINDSHIELD RAIRS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

GENERAL SEASING & IMPROVEMENT NOTES:
 1. CONTRACTORS SHALL FOLLOW SPECIFICATIONS ON HOUSE PLANS.
 2. CONTRACTORS SHALL GUARANTEE TO DRAIN AWAY FROM HOUSE ADJACENT TO DRIVEWAY.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

GENERAL NOTES:
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 2. ALL BUILDINGS, DRIVEWAYS AND WINDSHIELD RAIRS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

SAVES
 Surveying & Engineering
 201 S. First Street, Suite 100, The Woodlands, TX 77380
 Phone: (281) 792-8888
 Fax: (281) 792-8888
 Website: www.saves.com



TIME TABLE

ACTIVITY	DATE(S)
Contract Signing	November 15, 2022
Demolition	November 24, 2022
Construction Start	November 25, 2022
Anticipated Draws	After 50% construction completion After 100% construction completion 30 days after construction completion
End Construction	February 22, 2023

BUDGET

	Total Cost
Pre-Development	\$ 0.00
Acquisition	\$ 0.00
Demolition/Construction	\$139,000.00
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$139,000.00

EXHIBIT "C"
SPECIAL CONDITIONS

None.

CONSTRUCTION LOAN AGREEMENT

OWNER-OCCUPIED REHABILITATION LOAN PROGRAM

This Construction Loan Agreement (this "Agreement"), is entered into effective as **November 15, 2022**, among Borrower, Lender and Contractor who are identified and whose addresses are stated below. This Agreement relates to the manner of disbursement of the loan proceeds on the Note for the benefit of Borrower for the rehabilitation and/or renovation of the Improvements on the Property under the Lender's Owner-Occupied Housing Rehabilitation Program. The Note is secured by liens on the Property and Improvements granted the Mechanic's Lien Contract and the Deed of Trust.

BORROWER: Agustin Vela

BORROWER'S ADDRESS:

**2507 S. Border Ave.
Weslaco, Texas 78596**

LENDER: County of Hidalgo, a political subdivision of the State of Texas

LENDER'S ADDRESS:

County of Hidalgo, Urban County Program
Owner-Occupied Rehabilitation Loan Program
1916 Tesoro St.,
Pharr, Texas 78577

CONTRACTOR: Andrew Nicolas Salinas dba A-One Insulation

CONTRACTOR'S ADDRESS:

3500 N. Birch St. Pharr, Texas 78577

NOTE:

Mechanic's Lien Note ("Mechanic's Lien Note") of even date herewith, in the original principal amount of **\$139,000.00**, executed by Borrower, and payable to the order of Contractor, which note has been renewed and extended into a Promissory Note of even date herewith, in the original principal amount of **\$139,000.00**, executed by Borrower, and payable to Lender.

CONTRACT:

Mechanic's Lien Contract and Transfer of Lien of even date herewith, executed by Borrower and Contractor providing for the rehabilitation and/or renovation to the Improvements and (i) granting Contractor liens against the Property to secure payment of the Mechanic's Lien Note; and (ii) transferring such liens to Lender.

SECURITY FOR PAYMENT:

Mechanic's and materialman's lien on the Property granted by Borrower to Contractor in the Mechanic's Lien Contract and Transfer of Lien (the "Mechanic's Lien Contract"), which liens were transferred thereunder to Lender, which Mechanic's Lien Contract and Transfer of Lien is recorded in the Real Property Records of Hidalgo County, Texas, and a deed of trust lien on the Property granted by Borrower for the benefit of Lender in a Deed of Trust ("Deed of Trust") of even date herewith, which Deed of Trust is recorded in the Real Property Records of Hidalgo County, Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes

IMPROVEMENTS:

Renovation and/or rehabilitation to Borrower's residence located on the Property according to: (i) Plans and Specifications, Timetable and Budget attached hereto as Exhibit "B"; (ii) an Owner-Occupied Rehabilitation Loan Program Contract (the "Rehabilitation Contract") of even date herewith entered into by and between Borrower and Lender; and (iii) the accepted bid submitted to Lender by Contractor.

AMOUNT AVAILABLE FOR CONSTRUCTION: **\$139,000.00**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower, Lender and Contractor agree as follows:

1. Purpose and Limitation of Advances.

(a) Subject to the provisions of this Agreement, and in compliance with Subchapter K, Chapter 53, Texas Property Code, Lender will advance funds to Contractor for the benefit of Borrower in the aggregate amount of the Note. Provided Contractor has obtained the performance bond required in Paragraph 1 (b) of this Agreement, Lender will advance the Amount Available for Construction during the course of the construction of the Improvements, in accordance with this Agreement. The Amount Available for Construction will be advanced solely to pay Contractor for costs of labor performed and materials furnished by Contractor pursuant to the Contract.

(b) Contractor may furnish a performance bond ("Bond"), at Contractor's sole cost and expense, to be kept in force throughout the period of this Agreement, in an amount equal to the Amount Available for Construction. The Bond shall: (i) cover Contractor's faithful performance of the Contract, free of liens upon the Property; (ii) name as obligees both Borrower and Lender, jointly and severally; (iii) be written by surety companies qualified to do business in the State of Texas; and (iv) be in such form and with such sureties as the Lender may approve.

(c) Construction advances are to be made by Lender to Borrower for work done.

(d) If Contractor has provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 40% of the Amount Available for Construction ("Initial Advance") when 50% of the work related to the Improvements have been completed and Contractor and Borrower have complied with the provisions of Paragraph 3 of this Agreement. A second request for construction advance for 50% of the Amount Available for Construction ("Final Advance") may be submitted when the Improvements have been completed and accepted by Borrower and Lender and Contractor and Borrower have complied with the provisions of Paragraph 4 of this Agreement.

(e) If Contractor has not provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 90% of the Amount Available for Construction when the Improvements have been completed and accepted by Borrower and Lender, and Contractor and Borrower have complied with the provisions of Paragraph 4 (except as to the Bond) of this Agreement.

(f) All requests for construction advances shall comply with Subchapter K, Chapter 53, Texas Property Code, and be made on forms approved by Lender. Each construction advance shall be in an amount equal to the Amount Available for Construction times the applicable percentage as determined by Lender and/or its inspectors. Lender may prepare a chart for determining the percentage of completion and the schedule of advances to be made by Lender, and Lender may limit advances according to the schedule based on the percentage of the Improvements that are complete at the time of any request for construction advance.

(g) Whenever in the sole opinion of Lender the cost of completing the Improvements pursuant to the plans and specifications approved by Lender exceeds the total amount of unadvanced loan proceeds, Borrower, at Lender's request, shall pay such excess to the satisfaction of Lender prior to any further advances under the Note.

2. Lender's Payments on Behalf of Borrower. Lender shall make payments for the cost of construction of the Improvements by check payable to the Owner and Contractor, or to Contractor, and in Lender's discretion, following Contractor's default under this Agreement or the Contract, jointly to Contractor and Contractor's subcontractors or suppliers.

3. Conditions to Initial Advance. Lender shall have no obligation to make the Initial Advance of funds to Borrower unless and until Contractor has furnished Borrower and Lender the Bond permitted by this Contract, and the following conditions have been satisfied:

(a) Borrower has executed and delivered to Lender this Agreement, the Contract, the Note, the Deed of Trust, the Owner-Occupied Rehabilitation Loan Program Contract of even date herewith by and between Borrower and Lender, and Affidavit of Commencement and other documents securing the loan evidenced by the Note; and Contractor has executed and delivered to Lender this Agreement, the Contract, an Affidavit of Commencement and other documents securing the loan evidenced by the Note;

(b) Borrower and Contractor have furnished Lender all documents required by Lender to evidence compliance with Subchapter K, Chapter 53, Texas Property Code;

(c) To the extent applicable, Contractor has furnished Lender evidence that Contractor has established a construction account in compliance with Chapter 162, Texas Property Code;

(d) Contractor has provided Lender a copy of the final plans and specifications for the construction of the Improvements acceptable to Lender, along with a timetable and budget for completion of the Improvements as required by this Agreement and the Contractor's accepted bid;

(e) Contractor has provided Lender a copy of the building permit for the Improvements;

(f) Contractor has provided Borrower and Lender a list of all subcontractors used or to be used for completion of the Improvements, and executed partial releases and lien waivers from Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements, in a form acceptable to Lender, for all amounts to be disbursed to Contractor against the Amount Available for Construction;

(g) Contractor has provided Lender a copy of all insurance policies, which Contractor is required to maintain under the Contract, or in lieu thereof, a certificate of insurance which confirms Contractor has obtained all insurance required under the Contract;

(h) Contractor has provided Lender evidence that Contractor is in compliance with Chapter 416, Texas Property Code; and

(i) Borrower and Contractor have provided Lender such other items as Lender shall reasonably require.

4. Final Advance. The Final Advance (except for retainage, which will be disbursed in accordance with paragraph 5) shall be disbursed at the completion of the Improvements when Contractor has delivered to Lender all documents required under Paragraph 3 and the following:

(a) an affidavit of completion executed by Borrower and Contractor (the "Affidavit of Completion"), a final bills- paid affidavit executed by Contractor (the "Final Bills-Paid Affidavit"), and final waivers of lien and releases executed by Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements (collectively, the "Releases"), which documents comply with Subchapter K, Chapter 53, Texas Property Code and are acceptable to Lender, together with supporting evidence that: (i) the construction work for the Improvements has been fully completed; and (ii) all bills for labor and material have been paid in full;

(b) Evidence that Borrower and Contractor have complied with all applicable laws pertaining to the location, development, and construction of the Improvements and that all governmental authorities having jurisdiction have approved: (i) the location, development, and construction of the Improvements to the Property; and (ii) all other matters requiring approval by governmental authorities; and

(c) Borrower and Contractor have provided such other items as Lender shall reasonably require.

5. Disbursement of Retainage. The retainage will not be disbursed until: (i) (a) the Releases have been filed in the Real Property Records of Hidalgo County, Texas, (b) the deadline to file an affidavit claiming a lien against the Property in connection with the Improvements (that is, the fifteenth (15th) day of the third calendar month after the day the indebtedness accrues) has expired and no such affidavits have been filed, or (c) if any affidavits claiming a lien against the Property in connection with the Improvements have been filed, the claims set forth in such affidavits have been resolved and the affidavits have been released of record; (iii) the Affidavit of Completion and the Final Bills-Paid Affidavit have been filed in the Real Property Records of Hidalgo County, Texas; and (iv) Borrower and Contractor have complied with Paragraph 4 of this Agreement.

6. Inspections. Lender shall be entitled to: (i) use its own personnel; or (ii) to designate an architect, engineer or other third party; to make any inspections or certifications required by Lender, and Lender shall not be required to make any loan advance until Lender has received inspections and certifications satisfactory to it. Prior to each loan advance, and at such other times as Lender may require, either Borrower or Contractor will be required to call for a physical inspection by Lender or other party designated by Lender.

7. Borrower's and Contractor's Additional Obligations. Borrower and Contractor further agree that:

(a) The Improvements will be constructed and fully equipped in a good and workmanlike manner with materials of high quality, using all new materials, strictly in accordance with the plans and specifications approved by Lender, and that the Improvements will comply with: (i) all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended, if the Property is located outside the jurisdiction of a municipality; or (ii) all applicable local building codes and ordinances of the municipality if the Property is located within the jurisdiction of a municipality, unless the municipality has no local building

codes and ordinances, in which event Owner shall comply with all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended;

(b) No changes will be made in the plans and specifications submitted to Lender except on the written approval of the same by Lender;

(c) No extras shall be allowed to any contractor or subcontractor or any change made in any contract or subcontract without the Lender's prior written approval and consent;

(d) Contractor will promptly furnish Lender, at Lender's request, after execution thereof, executed copies of all contracts between Contractor and subcontractors, and of all contracts between Contractor and its suppliers, as well as contracts between subcontractors and their suppliers;

(e) Borrower and Contractor will cooperate with Lender in arranging for inspections by representatives of Lender of the progress of construction from time to time and will promptly comply with Lender's requirements or satisfy any objections regarding construction of the Improvements or the progress thereof;

(f) Borrower and Contractor will not suffer or permit any mechanics' or materialmen's lien claims to be filed or otherwise asserted against the Property and will promptly discharge the same in case of the filing of any claims for lien or proceedings for the enforcement thereof; provided, however, that Borrower shall have the right to contest in good faith and with reasonable diligence the validity of any such lien or claim on furnishing to Lender such security or indemnity as it may require;

(g) Borrower will pay all real estate taxes and assessments of every kind on the Property before the same become delinquent, and Lender may at any time require Borrower to provide evidence that taxes have been paid current;

(h) In the event that Lender shall expend any amount in performance of any of Borrower's covenants or agreements under the Note or any document securing the Note, such amounts shall constitute additional indebtedness secured under the Contract;

(i) All of the personal property, fixtures, attachments, and equipment delivered on, attached to, or used in connection with the construction of the Improvements or the operation thereof will be kept free and clear of all liens, encumbrances, and security interests whatsoever, and Borrower will be the absolute owner of such personal property, fixtures, attachments, and equipment and Contractor and Borrower will, from time to time, furnish Lender with satisfactory evidence of such ownership, including searches of applicable public records;

(j) Borrower and Contractor will comply with their respective obligations under this Agreement and the Contract and with all applicable laws, rules, ordinances and regulations;

(k) Borrower and Contractor will comply with the Special Conditions, if any, set forth in Exhibit "C" attached hereto;

(l) Contractor will keep accurate and proper books and records of the construction of the Improvements, and will at all reasonable hours allow Lender or its representative to examine such books and records and all contracts and bills relating to the construction of the Improvements.

(m) Contractor shall not discriminate against any employee or applicant for employment because of sex, race, creed, color, national origin or handicap and shall take affirmative action to ensure that during the application process and during employment applicants and employees are treated without regard to their race, creed, color, national origin or handicap. Such action shall include, but not be limited to hiring and employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor shall continuously post in conspicuous places, readily available to employees and applicants for employment, notices to be provided or approved by the County of Hidalgo, setting forth the provisions of this non-discrimination provision and such other notices as may be required by law.

8. Actions For Lender's Benefit Only. **THE AUTHORITY HEREIN CONFERRED ON LENDER AND ANY ACTION TAKEN BY LENDER IN MAKING INSPECTIONS OF THE PROPERTY, PROCURING SWORN STATEMENTS AND WAIVERS OF LIENS, APPROVING CONTRACTS AND SUBCONTRACTS AND APPROVING PLANS AND SPECIFICATIONS WILL BE TAKEN BY LENDER FOR ITS OWN PROTECTION ONLY, AND LENDER SHALL NOT BE DEEMED TO HAVE ASSUMED ANY RESPONSIBILITY TO BORROWER OR ANY OTHER PERSON WITH RESPECT TO ANY SUCH ACTION HEREIN AUTHORIZED OR TAKEN BY LENDER OR WITH RESPECT TO THE PROPER CONSTRUCTION OF THE IMPROVEMENTS, PERFORMANCE OF CONTRACTS OR SUBCONTRACTS BY ANY CONTRACTORS OR SUBCONTRACTORS, OR PREVENTION OF CLAIMS FOR MECHANIC'S LIEN.**

9. Non-Waiver By Lender. No waiver of any breach or default hereunder shall constitute or be construed as a waiver by Lender of any subsequent breach or default or of any breach or default of any other provision. No waiver of any term or provision of this Agreement shall be binding unless executed in writing by the party entitled to the benefit thereof. Pursuit by Lender of any remedies set forth in this Agreement does not preclude pursuit by Lender of other remedies in this Agreement or provided by law.

10. Conflict of Interest. **BORROWER AND CONTRACTOR REPRESENT AND WARRANT TO LENDER THAT, TO THE BEST OF THEIR KNOWLEDGE, NO EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR ELECTED OR APPOINTED OFFICIAL OF LENDER WHO EXERCISES OR HAS EXERCISED ANY FUNCTIONS**

OR RESPONSIBILITIES WITH RESPECT TO THE ACTIVITIES ASSISTED WITH THE LENDER'S OWNER-OCCUPIED REHABILITATION LOAN PROGRAM OR WHO ARE IN A POSITION TO PARTICIPATE IN A DECISION MAKING PROCESS OR GAIN INSIDE INFORMATION WITH REGARD TO THESE ACTIVITIES, DURING THEIR TENURE OR WITHIN ONE YEAR THEREAFTER, HAS A FINANCIAL INTEREST OR BENEFIT IN THE LOAN RELATED TO THIS AGREEMENT, OR THE PROCEEDS THEREUNDER, EITHER FOR THEMSELVES OR THOSE WITH WHOM THEY HAVE FAMILY OR BUSINESS TIES.

11. Dispute Resolution. All disputes between Contractor and Borrower regarding the construction project which is the subject of this Agreement, including, but not limited to, all disputes with regard to the Contract and this Agreement, shall, in the first instance, be submitted, in writing, with supporting documentation, within ten (10) days of the incident giving rise to the dispute, to Lender's program director having responsibility for the Lender's owner-occupied rehabilitation loan program for resolution. Except for good cause shown, any dispute not submitted within such ten (10) day period shall be deemed waived. While a dispute is pending, Contractor and Borrower shall otherwise proceed to perform all obligations under the Contract and this Agreement not otherwise in dispute.

12. Sole and Only Agreement. This Agreement and its exhibits and the instruments executed in connection therewith constitute the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

13. Severability. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of this Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms.

14. Interpretation. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof. In the event of a conflict between this Agreement, the Mechanic's Lien Contract and/or the Rehabilitation Contract, the provisions in the document containing the most stringent requirement for the matter in dispute shall control

15. Jurisdiction and Venue. The parties agree that any suit, action or proceeding brought by a party against the other in connection with or arising from this Agreement ("Judicial Action") shall be brought only in any United States Federal or Texas state court located in Hidalgo County,

Texas and the parties hereby consent to the exclusive jurisdiction of such courts (and the appropriate appellate courts) in any such Judicial Action and waives any objection to venue laid therein. If either party is a prevailing party in a Judicial Action, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

16. Additional Documents. The parties hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this contract.

17. Independent Contractor. It is expressly agreed that this contract and the performance by the parties hereunder does not create any agency relationship or master-servant relationship that Lender has no direct supervision of the performance of the services provided by Contractor, and that Contractor is an independent contractor under this Contract.

18. Insurance. Consistent with its status as an independent contractor and at its sole expense, Contractor agrees that throughout the duration of the work under this contract and any extension hereof, it shall provide and maintain any and all insurances and abide by any requirements which may be necessary in providing services or are otherwise required by law. Insurance policies shall cover, but are not limited to, Contractor's activities and all persons, vehicles, equipment and property connected with providing services, to include theft or loss. The amount of insurance required shall be in accordance with amounts specified by the Lender or as prescribed by law, but in no event shall any amount be less than the minimum amounts prescribed by law, including, but not limited to the Texas Tort Claims Act. Any and all applicable insurance requirements and amounts are incorporated herein by reference for all purposes. Contractor is responsible for ensuring all required insurance policies are valid for the duration of the contract. All insurance policies are to be issued by an insurance company authorized to do business in the State of Texas and acceptable to Lender. Contractor shall cause all subcontractors utilized by Contractor to also comply with these specifications. Contractor shall furnish to Lender certificate(s) of coverage, and all renewals throughout the duration of the Project, issued by the insurer that such insurance is in full force and effect upon request. For each applicable policy, Contractor shall name the Lender as an additional insured. Contractor shall notify Lender a minimum of thirty (30) days in advance of cancellation of all or part of a policy. Contractor shall make any other insurance documentation available to Lender upon request.

19. Indemnification. Contractor shall indemnify and hold harmless Lender, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Lender arising out of, resulting from, or connected with the provision of the service by Contractor under this Contract. Said indemnity shall cover any act or failure to act by the Contractor, its agents or employees.

20. Immunities. Nothing in this Agreement is intended to and Lender does not hereby waive, release or relinquish any right to assert any of the defenses Lender enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Lender as to any claim or action of any person, entity, or individual against Lender.

21. General Provisions. This Agreement:

- a. may not be assigned by Owner or Contractor without the prior written consent of Lender;

- b. may not be amended or modified, in whole or in part, unless such amendment or modification is executed in writing by both parties;
- c. binds and insures to the benefit of the parties and their respective heirs, successors and permitted assigns; and
- d. is for the sole benefit of the parties hereto and their respective heirs, successors and permitted assigns. Nothing herein shall give, or be construed to give, any legal or equitable rights hereunder to any other person or entity other than the parties hereto and their respective heirs, successors and permitted assigns.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

IMPORTANT NOTICE: YOU AND YOUR CONTRACTOR ARE RESPONSIBLE FOR MEETING THE TERMS AND CONDITIONS OF THIS CONTRACT. IF YOU SIGN THIS CONTRACT AND YOU FAIL TO MEET THE TERMS AND CONDITIONS OF THIS CONTRACT, YOU MAY LOSE YOUR LEGAL OWNERSHIP RIGHTS IN YOUR HOME. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

RESIDENTIAL CONSTRUCTION LIABILITY ACT (RCLA) NOTICE

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27 of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

BORROWER(S):

Agustin Vela

YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

LENDER:

COUNTY OF HIDALGO, a political subdivision
of the State of Texas

By: Patricio R. Avila
Its: Director of Urban County Program

CONTRACTOR:

By: Andrew Nicolas Salinas
Its: A-One Insulation

APPROVED AS TO FORM
Hidalgo County Office of the Criminal District Attorney
Ricardo Rodriguez, Jr.,

By: _____
Victor M. Garza, Assistant District Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ day of _____, 2022 by **Patricio R. Avila, Director of Urban County Program of the County of Hidalgo**, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Agustin Vela**.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Andrew Nicolas Salinas dba A-One Insulation**.

NOTARY PUBLIC, STATE OF TEXAS

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE MERCHANT OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE MERCHANT AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE MERCHANT REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE MERCHANT'S EXPENSE AND RISK.

IF YOU DO NOT AGREE TO RETURN THE GOODS TO THE MERCHANT OR IF THE MERCHANT DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ANDREW NICOLAS SALINAS DBA A-ONE INSULATION, AT 3500 N. BIRCH ST. PHARR, TEXAS 78577 NOT LATER THAN MIDNIGHT OF NOVEMBER 18, 2022.

I HEREBY CANCEL THIS TRANSACTION.

Dated: _____.

OWNER(S):

Agustin Vela

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

**Lot 4 Block 1, Villa Verde Subdivision, Unit No. 2 Hidalgo County
Texas.**

EXHIBIT "B"
PLANS AND SPECIFICATIONS,
TIMETABLE
AND
BUDGET

H.C. URBAN COUNTY PROGRAM

1916 Tesoro St., Pharr, TX

3-Bedroom / 2-Bath Unit

Agustin Vela
 2507 S. Border Ave.
 Weslaco, Tx 78596
 Cell: 956-351-5626

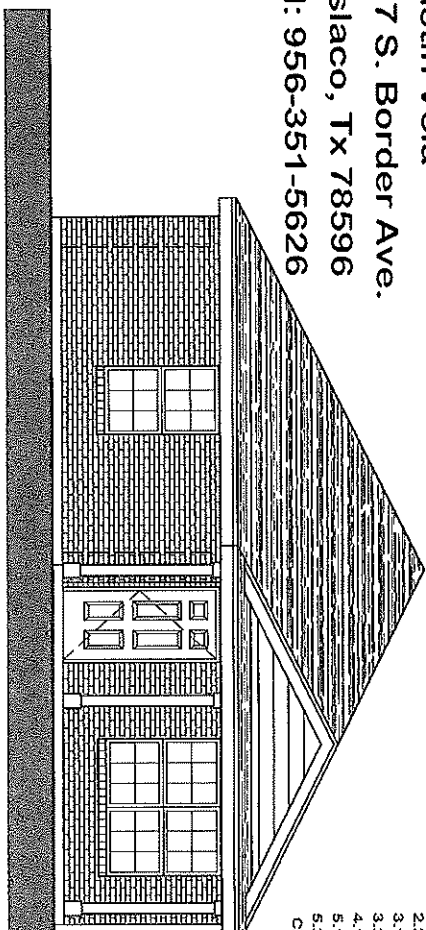


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GENERAL BID NOTES

1. CONSTRUCTION SHALL CONFORM WITH 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL CITY, STATE AND LOCAL REGULATORY BUILDING CODES AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHARR, TEXAS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE AND DETAILED ESTIMATE TO BE PROVIDED TO THE OWNER. THE ESTIMATE SHALL INCLUDE ALL MATERIALS, LABOR, AND OTHER NECESSARY ITEMS TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION, ROOF, STRUCTURAL STEEL, AND ALL OTHER NECESSARY ITEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FINISHES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EXTERIOR FINISHES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SANITARY AND VENTILATION SYSTEMS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WATER SUPPLY AND WASTE REMOVAL SYSTEMS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PAINT AND FINISHES AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FLOORING AND CEILING FINISHES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ELECTRICAL SYSTEMS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR PARTITIONS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EXTERIOR PARTITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ROOFING AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EXTERIOR WALLS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EXTERIOR DOORS AND WINDOWS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR WALLS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR DOORS AND WINDOWS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FLOORING AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR CEILING FINISHES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR SANITARY AND VENTILATION SYSTEMS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR WATER SUPPLY AND WASTE REMOVAL SYSTEMS.

GENERAL NOTES

1. ROOF SHALL HAVE A MINIMUM SLOPE OF 6/12 WITH 1" OVERHANG AND VALLES SHALL HAVE R-35 INSULATION AND INSULATION SHALL BE PLACED BETWEEN ROOF AND VALES.
2. THE INTENT OF THESE PLANS IS TO CREATE A THERMAL ENVELOPE. VALLES AND ROOF SHALL BE SEALED AND VALES SHALL HAVE R-35 INSULATION AND INSULATION SHALL BE PLACED BETWEEN ROOF AND VALES.
3. THE DESIGN INTENT FOR THIS UNIT IS TO BE ACCESSIBLE. ACCESS FROM THE STREET TO THE UNIT SHALL HAVE RAMPS MEETING ADA, NO DROPS IN LEVEL GREATER THAN 1/2", INCLUDING DOOR THRESHOLDS, DOORS, COUNTERTOPS, APPLIANCES, PLUMBING FIXTURES, AND CONTROLS SHALL MEET ADA. FOR IF GAS SERVICE IS AVAILABLE AT THE PROPERTY, THE OWNER MAY REQUEST GAS CONNECTION FOR SERVICE OF THE UNIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE GAS SERVICE AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE GAS CONNECTIONS AT THE LOCATIONS REQUESTED BY OWNER.
4. EXTERIOR COLORS SHALL BE _____
5. EXTERIOR COLORS SHALL BE _____

INTERIOR COLORS SHALL BE _____

WALL _____

TRIM _____

WALL _____

TRIM _____

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS PRESENTED TO ME ON THIS DAY OF _____ 2022.

OWNER _____

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.667 - B

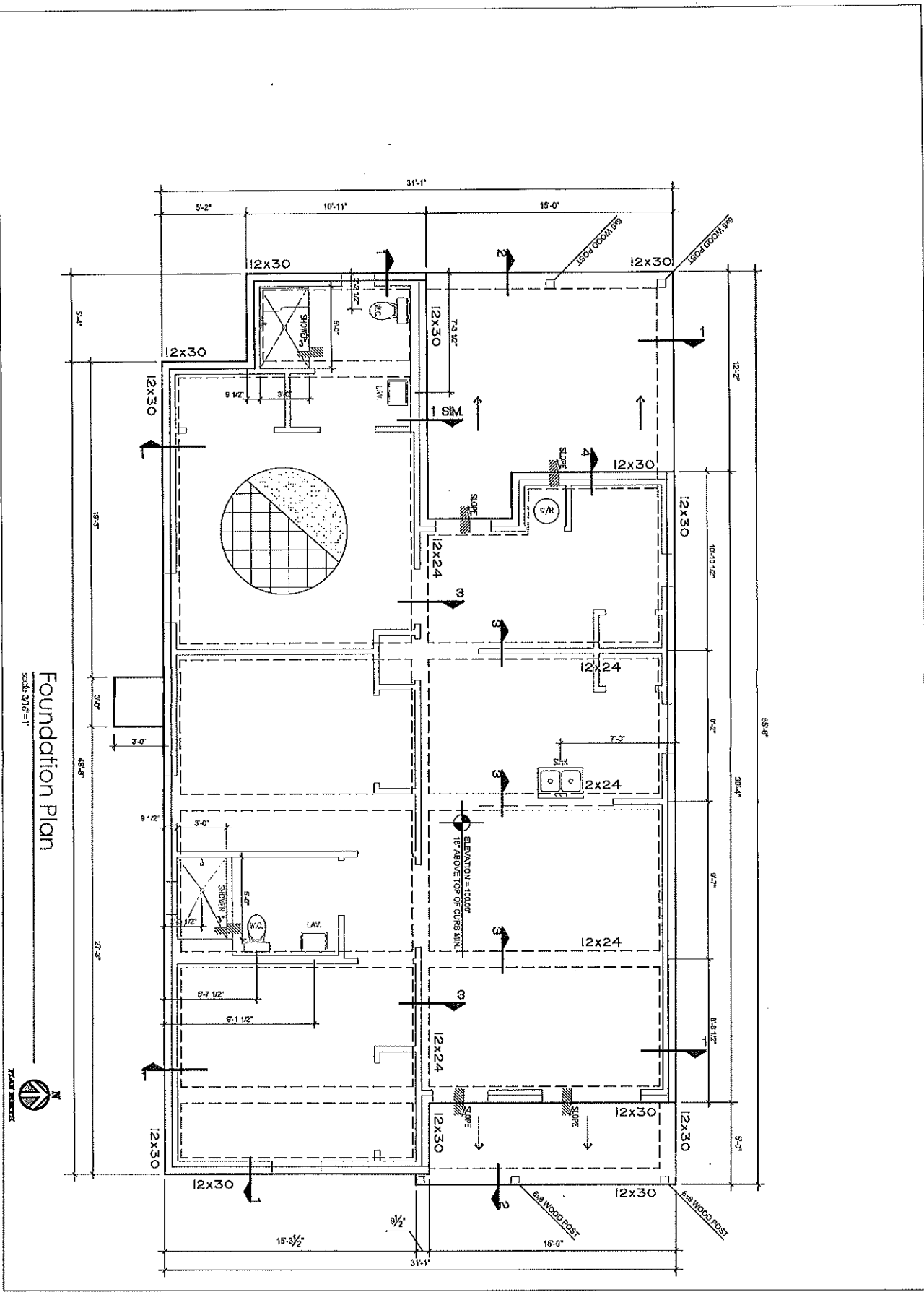
SAMES, INC.
 200 S. 10th St., Suite 1500
 McAllen, TEXAS 78501
 TEL: (351) 702-8880
 FAX: (351) 702-8883

TEXAS REGISTERED
 ENGINEERING FIRM No. F-10822
 SURVEYING FIRM No. 191415-00

SEPTEMBER 27, 2022

COVER PAGE

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Foundation Plan
Scale: 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.887 - B

SEPTEMBER 27, 2022

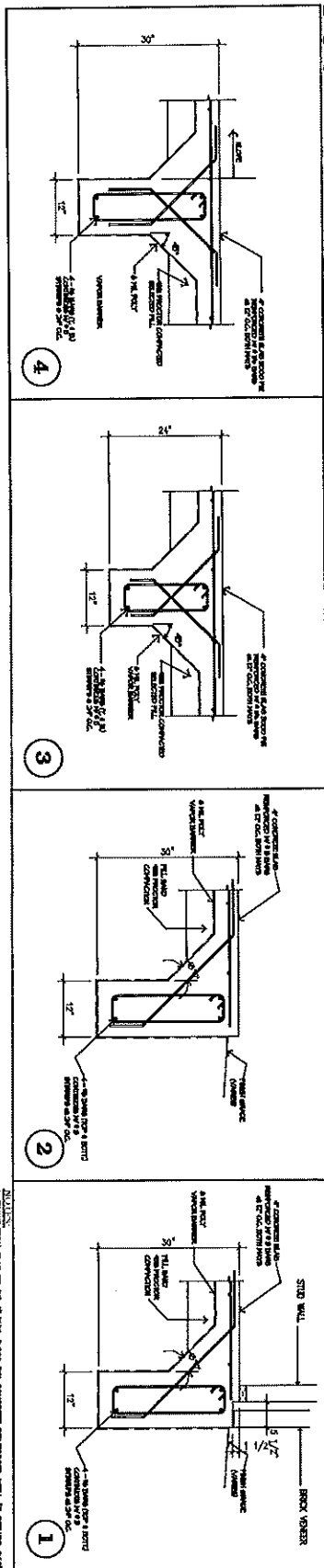
FOUNDATION PLAN

SAMES, Inc.

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TEXAS REGISTERED
ENGINEERING FIRM No. E-10022
SURVEYING FIRM No. 101412-00

FOUNDATION DETAILS.



FOUNDATION NOTES

1. SLABRY AND BEYOND 24 inches OF EXISTING SOIL UNDER NEW SLABS TO A POINT 5 feet BEYOND NEW CONSTRUCTION.
2. INSTALL NON-EXPANSIVE SELECT FILL (P.L. 12-20, L.C. 40) IN MAXIMUM 8 inch LOOSE LIFTS TO BOTTOM OF SLAB ELEVATION. COMPACT EACH LIFT TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 or TEx-113-E.
3. APPLY TERMITE TREATMENT AS APPROVED BY AGENCY HAVING JURISDICTION WITH A MINIMUM THICKNESS OF ONE INCH.
4. PROVIDE 8 MIL POLYETHYLENE VAPOR BARRIER BETWEEN SLAB AND GRADE BEAMS. LAP JOINTS BETWEEN SHEETS OF POLYETHYLENE 24" MIN.

CONCRETE NOTES

1. ALL CONCRETE WORK, DETAILING and ERECTION SHALL CONFORM TO THE FOLLOWING:
 - ACI 308: SPECIFICATIONS FOR CONCRETE
 - ACI 309: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - ACI 318: MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
 - SLABS AND GRADE BEAMS: 3000 PSI
 - CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:
 - AGGREGATE: C89
 - CEMENT: C150
 - ADDITIONAL CEMENT: C150
 - FIELD CYLINDERS: C31
 - COMPRESSION TESTING: C39
 - CONCRETE COVER FOR:
 - SLABS: 1 1/2 inches
 - GRADE BEAMS: 1 1/2 inches
 - OTHER: 1 1/2 inches
3. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 308.15
4. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 30 BAR DIAMETERS OR 12 inches MIN.
5. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 30 BAR DIAMETERS OR 12 inches MIN.
6. PUMPED CONCRETE SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING:
 - MAXIMUM SLUMP: 1/2 inch
 - MAXIMUM SLUMP TRIAL AN ALUMINUM TUBE
 - CURE CONCRETE BY CURING COMPOUND MEMBRANE AS FINAL CONCRETE FINISHING PROGRESSSES.
 - APPLY SPRAYED-ON CURING COMPOUND MEMBRANE AS FINAL CONCRETE FINISHING PROGRESSSES.
 - USE COMPOUND THAT WILL NOT AFFECT BOND IN AREAS THAT REQUIRE ADHESION.

GENERAL FOUNDATION NOTES:

1. GENERAL CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING ANY WORK. THE CONTRACTOR/SUB-CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE THE WORK HAS BEGUN.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS.
3. COORDINATE WITH PLUMBER CONTRACTOR LOCATION OF FLOOR DRAINS.

REINFORCEMENT NOTES

1. GRADE BEAMS:
 - 4 - #6 BARS CONTINUOUS (2-TOP/2-BOTTOM)
 - #3 STRIPS AT 24" ON CENTER
 - GRADE 60 STEEL
2. SLAB:
 - #3 BARS AT 12" ON CENTER
 - #3 CORNER BARS AT ALL CORNERS
 - BUILDING SLAB
3. CONCRETE STRENGTH: 3000 PSI MIN. AT 28 DAYS

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21,857 - B

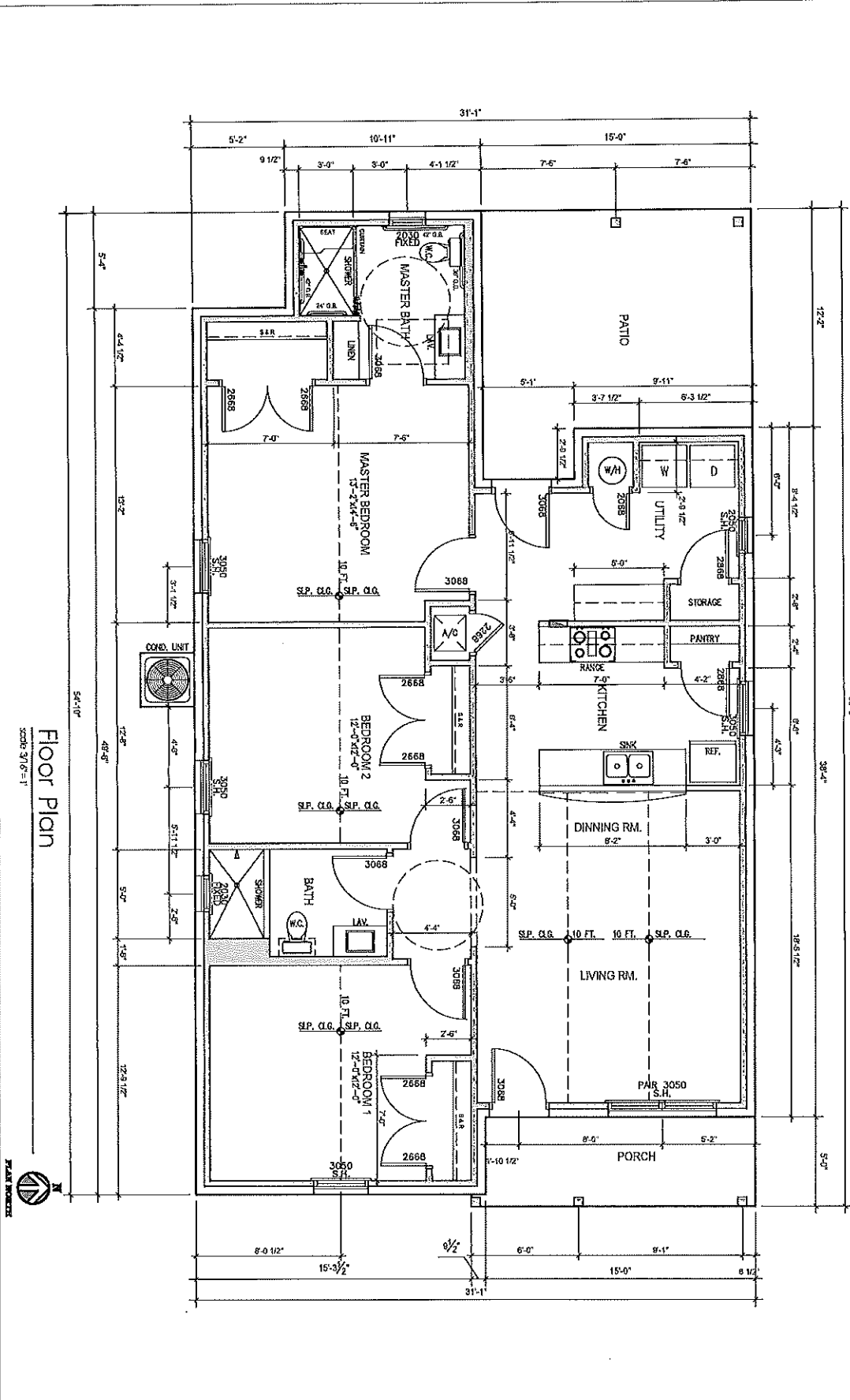
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FAX: (959) 702-9883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10102
SURVEYING FIRM No. 101418-0

FOUNDATION NOTES & DETAILS

SEPTEMBER 27, 2022



AREAS:	1,415 S.F.
LIVING AREA:	76 S.F.
PORCH:	197 S.F.
REAR PATIO:	1,888 S.F.
TOTAL AREA:	

Floor Plan
Scale: 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

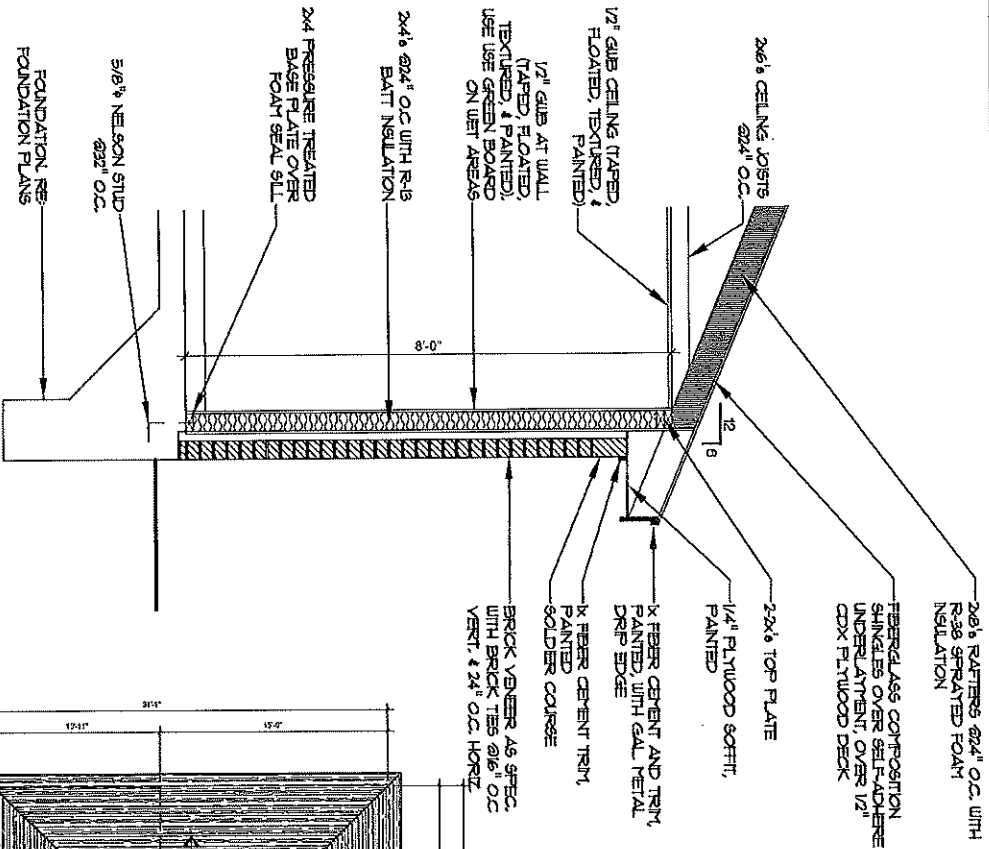
PROJECT No. SUR 21.867 - B

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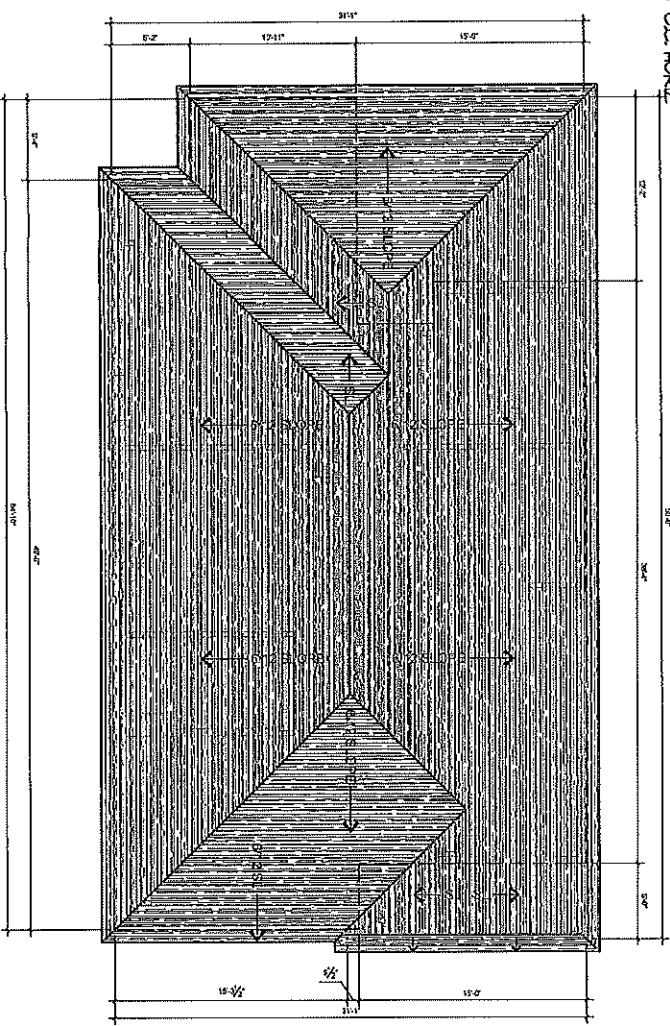
TEXAS REGISTERED
 ENGINEERING FIRM No. F-10392
 SURVEYING FIRM No. 101416-00

SEPTEMBER 27, 2022

FLOOR PLAN



Wall Section
Scale 1/2" = 1'



Roof Plan
Scale 1/8" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

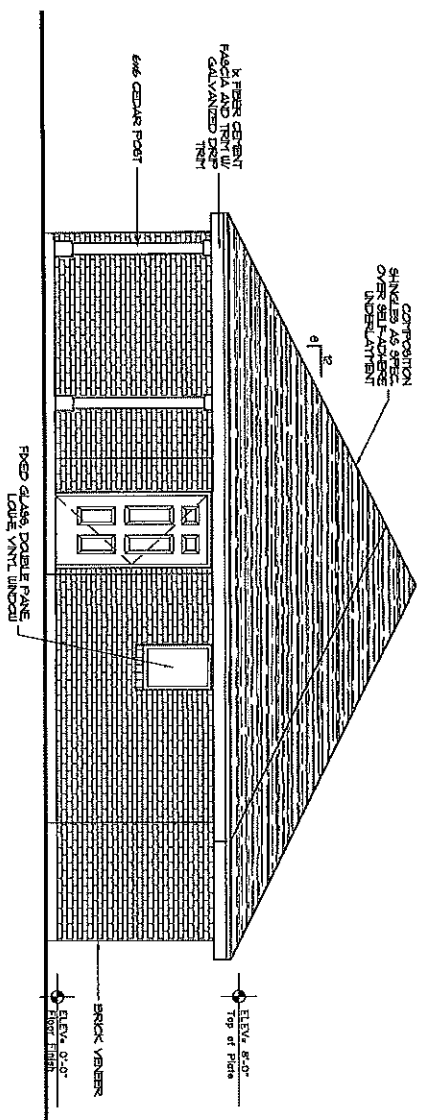
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TEXAS REGISTERED
ENGINEERING FIRM No. F-18922
SURVEYING FIRM No. 101419-00

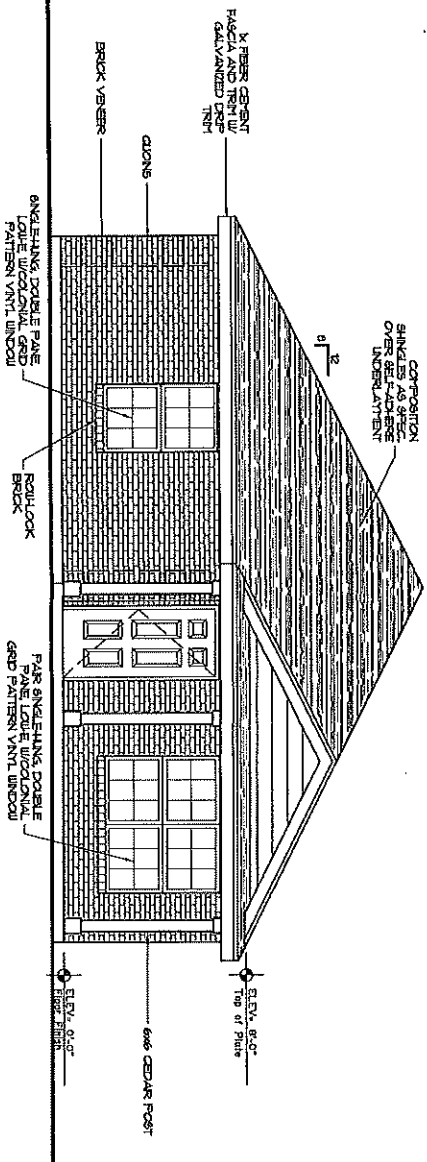
SEPTEMBER 27, 2022

ROOF PLAN





Rear Elevation
Scale 3/16" = 1'



Front Elevation
Scale 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

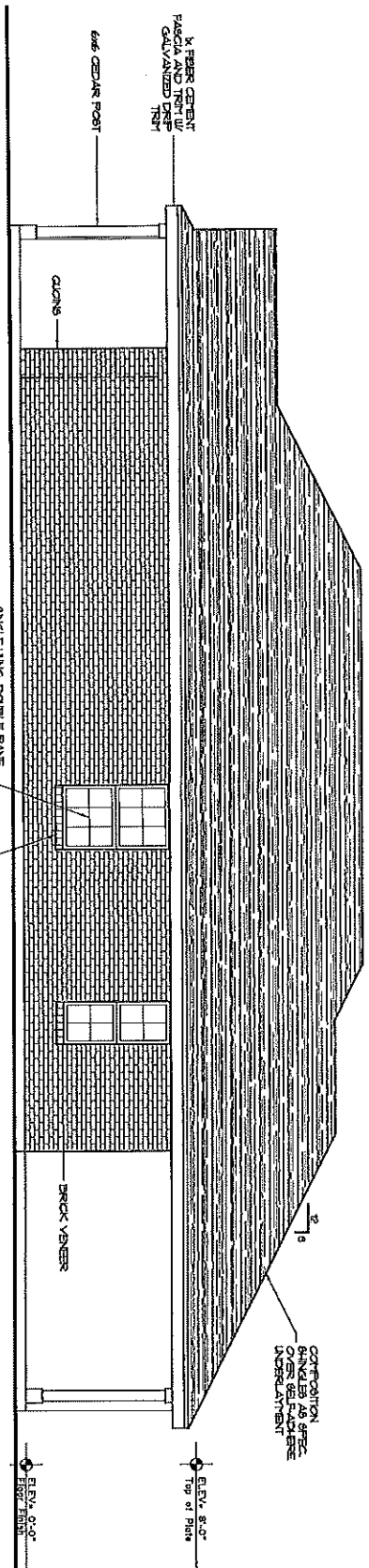
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TEXAS REGISTERED
ENGINEERING FIRM No. 5-10862
SURVEYING FIRM No. 101418-00

SEPTEMBER 27, 2022

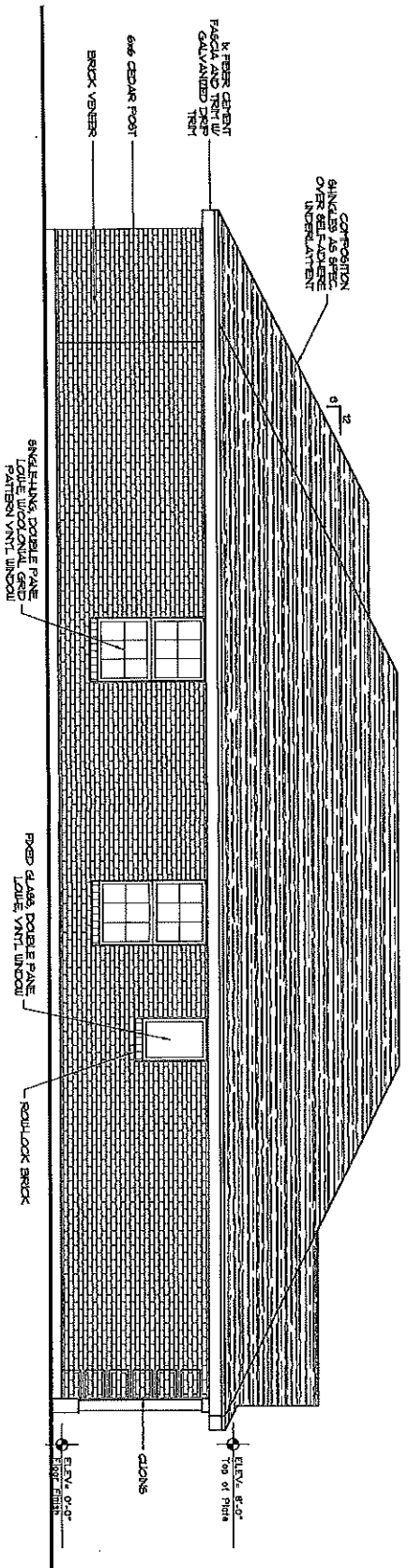
FRONT & REAR
ELEVATIONS

3.1



Right Elevation

scale 3/16" = 1'



Left Elevation

scale 3/16" = 1'

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT NO. SUR 21.887 - B

SAMES, Inc.

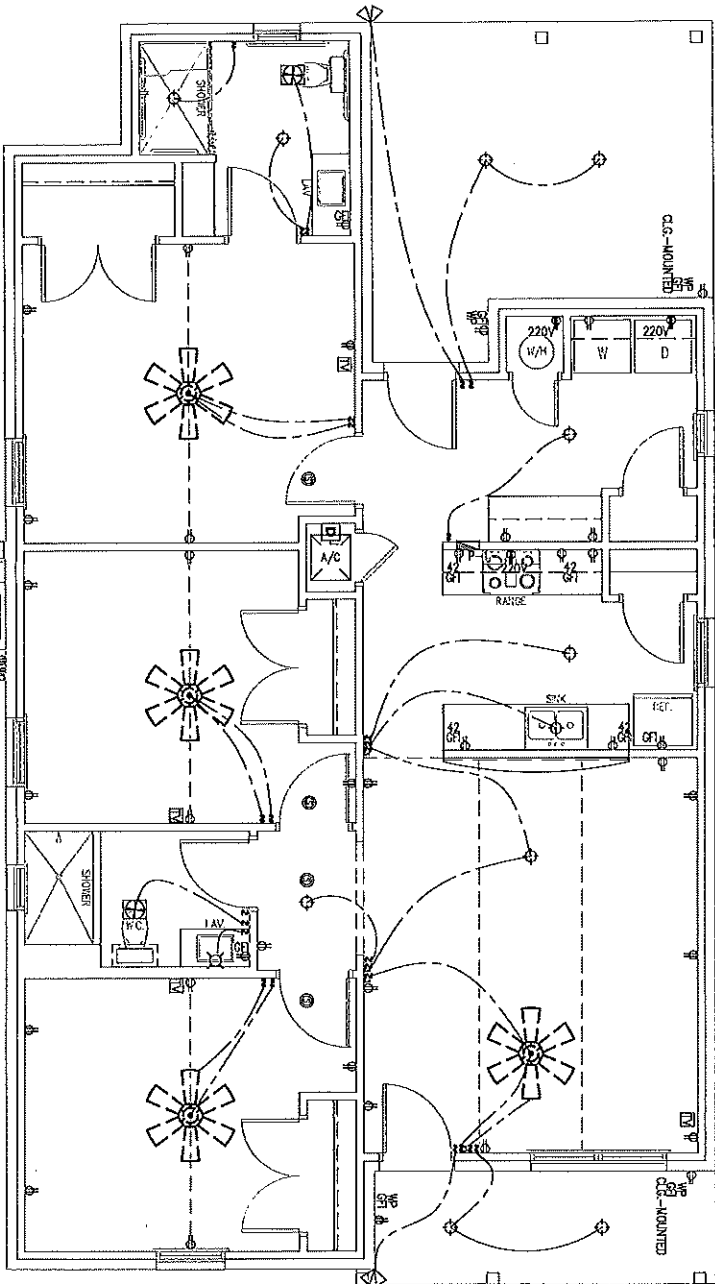
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TEXAS REGISTERED
 ENGINEERING FIRM No. F-10922
 SURVEYING FIRM No. 1041820

SEPTEMBER 27, 2022

FRONT & REAR
 ELEVATIONS

- ELECTRICAL NOTES:**
1. ELECTRICAL TO BE DONE PER 2015 NEC OR CODE ADOPTED BY MUNICIPALITY.
 2. ARC FAULT CIRCUIT BREAKERS TO BE INSTALLED IN EVERY BEDROOM.
 3. TELEPHONE AND CABLE JACKS INSTALLED IN EVERY BEDROOM.
 4. DO NOT INSTALL TEMPORARY POWER IN PANNEL BOX LEAVING EXPOSED WIRES.
 5. ALL CIRCUITS IN PANNEL BOX SHALL BE IDENTIFIED BEFORE FINAL INSPECTION.
 6. GFCI PROTECTION SHALL BE INSTALLED IN ALL WET AREAS.
 7. BATHROOM VENTILATION SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
 8. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL HAVE A BACKUP BATTERY.
 9. SURFACE MOUNT/PENDANT LIGHTING IN CLOSETS SHALL BE 12" MINIMUM AWAY FROM SHELVES.
 10. FIXTURES INSTALLED IN SHOWER AREAS SHALL BE SUITABLE FOR WET LOCATIONS.
 11. ATTIC SHALL BE PROVIDED WITH LIGHT AND SWITCH.



ELECTRICAL LEGEND

	WATER HEATER		LIGHT FIXTURE
	DUPLEX ELECTRICAL RECEPT.		LIGHT SWITCH
	220V ELECTRICAL RECEPTACLE		THERMOSTAT
	GFI CIRCUIT INTERRUPTER		SMOKE DETECTOR
	BATHROOM EXHAUST FAN		DISCONNECT

Electrical Plan
Scale: 3/8" = 1'



H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - B

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TEXAS REGISTERED
ENGINEERING FIRM No. E-10822
SURVEYING FIRM No. 1014-10-00

SEPTEMBER 27, 2022

ELECTRICAL PLAN,
NOTES & LEGEND

MINIMUM GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL ASSUME THE USE OF THESE MINIMUM GENERAL SPECIFICATION AS PART OF THE CONTRACT

OWNER(S):
PHONE:

ADDRESS:
DATE:

1. GENERAL CONDITIONS:

- CONTRACTOR IS RESPONSIBLE FOR:
- BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM THE CITY, INCLUDING OBTAINING AND DISPLAYING ALL APPLICABLE PERMITS, INSPECTIONS, AND RENEWAL FEES, CHANGE ORDERS RELATED TO MEET THESE REQUIREMENTS WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THIS
- BID TO INCLUDE ANY COST RELATED TO ENERGY COMPLIANCE REQUIREMENTS (Prescribed)
- NO ESCALATION COST WILL BE APPROVED WITHOUT PROOF OF SUCH ESCALATION.
- THE DEMOLITION AND DISPOSAL OF ANY EXISTING STRUCTURE, CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO FAMILIARIZE WITH THE SITE
- THE CONTRACTOR WILL BE RESPONSIBLE TO ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS REQUIRED BY THE CITY OR COUNTY AT THE TIME OF ATTAINING BUILDING PERMITS
- SECTION 2.3 GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATION MANUAL APPLY TO THIS CONTRACT
- CONTRACTOR SHALL INSTALL PROJECT SIGNS AT CONSTRUCTION SITE
- FOR 14-17 (17) THROUGHOUT THE CONSTRUCTION PROCESS (from Demolition to De-Mobilization) CONTRACTOR PERSONNEL SHALL NOT USE OWNERS ALL TERRAIN COUNTY PROGRAM HOMES MUST COMPLY WITH TERRAIN COUNTY CODE 5206.614
- CONTRACTOR, WHEN AWARDED THE PROJECT, SHALL COMPLY WITH ALL APPLICABLE SUPPLIERS FOR EXPECTED DELAYS OF MATERIALS AND SHALL NOTIFY "LOCAL COUNTY" OF SUCH DELAYS AND IF AN ADVANCED PAYMENT IS NEEDED TO SECURE TIMELY DELIVERY OF MATERIALS
- NOTIFY "HIDALGO COUNTY" IF AN ALTERNATE MATERIAL OF EQUAL OR BETTER QUALITY IS READILY AVAILABLE

2. ACCESS FOR PHYSICAL DISABILITIES:

- PROVIDE ONE CONCRETE RAMP AS REQUESTED BY OWNER TO CONNECT TO DRIVEWAY
- RAMP IS MORE THAN 8" IN HEIGHT, PROVIDE HANDRAILS ON BOTH SIDES
- ALL FLOORING AT SIGNS SHALL BE LEVLER TYPE
- BATHROOMS SHALL HAVE GRAB BARS AS SHOWN ON PLANS
- ALL ELECTRICAL SWITCHES SHALL BE NO HIGHER THAN 48"
- SITE IMPROVEMENTS SHALL MEET ADA

3. SITE WORK AND LANDSCAPING:

- SHALL COMPLY WITH REQUIRED BUILDING ELEVATIONS
- PROVIDE MINIMUM 12X23 CONCRETE DRIVEWAY WITH CONNECTED SIDEWALK TO FRONT PORCH DRIVEWAY
- APPLICANTS, SITE CONDITIONS MAY VARY AND MAY REQUIRE A DRIVEWAY LONGER THAN 29' NET SITE AND DRIVEWAY PLANS
- DRIVEWAY SHALL CONNECT FLUSH WITH STREET
- PERMITS FOR CONCRETE CUTTER
- GRADE FILL DRIVEWAY FROM BUILDING AT LEAST 10 FT. AT SLOPE OF 1" PER 10' IF LEVEL
- LANDSCAPING SPECIALIST EXTEND FILL DIRT AT THE SAME SLOPING RATE
- PROVIDE MIN. 6" OF TOP SOIL FOR LANDSCAPING 10-ft. PERIMETER AROUND THE HOUSE AND PROVIDE HYDRONALCH TO THIS AREA
- PROVIDE TREES AS REQUIRED BY THE CITY OR COUNTY

4. FOUNDATION WORK:

- PROVIDE TERMITE TREATMENT TO ALL HOUSE WITH A MIN. 1-YEAR WARRANTY
- BUILD A NEW CONCRETE FOUNDATION COMPLYING WITH THESE PLANS AND SPECS, CITY AND/OR COUNTY REQUIREMENTS, AND APPLICABLE CODES, FINISH FLOOR ELEVATION SHALL BE MIN. 18" ABOVE STREET CENTERLINE OR 12" ABOVE NATURAL GRADE, WHICHEVER IS GREATER, NET SITE PLAN
- PROVIDE CONCRETE PAD FOR SIDEWALKING UNIT, MIN. 3" WIDER OF UNIT DIMENSIONS
- PROVIDE A MIN. 12X23 CONCRETE DRIVEWAY (MAY VARY BY CITY)
- TRENCHING FOR FOOTING SHALL BE AS PER PLANS, MIN. 3" FOR PERIMETER BEAMS AND 2" FOR INTERIOR BEAMS

5. PORCH & CANOPY FLOORS:

- THE HOUSE SHALL HAVE PORCH CONCRETE FLOORS AS FOLLOWS:
- A FRONT PORCH
- A BACK OR SIDE PORCH PER PLAN LAYOUT

6. FRAMING:

- INTERIOR AND EXTERIOR WALLS:
- 2"x4" (#2 OR BETTER)
- SOLE PLATE: TREATED LUMBER OVER SILL PLATE GASKET
- TOP PLATE: (2)x4's
- 92 1/2" PRE-CUT STUDS @ 16" O.C.
- CRIPPLE WALL AT WINDOW SILL
- CEILING JOIST CHAIN BLOCKING @ 48" O.C.
- 2"x4" (#2 OR BETTER)
- CHASE WALL AT BATHROOMS
- CEILING JOISTS FOR SPANS LESS THAN 12'-10" O.C.
- CEILING JOIST FOR SPANS MORE THAN 12'-10" O.C.
- 2"x4" (#2 OR BETTER)
- WINDOW AND DOOR HEADERS WITH 1" OR 2" SPACER
- ROOF RAFTERS @ 24" O.C.

7. ROOFING:

- ROOFING CONTRACTOR SHALL HAVE MINIMUM THREE YEARS EXPERIENCE INSTALLING COMPOSITION ROOFING SHINGLES
- ROOF SHALL BE UNDERPROOFING MANUAL INSTALLATION PROCEDURES SHALL BE PER MANUFACTURERS RECOMMENDATIONS
- ANTICIPATE AND OBSERVE ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER
- PROVIDE SELF-ADHERED WATER BARRIER SYNTHETIC UNDERLAYMENT
- PROVIDE COMPOSITION SHINGLES EQUAL TO "OWENS CORNING" OAKRIDGE, ALSO AS RESISTANT AND 120 MPH WIND RESISTANCE, COLOR AS SELECTED BY OWNER, HIP AND RIDGE SHINGLES SHALL BE OF THE SAME OR BETTER MATERIAL
- FASTENERS SHALL BE MINIMUM 12-GAUGE GALVANIZED STEEL, INSTALLED PER LOCAL CODE REQUIREMENTS
- INSTALL UNDERLAYMENT PER MANUFACTURERS INSTRUCTIONS
- INSTALL CONTINUOUS GALVANIZED DRIP EDGE ON ALL ROOF EDGES
- INSTALL A 2" SQUARE PIECE OF SELF-ADHERED WATER BARRIER OVER ROOF UNDERLAYMENT
- INSTALL A SELF-ADHERED WATER BARRIER MIN. 6" UP THE WALL AND 12" ON THE ROOF SURFACE AT WALL-ROOF INTERSECTION
- INSTALL COMPOSITION SHINGLES PER MANUFACTURERS RECOMMENDATIONS
- PROJECT INSTALLED ROOFING UNTIL COMPLETION OF THE PROJECT

8. THERMAL INSULATION:

- APPLY CALCULATING AT BOTH SIDES OF RAFTER AGAINST ROOF AND WALL SHEATHING
- INSTALL "RIGIDON FIT" R-38 UNFACED THERMAL BATT BETWEEN RAFTERS AT ROOF EQUAL
- CORNERING - PROVIDE WIRE TIES EVERY 18" TO ENSURE BATS STAY IN PLACE. OPTIONAL TO CONTRACTOR: INSTALL OPEN CELL SPRAY FOAM INSULATION WITH AN R-38 VALUE
- INSTALL KRAFT-FACED GLASS FIBER BLANKET, R-15 AT WALLS EQUAL TO "OWENS CORNING", INSTALLED PER MANUFACTURERS RECOMMENDATIONS, IF BLANKETS HAVE FLANGES, STAPLE FLANGES TO WALL STUD
- PROTECT INSULATION FROM DAMAGE UNTIL IT IS FULLY COVERED
- APPLY INSULATION FOAM AROUND ALL WINDOWS, DOORS, WIRES, PLUMBING AND ELECTRICAL PENETRATIONS, BOTTOMING PLATE AND ALL OPENINGS
- AND/OR GAPS
- ALL EXPOSED EXPOSED PLUMBING AND A/C PIPES SHALL BE INSULATED WITH MIN. R-3 FOAM PIPE INSULATION

9. EXTERIOR FINISHES:

- BRICK VENEER: STANDARD FACE, MODUL AS SIZE BRICK EQUAL TO FACE BRICK, COLOR AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED HOLDINGS WITH PORTLAND CEMENT MORTAR, INSTALL FULL FLASHING WHERE SHED ON THE DRUMS ON RUBBER FLESHING, NEOPRENE PREANODIZED FILLER STRIPS, CELLULAR PLASTIC WEAPMENT
- COORDINATE WITH OTHER TRADES FOR EQUIPMENT OPENINGS AND DOORS & WINDOWS OPENINGS
- PROVIDE EXPANSION JOINT WHERE SHOWN ON PLANS
- CLEAN BRICK AS WORK PROGRESSES AND AT THE END OF INSTALLATION
- SIDING, FASCIA, SOFFIT & TRIM: FIBER CEMENT EQUAL TO "LAMERS HARDE"
- PROVIDE 1/2" THK. SIERRA 8 VERTICAL PANEL WHERE SHOWN ON PLANS
- PROVIDE 1/2" THK. NON-VENTED SOFFIT PANEL WHERE SHOWN ON PLANS
- PROVIDE 1/2" THK. CERAMIC LIP SIDING PLANKS WHERE SHOWN ON THE PLANS
- PROVIDE 1/2" THK. 6" FT. FASCIA AND 2 1/2" FT. TRIM

10. DOORS:

- EXTERIOR DOORS: PROVIDE 36"x80" PRE-HUNG SIX-PANEL ZAGNULSE METAL DOOR EQUAL TO "JELD-WEN" PREMIUM DOORS WITH POLYSTYRENE CORE WITH DOORBE RE-ORLLED HOLDS, WITH A LIFT UP-ACTION AND A 0.29 SQUEE VALVE
- PROVIDE DOOR HURDLE COMPLYING WITH ADA SHALL BE 18" HIGH AND NOT TO EXCEED 12" DEPTH
- TRIM: 1 1/2" X 3 1/2" X 1/2" STOPS ON WALL LINER, FINISH: 1/2" X 3 1/2" X 1/2" STOPS ON END STUDS
- INTERIOR DOORS: PROVIDE PRE-HUNG, SOLID CORE, SIX PANEL KOLDFEEDER DOOR EQUAL TO "JELD-WEN" WITH WOOD GRAIN AND PRE-PANED
- HARDWARE FOR INTERIOR DOORS SHALL MEET ADA

11. WINDOWS:

- PROVIDE VINYL SINGLE HUNG WINDOWS WITH COLONIAL GRILLS EQUAL TO "JELD-WEN" V2690
- WINDOWS SHALL BE ENERGY EFFICIENT WITH DOUBLE FRAME LOW-E GLASS WITH 0.29 U-FACTOR AND 0.21 SQUEE
- WINDOW SEES PER PLAN
- WINDOW LABELS SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION HAS BEEN CLEARED

12. INTERIOR FINISHES:

- PROVIDE 1/2" THK WITH TAPERED LONG EDGES GYPSUM WALL BOARD EQUAL TO "JUGO" AT WALLS AND CEILINGS, GWR SHALL BE TAPED, FLOATER AND TEXTURED, WALLS AND CEILINGS SHALL HAVE DRYWALL PEEL TEXTURE
- PROVIDE 1/2" THK DAMP RESISTANT SHEETROCK AT WET AREAS LIKE BATHROOMS AND BEHIND KITCHEN SINK AND WASHER
- PROVIDE 1/2" THK VINYL FLOORING TO ALL LIVING AREAS EQUAL TO "YACHT" STYLE AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED STYLES, INSTALL VINYL TILE WITH COMPATIBLE ADHESIVE AND PER MANUFACTURERS RECOMMENDATION
- WALL BASE SHALL BE 3/4" WOOD TRIM, PAINTED TO MATCH WALLS
- TRIM: 1 1/2" X 3 1/2" X 1/2" STOPS ON WALL LINER, FINISH: 1/2" X 3 1/2" X 1/2" STOPS ON END STUDS
- ENSURE SURFACES ARE IN ACCEPTABLE CONDITIONS BEFORE APPLYING PAINT, APPLY ONE COAT OF PRIMER AND TWO COATS OF PAINT, APPLY PAINT PER MANUFACTURERS INSTRUCTIONS, ALLOW AT LEAST ONE WALL WITH ACCENT COLOR

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TEXAS REGISTERED
ENGINEERING FIRM No. F-15892
SURVEYING FIRM No. 10410-00

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT NO. SUR 21.687 - B

SEPTEMBER 27, 2022

OUTLINE SPECS

5.1

- 13. CABINETS & GENERAL MILLWORK:**
- PROVIDE PRE-FINISHED, STOCK ASSEMBLED CABINETS AT KITCHEN, LAUNDRY, AND BATHROOM VANITY AS SHOWN ON PLANS. WITH ADJUSTABLE SHELVES, SELF-CLOSING HINGES, CABINETS MAY BE SITE BUILT TO PROFESSIONAL STANDARDS. MAXIMUM HEIGHT FOR BASE CABINETS (KITCHEN & VANITY) SHALL BE 34" TO MEET ADA.
 - PROVIDE PLASTIC LAMINATE COUNTERTOPS EQUAL TO "FORMICA CORP.", COLOR AND PATTERNS AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED PATTERNS. VANITY COUNTERTOP TO MATCH VANITY SINK.
 - PROVIDE SOLID WOOD SHELVING AT CLOSETS WITH 1.31" DIAMETER CHROMED ROD WITH COMPATIBLE HARDWARE.
- 14. KITCHEN RESIDENTIAL EQUIPMENT:**
- PROVIDE THE FOLLOWING APPLIANCES:
 - RANGE: FOUR BURNERS, ELECTRIC DRO-P-IN RANGE WITH FRONT CONTROLS WITH SELF-CLEANING OVEN
 - HOOD WITH DUCTED, UNDER CABINET RANGE HOOD WITH LIGHT
 - THE FOLLOWING APPLIANCE ARE BY OWNER: WASHER, DRYER, AND REFRIGERATOR
- 15. BATHROOM ACCESSORIES:**
- PROVIDE THE FOLLOWING STANDARD BATHROOM ACCESSORIES:
 - ADJUSTABLE CURTAIN ROD WITH PRIVACY PLASTIC CURTAIN, SET AT PROPER HEIGHT TO AVOID OVER SPILLING WATER
 - TOILET PAPER DISPENSER (TO MEET ADA), TOOTH BRUSH & SOAP HOLDER
 - 36"x24" FRAMED MIRROR AT VANITY, MIRROR AT ACCESSIBLE BATHROOM BOTTOM HEIGHT TO MEET ADA
 - PROVIDE THE FOLLOWING BATHROOM ACCESSORIES MEETING ADA:
 - WALL MOUNTED L-SHAPED FOLDING SEAT, DURABLE AND RUST PROOF, WITH ANTIMICROBIAL SURFACES
 - 1-1/2" DIAMETER POLISHED STAINLESS STEEL GRAB BARS, 42" LONG AND 36" LONG AT W.C., AND 42" LONG AND 24" LONG AT SHOWER, HEIGHT TO MEET ADA. PROVIDE BLOCING ON THE WALL
- 16. PLUMBING:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - WATER LINE SHALL BE CONNECTED TO CITY MAIN. COORDINATE WITH THE CITY FOR LOCATION OF CONNECTION AND APPLICABLE FEE AND PERMITS
 - SEWER SYSTEM SHALL BE CONNECTED TO CITY MAIN IF AVAILABLE. COORDINATE WITH THE CITY FOR LOCATION AND APPLICABLE FEE AND PERMITS. IF CITY CONNECTION IS NOT AVAILABLE PROVIDE A COMPLETE, FUNCTIONAL SEPTIC SYSTEM COMPLIING WITH CITY REQUIREMENTS. IF AN EXISTING SEPTIC SYSTEM EXISTS, REPLACE WITH A NEW SYSTEM MEETING CURRENT CITY REQUIREMENTS
- 17. HVAC:**
- PROVIDE 4" DIAMETER DRYER EXHAUST VENT SYSTEM
 - PROVIDE 4" DIAMETER KITCHEN HOOD EXHAUST VENT
 - PROVIDE AND INSTALL MIN. 16 SEER SPLIT SYSTEM CENTRAL AIR CONDITIONING (AIR HANDLING UNIT AND CONDENSING UNIT) WITH ELECTRIC HEAT EQUAL TO "CARRIER"
 - DUCTWORK SHALL RUN INSIDE CONDITIONED SPACE AND SHALL BE INSULATED PER CODE. DUCTWORK SHALL BE TESTED FOR LEAKS. DUCTWORK SHALL BE BALANCED FOR UNIFORM AIR DISTRIBUTION
 - PROVIDE PROGRAMMABLE DIGITAL THERMOSTAT
- 18. ELECTRICAL:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - PROVIDE NEW ELECTRICAL SERVICE, MIN. 150 AMPS. COORDINATE WITH THE CITY AND ELECTRIC COMPANY FOR REQUIREMENTS, PERMITS, AND FEES
 - ELECTRICAL PANEL, INSIDE THE TIGHTLY LOCKED IS BEHIND THE DOOR OR IN ANOTHER UNOBTAINABLE LOCATION
 - PROVIDE 220V CONNECTIONS FOR RANGE, DRYER, AND WATER HEATER
 - ALL KITCHEN WALLS
 - ALL EXTERIOR OUTLETS SHALL BE WATER PROOF GFCI NOTED OTHERWISE
 - ALL SWITCHES, CONTROLS (THERMOSTAT), AND ELECTRICAL PANEL SHALL BE SET AT 48" A.F.F.
 - PROVIDE 5/8" DIAMETER CEILING FANS AT ALL BEDROOMS AND LIVING ROOM, WITH VARIABLE SPEED AND REVERSE BLADES, AND LED LIGHTS, AND DOWN ROD
 - INSTALL WATER PROOF LIGHT FIXTURES FOR OUTDOOR USE
 - PROVIDE MIN. 100 CFM BATHROOM EXHAUST FAN WITH LED LIGHT
 - PROVIDE WIRED, INTERCONNECTED SMOKE DETECTORS AT EACH BEDROOM AND OUTSIDE SLEEPING ROOMS. SMOKE DETECTOR SHALL BE MIN. 4 FT AWAY FROM EDGE OF CEILING FAN BLADES
 - PROVIDE PHONE AND TV JACK CONNECTION ON EACH ROOM, LIVING AND KITCHEN IF REQUESTED BY OWNER

H.C. URBAN COUNTY PROGRAM

3-BEDROOM / 2-BATHROOMS UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.667 - B

SAMES, Inc.

200 S. 10th St., Suite 1500
MALLEN, TEXAS 78601
TEL: (956) 702-8880
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10922
SURVEYING FIRM No. 101416-00

HOMEOWNER'S RESPONSABILITIES:

- SHALL REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TIRES, ABANDONED VEHICLES, OLD LUMBER, OLD APPLIANCES, ETC.
- MAKING ALL NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO NEW DWELLING

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS AS PRESENTED TO ME

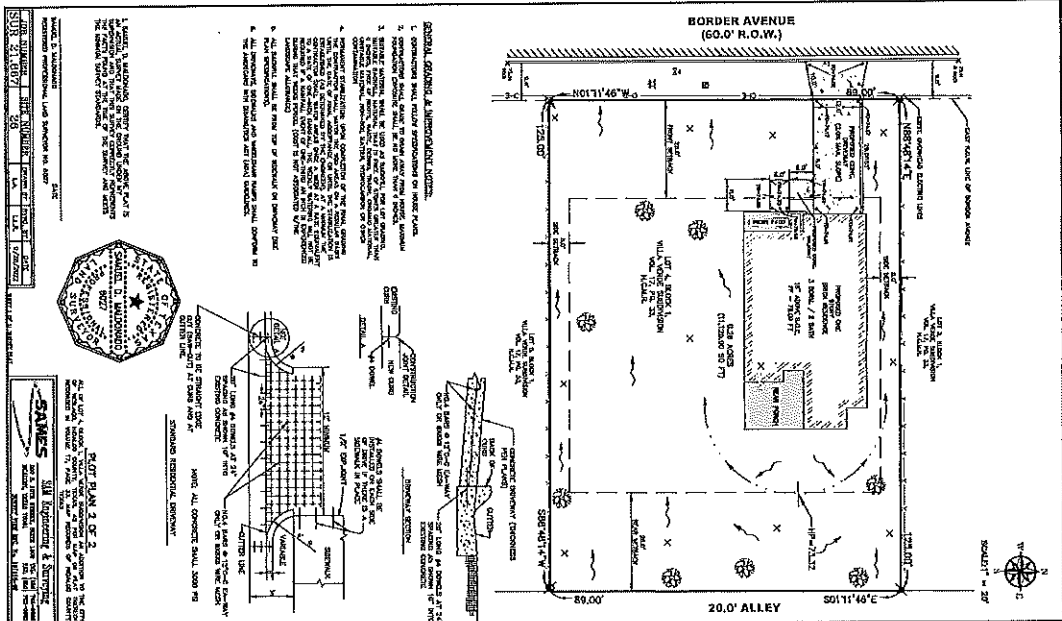
NAME OF APPLICANT _____

NAME OF CO-APPLICANT _____

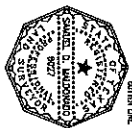
SEPTEMBER 27, 2022

OUTLINE SPECS

5.2



- GENERAL CONDITIONS & INTERPRETATION NOTES:**
1. CONTRACTOR SHALL VERIFY PERMITS AND UTILITIES.
 2. EXISTING UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.
 3. ALL CONCRETE SHALL BE 3000 PSI.
 4. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
 6. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 7. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING WEATHER.
 8. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT.
 9. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING STORAGE.
 10. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING DELIVERY.



NOT PLAN 2 OF 2

FOR THE RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL CONDITION OR BETTER.

DATE	DESCRIPTION
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS
12/31/2023	ISSUED FOR PERMITS

SAMES
 12345 Main Street
 St. Louis, MO 63101
 (314) 123-4567
 www.sames.com

TIME TABLE

ACTIVITY	DATE(S)
Contract Signing	November 15, 2022
Demolition	November 24, 2022
Construction Start	November 25, 2022
Anticipated Draws	After 50% construction completion After 100% construction completion 30 days after construction completion
End Construction	February 22, 2023

BUDGET

	Total Cost
Pre-Development	\$ 0.00
Acquisition	\$ 0.00
Demolition/Construction	\$139,000.00
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$139,000.00

EXHIBIT "C"
SPECIAL CONDITIONS

None.

CONSTRUCTION LOAN AGREEMENT

OWNER-OCCUPIED REHABILITATION LOAN PROGRAM

This Construction Loan Agreement (this "Agreement"), is entered into effective as **November 15, 2022**, among Borrower, Lender and Contractor who are identified and whose addresses are stated below. This Agreement relates to the manner of disbursement of the loan proceeds on the Note for the benefit of Borrower for the rehabilitation and/or renovation of the Improvements on the Property under the Lender's Owner-Occupied Housing Rehabilitation Program. The Note is secured by liens on the Property and Improvements granted the Mechanic's Lien Contract and the Deed of Trust.

BORROWER: Adelina Trevino

BORROWER'S ADDRESS:

**1803 Viceroy Dr.
Weslaco, Texas 78596**

LENDER: County of Hidalgo, a political subdivision of the State of Texas

LENDER'S ADDRESS:

County of Hidalgo, Urban County Program
Owner-Occupied Rehabilitation Loan Program
1916 Tesoro St.,
Pharr, Texas 78577

CONTRACTOR: Andrew Nicolas Salinas dba A-One Insulation

CONTRACTOR'S ADDRESS:

3500 N. Birch St. Pharr, Texas 78577

NOTE:

Mechanic's Lien Note ("Mechanic's Lien Note") of even date herewith, in the original principal amount of **\$109,500.00**, executed by Borrower, and payable to the order of Contractor, which note has been renewed and extended into a Promissory Note of even date herewith, in the original principal amount of **\$109,500.00**, executed by Borrower, and payable to Lender.

CONTRACT:

Mechanic's Lien Contract and Transfer of Lien of even date herewith, executed by Borrower and Contractor providing for the rehabilitation and/or renovation to the Improvements and (i) granting Contractor liens against the Property to secure payment of the Mechanic's Lien Note; and (ii) transferring such liens to Lender.

SECURITY FOR PAYMENT:

Mechanic's and materialman's lien on the Property granted by Borrower to Contractor in the Mechanic's Lien Contract and Transfer of Lien (the "Mechanic's Lien Contract"), which liens were transferred thereunder to Lender, which Mechanic's Lien Contract and Transfer of Lien is recorded in the Real Property Records of Hidalgo County, Texas, and a deed of trust lien on the Property granted by Borrower for the benefit of Lender in a Deed of Trust ("Deed of Trust") of even date herewith, which Deed of Trust is recorded in the Real Property Records of Hidalgo County, Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes

IMPROVEMENTS:

Renovation and/or rehabilitation to Borrower's residence located on the Property according to: (i) Plans and Specifications, Timetable and Budget attached hereto as Exhibit "B"; (ii) an Owner-Occupied Rehabilitation Loan Program Contract (the "Rehabilitation Contract") of even date herewith entered into by and between Borrower and Lender; and (iii) the accepted bid submitted to Lender by Contractor.

AMOUNT AVAILABLE FOR CONSTRUCTION: **\$109,500.00**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower, Lender and Contractor agree as follows:

1. Purpose and Limitation of Advances.

(a) Subject to the provisions of this Agreement, and in compliance with Subchapter K, Chapter 53, Texas Property Code, Lender will advance funds to Contractor for the benefit of Borrower in the aggregate amount of the Note. Provided Contractor has obtained the performance bond required in Paragraph 1 (b) of this Agreement, Lender will advance the Amount Available for Construction during the course of the construction of the Improvements, in accordance with this Agreement. The Amount Available for Construction will be advanced solely to pay Contractor for costs of labor performed and materials furnished by Contractor pursuant to the Contract.

(b) Contractor may furnish a performance bond ("Bond"), at Contractor's sole cost and expense, to be kept in force throughout the period of this Agreement, in an amount equal to the Amount Available for Construction. The Bond shall: (i) cover Contractor's faithful performance of the Contract, free of liens upon the Property; (ii) name as obligees both Borrower and Lender, jointly and severally; (iii) be written by surety companies qualified to do business in the State of Texas; and (iv) be in such form and with such sureties as the Lender may approve.

(c) Construction advances are to be made by Lender to Borrower for work done.

(d) If Contractor has provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 40% of the Amount Available for Construction ("Initial Advance") when 50% of the work related to the Improvements have been completed and Contractor and Borrower have complied with the provisions of Paragraph 3 of this Agreement. A second request for construction advance for 50% of the Amount Available for Construction ("Final Advance") may be submitted when the Improvements have been completed and accepted by Borrower and Lender and Contractor and Borrower have complied with the provisions of Paragraph 4 of this Agreement.

(e) If Contractor has not provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 90% of the Amount Available for Construction when the Improvements have been completed and accepted by Borrower and Lender, and Contractor and Borrower have complied with the provisions of Paragraph 4 (except as to the Bond) of this Agreement.

(f) All requests for construction advances shall comply with Subchapter K, Chapter 53, Texas Property Code, and be made on forms approved by Lender. Each construction advance shall be in an amount equal to the Amount Available for Construction times the applicable percentage as determined by Lender and/or its inspectors. Lender may prepare a chart for determining the percentage of completion and the schedule of advances to be made by Lender, and Lender may limit advances according to the schedule based on the percentage of the Improvements that are complete at the time of any request for construction advance.

(g) Whenever in the sole opinion of Lender the cost of completing the Improvements pursuant to the plans and specifications approved by Lender exceeds the total amount of unadvanced loan proceeds, Borrower, at Lender's request, shall pay such excess to the satisfaction of Lender prior to any further advances under the Note.

2. Lender's Payments on Behalf of Borrower. Lender shall make payments for the cost of construction of the Improvements by check payable to the Owner and Contractor, or to Contractor, and in Lender's discretion, following Contractor's default under this Agreement or the Contract, jointly to Contractor and Contractor's subcontractors or suppliers.

3. Conditions to Initial Advance. Lender shall have no obligation to make the Initial Advance of funds to Borrower unless and until Contractor has furnished Borrower and Lender the Bond permitted by this Contract, and the following conditions have been satisfied:

(a) Borrower has executed and delivered to Lender this Agreement, the Contract, the Note, the Deed of Trust, the Owner-Occupied Rehabilitation Loan Program Contract of even date herewith by and between Borrower and Lender, and Affidavit of Commencement and other documents securing the loan evidenced by the Note; and Contractor has executed and delivered to Lender this Agreement, the Contract, an Affidavit of Commencement and other documents securing the loan evidenced by the Note;

(b) Borrower and Contractor have furnished Lender all documents required by Lender to evidence compliance with Subchapter K, Chapter 53, Texas Property Code;

(c) To the extent applicable, Contractor has furnished Lender evidence that Contractor has established a construction account in compliance with Chapter 162, Texas Property Code;

(d) Contractor has provided Lender a copy of the final plans and specifications for the construction of the Improvements acceptable to Lender, along with a timetable and budget for completion of the Improvements as required by this Agreement and the Contractor's accepted bid;

(e) Contractor has provided Lender a copy of the building permit for the Improvements;

(f) Contractor has provided Borrower and Lender a list of all subcontractors used or to be used for completion of the Improvements, and executed partial releases and lien waivers from Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements, in a form acceptable to Lender, for all amounts to be disbursed to Contractor against the Amount Available for Construction;

(g) Contractor has provided Lender a copy of all insurance policies, which Contractor is required to maintain under the Contract, or in lieu thereof, a certificate of insurance which confirms Contractor has obtained all insurance required under the Contract;

(h) Contractor has provided Lender evidence that Contractor is in compliance with Chapter 416, Texas Property Code; and

(i) Borrower and Contractor have provided Lender such other items as Lender shall reasonably require.

4. Final Advance. The Final Advance (except for retainage, which will be disbursed in accordance with paragraph 5) shall be disbursed at the completion of the Improvements when Contractor has delivered to Lender all documents required under Paragraph 3 and the following:

(a) an affidavit of completion executed by Borrower and Contractor (the "Affidavit of Completion"), a final bills- paid affidavit executed by Contractor (the "Final Bills-Paid Affidavit"), and final waivers of lien and releases executed by Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements (collectively, the "Releases"), which documents comply with Subchapter K, Chapter 53, Texas Property Code and are acceptable to Lender, together with supporting evidence that: (i) the construction work for the Improvements has been fully completed; and (ii) all bills for labor and material have been paid in full;

(b) Evidence that Borrower and Contractor have complied with all applicable laws pertaining to the location, development, and construction of the Improvements and that all governmental authorities having jurisdiction have approved: (i) the location, development, and construction of the Improvements to the Property; and (ii) all other matters requiring approval by governmental authorities; and

(c) Borrower and Contractor have provided such other items as Lender shall reasonably require.

5. Disbursement of Retainage. The retainage will not be disbursed until: (i) (a) the Releases have been filed in the Real Property Records of Hidalgo County, Texas, (b) the deadline to file an affidavit claiming a lien against the Property in connection with the Improvements (that is, the fifteenth (15th) day of the third calendar month after the day the indebtedness accrues) has expired and no such affidavits have been filed, or (c) if any affidavits claiming a lien against the Property in connection with the Improvements have been filed, the claims set forth in such affidavits have been resolved and the affidavits have been released of record; (iii) the Affidavit of Completion and the Final Bills-Paid Affidavit have been filed in the Real Property Records of Hidalgo County, Texas; and (iv) Borrower and Contractor have complied with Paragraph 4 of this Agreement.

6. Inspections. Lender shall be entitled to: (i) use its own personnel; or (ii) to designate an architect, engineer or other third party; to make any inspections or certifications required by Lender, and Lender shall not be required to make any loan advance until Lender has received inspections and certifications satisfactory to it. Prior to each loan advance, and at such other times as Lender may require, either Borrower or Contractor will be required to call for a physical inspection by Lender or other party designated by Lender.

7. Borrower's and Contractor's Additional Obligations. Borrower and Contractor further agree that:

(a) The Improvements will be constructed and fully equipped in a good and workmanlike manner with materials of high quality, using all new materials, strictly in accordance with the plans and specifications approved by Lender, and that the Improvements will comply with: (i) all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended, if the Property is located outside the jurisdiction of a municipality; or (ii) all applicable local building codes and ordinances of the municipality if the Property is located within the jurisdiction of a municipality, unless the municipality has no local building

codes and ordinances, in which event Owner shall comply with all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended;

(b) No changes will be made in the plans and specifications submitted to Lender except on the written approval of the same by Lender;

(c) No extras shall be allowed to any contractor or subcontractor or any change made in any contract or subcontract without the Lender's prior written approval and consent;

(d) Contractor will promptly furnish Lender, at Lender's request, after execution thereof, executed copies of all contracts between Contractor and subcontractors, and of all contracts between Contractor and its suppliers, as well as contracts between subcontractors and their suppliers;

(e) Borrower and Contractor will cooperate with Lender in arranging for inspections by representatives of Lender of the progress of construction from time to time and will promptly comply with Lender's requirements or satisfy any objections regarding construction of the Improvements or the progress thereof;

(f) Borrower and Contractor will not suffer or permit any mechanics' or materialmen's lien claims to be filed or otherwise asserted against the Property and will promptly discharge the same in case of the filing of any claims for lien or proceedings for the enforcement thereof; provided, however, that Borrower shall have the right to contest in good faith and with reasonable diligence the validity of any such lien or claim on furnishing to Lender such security or indemnity as it may require;

(g) Borrower will pay all real estate taxes and assessments of every kind on the Property before the same become delinquent, and Lender may at any time require Borrower to provide evidence that taxes have been paid current;

(h) In the event that Lender shall expend any amount in performance of any of Borrower's covenants or agreements under the Note or any document securing the Note, such amounts shall constitute additional indebtedness secured under the Contract;

(i) All of the personal property, fixtures, attachments, and equipment delivered on, attached to, or used in connection with the construction of the Improvements or the operation thereof will be kept free and clear of all liens, encumbrances, and security interests whatsoever, and Borrower will be the absolute owner of such personal property, fixtures, attachments, and equipment and Contractor and Borrower will, from time to time, furnish Lender with satisfactory evidence of such ownership, including searches of applicable public records;

(j) Borrower and Contractor will comply with their respective obligations under this Agreement and the Contract and with all applicable laws, rules, ordinances and regulations;

(k) Borrower and Contractor will comply with the Special Conditions, if any, set forth in Exhibit "C" attached hereto;

(l) Contractor will keep accurate and proper books and records of the construction of the Improvements, and will at all reasonable hours allow Lender or its representative to examine such books and records and all contracts and bills relating to the construction of the Improvements.

(m) Contractor shall not discriminate against any employee or applicant for employment because of sex, race, creed, color, national origin or handicap and shall take affirmative action to ensure that during the application process and during employment applicants and employees are treated without regard to their race, creed, color, national origin or handicap. Such action shall include, but not be limited to hiring and employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor shall continuously post in conspicuous places, readily available to employees and applicants for employment, notices to be provided or approved by the County of Hidalgo, setting forth the provisions of this non-discrimination provision and such other notices as may be required by law.

8. Actions For Lender's Benefit Only. **THE AUTHORITY HEREIN CONFERRED ON LENDER AND ANY ACTION TAKEN BY LENDER IN MAKING INSPECTIONS OF THE PROPERTY, PROCURING SWORN STATEMENTS AND WAIVERS OF LIENS, APPROVING CONTRACTS AND SUBCONTRACTS AND APPROVING PLANS AND SPECIFICATIONS WILL BE TAKEN BY LENDER FOR ITS OWN PROTECTION ONLY, AND LENDER SHALL NOT BE DEEMED TO HAVE ASSUMED ANY RESPONSIBILITY TO BORROWER OR ANY OTHER PERSON WITH RESPECT TO ANY SUCH ACTION HEREIN AUTHORIZED OR TAKEN BY LENDER OR WITH RESPECT TO THE PROPER CONSTRUCTION OF THE IMPROVEMENTS, PERFORMANCE OF CONTRACTS OR SUBCONTRACTS BY ANY CONTRACTORS OR SUBCONTRACTORS, OR PREVENTION OF CLAIMS FOR MECHANIC'S LIEN.**

9. Non-Waiver By Lender. No waiver of any breach or default hereunder shall constitute or be construed as a waiver by Lender of any subsequent breach or default or of any breach or default of any other provision. No waiver of any term or provision of this Agreement shall be binding unless executed in writing by the party entitled to the benefit thereof. Pursuit by Lender of any remedies set forth in this Agreement does not preclude pursuit by Lender of other remedies in this Agreement or provided by law.

10. Conflict of Interest. **BORROWER AND CONTRACTOR REPRESENT AND WARRANT TO LENDER THAT, TO THE BEST OF THEIR KNOWLEDGE, NO EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR ELECTED OR APPOINTED OFFICIAL OF LENDER WHO EXERCISES OR HAS EXERCISED ANY FUNCTIONS**

OR RESPONSIBILITIES WITH RESPECT TO THE ACTIVITIES ASSISTED WITH THE LENDER'S OWNER-OCCUPIED REHABILITATION LOAN PROGRAM OR WHO ARE IN A POSITION TO PARTICIPATE IN A DECISION MAKING PROCESS OR GAIN INSIDE INFORMATION WITH REGARD TO THESE ACTIVITIES, DURING THEIR TENURE OR WITHIN ONE YEAR THEREAFTER, HAS A FINANCIAL INTEREST OR BENEFIT IN THE LOAN RELATED TO THIS AGREEMENT, OR THE PROCEEDS THEREUNDER, EITHER FOR THEMSELVES OR THOSE WITH WHOM THEY HAVE FAMILY OR BUSINESS TIES.

11. Dispute Resolution. All disputes between Contractor and Borrower regarding the construction project which is the subject of this Agreement, including, but not limited to, all disputes with regard to the Contract and this Agreement, shall, in the first instance, be submitted, in writing, with supporting documentation, within ten (10) days of the incident giving rise to the dispute, to Lender's program director having responsibility for the Lender's owner-occupied rehabilitation loan program for resolution. Except for good cause shown, any dispute not submitted within such ten (10) day period shall be deemed waived. While a dispute is pending, Contractor and Borrower shall otherwise proceed to perform all obligations under the Contract and this Agreement not otherwise in dispute.

12. Sole and Only Agreement. This Agreement and its exhibits and the instruments executed in connection therewith constitute the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

13. Severability. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of this Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms.

14. Interpretation. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof. In the event of a conflict between this Agreement, the Mechanic's Lien Contract and/or the Rehabilitation Contract, the provisions in the document containing the most stringent requirement for the matter in dispute shall control

15. Jurisdiction and Venue. The parties agree that any suit, action or proceeding brought by a party against the other in connection with or arising from this Agreement ("Judicial Action") shall be brought only in any United States Federal or Texas state court located in Hidalgo County,

Texas and the parties hereby consent to the exclusive jurisdiction of such courts (and the appropriate appellate courts) in any such Judicial Action and waives any objection to venue laid therein. If either party is a prevailing party in a Judicial Action, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

16. Additional Documents. The parties hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this contract.

17. Independent Contractor. It is expressly agreed that this contract and the performance by the parties hereunder does not create any agency relationship or master-servant relationship that Lender has no direct supervision of the performance of the services provided by Contractor, and that Contractor is an independent contractor under this Contract.

18. Insurance. Consistent with its status as an independent contractor and at its sole expense, Contractor agrees that throughout the duration of the work under this contract and any extension hereof, it shall provide and maintain any and all insurances and abide by any requirements which may be necessary in providing services or are otherwise required by law. Insurance policies shall cover, but are not limited to, Contractor's activities and all persons, vehicles, equipment and property connected with providing services, to include theft or loss. The amount of insurance required shall be in accordance with amounts specified by the Lender or as prescribed by law, but in no event shall any amount be less than the minimum amounts prescribed by law, including, but not limited to the Texas Tort Claims Act. Any and all applicable insurance requirements and amounts are incorporated herein by reference for all purposes. Contractor is responsible for ensuring all required insurance policies are valid for the duration of the contract. All insurance policies are to be issued by an insurance company authorized to do business in the State of Texas and acceptable to Lender. Contractor shall cause all subcontractors utilized by Contractor to also comply with these specifications. Contractor shall furnish to Lender certificate(s) of coverage, and all renewals throughout the duration of the Project, issued by the insurer that such insurance is in full force and effect upon request. For each applicable policy, Contractor shall name the Lender as an additional insured. Contractor shall notify Lender a minimum of thirty (30) days in advance of cancellation of all or part of a policy. Contractor shall make any other insurance documentation available to Lender upon request.

19. Indemnification. **Contractor shall indemnify and hold harmless Lender, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Lender arising out of, resulting from, or connected with the provision of the service by Contractor under this Contract. Said indemnity shall cover any act or failure to act by the Contractor, its agents or employees.**

20. Immunities. Nothing in this Agreement is intended to and Lender does not hereby waive, release or relinquish any right to assert any of the defenses Lender enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Lender as to any claim or action of any person, entity, or individual against Lender.

21. General Provisions. This Agreement:

- a. may not be assigned by Owner or Contractor without the prior written consent of Lender;

- b. may not be amended or modified, in whole or in part, unless such amendment or modification is executed in writing by both parties;
- c. binds and insures to the benefit of the parties and their respective heirs, successors and permitted assigns; and
- d. is for the sole benefit of the parties hereto and their respective heirs, successors and permitted assigns. Nothing herein shall give, or be construed to give, any legal or equitable rights hereunder to any other person or entity other than the parties hereto and their respective heirs, successors and permitted assigns.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

IMPORTANT NOTICE: YOU AND YOUR CONTRACTOR ARE RESPONSIBLE FOR MEETING THE TERMS AND CONDITIONS OF THIS CONTRACT. IF YOU SIGN THIS CONTRACT AND YOU FAIL TO MEET THE TERMS AND CONDITIONS OF THIS CONTRACT, YOU MAY LOSE YOUR LEGAL OWNERSHIP RIGHTS IN YOUR HOME. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

RESIDENTIAL CONSTRUCTION LIABILITY ACT (RCLA) NOTICE

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27 of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

BORROWER(S):

Adelina Trevino

YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

LENDER:

COUNTY OF HIDALGO, a political subdivision
of the State of Texas

By: **Patricio R. Avila**
Its: **Director of Urban County Program**

CONTRACTOR:

By: **Andrew Nicolas Salinas**
Its: **A-One Insulation**

APPROVED AS TO FORM
Hidalgo County Office of the Criminal District Attorney
Ricardo Rodriguez, Jr.,

By: _____
Victor M. Garza, Assistant District Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ day of _____, 2022 by **Patricio R. Avila, Director of Urban County Program of the County of Hidalgo**, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Adelina Trevino**.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Andrew Nicolas Salinas dba A-One Insulation.**

NOTARY PUBLIC, STATE OF TEXAS

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE MERCHANT OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE MERCHANT AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE MERCHANT REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE MERCHANT'S EXPENSE AND RISK.

IF YOU DO NOT AGREE TO RETURN THE GOODS TO THE MERCHANT OR IF THE MERCHANT DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ANDREW NICOLAS SALINAS DBA A-ONE INSULATION, AT 3500 N. BIRCH ST. PHARR, TEXAS 78577 NOT LATER THAN MIDNIGHT OF NOVEMBER 18, 2022.

I HEREBY CANCEL THIS TRANSACTION.

Dated: _____.

OWNER(S):

Adelina Trevino

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

Lot 71 Mariposa Subdivision, Hidalgo County Texas.

EXHIBIT "B"
PLANS AND SPECIFICATIONS,
TIMETABLE
AND
BUDGET

H.C. URBAN COUNTY PROGRAM

1916 Tesoro St., Pharr, TX

2-Bedroom / 1-Bath Unit

Avelina Trevino
1803 Viceroy Dr.
Weslaco, Tx 78596
Cell: 956-684-1328

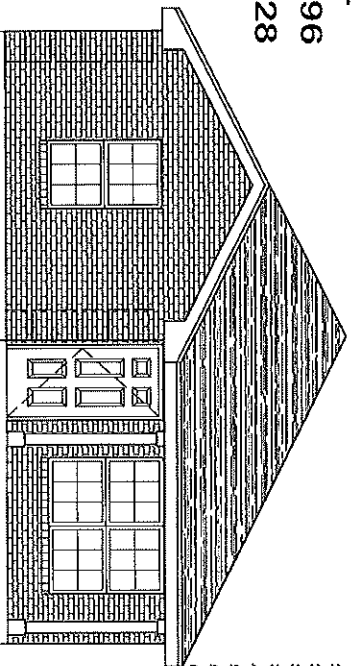


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 - 2. Existing Conditions
 - 3. Demolition Plan
 - 4. Plot Plan

GENERAL BID NOTES

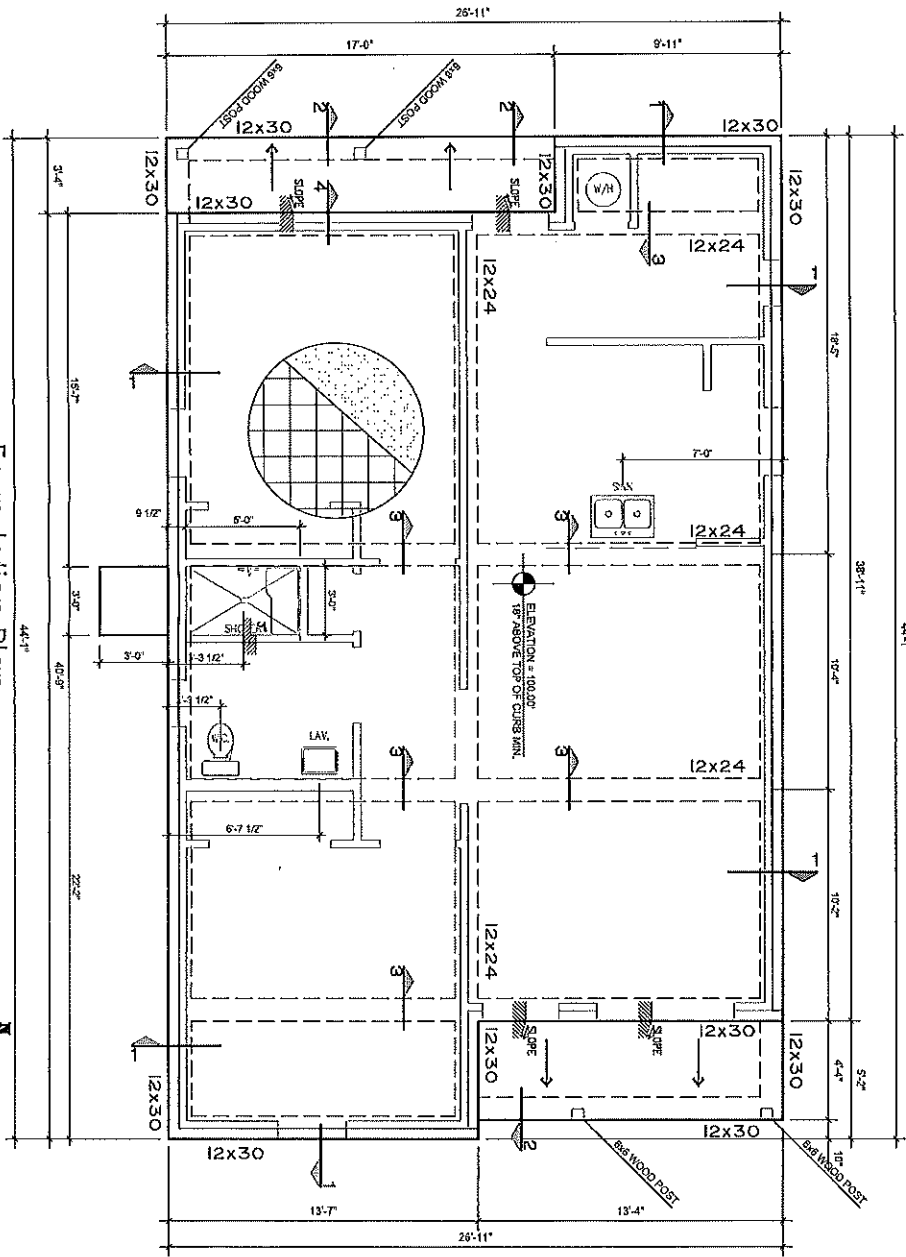
1. CONSTRUCTION SHALL CONFORM WITH 2018 EDITION OF THE IBC, 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL STATE AND LOCAL REGULATIONS, ORDINANCES AND DEPARTMENTAL ORDERS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING THE NECESSARY PERMITS WITH THE CITY OF PHARR AND THE COUNTY OF WILLIAMSBURG.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING THE NECESSARY PERMITS WITH THE CITY OF PHARR AND THE COUNTY OF WILLIAMSBURG.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING THE NECESSARY PERMITS WITH THE CITY OF PHARR AND THE COUNTY OF WILLIAMSBURG.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FILING THE NECESSARY PERMITS WITH THE CITY OF PHARR AND THE COUNTY OF WILLIAMSBURG.

GENERAL NOTES

1. ROOF SHALL HAVE A MINIMUM SLOPE OF 6/12 WITH 18" OVERHANG.
2. THE INTERIOR OF THESE PLANS IS TO BE A THERMAL ENVELOPE. WALLS AND ROOF SHALL BE SEALED AND WALLS SHALL HAVE A MIN. 1/2" INSULATION AND INSULATION SHALL BE PERMITTED.
3. THE DESIGN INTENT FOR THIS UNIT IS TO BE ACCESSIBLE ACCESS FROM THE STREET TO THE UNIT SHALL HAVE RAISED METAL ADA, NO STEPS IN LEVEL GREATER THAN 1/2", INCLUDING DOOR THRESHOLD, DOORS, COUNTERTOPS, APPLIANCES, PLUMBING FIXTURES, AND COUNTERTOPS SHALL MEET ADA.
4. IF GAS SERVICE IS AVAILABLE AT THE PROPERTY, THE OWNER MAY REQUEST GAS CONNECTIONS FOR PROVIDE A MINIMUM OF TWO PHONE JACKS AND CABLE CONNECTIONS AT THE LOCATIONS REQUESTED BY OWNER.
5. EXTENSION COLORS SHALL BE:
 - WALL _____
 - TRIM _____
 - INTERIOR COLORS SHALL BE _____
 - WALL _____
 - TRIM _____

I HAVE READ AND FULLY AGREE WITH THE
 WRITE-UP INFORMATION AND PLANS PRESENTED
 TO ME ON THIS _____ DAY OF _____, 2022.
 OWNER _____

<p>H.C. URBAN COUNTY PROGRAM</p> <p>2-BEDROOM / 1-BATHROOM UNIT</p> <p>OWNER OCCUPIED REHABILITATION PROGRAM</p> <p style="font-size: small;">PROJECT No. SUR 21.687-A</p>	<p>SAMES, Inc.</p> <p style="font-size: x-small;">200 S. 10th St., Suite 1500 McAllen, TEXAS 78501 TEL: (956) 702-8888 FAX: (956) 702-8883</p>	<p style="font-size: x-small;">TEXAS REGISTERED ENGINEERING FIRM No. E-10682 SURVEYING FIRM No. 101410-00</p>	<p>COVER PAGE</p> <p style="font-size: 2em; font-weight: bold;">0.1</p>
<p>SEPTEMBER 27, 2022</p>			



Foundation Plan
Scale: 3/16" = 1'

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM
PROJECT No. SUR 21.887 - A

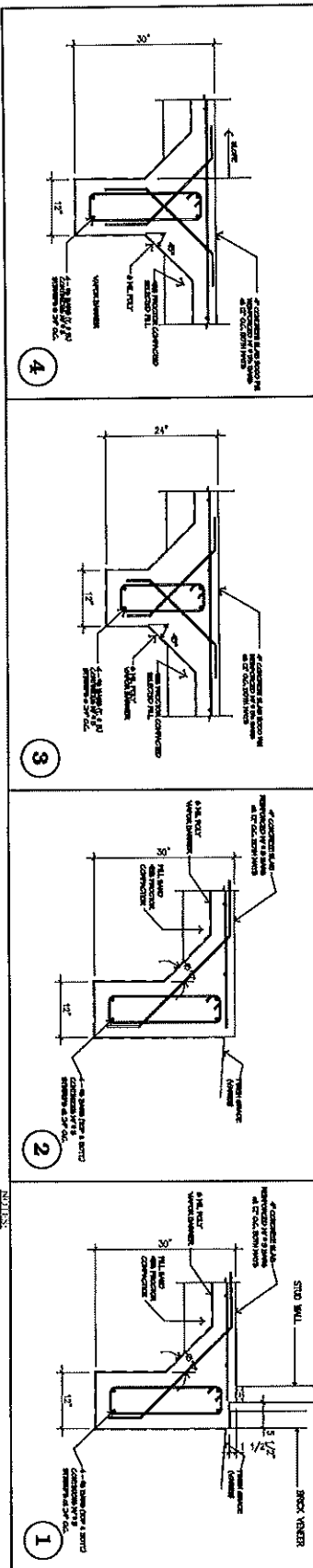
SAMES, Inc.
200 S. 10th St., Suite 1500
MALLEN, TEXAS 79601
TEL: (959) 702-8880
FAX: (959) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. E-10882
SURVEYING FIRM No. 101418-00

SEPTEMBER 27, 2022

FOUNDATION PLAN

FOUNDATION DETAILS:



NOTES:
 1. ALL CONCRETE SHALL BE 3000 PSI CONCRETE REINFORCED WITH #3 REBARS @ 12" ON CENTER.
 2. ALL REBARS SHALL BE #3.
 3. ALL REBARS SHALL BE LAPPED WITH A MINIMUM OVERLAP OF 36" AND 90° BENDS SHALL BE USED TO DEVELOP FULL BOND.

FOUNDATION NOTES

1. SCABRY AND REMOVE 24 inches of EXISTING SOIL UNDER NEW SLABS TO A POINT 5 feet BEYOND NEW CONSTRUCTION.
2. INSTALL NON-EXPANSIVE SELECT FILL (P.L. 12-20, LK-40) IN MAXIMUM 8 inch LOOSE LIFTS TO BOTTOM OF SLAB ELEVATION, COMPACT EACH LIFT TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 or IBC-1301E.
3. APPLY TERMITE TREATMENT AS APPROVED BY AGENCY HAVING JURISDICTION WITH A MINIMUM THICKNESS OF ONE INCH.
4. PROVIDE 8 MIL POLYETHYLENE VAPOR BARRIER BENEATH SLAB AND GRADE BEAMS. LAP JOINTS BETWEEN SHEETS OF POLYETHYLENE 24" MIN.

CONCRETE NOTES

1. ALL CONCRETE WORK DETAILING AND ERECTION SHALL CONFORM TO THE FOLLOWING:
 ACI 308: SPECIFICATIONS FOR STRUCTURAL CONCRETE
 ACI 318: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 ACI 305: MANUAL OF STANDARD PRACTICE FOR CONCRETE
 2. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS:
 SLABS AND GRADE BEAMS: 3000 PSI
 3. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:
 AGGREGATE: C33
 PORTLAND CEMENT: C150
 FIELD CYLINDERS: C31
 COMPRESSIVE TESTING: C39
 4. CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE PERMITTED TIME PERIOD FOR REWORKING, UNLESS OTHERWISE NOTED:
 EXPOSED TO EARTH OR WEATHER:
 OTHER: 1 1/2 inches
 5. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 308.5
 6. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED OR BENT.
 7. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED OR BENT.
 8. PLUMBING CONCRETE SCHEDULED AS CONTINUOUS SHALL BE LAPPED OR BENT.
 9. ADDITIONAL REINFORCEMENT SHALL BE AS SHOWN ON DRAWINGS.
 10. MAXIMUM SLAB DEFLECTION AT ALLOWABLE TIME PERIODS SHALL BE AS SHOWN ON DRAWINGS.
 11. CORE CONCRETE FOR FLOORING FOR MINIMUM 72 HOURS. ALTERNATE METHOD: APPLY SPRAYED-ON CURING AND COMPACT MEMBRANE AS FINAL CONCRETE FINISHING PROGRESSSES.
 12. USE COMPOUND THAT WILL NOT AFFECT BOND IN AREAS WITH REINFORCING ADMIXTURE.

GENERAL FOUNDATION NOTES:

1. GENERAL CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING ANY WORK. THE CONTRACTOR/SUB-CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE THE WORK HAS BEGUN.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS.
3. COORDINATE WITH PLUMBER CONTRACTOR LOCATION OF FLOOR DRAINS.

REINFORCEMENT NOTES

1. GRADE BEAMS:
 4 - #6 BARS CONTINUOUS (2-TOP / 2-BOTTOM)
 #3 STRIPS AT 24" ON CENTER
 GRADE 80 STEEL
2. SLAB:
 #3 BARS AT 12" ON CENTER
 #3 CORNER BARS AT ALL CORNERS
 BUILDING SLAB
3. MINIMUM 8 MIL WATERPROOFING MEMBRANE UNDER BUILDING SLAB.
4. CONCRETE STRENGTH: 3000 PSI MIN. AT 28 DAYS

H.C. URBAN COUNTY PROGRAM

2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.667 - A

SAMES, Inc.

200 S. 10th St., Suite 1500
 McAllen, TEXAS 78501
 TEL: (959) 702-5880
 FAX: (959) 702-5883

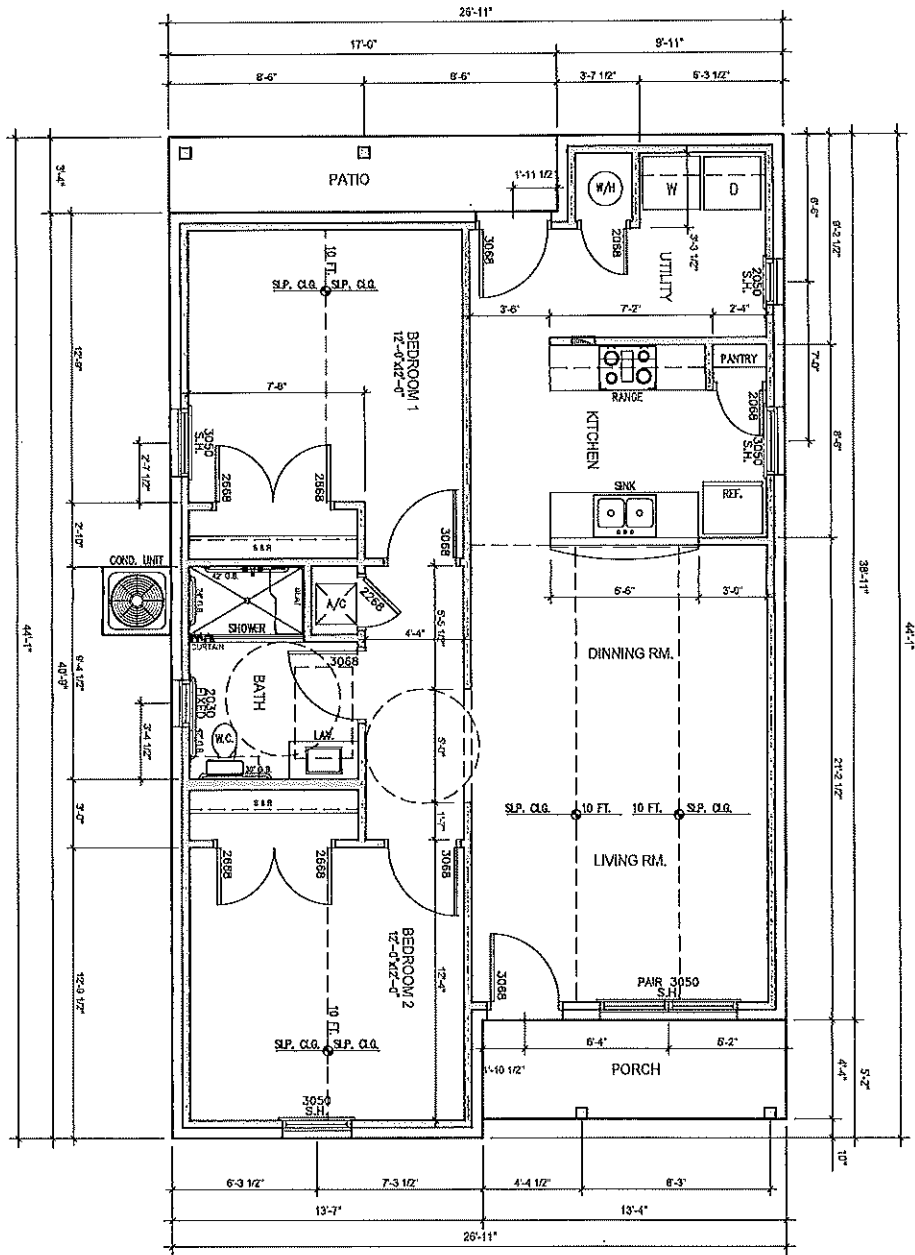
TEXAS REGISTERED
 ENGINEERING FIRM No. F-10522
 SURVEYING FIRM No. 107418-00

FOUNDATION NOTES & DETAILS

SEPTEMBER 27, 2022

Floor Plan

Scale: 3/8" = 1'



AREAS:	
LIVING AREA	1,081 S.F.
PORCH:	98 S.F.
REAR PATIO:	57 S.F.
TOTAL AREA:	1,176 S.F.

H.C. URBAN COUNTY PROGRAM 2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM
PROJECT No. SUR 21.887 - A

SEPTEMBER 27, 2022

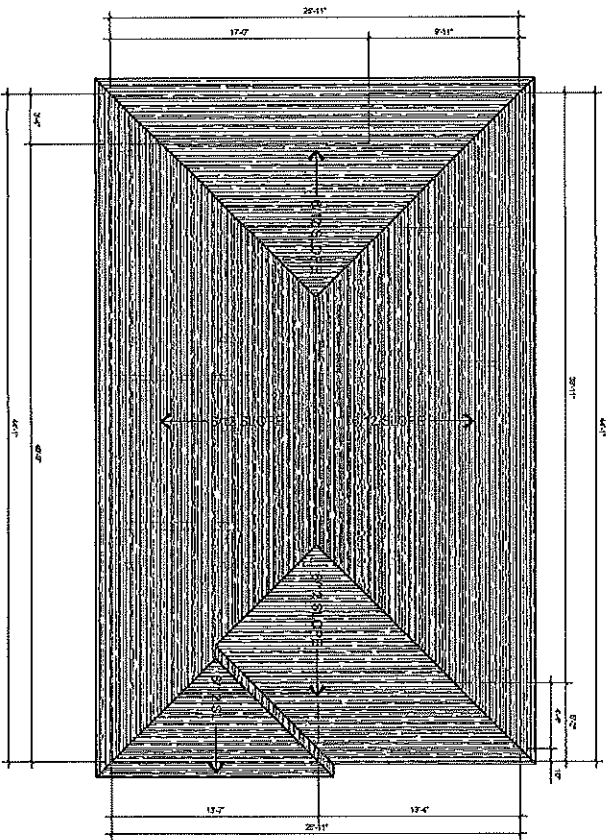
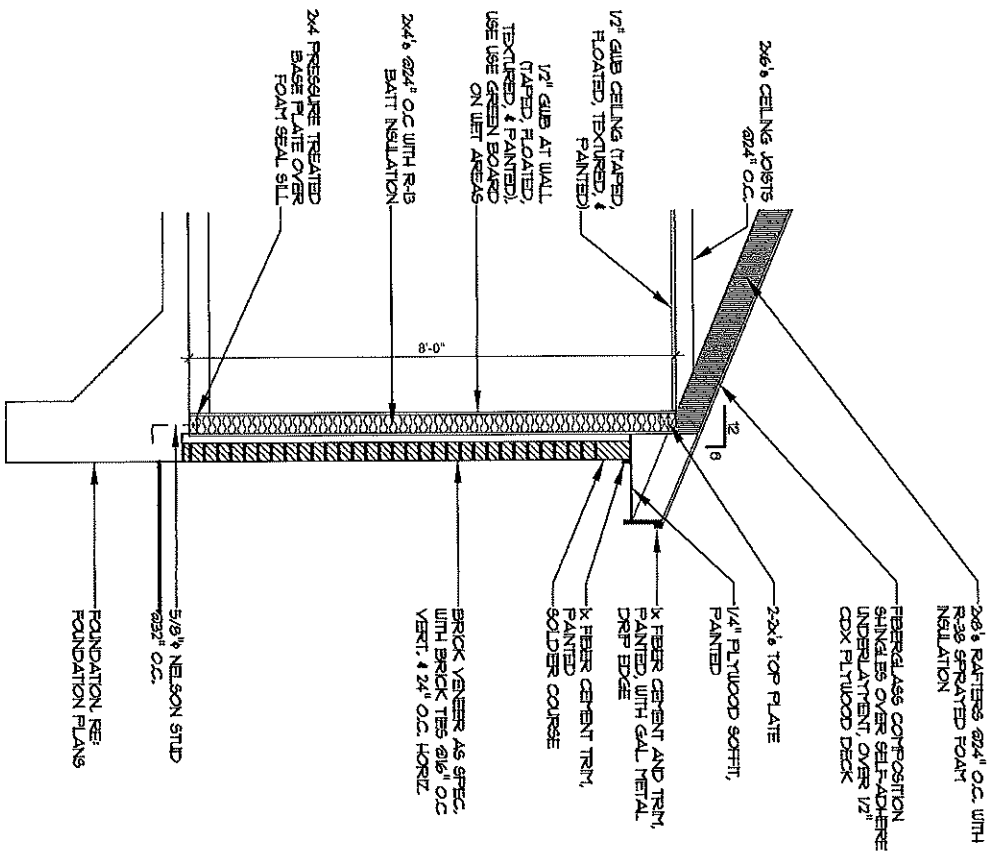
FLOOR PLAN

2.1

SAMES, INC.

200 S. 10th St., Suite 1500
MALLEN, TEXAS 75501
TEL: (956) 702-8880
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-16882
SURVEYING FIRM No. 101418-00



Wall Section

Scale 1/2"=1'

Roof Plan

Scale 1/8"=1'



H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR21.667 - A

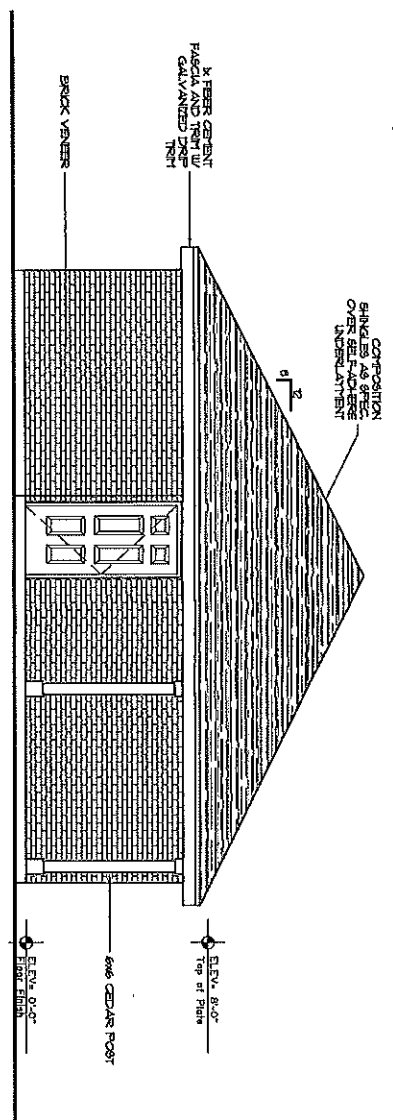
SAMES, Inc.

200 S. 10th St., Suite 1500
 McAllen, TEXAS 78501
 TEL: (956) 702-8880
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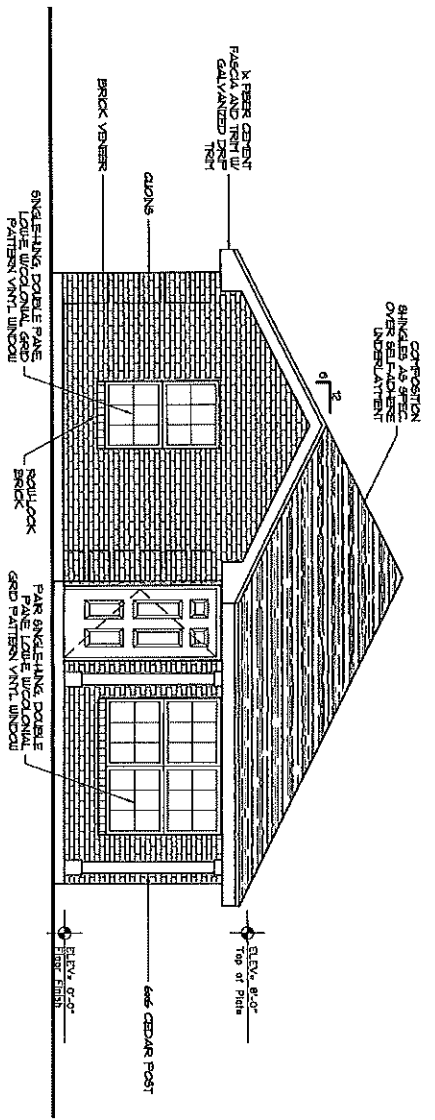
TEXAS REGISTERED
 ENGINEERING FIRM No. 5-10822
 SURVEYING FIRM No. 101418-00

SEPTEMBER 27, 2022

ROOF PLAN



Rear Elevation
Scale 3/16" = 1'



Front Elevation
Scale 3/16" = 1'

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT
OWNER OCCUPIED REHABILITATION PROGRAM
 PROJECT No. SUR 21.887 - A

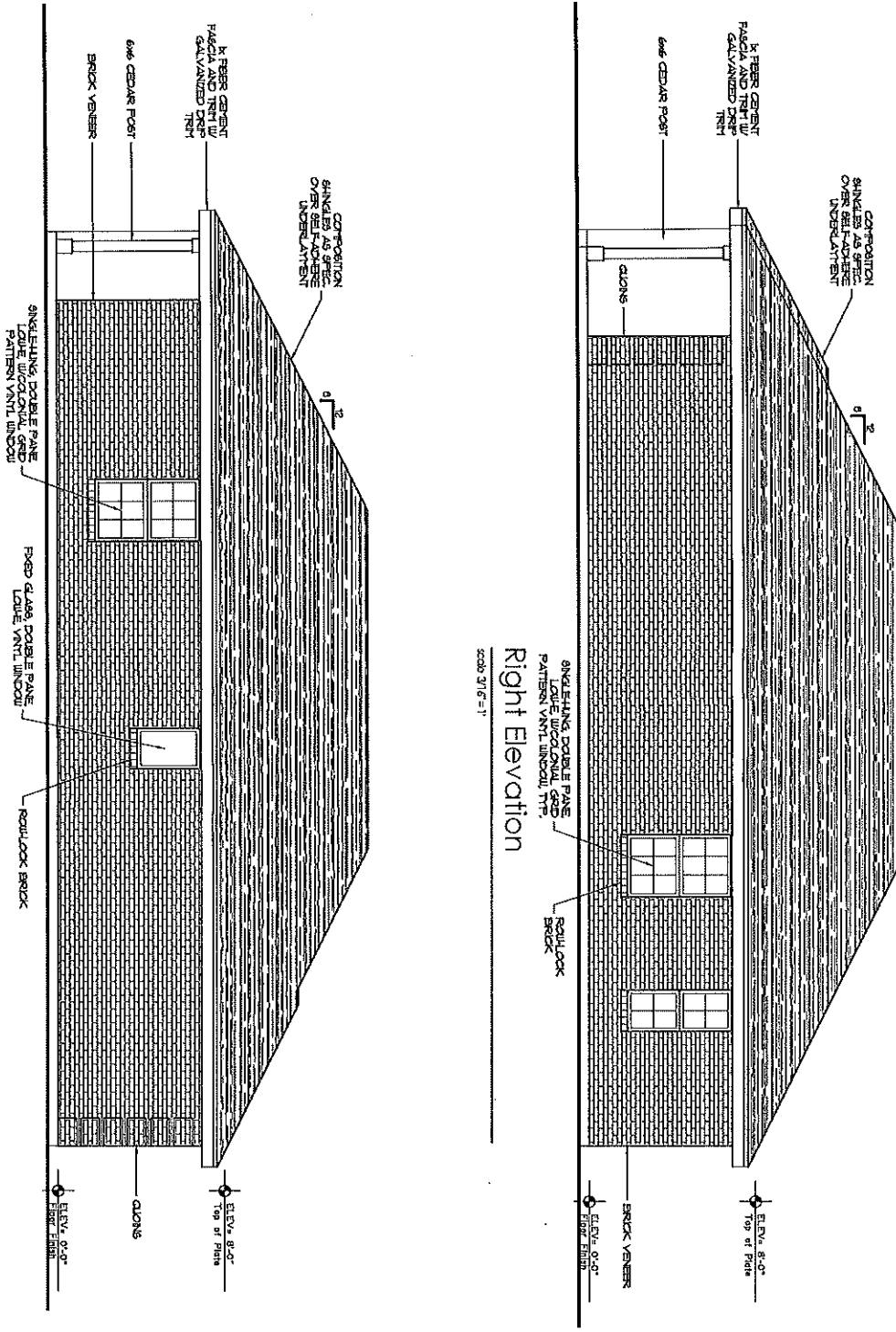
SAMES, Inc.
 200 S. 10th St., Suite 1500
 McAllen, Texas 78501
 TEL: (956) 702-8880
 FAX: (956) 702-8883

TEXAS REGISTERED
 ENGINEERING FIRM No. F-10662
 SURVEYING FIRM No. 101410-00

SEPTEMBER 27, 2022

FRONT & REAR
 ELEVATIONS

3.1



Left Elevation

Right Elevation

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - A

SAMES, Inc.

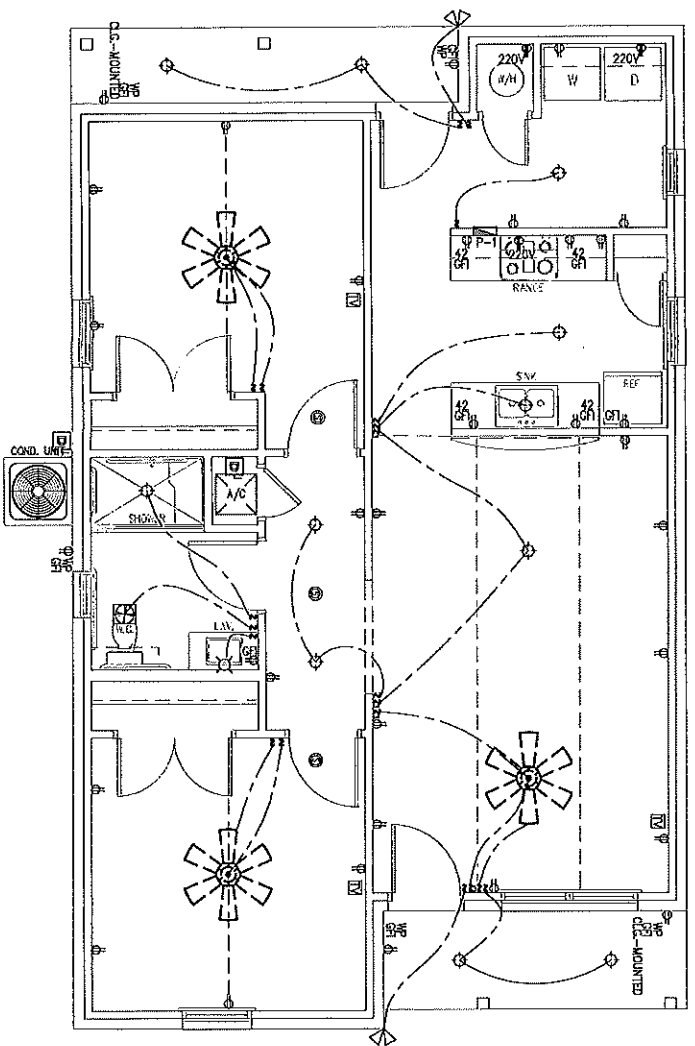
200 S. 40th St., Suite 1500
 McAllen, Texas 78501
 TEL: (956) 702-8880
 FAX: (956) 702-8883

TEXAS REGISTERED
 ENGINEERING FIRM No. F-10602
 SURVEYING FIRM No. 101419-00

SEPTEMBER 27, 2022

FRONT & REAR
 ELEVATIONS

- ELECTRICAL NOTES:**
1. ELECTRICAL TO BE DONE PER 2016 NEC OR CODE ADOPTED BY MUNICIPALITY.
 2. ARC FAULT CIRCUIT BREAKERS TO BE INSTALLED IN EVERY BEDROOM.
 3. TELEPHONE AND CABLE JACKS INSTALLED IN EVERY BEDROOM.
 4. DO NOT INSTALL TEMPORARY POWER IN PANEL BOX LEAVING EXPOSED WIRES.
 5. ALL CIRCUITS IN PANEL BOX SHALL BE IDENTIFIED BEFORE FINAL INSPECTION.
 6. GFCI PROTECTION SHALL BE INSTALLED IN ALL WET AREAS.
 7. BATHROOM VENTILATION SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
 8. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL HAVE A BACKUP BATTERY.
 9. SURFACE MOUNT PENDANT LIGHTING IN CLOSETS SHALL BE 12 MINIMUM AWAY FROM SHELVES.
 10. FIXTURES INSTALLED IN SHOWER AREAS SHALL BE SUITABLE FOR WET LOCATIONS.
 11. ATTIC SHALL BE PROVIDED WITH LIGHT AND SWITCH.



ELECTRICAL LEGEND

(H)	WATER HEATER	⊕	LIGHT FIXTURE
⊕	DUPLEX ELECTRICAL RECEPT.	⊕	LIGHT SWITCH
220	220V ELECTRICAL RECEPTACLE	⊕	THERMOSTAT
⊕	GROUND FAULT CIRCUIT INTERRUPTER	⊕	SMOKE DETECTOR
⊕	BATHROOM EXHAUST FAN	⊕	DISCONNECT

Electrical Plan
Scale 3/16"=1'



<p>H.C. URBAN COUNTY PROGRAM</p> <p>2-BEDROOM / 1-BATHROOM UNIT</p> <p>OWNER OCCUPIED REHABILITATION PROGRAM</p> <p>PROJECT No. SUR 21,867 - A</p>	<p>TEXAS REGISTERED ENGINEERING FIRM No. F-10802 SURVEYING FIRM No. 101419-00</p>	<p>SAMES, Inc.</p> <p>200 S. 10th St., Suite 1500 McAllen, Texas 78501 TEL: (361) 702-8880 FAX: (361) 702-8883</p>
<p>SEPTEMBER 27, 2022</p>	<p>ELECTRICAL PLAN, NOTES & LEGEND</p>	
<p>4.1</p>		

MINIMUM GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL ASSUME THE USE OF THESE MINIMUM GENERAL SPECIFICATION AS PART OF THE CONTRACT

OWNER(S):
PHONE:

ADDRESS:
DATE:

- GENERAL CONDITIONS:**
 - CONTRACTOR IS RESPONSIBLE FOR:
 - BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM THE CITY, INCLUDING OBTAINING AND DISPLAYING ALL APPLICABLE PERMITS, INSPECTIONS, AND REINSPECTION FEES, CHANGE ORDERS RELATED TO MEET THESE REQUIREMENTS WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THIS
 - BID TO INCLUDE ANY COST RELATED TO ENERGY COMPLIANCE REQUIREMENTS (Rescheck)
 - NO ESCALATION COST WILL BE APPROVED WITHOUT PROOF OF SUCH ESCALATION
 - THE DEMOLITION AND DISPOSAL OF ANY EXISTING STRUCTURE, CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO FAMILIARIZE WITH THE SITE
 - THE CONTRACTOR WILL BE RESPONSIBLE TO ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS REQUIRED BY THE CITY OR COUNTY AT THE TIME OF AT-TAINING BUILDING PERMITS
 - ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 22 GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATION MANUAL APPLY TO THIS CONTRACT
 - PROVIDE AND INSTALL PROJECT SIGNS AT CONTRACTOR SITE
 - CONTRACTOR SHALL REMOVE PORTABLE TOILET (PORT-A-POTT) THROUGHOUT THE CONSTRUCTION PROCESS (from 8am to 5pm) FROM ALL IMMEDIATE CONTRACTOR PERSONNEL SHALL NOT USE OWNERS TOILET/FURNITURE PROGRAM HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §206.514
 - CONTRACTOR, WHEN AWARDED THE PROJECT, SHALL COORDINATE WITH WISHER SUPPLIERS FOR EXPECTED DELIVERY DELAYS OF MATERIALS AND SHALL NOTIFY "WISHER COMPANY" OF SUCH DELAYS AND IF AN ADVANCED PAYMENT IS NEEDED TO SECURE TIMELY DELIVERY OF MATERIALS
 - NOTIFY "HIDALGO COUNTY" IF AN ALTERNATE MATERIAL OF EQUAL OR BETTER QUALITY IS READILY AVAILABLE
- ACCESS FOR PHYSICAL DISABILITIES:**
 - PROVIDE ONE CONCRETE RAMP AS REQUESTED BY OWNER'S COMMENTS IN HEIGHT, PROVIDE 4" RAMP IS ON BOTH SIDES
 - ALL DOOR HANDLES SHALL BE LEVER TYPE
 - ALL ELEVATORS AT SIGNS SHALL BE LEVER TYPE
 - BATHROOMS SHALL HAVE GRAB BARS AS SHOWN ON PLANS
 - ALL ELECTRICAL SWITCHES SHALL BE NO HIGHER THAN 48"
 - SITE IMPROVEMENTS SHALL MEET ADA
- STE WORK AND LANDSCAPING:**
 - SHALL COMPLY WITH REQUIRED BUILDING ELEVATIONS
 - PROVIDE MINIMUM 12x28 CONCRETE DRIVEWAY WITH CONNECTED SIDEWALK TO RAMP FOR ADA AND MAY APPLICABLE SITE CONDITIONS MAY VARY AND MAY REQUIRE A DRIVEWAY LONGER THAN 28'. THE SITE AND STREET PLANS SHALL CONECT FLUSH WITH STREET DRIVEWAY OR CONCRETE CUTTER
 - GRADE ONING GREATER OF 5" PER 10' IF LEVEL DIFFERENCE IS GREATER, EXTEND FILL DIRT AT THE SAME SLOPING RATE
 - PROVIDE MIN. 6" OF TOP SOIL FOR LANDSCAPING 10 ft PERIMETER AROUND THE HOUSE AND PROVIDE HYDROSOIL TO THIS AREA
 - PROVIDE TREES AS REQUIRED BY THE CITY OR COUNTY
- FOUNDATIONS WORK:**
 - PROVIDE TERMITE TREATMENT TO ALL HOUSE WITH A MIN. 1-YEAR WARRANTY
 - BUILD A NEW CONCRETE FOUNDATION COMPLYING WITH THESE PLANS AND SPECS, CITY AND/OR COUNTY REQUIREMENTS, AND APPLICABLE CODES, FINISH FLOOR ELEVATION SHALL BE MIN. 18" ABOVE STREET CENTERLINE OR 12" ABOVE NATURAL GRADE, WHICH EVER IS GREATER, SEE SITE PLAN
 - PROVIDE CONCRETE PAD FOR CONDENSING UNIT MIN. 3" WIDER OF UNIT DIMENSIONS
 - PROVIDE A MIN. 12x28 CONCRETE DRIVEWAY (MAY VARY BY CITY)
 - TRENCHING FOR FOOTINGS SHALL BE AS PER PLANS, MIN. 36" FOR PERIMETER BEAMS AND 24" FOR INTERIOR BEAMS
- PORCH & CANOPY FLOORS:**
 - THE HOUSE SHALL HAVE PORCH CONCRETE FLOORS AS FOLLOWS:
 - A BACK OR SIDE PORCH PER PLAN LAYOUT
 - A RAMP OR SIDE PORCH PER PLAN LAYOUT
- FRAMING:**
 - INTERIOR AND EXTERIOR WALLS:
 - 2x4" (#2 OR BETTER)
 - SOLE PLATE: TREATED LUMBER OVER SILL PLATE GASKET
 - TOP PLATE: (2)2x4's
 - 2x2" PRE-CUT STUDS @ 18" O.C.
 - CRIPPLE WALL AT WINDOW SILL
 - CEILING JOIST CHAIN BLOCKING @ 48" O.C.
 - CHASE WALL AT BATHROOMS
 - CEILING JOISTS FOR SPANS LESS THAN 12'-18" O.C.
 - 2x4" (#2 OR BETTER)
 - WINDOW AND DOOR HEADERS WITH 1" OR 2" SPACER
 - ROOF RAFTERS @ 24" O.C.
- SHEATHING:
 - EXTERIOR WALL (EXTERIOR SIDE): 1/2" X 4x4x1/2" PLYWOOD OR OSB WITH NAIL PATTERN PER CODE
 - ROOF: 1/2" X 4x4x1/2" GRADE PLYWOOD OR OSB WITH NAIL PATTERN PER CODE
 - EXTERIOR WALL (INTERIOR SIDE): 1/2" SHEETROCK FINISH PER SPECS
 - CEILING: 1/2" SHEETROCK, FINISH PER SPECS
 - WANDRANGS:
 - INSTALL 1/2" ANCHOR RODS @ 48" O.C. AT PERIMETER BASE PLATES
 - INSTALL 1/2" ANCHOR RODS @ 48" O.C. AT PERIMETER BASE PLATES
 - INSTALL 1/2" SHAPED STUD PLATE TIES EVERY OTHER STUD
 - INSTALL HURRICANE STRAPS AT EVERY OTHER RAFTER
 - INSTALL COLUMN BASE ANCHORS & COLUMN TO BEAM CONNECTOR AT EACH PORCH COLUMN
- ROOFING:**
 - ROOF CONTRACTOR SHALL HAVE MINIMUM THREE YEARS EXPERIENCE INSTALLING COMPOSITION ROOFING SHINGLES IN ACCORDANCE WITH MOCA ROOFING AND WATERPROOFING MANUAL
 - INSTALL ROOFING DEPENDS ON CONDITIONS
 - MANUFACTURER'S RECOMMENDATIONS
 - CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER
 - PROVIDE SELF-SHEERED WATER BARRIER SYNTHETIC UNDERLAYMENT
 - PROVIDE COMPOSITION SHINGLES EQUAL TO "OWENS CORNING" COMPARE. ALL GAE RESISTANT AND 120 MPH WIND RESISTANCE. COLOR AS SELECTED BY OWNER
 - HIP AND RIDGE SHINGLES SHALL BE OF THE SAME OR BETTER MATERIAL
 - FASTENERS SHALL BE MINIMUM 12-GAUGE GALVANIZED STEEL, INSTALLED PER LOCAL CODE REQUIREMENTS
 - INSTALL UNDERLAYMENT PER MANUFACTURERS INSTALL INSTRUCTIONS
 - INSTALL CONTINUOUS GALVANIZED DRIP EDGE ON ALL ROOF EDGES
 - INSTALL A 2x4" SQUARE PIECE OF SELF-ADHERED WATER BARRIER LAPING OVER ROOF UNDERLAYMENT INSTALL A SELF ADHERED WATER BARRIER MIN. 6" UP THE WALL AND 12" ON THE ROOF SURFACE AT WALL-ROOF INTERSECTION
 - INSTALL COMPOSITION SHINGLES PER MANUFACTURERS RECOMMENDATIONS
 - PROTECT INSTALLED ROOFING UNTIL COMPLETION OF THE PROJECT
- THERMAL INSULATION:**
 - APPLY CALCULATING AT BOTH SIDES OF RAFTER AGAINST ROOF AND WALL SHEATHING
 - INSTALL "TRIGON F11" R-38 UNFACED THERMAL Batts BETWEEN RAFTERS AT ROOF EAVE. "OWENS CORNING". PROVIDE WIRE TIES EVERY 18" TO ENSURE Batts STAY IN PLACE. OPTIONAL TO CONTRACTOR: INSTALL OPEN CELL SPRAY FOAM INSULATION WITH AN R-38 VALUE
 - INSTALL KRAFT-FACED GLASS FIBER BLANKET, R-15 AT WALLS EQUAL TO "OWENS CORNING". INSTALL PER MANUFACTURERS RECOMMENDATIONS. IF BLANKETS HAVE FLANGES, STRAP FLANGES TO WALL STUD PROTECT INSULATION FROM DAMAGE UNTIL IT IS FULLY COVERED
 - APPLY INSULATION FOAM AROUND ALL WINDOWS, DOORS, WIRES, PLUMBING AND ELECTRICAL PENETRATIONS, BOTTOM PLATE AND ALL OPENINGS
 - ALL EXTERIOR EXPOSED PLUMBING AND A/C PIPES SHALL BE INSULATED WITH MIN. R-3 FOAM PIPE INSULATION
- EXTERIOR FINISHES:**
 - BRICK VENEER: STANDARD FACE, MODULAR SIZE BRICK EQUAL TO HOME BRICK, COLOR AS SELECTED BY OWNER PER PROGRAM PRESELECTED COLORS, WITH PORTLAND CEMENT-SAME MIX RATIO AS PER PLAN
 - WALLS BEHIND ON THE DECK WINDOWS OR RUBBER FLANGES & FLASHING, NEOPRENE PRE-ADDED FILLER STRIPS, CELLULAR PLASTIC INSULATION
 - COORDINATE WITH OTHER TRADES FOR EQUIPMENT OPENINGS AND DOORS & WINDOWS OPENINGS
 - PROVIDE EXPANSION JOINT WHERE SHOWN ON PLANS
 - CLEAN BRICK AS WORK PROGRESSES AND AT THE END OF INSTALLATION
 - SIDING, FASCIA, SOFFIT & TRIM: FIBER CEMENT EQUAL TO "LAMBS HARDIE"
 - PROVIDE 1/2" THK. SIERRA 8 VERTICAL PANEL WHERE SHOWN ON PLANS
 - PROVIDE 1/2" THK. NONPARENTEL SOFFIT PANELS
 - PROVIDE 1/2" THK. CEDARSHILL LAP SIDING PLANKS WHERE SHOWN ON THE PLANS
 - PROVIDE 1/2" THK., 6" HT. FASCIA AND 2 1/2" HT. TRIM
- DOORS:**
 - EXTERIOR DOORS: PROVIDE 36"x80" PRE-HUNG 5/8" PANEL, ZAGLUSE, METAL DOOR EQUAL TO "JELD-WEN" PREMIUM DOORS WITH POLYSTYRENE CORE WITH DOUBLE REINFORCED HOLES, WITH A 0.17 UF-FACTOR AND A U28 SIBC VALUE
 - PROVIDE DOOR HARDWARE COMPLYING WITH ADA SHALL INCLUDE BUT NOT LIMITED TO: DEADBOLT, THREE POINT LOCK, KICKER, STOPS OR WALL BUMPER, INTERIOR DOORS: PROVIDE PRE-HUNG, SOLID CORE, SIX PANEL MOLDED DOOR EQUAL TO "JELD-WEN" WITH WOOD GRAIN AND PRE-BORDED
 - HARDWARE FOR INTERIOR DOORS SHALL MEET ADA
- WINDOWS:**
 - PROVIDE VINTL SINGLE HUNG WINDOWS WITH COLOR MATCHED GRILLS EQUAL TO "JELD-WEN" V29200 SERIES
 - WINDOWS SHALL BE ENERGY EFFICIENT WITH DOUBLE PANE LOW-E GLASS WITH U29 UF-FACTOR AND U21 SHED
 - WINDOW SIZES PER PLAN
 - WINDOW LABELS SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION HAS BEEN CLEARED
- INTERIOR FINISHES:**
 - PROVIDE 1/2" THK. WITH TYPED LONG EDGES GYPSUM WALL BOARD EQUAL TO USG® AT WALLS AND CEILING, GWB SHALL BE TAPE, FLOATED, AND TEXTURED, WALLS AND CEILING SHALL HAVE CHANGE PEEL TEXTURE
 - PROVIDE 1/2" THK. DAMP RESISTANT SHEETROCK AT WET AREAS LIKE BATHROOMS AND BEHIND KITCHEN SINK AND WASHER
 - PROVIDE 12x12" VINTL FLOORING TO ALL LIVING AREAS EQUAL TO "YAGHIRE" STYLE AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED STYLES, INSTALL VINTL TILE WITH COMPATIBLE ADHESIVE AND PER MANUFACTURERS RECOMMENDATION
 - WALL BRASS SHALL BE 3/8" VOO CO. BRN. PAINTED
 - TOILET BRASS SHALL BE 3/8" VOO CO. BRN. PAINTED
 - WATER SUBSTRATE MATERIAL, COLORS AS SELECTED BY OWNER FROM PROGRAM PRE-SELECTED COLORS
 - ENSURE SURFACES ARE IN ACCEPTABLE CONDITIONS BEFORE APPLYING PAINT, APPLY ONE COAT OF PRIMER AND TWO COATS OF PAINT, APPLY PAINT PER MANUFACTURERS INSTRUCTIONS, ALLOW AT LEAST ONE WALL WITH ACCENT COLOR

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.687 - A

TEXAS REGISTERED ENGINEERING FIRM No. F-10982 SILVERING FIRM No. 101416-00

200 S. 10th St., Suite 1500
MALLEN, TEXAS 78071
TEL: (956) 702-8880
FAX: (956) 702-8883

SAMES INC.

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

OUTLINE SPECS

SEPTEMBER 27, 2022

5.1

- 13. CABINETS & GENERAL MILLWORK:**
- PROVIDE PREFINISHED, STOCK ASSEMBLED CABINETS AT KITCHEN, LAUNDRY, AND BATHROOM VANITY AS SHOWN ON PLANS, WITH ADJUSTABLE SHELVES, SELF-CLOSING HINGES. CABINETS MAY BE SITE BUILT TO PROFESSIONAL STANDARDS, MAXIMUM HEIGHT FOR BASE CABINETS (KITCHEN & VANITY) SHALL BE 34" TO MEET ADA.
 - PROVIDE PLASTIC LAMINATE COUNTERTOPS EQUAL TO "FORMICA CORP.", COLOR AND PATTERNS AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED PATTERNS, VANITY COUNTERTOP TO MATCH VANITY SINK.
 - PROVIDE SOLID WOOD SHELVING AT CLOSETS WITH 1.31" DIAMETER CHROMED ROD WITH COMPATIBLE HARDWARE.
- 14. KITCHEN RESIDENTIAL EQUIPMENT:**
- PROVIDE THE FOLLOWING APPLIANCES:
 - RANGE: FOUR BURNERS, ELECTRIC DROP-IN RANGE WITH FRONT CONTROLS WITH SELF-CLEANING OVEN
 - RANGE HOOD: DUCTED, UNDER CABINET RANGE HOOD WITH LIGHT
 - THE FOLLOWING APPLIANCES ARE BY OWNER: WASHER, DRYER, AND REFRIGERATOR
- 15. BATHROOM ACCESSORIES:**
- PROVIDE THE FOLLOWING STANDARD BATHROOM ACCESSORIES:
 - ADJUSTABLE CURTAIN ROD WITH PRIVACY PLASTIC CURTAIN, SET AT PROPER HEIGHT TO AVOID OVER SPILLING WATER
 - TOILET PAPER DISPENSER (TO MEET ADA), TOOTH BRUSH & SOAP HOLDER
 - 36"x36" FRAMED MIRROR AT VANITY, MIRROR AT ACCESSIBLE BATHROOM BOTTOM HEIGHT TO MEET ADA
 - PROVIDE THE FOLLOWING BATHROOM ACCESSORIES MEETING ADA:
 - WALL MOUNTED, L-SHAPED FOLDING SEAT, DURABLE AND RUST PROOF, WITH ANTIMICROBIAL SURFACES
 - 1-1/2" DIAMETER POLISHED STAINLESS STEEL GRAB BARS, 42" LONG AND 36" LONG AT W.C., AND 42" LONG AND 24" LONG AT SHOWER, HEIGHT TO MEET ADA, PROVIDE BLOCKING ON THE WALL
- 16. PLUMBING:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - WATER LINE SHALL BE CONNECTED TO CITY MAIN, COORDINATE WITH THE CITY FOR LOCATION OF CONNECTION AND APPLICABLE FEE AND PERMITS
 - SEWER SYSTEM SHALL BE CONNECTED TO CITY MAIN IF AVAILABLE, COORDINATE WITH THE CITY FOR LOCATION AND APPLICABLE FEE AND PERMITS. IF CITY CONNECTION IS NOT AVAILABLE PROVIDE A COMPLETE, FUNCTIONAL, SEPTIC SYSTEM COMPLYING WITH CITY REQUIREMENTS. IF AN EXISTING SEPTIC SYSTEM EXISTS, REPLACE WITH A NEW SYSTEM MEETING CURRENT CITY REQUIREMENTS
- 17. HVAC:**
- PROVIDE 4" DIAMETER DRYER EXHAUST VENT SYSTEM
 - PROVIDE 4" DIAMETER KITCHEN HOOD EXHAUST VENT SYSTEM AND INSTALLED IN SEER SPLIT SYSTEM CENTRAL AIR CONDITIONING FAN HANDLING UNIT AND CONDENSING UNIT WITH ELECTRIC HEAT EQUAL TO "DAVBERG"
 - DUCTWORK SHALL RUN INSIDE CONDITIONED SPACE AND SHALL BE INSULATED PER CODE. DUCTWORK SHALL BE TESTED FOR LEAKS. DUCTWORK SHALL BE BALANCED FOR UNIFORM AIR DISTRIBUTION
 - PROVIDE PROGRAMMABLE DIGITAL THERMOSTAT

18. ELECTRICAL:

- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
- PROVIDE NEW ELECTRICAL SERVICE, MIN. 100 AMPS, COORDINATE WITH THE CITY AND ELECTRIC COMPANY FOR REQUIREMENTS, PERMITS, AND FEES
- ELECTRICAL PANEL, INSIDE THE HOUSE SHALL BE AS SHOWN ON PLANS. IF ANOTHER LOCATION IS NECESSARY IT SHALL BE INSTALLED AT THE MASTER BEDROOM BEHIND THE DOOR OR IN ANOTHER DEDICATED LOCATION
- PROVIDE ZEALY CONNECTIONS FOR RANGE, DRYER, AND WATER HEATER
- WATER HEATER OUTLETS AT BATHROOM, WASHER, AND ALL KITCHEN WALLS
- ALL EXTERIOR OUTLETS SHALL BE WATER PROOF GFCI
- ALL OUTLETS SHALL BE SET AT 18" A.F.F. UNLESS NOTED OTHERWISE
- ALL SWITCHES, CONTROLS, THERMOSTATS, AND ELECTRICAL PANEL SHALL BE SET AT 48" A.F.F.
- PROVIDE 6" DIAMETER CEILING FANS AT ALL BEDROOMS AND LIVING ROOM WITH VARIABLE SPEED AND REVERSE BLADES, AND LED LIGHTS, AND DOWN ROD
- INSTALL WATER PROOF LIGHT FIXTURES FOR OUTDOOR USE
- PROVIDE MIN. 100 CFM BATHROOM EXHAUST FAN WITH LED LIGHT
- PROVIDE WIRED, INTERCONNECTED SMOKE DETECTORS AT EACH BEDROOM AND OUTSIDE SLEEPING ROOMS. SMOKE DETECTOR SHALL BE MIN. 4 FT AWAY FROM EDGE OF CEILING FAN BLADES
- PROVIDE PHONE AND TV JACK CONNECTION ON EACH ROOM, LIVING AND KITCHEN IF REQUESTED BY OWNER

HOMEOWNER'S RESPONSABILITIES:

- SHALL REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, ABANDONED VEHICLES, OLD LUMBER, OLD APPLIANCES, ETC.
- MARKING ALL NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO NEW DWELLING
- I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS AS PRESENTED TO ME

NAME OF APPLICANT _____

NAME OF CO-APPLICANT _____

SAMES, Inc.

200 S. 10th St., Suite 1500
MADISON, TEXAS 78601
TEL: (956) 702-8880
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10862
SURVEYING FIRM No. 10414-C-00

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.667 - A

SEPTEMBER 27, 2022

OUTLINE SPECS

5.2

TIME TABLE

ACTIVITY	DATE(S)
Contract Signing	November 15, 2022
Demolition	November 24, 2022
Construction Start	November 25, 2022
Anticipated Draws	After 50% construction completion After 100% construction completion 30 days after construction completion
End Construction	February 22, 2023

BUDGET

	Total Cost
Pre-Development	\$ 0.00
Acquisition	\$ 0.00
Demolition/Construction	\$109,500.00
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$109,500.00

EXHIBIT "C"
SPECIAL CONDITIONS

None.

CONSTRUCTION LOAN AGREEMENT

OWNER-OCCUPIED REHABILITATION LOAN PROGRAM

This Construction Loan Agreement (this "Agreement"), is entered into effective as **November 15, 2022**, among Borrower, Lender and Contractor who are identified and whose addresses are stated below. This Agreement relates to the manner of disbursement of the loan proceeds on the Note for the benefit of Borrower for the rehabilitation and/or renovation of the Improvements on the Property under the Lender's Owner-Occupied Housing Rehabilitation Program. The Note is secured by liens on the Property and Improvements granted the Mechanic's Lien Contract and the Deed of Trust.

BORROWER: Juan & SanJuanita G. Ortiz

BORROWER'S ADDRESS:

**305 S. Nevada Ave.
Weslaco, Texas 78596**

LENDER: County of Hidalgo, a political subdivision of the State of Texas

LENDER'S ADDRESS:

County of Hidalgo, Urban County Program
Owner-Occupied Rehabilitation Loan Program
1916 Tesoro St.,
Pharr, Texas 78577

CONTRACTOR: Andrew Nicolas Salinas dba A-One Insulation

CONTRACTOR'S ADDRESS:

3500 N. Birch St. Pharr, Texas 78577

NOTE:

Mechanic's Lien Note ("Mechanic's Lien Note") of even date herewith, in the original principal amount of **\$109,500.00**, executed by Borrower, and payable to the order of Contractor, which note has been renewed and extended into a Promissory Note of even date herewith, in the original principal amount of **\$109,500.00**, executed by Borrower, and payable to Lender.

CONTRACT:

Mechanic's Lien Contract and Transfer of Lien of even date herewith, executed by Borrower and Contractor providing for the rehabilitation and/or renovation to the Improvements and (i) granting Contractor liens against the Property to secure payment of the Mechanic's Lien Note; and (ii) transferring such liens to Lender.

SECURITY FOR PAYMENT:

Mechanic's and materialman's lien on the Property granted by Borrower to Contractor in the Mechanic's Lien Contract and Transfer of Lien (the "Mechanic's Lien Contract"), which liens were transferred thereunder to Lender, which Mechanic's Lien Contract and Transfer of Lien is recorded in the Real Property Records of Hidalgo County, Texas, and a deed of trust lien on the Property granted by Borrower for the benefit of Lender in a Deed of Trust ("Deed of Trust") of even date herewith, which Deed of Trust is recorded in the Real Property Records of Hidalgo County, Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof for all purposes

IMPROVEMENTS:

Renovation and/or rehabilitation to Borrower's residence located on the Property according to: (i) Plans and Specifications, Timetable and Budget attached hereto as Exhibit "B"; (ii) an Owner-Occupied Rehabilitation Loan Program Contract (the "Rehabilitation Contract") of even date herewith entered into by and between Borrower and Lender; and (iii) the accepted bid submitted to Lender by Contractor.

AMOUNT AVAILABLE FOR CONSTRUCTION: **\$109,500.00**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower, Lender and Contractor agree as follows:

1. Purpose and Limitation of Advances.

(a) Subject to the provisions of this Agreement, and in compliance with Subchapter K, Chapter 53, Texas Property Code, Lender will advance funds to Contractor for the benefit of Borrower in the aggregate amount of the Note. Provided Contractor has obtained the performance bond required in Paragraph 1 (b) of this Agreement, Lender will advance the Amount Available for Construction during the course of the construction of the Improvements, in accordance with this Agreement. The Amount Available for Construction will be advanced solely to pay Contractor for costs of labor performed and materials furnished by Contractor pursuant to the Contract.

(b) Contractor may furnish a performance bond ("Bond"), at Contractor's sole cost and expense, to be kept in force throughout the period of this Agreement, in an amount equal to the Amount Available for Construction. The Bond shall: (i) cover Contractor's faithful performance of the Contract, free of liens upon the Property; (ii) name as obligees both Borrower and Lender, jointly and severally; (iii) be written by surety companies qualified to do business in the State of Texas; and (iv) be in such form and with such sureties as the Lender may approve.

(c) Construction advances are to be made by Lender to Borrower for work done.

(d) If Contractor has provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 40% of the Amount Available for Construction ("Initial Advance") when 50% of the work related to the Improvements have been completed and Contractor and Borrower have complied with the provisions of Paragraph 3 of this Agreement. A second request for construction advance for 50% of the Amount Available for Construction ("Final Advance") may be submitted when the Improvements have been completed and accepted by Borrower and Lender and Contractor and Borrower have complied with the provisions of Paragraph 4 of this Agreement.

(e) If Contractor has not provided Lender and Borrower the Bond permitted by this Agreement, Contractor may submit a request for 90% of the Amount Available for Construction when the Improvements have been completed and accepted by Borrower and Lender, and Contractor and Borrower have complied with the provisions of Paragraph 4 (except as to the Bond) of this Agreement.

(f) All requests for construction advances shall comply with Subchapter K, Chapter 53, Texas Property Code, and be made on forms approved by Lender. Each construction advance shall be in an amount equal to the Amount Available for Construction times the applicable percentage as determined by Lender and/or its inspectors. Lender may prepare a chart for determining the percentage of completion and the schedule of advances to be made by Lender, and Lender may limit advances according to the schedule based on the percentage of the Improvements that are complete at the time of any request for construction advance.

(g) Whenever in the sole opinion of Lender the cost of completing the Improvements pursuant to the plans and specifications approved by Lender exceeds the total amount of unadvanced loan proceeds, Borrower, at Lender's request, shall pay such excess to the satisfaction of Lender prior to any further advances under the Note.

2. Lender's Payments on Behalf of Borrower. Lender shall make payments for the cost of construction of the Improvements by check payable to the Owner and Contractor, or to Contractor, and in Lender's discretion, following Contractor's default under this Agreement or the Contract, jointly to Contractor and Contractor's subcontractors or suppliers.

3. Conditions to Initial Advance. Lender shall have no obligation to make the Initial Advance of funds to Borrower unless and until Contractor has furnished Borrower and Lender the Bond permitted by this Contract, and the following conditions have been satisfied:

(a) Borrower has executed and delivered to Lender this Agreement, the Contract, the Note, the Deed of Trust, the Owner-Occupied Rehabilitation Loan Program Contract of even date herewith by and between Borrower and Lender, and Affidavit of Commencement and other documents securing the loan evidenced by the Note; and Contractor has executed and delivered to Lender this Agreement, the Contract, an Affidavit of Commencement and other documents securing the loan evidenced by the Note;

(b) Borrower and Contractor have furnished Lender all documents required by Lender to evidence compliance with Subchapter K, Chapter 53, Texas Property Code;

(c) To the extent applicable, Contractor has furnished Lender evidence that Contractor has established a construction account in compliance with Chapter 162, Texas Property Code;

(d) Contractor has provided Lender a copy of the final plans and specifications for the construction of the Improvements acceptable to Lender, along with a timetable and budget for completion of the Improvements as required by this Agreement and the Contractor's accepted bid;

(e) Contractor has provided Lender a copy of the building permit for the Improvements;

(f) Contractor has provided Borrower and Lender a list of all subcontractors used or to be used for completion of the Improvements, and executed partial releases and lien waivers from Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements, in a form acceptable to Lender, for all amounts to be disbursed to Contractor against the Amount Available for Construction;

(g) Contractor has provided Lender a copy of all insurance policies, which Contractor is required to maintain under the Contract, or in lieu thereof, a certificate of insurance which confirms Contractor has obtained all insurance required under the Contract;

(h) Contractor has provided Lender evidence that Contractor is in compliance with Chapter 416, Texas Property Code; and

(i) Borrower and Contractor have provided Lender such other items as Lender shall reasonably require.

4. Final Advance. The Final Advance (except for retainage, which will be disbursed in accordance with paragraph 5) shall be disbursed at the completion of the Improvements when Contractor has delivered to Lender all documents required under Paragraph 3 and the following:

(a) an affidavit of completion executed by Borrower and Contractor (the "Affidavit of Completion"), a final bills- paid affidavit executed by Contractor (the "Final Bills-Paid Affidavit"), and final waivers of lien and releases executed by Contractor and any subcontractors and suppliers who performed work and/or materials at any time in connection with the Improvements (collectively, the "Releases"), which documents comply with Subchapter K, Chapter 53, Texas Property Code and are acceptable to Lender, together with supporting evidence that: (i) the construction work for the Improvements has been fully completed; and (ii) all bills for labor and material have been paid in full;

(b) Evidence that Borrower and Contractor have complied with all applicable laws pertaining to the location, development, and construction of the Improvements and that all governmental authorities having jurisdiction have approved: (i) the location, development, and construction of the Improvements to the Property; and (ii) all other matters requiring approval by governmental authorities; and

(c) Borrower and Contractor have provided such other items as Lender shall reasonably require.

5. Disbursement of Retainage. The retainage will not be disbursed until: (i) (a) the Releases have been filed in the Real Property Records of Hidalgo County, Texas, (b) the deadline to file an affidavit claiming a lien against the Property in connection with the Improvements (that is, the fifteenth (15th) day of the third calendar month after the day the indebtedness accrues) has expired and no such affidavits have been filed, or (c) if any affidavits claiming a lien against the Property in connection with the Improvements have been filed, the claims set forth in such affidavits have been resolved and the affidavits have been released of record; (iii) the Affidavit of Completion and the Final Bills-Paid Affidavit have been filed in the Real Property Records of Hidalgo County, Texas; and (iv) Borrower and Contractor have complied with Paragraph 4 of this Agreement.

6. Inspections. Lender shall be entitled to: (i) use its own personnel; or (ii) to designate an architect, engineer or other third party; to make any inspections or certifications required by Lender, and Lender shall not be required to make any loan advance until Lender has received inspections and certifications satisfactory to it. Prior to each loan advance, and at such other times as Lender may require, either Borrower or Contractor will be required to call for a physical inspection by Lender or other party designated by Lender.

7. Borrower's and Contractor's Additional Obligations. Borrower and Contractor further agree that:

(a) The Improvements will be constructed and fully equipped in a good and workmanlike manner with materials of high quality, using all new materials, strictly in accordance with the plans and specifications approved by Lender, and that the Improvements will comply with: (i) all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended, if the Property is located outside the jurisdiction of a municipality; or (ii) all applicable local building codes and ordinances of the municipality if the Property is located within the jurisdiction of a municipality, unless the municipality has no local building

codes and ordinances, in which event Owner shall comply with all applicable Housing Quality Standards contained in 24 Code of Federal Regulations, as amended;

(b) No changes will be made in the plans and specifications submitted to Lender except on the written approval of the same by Lender;

(c) No extras shall be allowed to any contractor or subcontractor or any change made in any contract or subcontract without the Lender's prior written approval and consent;

(d) Contractor will promptly furnish Lender, at Lender's request, after execution thereof, executed copies of all contracts between Contractor and subcontractors, and of all contracts between Contractor and its suppliers, as well as contracts between subcontractors and their suppliers;

(e) Borrower and Contractor will cooperate with Lender in arranging for inspections by representatives of Lender of the progress of construction from time to time and will promptly comply with Lender's requirements or satisfy any objections regarding construction of the Improvements or the progress thereof;

(f) Borrower and Contractor will not suffer or permit any mechanics' or materialmen's lien claims to be filed or otherwise asserted against the Property and will promptly discharge the same in case of the filing of any claims for lien or proceedings for the enforcement thereof; provided, however, that Borrower shall have the right to contest in good faith and with reasonable diligence the validity of any such lien or claim on furnishing to Lender such security or indemnity as it may require;

(g) Borrower will pay all real estate taxes and assessments of every kind on the Property before the same become delinquent, and Lender may at any time require Borrower to provide evidence that taxes have been paid current;

(h) In the event that Lender shall expend any amount in performance of any of Borrower's covenants or agreements under the Note or any document securing the Note, such amounts shall constitute additional indebtedness secured under the Contract;

(i) All of the personal property, fixtures, attachments, and equipment delivered on, attached to, or used in connection with the construction of the Improvements or the operation thereof will be kept free and clear of all liens, encumbrances, and security interests whatsoever, and Borrower will be the absolute owner of such personal property, fixtures, attachments, and equipment and Contractor and Borrower will, from time to time, furnish Lender with satisfactory evidence of such ownership, including searches of applicable public records;

(j) Borrower and Contractor will comply with their respective obligations under this Agreement and the Contract and with all applicable laws, rules, ordinances and regulations;

(k) Borrower and Contractor will comply with the Special Conditions, if any, set forth in Exhibit "C" attached hereto;

(l) Contractor will keep accurate and proper books and records of the construction of the Improvements, and will at all reasonable hours allow Lender or its representative to examine such books and records and all contracts and bills relating to the construction of the Improvements.

(m) Contractor shall not discriminate against any employee or applicant for employment because of sex, race, creed, color, national origin or handicap and shall take affirmative action to ensure that during the application process and during employment applicants and employees are treated without regard to their race, creed, color, national origin or handicap. Such action shall include, but not be limited to hiring and employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor shall continuously post in conspicuous places, readily available to employees and applicants for employment, notices to be provided or approved by the County of Hidalgo, setting forth the provisions of this non-discrimination provision and such other notices as may be required by law.

8. Actions For Lender's Benefit Only. **THE AUTHORITY HEREIN CONFERRED ON LENDER AND ANY ACTION TAKEN BY LENDER IN MAKING INSPECTIONS OF THE PROPERTY, PROCURING SWORN STATEMENTS AND WAIVERS OF LIENS, APPROVING CONTRACTS AND SUBCONTRACTS AND APPROVING PLANS AND SPECIFICATIONS WILL BE TAKEN BY LENDER FOR ITS OWN PROTECTION ONLY, AND LENDER SHALL NOT BE DEEMED TO HAVE ASSUMED ANY RESPONSIBILITY TO BORROWER OR ANY OTHER PERSON WITH RESPECT TO ANY SUCH ACTION HEREIN AUTHORIZED OR TAKEN BY LENDER OR WITH RESPECT TO THE PROPER CONSTRUCTION OF THE IMPROVEMENTS, PERFORMANCE OF CONTRACTS OR SUBCONTRACTS BY ANY CONTRACTORS OR SUBCONTRACTORS, OR PREVENTION OF CLAIMS FOR MECHANIC'S LIEN.**

9. Non-Waiver By Lender. No waiver of any breach or default hereunder shall constitute or be construed as a waiver by Lender of any subsequent breach or default or of any breach or default of any other provision. No waiver of any term or provision of this Agreement shall be binding unless executed in writing by the party entitled to the benefit thereof. Pursuit by Lender of any remedies set forth in this Agreement does not preclude pursuit by Lender of other remedies in this Agreement or provided by law.

10. Conflict of Interest. **BORROWER AND CONTRACTOR REPRESENT AND WARRANT TO LENDER THAT, TO THE BEST OF THEIR KNOWLEDGE, NO EMPLOYEE, AGENT, CONSULTANT, OFFICER, OR ELECTED OR APPOINTED OFFICIAL OF LENDER WHO EXERCISES OR HAS EXERCISED ANY FUNCTIONS**

OR RESPONSIBILITIES WITH RESPECT TO THE ACTIVITIES ASSISTED WITH THE LENDER'S OWNER-OCCUPIED REHABILITATION LOAN PROGRAM OR WHO ARE IN A POSITION TO PARTICIPATE IN A DECISION MAKING PROCESS OR GAIN INSIDE INFORMATION WITH REGARD TO THESE ACTIVITIES, DURING THEIR TENURE OR WITHIN ONE YEAR THEREAFTER, HAS A FINANCIAL INTEREST OR BENEFIT IN THE LOAN RELATED TO THIS AGREEMENT, OR THE PROCEEDS THEREUNDER, EITHER FOR THEMSELVES OR THOSE WITH WHOM THEY HAVE FAMILY OR BUSINESS TIES.

11. Dispute Resolution. All disputes between Contractor and Borrower regarding the construction project which is the subject of this Agreement, including, but not limited to, all disputes with regard to the Contract and this Agreement, shall, in the first instance, be submitted, in writing, with supporting documentation, within ten (10) days of the incident giving rise to the dispute, to Lender's program director having responsibility for the Lender's owner-occupied rehabilitation loan program for resolution. Except for good cause shown, any dispute not submitted within such ten (10) day period shall be deemed waived. While a dispute is pending, Contractor and Borrower shall otherwise proceed to perform all obligations under the Contract and this Agreement not otherwise in dispute.

12. Sole and Only Agreement. This Agreement and its exhibits and the instruments executed in connection therewith constitute the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

13. Severability. If one or more provisions of this Agreement are held to be unenforceable under applicable law, such provisions shall be excluded from this Agreement and the balance of this Agreement shall be interpreted as if such provisions were so excluded and shall be enforceable in accordance with its terms.

14. Interpretation. No provision of this Agreement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof. In the event of a conflict between this Agreement, the Mechanic's Lien Contract and/or the Rehabilitation Contract, the provisions in the document containing the most stringent requirement for the matter in dispute shall control

15. Jurisdiction and Venue. The parties agree that any suit, action or proceeding brought by a party against the other in connection with or arising from this Agreement ("Judicial Action") shall be brought only in any United States Federal or Texas state court located in Hidalgo County,

Texas and the parties hereby consent to the exclusive jurisdiction of such courts (and the appropriate appellate courts) in any such Judicial Action and waives any objection to venue laid therein. If either party is a prevailing party in a Judicial Action, such party is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

16. Additional Documents. The parties hereto covenant and agree that they will execute each such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this contract.

17. Independent Contractor. It is expressly agreed that this contract and the performance by the parties hereunder does not create any agency relationship or master-servant relationship that Lender has no direct supervision of the performance of the services provided by Contractor, and that Contractor is an independent contractor under this Contract.

18. Insurance. Consistent with its status as an independent contractor and at its sole expense, Contractor agrees that throughout the duration of the work under this contract and any extension hereof, it shall provide and maintain any and all insurances and abide by any requirements which may be necessary in providing services or are otherwise required by law. Insurance policies shall cover, but are not limited to, Contractor's activities and all persons, vehicles, equipment and property connected with providing services, to include theft or loss. The amount of insurance required shall be in accordance with amounts specified by the Lender or as prescribed by law, but in no event shall any amount be less than the minimum amounts prescribed by law, including, but not limited to the Texas Tort Claims Act. Any and all applicable insurance requirements and amounts are incorporated herein by reference for all purposes. Contractor is responsible for ensuring all required insurance policies are valid for the duration of the contract. All insurance policies are to be issued by an insurance company authorized to do business in the State of Texas and acceptable to Lender. Contractor shall cause all subcontractors utilized by Contractor to also comply with these specifications. Contractor shall furnish to Lender certificate(s) of coverage, and all renewals throughout the duration of the Project, issued by the insurer that such insurance is in full force and effect upon request. For each applicable policy, Contractor shall name the Lender as an additional insured. Contractor shall notify Lender a minimum of thirty (30) days in advance of cancellation of all or part of a policy. Contractor shall make any other insurance documentation available to Lender upon request.

19. Indemnification. Contractor shall indemnify and hold harmless Lender, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Lender arising out of, resulting from, or connected with the provision of the service by Contractor under this Contract. Said indemnity shall cover any act or failure to act by the Contractor, its agents or employees.

20. Immunities. Nothing in this Agreement is intended to and Lender does not hereby waive, release or relinquish any right to assert any of the defenses Lender enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Lender as to any claim or action of any person, entity, or individual against Lender.

21. General Provisions. This Agreement:

- a. may not be assigned by Owner or Contractor without the prior written consent of Lender;

- b. may not be amended or modified, in whole or in part, unless such amendment or modification is executed in writing by both parties;
- c. binds and insures to the benefit of the parties and their respective heirs, successors and permitted assigns; and
- d. is for the sole benefit of the parties hereto and their respective heirs, successors and permitted assigns. Nothing herein shall give, or be construed to give, any legal or equitable rights hereunder to any other person or entity other than the parties hereto and their respective heirs, successors and permitted assigns.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

IMPORTANT NOTICE: YOU AND YOUR CONTRACTOR ARE RESPONSIBLE FOR MEETING THE TERMS AND CONDITIONS OF THIS CONTRACT. IF YOU SIGN THIS CONTRACT AND YOU FAIL TO MEET THE TERMS AND CONDITIONS OF THIS CONTRACT, YOU MAY LOSE YOUR LEGAL OWNERSHIP RIGHTS IN YOUR HOME. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

RESIDENTIAL CONSTRUCTION LIABILITY ACT (RCLA) NOTICE

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27 of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

BORROWER(S):

Juan Ortiz

SanJuanita G. Ortiz

YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

LENDER:

COUNTY OF HIDALGO, a political subdivision
of the State of Texas

By: **Patricio R. Avila**
Its: **Director of Urban County Program**

CONTRACTOR:

By: **Andrew Nicolas Salinas**
Its: **A-One Insulation**

APPROVED AS TO FORM
Hidalgo County Office of the Criminal District Attorney
Ricardo Rodriguez, Jr.,

By: _____
Victor M. Garza, Assistant District Attorney

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ day of _____, 2022 by **Patricio R. Avila, Director of Urban County Program of the County of Hidalgo**, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Juan & SanJuanita G. Ortiz.**

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this _____ by **Andrew Nicolas Salinas dba A-One Insulation.**

NOTARY PUBLIC, STATE OF TEXAS

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE MERCHANT OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL YOU MUST MAKE AVAILABLE TO THE MERCHANT AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE MERCHANT REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE MERCHANT'S EXPENSE AND RISK.

IF YOU DO NOT AGREE TO RETURN THE GOODS TO THE MERCHANT OR IF THE MERCHANT DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO ANDREW NICOLAS SALINAS DBA A-ONE INSULATION, AT 3500 N. BIRCH ST. PHARR, TEXAS 78577 NOT LATER THAN MIDNIGHT OF NOVEMBER 18, 2022.

I HEREBY CANCEL THIS TRANSACTION.

Dated: _____.

OWNER(S):

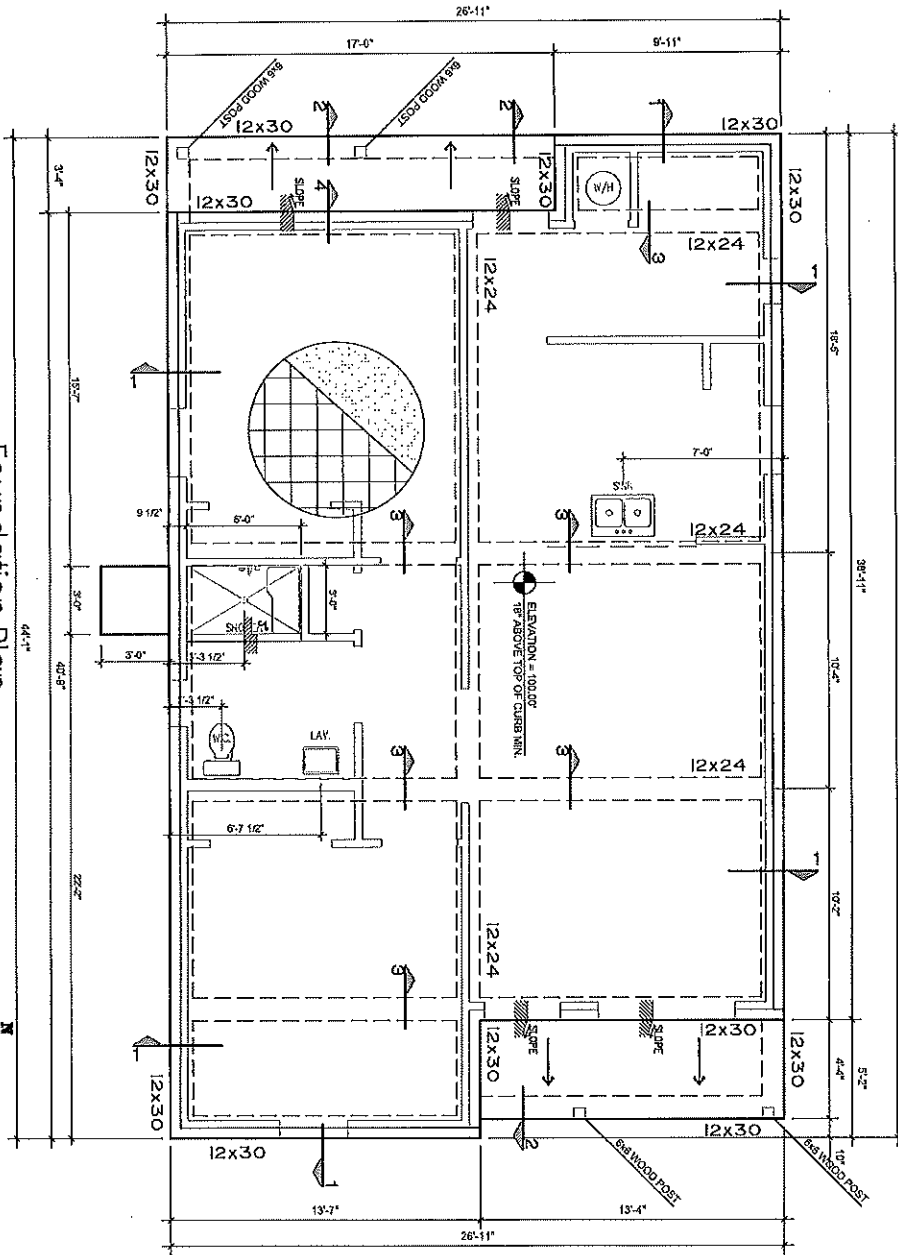
Juan Ortiz

SanJuanita G. Ortiz

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

**Lot 10 Block 1, of the C. DAVENPORT SUBDIVISION PAR NO. 2
an Addition to the City of Weslaco, Hidalgo County Texas.**

EXHIBIT "B"
PLANS AND SPECIFICATIONS,
TIMETABLE
AND
BUDGET



Foundation Plan
Scale 3/16" = 1'



H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM
PROJECT No. SUR 21.887 - A

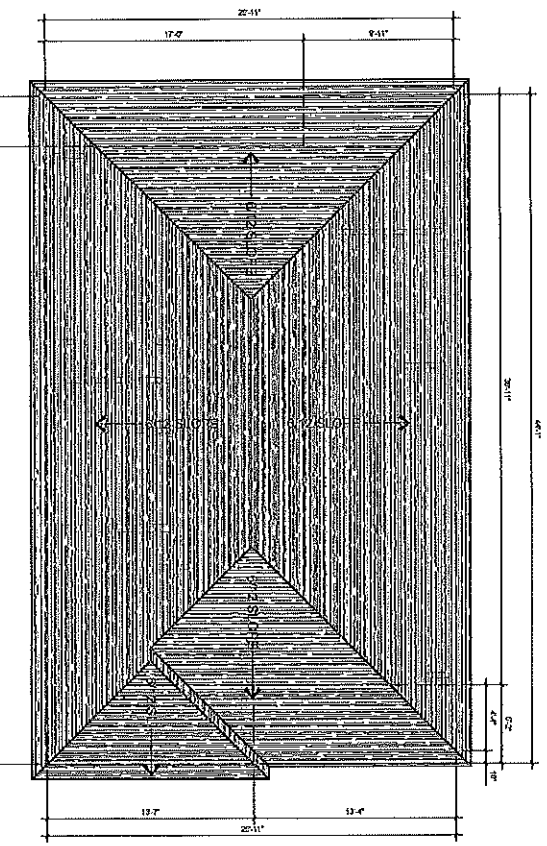
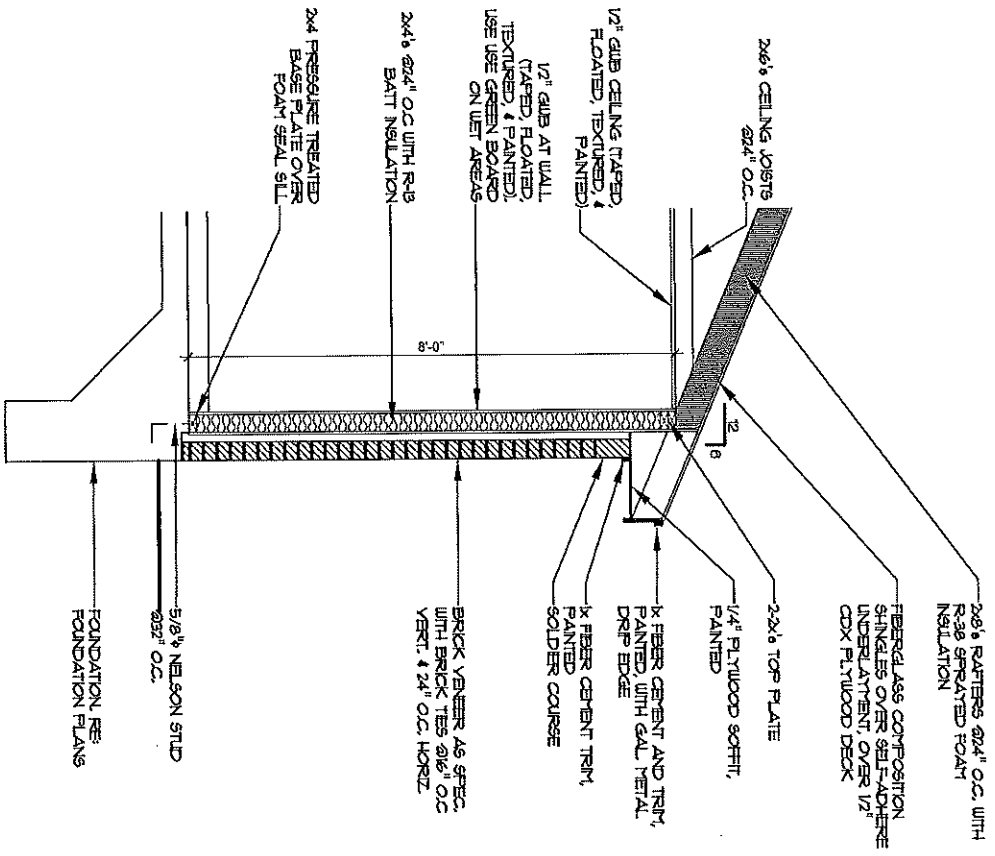
SEPTEMBER 27, 2022

FOUNDATION PLAN

1.1

SAMES, Inc.
200 S. 10th St., Suite 1500
McAllen, TEXAS 78501
TEL: (956) 702-8880
FAX: (956) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. E-10802
SURVEYING FIRM No. 101419-00



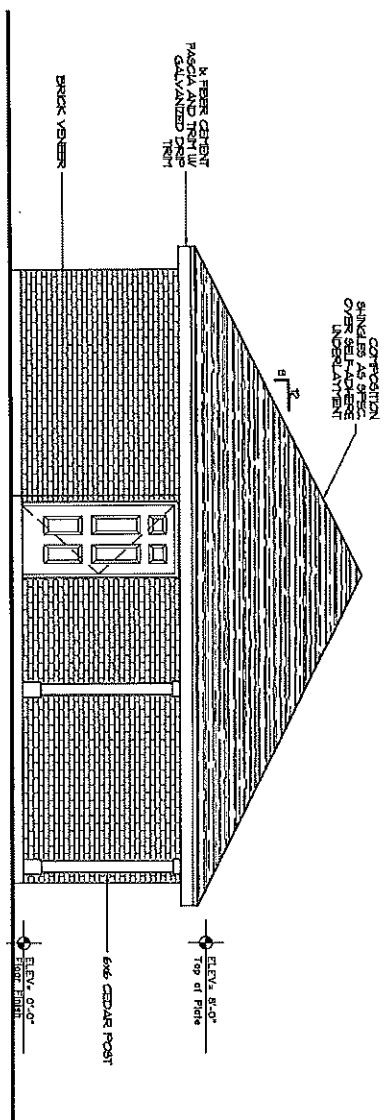
Wall Section

Scale 1/2" = 1'

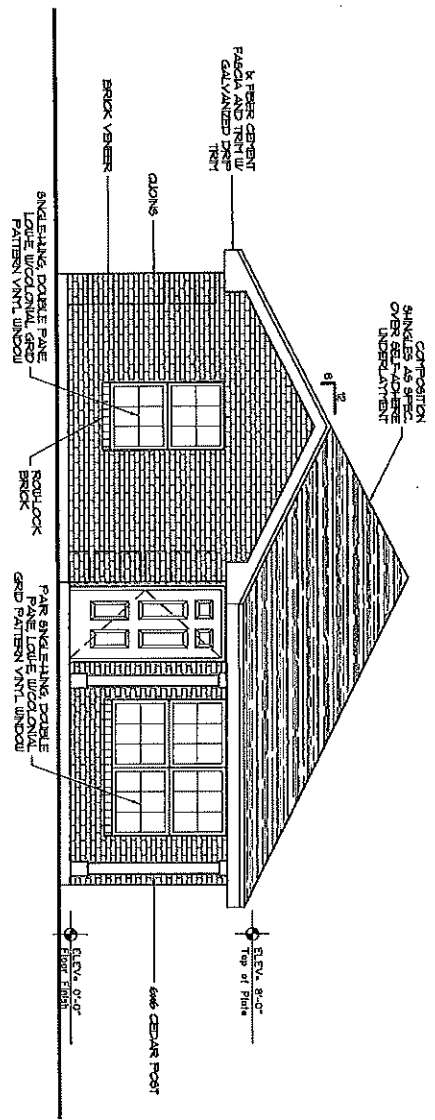
Roof Plan

Scale 1/8" = 1'





Rear Elevation
Scale 3/16" = 1"



Front Elevation
Scale 3/16" = 1"

SAMES, Inc.

200 S. 10th St., Suite 1500
McAllen, Texas 78501
TEL: (956) 702-8880
FAX: (956) 702-8883

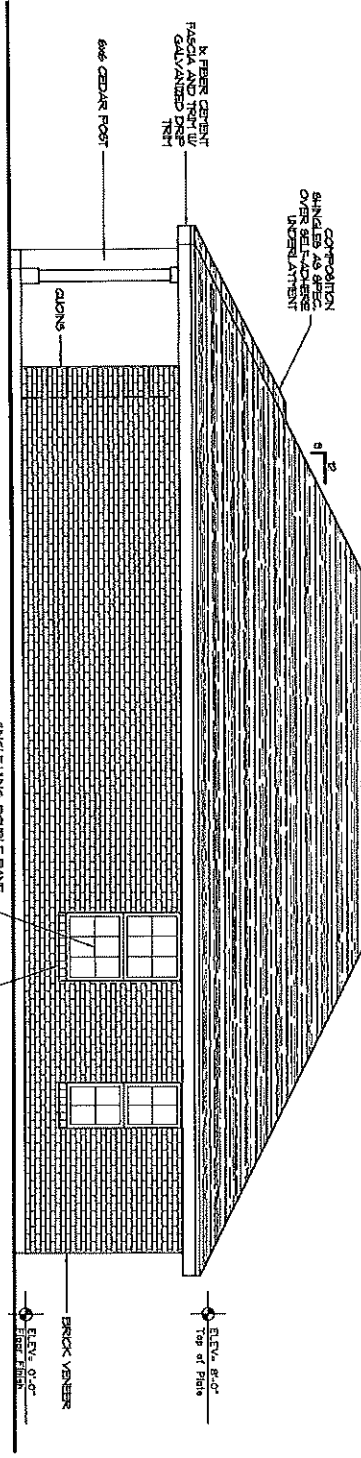
TEXAS REGISTERED
ENGINEERING FIRM No. E-10922
SURVEYING FIRM No. 101414-00

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT
OWNER OCCUPIED REHABILITATION PROGRAM
PROJECT No. SUR 21,867 - A

SEPTEMBER 27, 2022

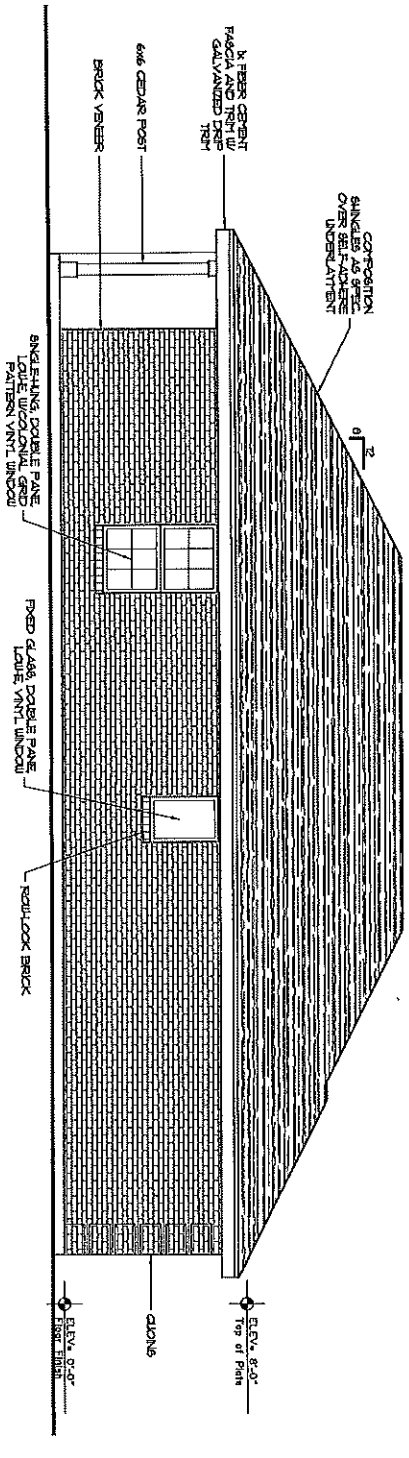
FRONT & REAR
ELEVATIONS

3.1



Right Elevation

Scale: 3/16" = 1'



Left Elevation

Scale: 3/16" = 1'

SAMES, Inc.
 200 S. 10th St., Suite 1500
 McAllen, Texas 78501
 TEL: (956) 702-2880
 FAX: (956) 702-2883

TEXAS REGISTERED
 ENGINEERING FIRM No. E-10822
 SURVEYING FIRM No. 101410-00

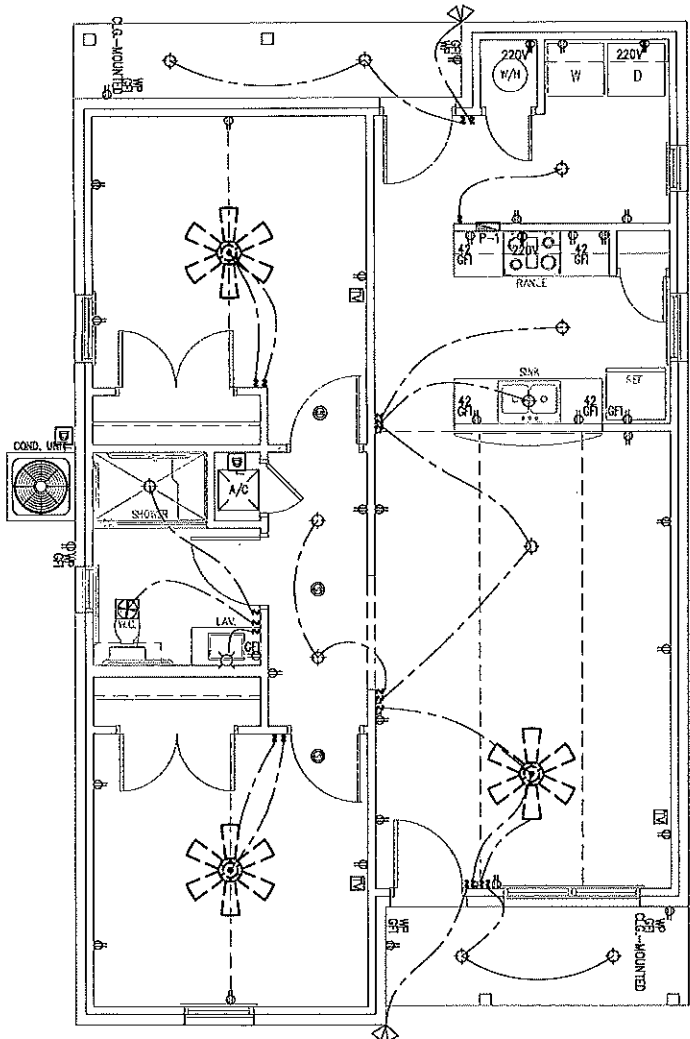
H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT
 OWNER OCCUPIED REHABILITATION PROGRAM
 PROJECT No. SUR 21.887 - A

SEPTEMBER 27, 2022

FRONT & REAR
 ELEVATIONS

3.2

- ELECTRICAL NOTES:**
1. ELECTRICAL TO BE DONE PER 2015 NEC OR CODE ADOPTED BY MUNICIPALITY.
 2. ARC FAULT CIRCUIT BREAKERS TO BE INSTALLED IN EVERY BEDROOM.
 3. TELEPHONE AND CABLE JACKS INSTALLED IN EVERY BEDROOM.
 4. DO NOT INSTALL TEMPORARY POWER IN PANEL BOX LEAVING EXPOSED WIRES.
 5. ALL CIRCUITS IN PANEL BOX SHALL BE IDENTIFIED BEFORE FINAL INSPECTION.
 6. GFCI PROTECTION SHALL BE INSTALLED IN ALL WET AREAS.
 7. BATHROOM VENTILATION SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
 8. SMOKE DETECTORS SHALL BE INTERCONNECTED AND SHALL HAVE A BACKUP BATTERY.
 9. SURFACE MOUNT/PENDANT LIGHTING IN CLOSETS SHALL BE 12" MINIMUM AWAY FROM SHELVES.
 10. FIXTURES INSTALLED IN SHOWER AREAS SHALL BE SUITABLE FOR WET LOCATIONS.
 11. ATTIC SHALL BE PROVIDED WITH LIGHT AND SWITCH.



ELECTRICAL LEGEND

	WATER HEATER		LIGHT FIXTURE
	DUPLEX ELECTRICAL RECEPT.		LIGHT SWITCH
	220V DUPLEX ELECTRICAL RECEPTACLE		THERMOSTAT
	GFCI CIRCUIT INTERRUPTER		SMOKE DETECTOR
	BATHROOM EXHAUST FAN		DISCONNECT

Electrical Plan

Scale: 3/16" = 1"



PLAN NUMBER

SAMES, Inc.

200 S. 10th St., Suite 1500
 McAllen, TEXAS 78501
 TEL: (956) 702-8880
 FAX: (956) 702-8883

TEXAS REGISTERED
 ENGINEERING FIRM No. 5-10892
 SURVEYING FIRM No. 19419-00

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

PROJECT No. SUR 21.867 - A

SEPTEMBER 27, 2022

**ELECTRICAL PLAN,
 NOTES & LEGEND**

MINIMUM GENERAL SPECIFICATIONS

THE CONTRACTOR SHALL ASSUME THE USE OF THESE MINIMUM GENERAL SPECIFICATION AS PART OF THE CONTRACT

OWNER(S):
PHONE:

ADDRESS:
DATE:

1. GENERAL CONDITIONS:

- CONTRACTOR IS RESPONSIBLE FOR:
 - BID TO INCLUDE ANY COST RELATED TO REQUIREMENTS FROM THE CITY, INCLUDING OBTAINING AND DISPLAYING ALL APPLICABLE PERMITS, INSPECTIONS, AND REINSPECTION FEES, CHANGE ORDERS RELATED TO MEET THESE REQUIREMENTS WILL NOT BE ACCEPTED OR PROCESSED TO CORRECT THIS
 - BID TO INCLUDE ANY COST RELATED TO ENERGY COMPLIANCE REQUIREMENTS (reschedule)
 - NO ESCALATION COST WILL BE APPROVED WITHOUT PROOF OF SUCH ESCALATION
 - THE DEMOLITION AND DISPOSAL OF ANY EXISTING STRUCTURE, CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING A BID TO FAMILIARIZE WITH THE SITE
 - THE CONTRACTOR WILL BE RESPONSIBLE TO ANY ADDITIONAL PLANS, SPECIFICATIONS AND/OR DETAILS REQUIRED BY THE CITY OR COUNTY AT THE TIME OF ATTAINING BUILDING PERMITS
 - ALL THE GENERAL INFORMATION CONTAINED WITHIN SECTION 33 GENERAL NOTES OF THE CONTRACTORS GENERAL SPECIFICATION MANUAL APPLY TO THIS CONTRACT
 - CONTRACTOR AND INSTALL PROJECT SIGNS AT CONSTRUCTION SITE
 - CONTRACTOR SHALL PROVIDE PORTABLE TOILET (PORTA-POTT) THROUGHOUT THE CONSTRUCTION PROCESS FROM Demolition to Demolition, CONTRACTORS PERSONNEL SHALL NOT USE OWNERS TOILET FACILITIES
 - ALL YARDEN COUNTY PROGRAM HOMES MUST COMPLY WITH TEXAS GOVERNMENT CODE §206.514 CONTRACTOR, WHEN AWARDED THE PROJECT SHALL COORDINATE WITH VENDORS SUPPLIERS FOR EXPECTED DELIVERY DATES OF SUCH DELAYS AND IF AN ADVANCED DELIVERY IS NEEDED TO SECURE TIMELY DELIVERY OF MATERIALS
 - NO "HIDDEN COUNTY" IF AN ALTERNATE MATERIAL OR EQUAL OR BETTER QUALITY IS READILY AVAILABLE
- 2. ACCESS FOR PHYSICAL DISABILITIES:**
 - PROVIDE ONE CONCRETE RAMP AS REQUESTED BY OWNER TO CONNECT WITH DRIVEWAY
 - IF RAMP IS MORE THAN 6" IN HEIGHT, PROVIDE HANDRAILS ON BOTH SIDES LEVER TYPE
 - ALL DOOR KNOBS SHALL BE LEVER TYPE
 - ALL DOORS AT SINKS SHALL BE LEVER TYPE
 - BATHROOMS SHALL HAVE GRAB BARS AS SHOWN ON PLANS
 - ALL ELECTRICAL SWITCHES SHALL BE NO HIGHER THAN 48" IN HEIGHT
 - STEP IMPROVEMENTS SHALL MEET ADA
- 3. SITE WORK AND LANDSCAPING:**
 - SHALL COMPLY WITH REQUIRED BUILDING ELEVATIONS
 - PROVIDE MINIMUM 12X25 CONCRETE DRIVEWAY WITH CONNECTED SIDEWALK TO RAMP FOR DRIVEWAY
 - APPLICANTS SITE CONDITIONS MAY VARY AND MAY REQUIRE A DRIVEWAY LONGER THAN 12' X 25' AND SURVEY PLANS
 - DRIVEWAY SHALL CONNECT FLUSH WITH STREET
 - PAVEMENT OR CONCRETE GOING UP
 - GRADE FILL DIRT SHALL BE FROM BUILDING AT LEAST 10 FT. AT A SLOPING GRADE OF 1% TO 10% LEVEL
 - AT A SLOPING GRADE OF 10% TO 15% LEVEL, DIFFERENCE IS GREATER, EXTEND FILL DIRT AT THE SAME SLOPING RATE
 - PROVIDE MIN. 3" OF SOIL FOR LANDSCAPING 10 ft. PERIMETER AROUND THE HOUSE AND PROVIDE HYDROMULCH TO THE AREA
 - PROVIDE TREES AS REQUIRED BY THE CITY OR COUNTY

5. PORCH & CANOPY FLOORS:

- THE HOUSE SHALL HAVE PORCH CONCRETE FLOORS AS FOLLOWS:
 - A FRONT PORCH
 - A BACK OR SIDE PORCH PER PLAN LAYOUT
- 6. FRAMING:**
 - INTERIOR AND EXTERIOR WALLS:
 - 2x4 #2 OR BETTER
 - SOLE PLATE TREATED LUMBER OVER SILL PLATE GASKET
 - TOP PLATE (2x2x4)
 - 92 1/2" PRE-CUT STUDS @16" O.C.
 - CRIPPLE WALL AT WINDOW SILL
 - CEILING JOIST CHAIN BLOCKING @48" O.C.
 - 2x6 #2 OR BETTER
 - CHASE WALL AT BATHROOMS
 - CEILING JOISTS FOR SPANS LESS THAN 12'-24" O.C.
 - CEILING JOIST FOR SPANS MORE THAN 12'-18" O.C.
 - 2x4 #2 OR BETTER
 - WINDOW AND DOOR HEADERS WITH 1" OR 2" SPACER
 - ROOF RAFTERS @24" O.C.
 - SHEATHING:
 - EXTERIOR WALL (EXTERIOR SIDES) 1/2" #4X9 PLYWOOD OR OSB WITH NAIL PATTERN PER CODE
 - INTERIOR WALL (INTERIOR SIDES) 1/2" SHEETROCK FINISH PER SPECS
 - CEILINGS: 1/2" SHEETROCK FINISH PER SPECS

7. ROOFING:

- ROOFING CONTRACTOR SHALL HAVE MINIMUM THREE YEARS EXPERIENCE INSTALLING COMPOSITION ROOFING SHINGLES
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH NRCA ROOFING AND WATERPROOFING MANUAL
- INSTALLATION PROCEDURES SHALL BE PER MANUFACTURER'S AND OBSERVE ENVIRONMENTAL CONDITIONS AND LIMITS RECOMMENDED BY MANUFACTURER
- PROVIDE SELF-SUPPORTED WATER BARRIER SYNTHETIC UNDER SHINGLES
- PROVIDE COMPOSITION SHINGLES EQUAL TO OWENS CORNING OKAPROSE, ALSO RESISTANT AND 130 MPH WIND RESISTANCE, COLOR AS SELECTED BY OWNER
- HIP AND RIDGE SHINGLES SHALL BE OF THE SAME OR BETTER MATERIAL
- EASTERS SHALL BE MINIMUM 12-GAUGE GALVANIZED STEEL INSTALLED PER LOCAL CODE REQUIREMENTS
- INSTALL UNDERLAYMENT PER MANUFACTURER'S INSTRUCTIONS
- INSTALL CONTINUOUS GALVANIZED DRIP EDGE ON ALL ROOF EDGES
- INSTALL A 2" SQUARE PIECE OF SELF-ADHERED WATER BARRIER LAPPING OVER ROOF UNDERLAYMENT INSTALL A SELF ADHERED WATER BARRIER MIN. 8" UP THE WALL AND 12" ON THE ROOF SURFACE AT WALL-ROOF INTERSECTION
- INSTALL COMPOSITION SHINGLES PER MANUFACTURER'S RECOMMENDATIONS
- PROTECT INSTALLED ROOFING UNTIL COMPLETION OF THE PROJECT

8. THERMAL INSULATION:

- APPLY GYPSUM AT BOTH SIDES OF RAFTER AGAINST ROOF AND WALL SHEATHING
- INSTALL "RIGID" FIT R-38 UNFACED THERMAL BATS BETWEEN RAFTERS AT ROOF, "OWENS CORNING" PROVIDE WIRE TIES EVERY 18" TO ENSURE BATS STAY IN PLACE. OPTIMAL TO CONTRACTOR: INSTALL OPEN CELL SPRAY FOAM INSULATION WITH AN R-38 VALUE
- INSTALL KRAFT-FACED GLASS FIBER BLANKET, R-15 AT WALLS EQUAL TO "OWENS CORNING". INSTALL PER MANUFACTURER'S RECOMMENDATIONS, IF BLANKETS HAVE FLANGES, STRAP FLANGES TO WALL STUD
- PROTECT INSULATION FROM DAMAGE UNTIL IT IS FULLY COVERED
- APPLY INSULATION FOAM AROUND ALL WINDOWS, DOORS, WIRES, PLUMBING AND ELECTRICAL PENETRATIONS, BOTTOM PLATE AND ALL OPENINGS
- APPLY INSULATION TO ALL EXTERIOR EXPOSED PLUMBING AND A/C PIPES
- SHALL BE INSULATED WITH MIN. R-3 FOAM PIPE INSULATION

9. EXTERIOR FINISHES:

- BRICK VENEER STANDARD FACE, MODULAR SIZE BRICK EQUAL TO YACON BRICK, COLOR AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED COLORS, WITH PORTLAND CEMENT-LIME MORTAR, METAL FLASHING
- WHERE SEED ADJUSTABLE WEATHERING OR RUBBER FIBER E FLASHING, NEOPRENE PRE-ADDED FILLER STRIPS, CELLULAR PLASTIC WEATHER
- COORDINATE WITH OTHER TRADES FOR EQUIPMENT OPENINGS AND DOORS & WINDOWS OPENINGS
- PROVIDE EXPANSION JOINT WHERE SHOWN ON PLANS
- CLEAN BRICK AS WORK PROGRESSES AND AT THE END OF INSTALLATION
- SIDING, FASCIA, SOFFIT & TRIM: FIBER CEMENT EQUAL TO "YAMAS HARDIE"
 - PROVIDE 1/2" THK. SIERRA 8 VERTICAL PANEL WHERE SHOWN ON PLANS
 - PROVIDE 1/2" THK. CEDAARHILL LAP SIDING PLANKS WHERE SHOWN ON THE PLANS
 - PROVIDE 1/2" THK. 6" HT. FASCIA AND 2 1/2" HT. TRIM
- 10. DOORS:**
 - EXTERIOR DOORS: PROVIDE 36"x66" PRE-HUNG SIX-PANEL Z6GALV. METAL DOOR EQUAL TO "VELVET" PREMIUM DOORS WITH POLYSTYRENE CORE WITH DOUBLE REINFORCED HOLES, WITH A 6/17 UP-FRACOR AND A 2x8 SIBC VALUE
 - PROVIDE DOOR HARDWARE COMPLYING WITH ADA SHALL INCLUDE: DOOR KNOBS, STRIPS OR WALL BUMPER, LEVER OR ROUND KNOBS, STRIPS
 - INTERIOR DOORS: PROVIDE PRE-HUNG, SOLID CORE, SIX PANEL KNOBBED DOOR EQUAL TO "VELVET" WITH WOOD GRAIN AND PRE-BORDED
 - HARDWARE FOR INTERIOR DOORS SHALL MEET ADA
- 11. WINDOWS:**
 - PROVIDE VINYL SINGLE HUNG WINDOWS WITH: COLONIAL GULLIES EQUAL TO "VELVET" V-2900 SERIES
 - WINDOWS SHALL BE ENERGY EFFICIENT WITH DOUBLE SINE LOW-E GLASS WITH 0.29 UP-FRACOR AND 0.21 SHG
 - WINDOW SIZES PER PLAN
 - WINDOW LABELS SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION HAS BEEN CLEARED
- 12. INTERIOR FINISHES:**
 - PROVIDE 1/2" THK WITH TAPERED LONG EDGES GYPSUM WALL BOARD EQUAL TO USG AT WALLS AND CEILING, GWB SHALL BE TAPERED, FLOATED, AND TEXTURED, WALLS AND CEILING SHALL HAVE ORANGE PEEL TEXTURE
 - PROVIDE 1/2" THK DAMP RESISTANT SHEETROCK AT WET AREAS LIKE BATHROOMS AND BEHIND KITCHEN SINK AND WASHER
 - POVIDE 12X12" VINYL FLOORING TO ALL LIVING AREAS EQUAL TO "ACHIM" STYLE AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED STYLES, INSTALL VINYL TILE WITH COMPATIBLE ADHESIVE AND PER MANUFACTURER'S RECOMMENDATION
 - WALL BRASS SHALL BE OS YOOD TRIM, POLISHED TO MATCH WALLS
 - PROVIDE PAINT WITH LOW VOC FORMULA TO "SHERWIN-WILLIAMS" PAINT SHALL BE COMPATIBLE WITH OSB SHEATHING PRE-SELECTED COLORS
 - ENSURE SURFACES ARE IN ACCEPTABLE CONDITIONS BEFORE APPLYING PAINT, APPLY ONE COAT OF PRIMER AND TWO COATS OF PAINT, APPLY PAINT PER MANUFACTURER'S INSTRUCTIONS, ALLOW AT LEAST ONE WALL WITH ACCEPT COLOR

SALES, Inc.
200 S. 10th St. Suite 1500
MADLLEN, TEXAS 75801
TEL: (989) 702-8880
FAX: (989) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-19922
SILVERING FIRM No. 191416-00

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT
OWNER OCCUPIED REHABILITATION PROGRAM
PROJECT No. SUR 21.667 - A

OUTLINE SPECS
SEPTEMBER 27, 2022
5.1

- 13. CABINETS & GENERAL MILLWORK:**
- PROVIDE PRE-FINISHED, STOCK ASSEMBLED CABINETS AT KITCHEN, LAUNDRY, AND BATHROOM VANITY AS SHOWN ON PLANS, WITH ADJUSTABLE SHELVES, SELF-CLOSING HINGES. CABINETS MAY BE SITE BUILT TO PROFESSIONAL STANDARDS. MAXIMUM HEIGHT FOR BASE CABINETS (KITCHEN & VANITY) SHALL BE 34" TO MEET ADA.
 - PROVIDE PLASTIC LAMINATE COUNTERTOPS EQUAL TO "FORMICA CORP.", COLOR AND PATTERNS AS SELECTED BY OWNER PER PROGRAM PRE-SELECTED PATTERNS. VANITY COUNTERTOP TO MATCH VANITY SINK.
 - PROVIDE SOLID WOOD SHELVING AT CLOSETS WITH 1.31" DIAMETER CHROMED ROD WITH COMPATIBLE HARDWARE.
- 14. KITCHEN RESIDENTIAL EQUIPMENT:**
- PROVIDE THE FOLLOWING APPLIANCES:
 - RANGE: FOUR BURNERS, ELECTRIC DROP-IN RANGE WITH FRONT CONTROLS WITH SELF-CLEANING OVEN
 - HOOD HOOD: DUCTED, UNDER CABINET RANGE HOOD WITH LIGHT
 - THE FOLLOWING APPLIANCE ARE BY OWNER WASHER, DRYER, AND REFRIGERATOR
- 15. BATHROOM ACCESSORIES:**
- PROVIDE THE FOLLOWING STANDARD BATHROOM ACCESSORIES:
 - ADJUSTABLE CURTAIN ROD WITH PRIVACY PLASTIC CURTAIN, SET AT PROPER HEIGHT TO AVOID OVER SPILLING WATER
 - TOILET PAPER DISPENSER (TO MEET ADA), TOOTH BRUSH & SOAP HOLDER
 - 35"x38" FRAMED MIRROR AT VANITY, MIRROR AT ACCESSIBLE BATHROOM BOTTOM HEIGHT TO MEET ADA
 - PROVIDE THE FOLLOWING BATHROOM ACCESSORIES MEETING ADA:
 - WALL MOUNTED L-SHAPED FOLDING SEAT, DURABLE AND RUST PROOF, WITH ANTIMICROBIAL SURFACES
 - 1-1/2" DIAMETER POLISHED STAINLESS STEEL GRAB BARS, 42" LONG AND 36" LONG AT W.C., AND 42" LONG AND 24" LONG AT SHOWER, HEIGHT TO MEET ADA, PROVIDE BLOCKING ON THE WALL
- 16. PLUMBING:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - WATER LINE SHALL BE CONNECTED TO CITY MAIN, COORDINATE WITH THE CITY FOR LOCATION OF CONNECTION AND APPLICABLE FEE AND PERMITS
 - SEWER SYSTEM SHALL BE CONNECTED TO CITY MAIN IF AVAILABLE, COORDINATE WITH THE CITY FOR LOCATION AND APPLICABLE FEE AND PERMITS. IF CITY CONNECTION IS NOT AVAILABLE PROVIDE A COMPLETE, FUNCTIONAL SEPTIC SYSTEM COMPLYING WITH CITY REQUIREMENTS. IF AN EXISTING SEPTIC SYSTEM EXISTS, REPLACE WITH A NEW SYSTEM MEETING CURRENT CITY REQUIREMENTS.
- 17. HVAC:**
- PROVIDE 4" DIAMETER DRYER EXHAUST VENT SYSTEM
 - PROVIDE 4" DIAMETER KITCHEN HOOD EXHAUST VENT
 - PROVIDE AND INSTALL MIN. 1/8" SIZED SPLIT SYSTEM CENTRAL AIR CONDITIONING (AIR HANDLING UNIT AND CONDENSING UNIT) WITH ELECTRIC HEAT, EQUAL TO "CARNER"
 - DUCTWORK SHALL RUN INSIDE CONDITIONED SPACE AND SHALL BE INSULATED PER CODE. DUCTWORK SHALL BE TESTED FOR LEAKS. DUCTWORK SHALL BE BALANCED FOR UNIFORM AIR DISTRIBUTION. PROVIDE PROGRAMMABLE DIGITAL THERMOSTAT
- 18. ELECTRICAL:**
- THE WORK CONSISTS OF FURNISHING AND INSTALLATION OF ALL EQUIPMENT AND MATERIALS NECESSARY AND REQUIRED BY CODE TO FORM COMPLETE AND FUNCTIONING SYSTEMS. ALL MATERIALS SHALL BE NEW AND WITHOUT DEFECTS. SOME COORDINATION MAY BE NECESSARY WITH OTHER TRADES
 - PROVIDE NEW ELECTRICAL SERVICE, MIN. 150 AMPS, COORDINATE WITH THE CITY AND ELECTRIC COMPANY FOR REQUIREMENTS, PERMITS, AND FEES
 - ELECTRICAL PANEL, INSIDE THE HOUSE SHALL BE AS SHOWN ON PLANS. IF ANOTHER LOCATION IS NECESSARY IT SHALL BE INSTALLED AT THE MASTER BEDROOM BEHIND THE DOOR OR IN ANOTHER UNNOTICEABLE LOCATION
 - PROVIDE 220V CONNECTIONS FOR RANGE, DRYER, AND WATER HEATER
 - PROVIDE GFCI OUTLETS AT BATHROOM, WASHER, AND ALL KITCHEN WALLS
 - ALL EXTENSION OUTLETS SHALL BE WATER PROOF GFCI
 - ALL OUTLETS SHALL BE SET AT 15' A.F.F., UNLESS NOTED OTHERWISE
 - ALL SWITCHES, CONTROLS, THERMOSTATS, AND ELECTRICAL PANELS SHALL BE SET AT 4' A.F.F.
 - PROVIDE 1/2" DIAMETER CEILING FANS AT ALL BEDROOMS AND LIVING ROOM WITH VARIABLE SPEED AND REVERSE BLADES, AND LED LIGHTS, AND DOWN ROD
 - PROVIDE ALL WATER PROOF LIGHT FIXTURES FOR OUTDOOR USE
 - PROVIDE MIN. 100 CFM BATHROOM EXHAUST FAN WITH LED LIGHT
 - PROVIDE WIRED, INTERCONNECTED SMOKE DETECTORS AT EACH BEDROOM AND OUTSIDE SLEEPING ROOMS. SMOKE DETECTOR SHALL BE MIN. 4 FT AWAY FROM EDGE OF CEILING FAN BLADES
 - PROVIDE PHONE AND TV JACK CONNECTION ON EACH ROOM, LIVING AND KITCHEN IF REQUESTED BY OWNER

HOMEOWNER'S RESPONSABILITIES:

- SHALL REMOVE AND DISPOSE OF ALL DEBRIS ON SITE BEFORE THE BEGINNING OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO TREES, ABANDONED VEHICLES, OLD LUMBER, OLD APPLIANCES, ETC.
- MAKING ALL NECESSARY DEPOSITS FOR ANY UTILITIES TO BE CONNECTED TO NEW DWELLING

I HAVE READ AND FULLY AGREE WITH THE WRITE-UP INFORMATION AND PLANS AS PRESENTED TO ME

NAME OF APPLICANT _____

NAME OF CO-APPLICANT _____

SAMES, Inc.

200 S. 10th St. Suite 1500
MCKALEN, TEXAS 78801
TEL: (959) 702-8980
FAX: (959) 702-8883

TEXAS REGISTERED
ENGINEERING FIRM No. F-10882
SURVEYING FIRM No. 19144-B-00

H.C. URBAN COUNTY PROGRAM
2-BEDROOM / 1-BATHROOM UNIT

OWNER OCCUPIED REHABILITATION PROGRAM

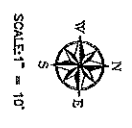
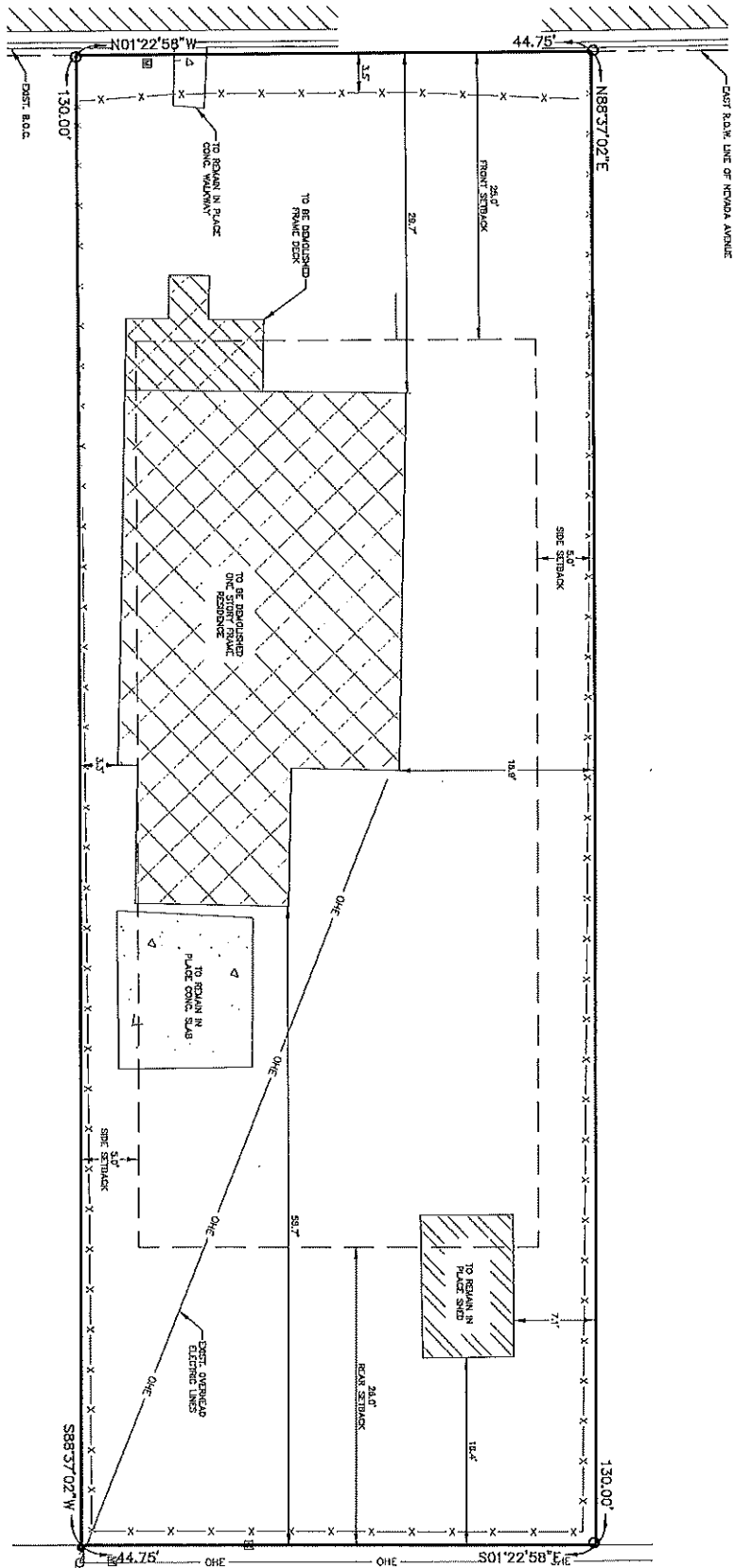
PROJECT No. SUR 21.667 - A

SEPTEMBER 27, 2022

OUTLINE SPECS

5.2

**NEVADA AVENUE
(40.0' R.O.W.)**



GENERAL NOTES:
 ADDRESS: 302 S. NEVADA AVE. WICKLOO, TEXAS 76093
 REQUESTED BY: PATRICK AVILA - HOKIADO COUNTY URBAN COUNTY PROGRAM
 OWNER: JAY & SAN JANA ORTEG
 FLOOD ZONE DESIGNATION: ZONE B - AREAS BETWEEN LINES OF THE
 100-YEAR FLOOD AND 500-YEAR FLOOD. OR CERTAIN PORTIONS OF IT
 WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE.
 OR AREAS PROTECTED BY LEAVES FROM THE FLOOD FLOOD.
 COMMUNITY-PANEL NUMBER: 480349 0003 B
 MAP REVISION: MARCH 4, 1989



PROPOSED LEGEND

	- TO BE DEMOLISHED
--	--------------------

LEGEND

●	- 1/2" IRON ROD W/NO CAP
○	- 2" STD. IRON ROD W/PLASTIC
○	- 2" STD. IRON ROD W/PLASTIC
○	- WATER METER
○	- GAS METER
○	- MAIL BOX
○	- OVERHEAD ELECTRIC LINE
○	- CHAINLINK FENCE LINE
○	- EXISTING
○	- CONCRETE
○	- ASPHALT
○	- CONCRETE
○	- HOKIADO COUNTY MAP RECORDS
○	- HOKIADO COUNTY DEED RECORDS
○	- ORIGINAL RECORDS OF HOKIADO COUNTY
○	- RIGHT OF WAY
○	- FOUND

SURVEY NOTES:
 1. CLASS OF SURVEY: THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE OF
 LOT 10, BLOCK 1, C. DEVELOPMENT NO. 2 SUBDIVISION, AS PER THE MAP OF
 HOKIADO COUNTY, TEXAS, RECORDED IN VOLUME 11, PAGE 44, MAP RECORDS OF
 HOKIADO COUNTY, TEXAS.
 2. SURVEY SHOWN ARE BASED ON C. DEVELOPMENT NO. 2 SUBDIVISION, AS
 PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 11, PAGE 44, MAP
 RECORDS OF HOKIADO COUNTY, TEXAS.
 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING
 RX OPS METHODS.
 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF
 TITLE. THERE MAY BE ENCUMBRANCES ON OTHER PARTS OF THE PROPERTY THAT
 THE EXISTING MATTERS AND ALL THEREOF OF THE INSTRUMENTS RELATING TO
 THIS SURVEY.
 5. SUBJECT TO THE SURVEYING RULES AND REGULATIONS OF THE COUNTY OF
 HOKIADO COUNTY, TEXAS, AND THE SURVEYING RULES AND REGULATIONS OF
 THE STATE OF TEXAS, THE SURVEYOR HEREBY CERTIFIES THAT HE HAS
 CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEYING ACT AND
 THE RULES AND REGULATIONS OF THE STATE OF TEXAS AND THE COUNTY OF
 HOKIADO COUNTY, TEXAS.
 6. ALL OF LOT 10, BLOCK 1, C. DEVELOPMENT NO. 2 SUBDIVISION, AS PER THE
 MAP OF PLAT THEREOF RECORDED IN VOLUME 11, PAGE 44, MAP RECORDS OF
 HOKIADO COUNTY, TEXAS, IS SUBJECT TO THE DEEDS AND MAP RECORDS OF
 HOKIADO COUNTY, TEXAS.
 7. THE SURVEYOR HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS SURVEY
 IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS
 OF THE STATE OF TEXAS AND THE COUNTY OF HOKIADO COUNTY, TEXAS.
 8. THE SURVEYOR HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS SURVEY
 IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS
 OF THE STATE OF TEXAS AND THE COUNTY OF HOKIADO COUNTY, TEXAS.
 9. THE SURVEYOR HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS SURVEY
 IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS
 OF THE STATE OF TEXAS AND THE COUNTY OF HOKIADO COUNTY, TEXAS.
 10. THE SURVEYOR HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS SURVEY
 IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS
 OF THE STATE OF TEXAS AND THE COUNTY OF HOKIADO COUNTY, TEXAS.

TOP SURVEY: STATE NUMBER: 24
SUR 21,867
 DATE: 9/29/2022

DEMOLITION PLAN
SAMES Surveying & Engineering
 2015 S. JUNE STREET, SUITE 200, WICKLOO, TEXAS 76093
 PH: 817.484.1111 FAX: 817.484.1112
 WWW.SAMESURVEYING.COM

TIME TABLE

ACTIVITY	DATE(S)
Contract Signing	November 15, 2022
Demolition	November 24, 2022
Construction Start	November 25, 2022
Anticipated Draws	After 50% construction completion After 100% construction completion 30 days after construction completion
End Construction	February 22, 2023

BUDGET

	Total Cost
Pre-Development	\$ 0.00
Acquisition	\$ 0.00
Demolition/Construction	\$109,500.00
Other Costs:	\$ 0.00
TOTAL PROJECT COSTS	\$109,500.00

EXHIBIT "C"
SPECIAL CONDITIONS

None.



Irene Montoya <irene.montoya@co.hidalgo.tx.us>

Fwd: Documents for Mr. Garza to review

1 message

Guadalupe Garcia <guadalupe.garcia@co.hidalgo.tx.us> Mon, Nov 7, 2022 at 2:46 PM
To: "montoya, irene" <irene.montoya@co.hidalgo.tx.us>, Antonio Barco <antonio.barco@co.hidalgo.tx.us>, "avila, patricio" <patricio.avila@co.hidalgo.tx.us>, "Meza, Maritsa" <maritsa.meza@co.hidalgo.tx.us>

See attached

Guadalupe V. Garcia.
Division Manager II, CDBG
Hidalgo County-Urban County Program
956-787-8127 Ext. 2237
<https://www.hidalgocounty.us/618/Urban-County>

1 Peter 4:8. There is no fear in love.

----- Forwarded message -----

From: **Victor M. Garza** <victor.garza@da.co.hidalgo.tx.us>
Date: Mon, Nov 7, 2022 at 2:39 PM
Subject: Re: Documents for Mr. Garza to review
To: Guadalupe Garcia <guadalupe.garcia@co.hidalgo.tx.us>
Cc: Antonio Barco <antonio.barco@co.hidalgo.tx.us>, avila, patricio <patricio.avila@co.hidalgo.tx.us>, montoya, irene <irene.montoya@co.hidalgo.tx.us>, delagarza, steven <steven.delagarza@co.hidalgo.tx.us>

Ms. Garcia,

Our office has reviewed the Construction Loan Agreement(s) for Ortiz, Garza, Vela, and Trevino, and hereby approve the form of the contracts. Please let me know if you have any additional questions or concerns.

Respectfully,

Victor M. Garza
Chief Administrative Attorney
Civil Division-Assistant District Attorney
Office of the Criminal District Attorney
Hidalgo County, Texas
100 East Cano Street
Edinburg, Texas 78539

(956) 292-7609 EXT. 8185
(956) 292-7619 FAX
victor.garza@da.co.hidalgo.tx.us

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On Fri, Nov 4, 2022 at 1:44 PM Guadalupe Garcia <guadalupe.garcia@co.hidalgo.tx.us> wrote:

Mr. Garza:

Can you please see the attached contracts for your review and approval. The HOME division would like to submit an agenda for November 15, 2022.

Any questions please let me know. Thank you and have a blessed weekend.

Guadalupe V. Garcia.

Division Manager II, CDBG

Hidalgo County-Urban County Program

956-787-8127 Ext. 2237

<https://www.hidalgocounty.us/618/Urban-County>

1 Peter 4:8. There is no fear in love.

----- Forwarded message -----

From: **Irene Montoya** <irene.montoya@co.hidalgo.tx.us>

Date: Fri, Nov 4, 2022 at 10:34 AM

Subject: Documents for Mr. Garza to review

To: garcia, guadalupe <guadalupe.garcia@co.hidalgo.tx.us>

Cc: avila, patricio <patricio.avila@co.hidalgo.tx.us>, barco, antonio <antonio.barco@co.hidalgo.tx.us>, delagarza, steven <steven.delagarza@co.hidalgo.tx.us>, Meza, Maritsa <maritsa.meza@co.hidalgo.tx.us>

Good morning Mrs. Lupita,

Please see attached "Construction Loan Agreements contracts" that need to be forward to Mr. Victor Garza for legal review. I will be submitting an agenda for November 15, 2022 for approval. Let me know if you have any questions . Thank you in advance

--
Irene Montoya
Urban County Program
1916 Tesoro St.,
Pharr Texas 78577
(956) 787-8127
(956) 318-2988

