

“FIX IT” Application Guidelines and Process

The City of Seguin Main Street has a “FIX IT” Façade Improvement Program that provides reimbursement for approved applicants for work on the exterior façade of property located in the Downtown Historic District providing up to a *maximum* 50% or a dollar-for-dollar reimbursement (Example: \$1,000 cost = \$1,000 paid by applicant/\$500 “FIX IT” matching reimbursement grant awarded to applicant.)

“FIX IT” funding is limited and grant awards are based on funds available. If your application is submitted at a time when there are no available funds, your application will be kept on hand until the next funding cycle. The Main Street Program is currently accepting applications for the 2015 funding cycle. To be considered for the funding in the first round, applications will need to be submitted by 5:00 p.m. on **February 16** to the Seguin Main Street Office. If there are still funds available after the first round, there will be a second call for applications later in the year. For the community to achieve the maximum benefit, applications will be reviewed on the following criteria:

- Application submitted by the stated deadline.
- Completeness of application.
- Matching funds ratio (Minimum 1:1, 2:1 or greater preferred)
- Location, visibility and impact on historic integrity of the Downtown Historic District.
- Total number of applications received and funds available.
- Type of proposed improvements; cosmetic or structural.
- Completion of previously funded projects.
- Plan review and approval by the Historic Design Review Committee.
- Improvements only to the exterior of the building.
- Current in payment of city utilities and local property taxes (city, county, SISD).
- Reimbursement will be made after the completion of the work and upon evidence of paid receipts.

All applicants are encouraged to utilize the free design services available through the Texas Main Street Program by contacting Seguin Main Street.

Fix-It Façade Projects may include repair or replacement of canopies, awnings, roofs, doors, entrances, glass and windows, sidewalks, façade painting, landscaping, brick and mortar repair, and removal of modern facades. Signage requests will be considered on a case-by-case basis.

Applications will be reviewed and acted upon by the Seguin Main Street Advisory Board, City Manager and City Council. For additional information contact the Seguin Main Street Program at (830) 401-2448 or mainstreet@seguintexas.gov. Please submit application to Seguin Main Street Program, 211 N. River Street, or mainstreet@seguintexas.gov.

Legal disclaimer: City of Seguin accepts no liability for the quality or future maintenance of the “FIX IT” project work.

**CITY OF SEGUIN MAIN STREET PROGRAM
"FIX IT" GRANT APPLICATION**

Applicant Name: Six Forks International - Jenny Savage

Business/Company Name: Six Forks International

Project Address: 217 S River Street
Seguin, Texas 78715

Date building was constructed: 1917

Legal Description: Attached Hereto

Property Owner's Name: Six Forks International

Owner's Address: 6430 Richmond Avenue Suite 320
Houston, Texas 77057

Owner's Telephone: (713) 780-9933

Is applicant a tenant? Yes _____ No X
(If yes, attach a Lease Agreement or written permission from owner for the work in this application)

Structure's Current Use: X vacant
X commercial
_____ residential
_____ mixed use
X other (Land Office on First Floor)

Project will result in: X façade historic restoration
X façade renovation
_____ new commercial space
_____ new residential units
_____ new mixed use commercial/residential
X other: Hotel/Events/Restuarant

Completed project will provide for 12 new jobs.

Total estimated cost of project: \$ 58,485.00 (Please include a written bid from a contractor)

Amount of FIX-IT Façade Grant Request: \$ 28,242.50 A matching ratio of 1 : 1

DESIGN INFORMATION

Please provide site plans for any work to be completed on the interior or exterior of the property. Free design service for exterior improvements is available by contacting the Seguin Main Street Program. In the categories below submit a detailed description of proposed work. If not applicable, simply write "NA".

Describe existing exterior façade materials proposed to be removed:

Rotting Wood is only material to be replaced.

Describe proposed window frame treatment (repair, replacement, etc.) for storefront, upper floors, and transom windows:

Scrape, Caulk, Paint Windows (All 186 Windows)

Describe proposed window glass treatment for storefront, upper floors, and transom windows:

Scrape, Caulk, Paint Windows (All 186 Windows)

Describe preparation of surface to be painted (pressure washed, primed, etc.):

Painting is not necessary. Entire brick portion of exterior will need a pressure wash.

Show proposed paint colors and location of each paint color on the building:

Paint colors will not change. Pressure wash only.

Show proposed door treatment (repair, replacement, additions, etc.):

Scrape, Caulk, Paint where needed. Rotten wood will be addressed as found.

Please describe any repair that will be completed on the roof, gutters, down spouts, etc.:

The roof will be restored to a garden area.

Describe work to be completed on each elevation (exterior wall) of the building:

Pressure wash is needed on entire building. No repainting required.

Describe parking plans, number of vehicles accommodated:

Parking on Nolte, River, and Back Parking Lot. Approximately 26 parking spaces.

Describe handicap accessibility accommodations:

Hotel will be fully handicap accessible. An elevator goes to each floor. Doorways will accomodate Handicap requirements. Ramps will be in appropriate locations.

Describe brick and mortar (including tuck pointing) or stucco repair:

Scrape all loose mortar, repoint where needed.

Describe brick and mortar or stucco cleaning:

Pressure was entire building.

Describe proposed cornice treatment:

Pressure wash, no further treatment.

Describe proposed awnings and canopy treatment:

N/A

Describe proposed storefront repair and/or replacement:

Store front on Nolte St. needs pressure wash on entire area. Possibly replace some rotting wood.

Description of interior work to be completed (include plans to retain or remove architectural features like original ceiling material, wood trim, wood floors, light fixtures, etc.):

All historically significant walls and structures will remain in tact. There will be a buildout of rooms on upper floors. New flooring required on 3rd floor.

Estimated time of construction (month) January until (month) October, 2015 year.



PROPOSAL

HUB Certified

Send to: Remote Logistics Int, LLC
6430 Richmond Ave. #320
Houston, TX 77057

Phone: 713.780.9933

Fax:

Email: jsavage@remotelogisticsinternational.com

Attn: Jenny Savage

Job Name: Park Plaza Hotel - Façade

2/10/2015

Labor and materials to complete the following project:

Park Plaza Hotel - Façade

- Pressure wash entire building, including windows
 - Equipment to include roof mounted swing stage, knuckle-boom lift, scissor lift
- Prep & Paint Windows (186 windows)
 - Scrape windows, caulk, paint
 - Equipment to include roof mounted swing stage, knuckle-boom lift, scissor lift
- Prep & Paint Metal Wall on North Side of Building
 - Scrape/Sand all loose paint
 - Prep/Caulk where needed
 - Paint metal wall surface
- Point-up mortar on Stone Cap
 - Scrape all loose mortar
 - Re-point where needed - will match existing mortar as close as possible

Exclusions: Painting of brick, repair/replacement of any rotten wood, repair/replace any glazing

\$56,485.00 *Plus applicable sales tax*

Respectfully submitted,

Cody Hallmark

13/T

VCL4119 PGO984

13-016514

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: July 19, 2013

→ **FIVE STAR TITLE**
GF# 000178 AM

GRANTOR: DDRK Investments, Ltd., a Texas limited partnership,
formerly known as S. & S. Investments, a Texas general partnership

GRANTOR'S ADDRESS: 1518 Austin Highway, #12, San Antonio, TX 78218

GRANTEE: Six Forks International, LLC

GRANTEE'S ADDRESS: 6430 Richmond Avenue, # 320, Houston, TX 77057

CONSIDERATION: TEN DOLLARS (\$10.00) and a Note of even date that is in the principal amount of \$1,085,000.00 and is executed by Grantee, payable to the order of Wallis State Bank. It is secured by a vendor's lien retained in this Deed and by a Deed of Trust of even date from Grantee to John P. Farrell, Trustee.

PROPERTY (including improvements):

Being described as 0.344 of an acre tract of land, situated in Guadalupe County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to conditions, restrictions, easements, etc., if any, affecting the subject property and appearing of record in the Records of Guadalupe County, Texas.

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

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EXHIBIT "A"



114 North Austin Street
Seguin, Texas 78155
Phone: (830) 372-1001 Fax: (830) 379-1155

Field notes describing a 0.344 of an acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 8, City of Seguin, Guadalupe County, Texas, being all that tract of land conveyed to S & S Investments, by deed recorded in Volume 565, Page 360, Deed Records, Guadalupe County, Texas and all that tract of land conveyed to S & S Investments, by deed recorded in Volume 570, Page 800, Deed Records, Guadalupe County, Texas and being more particularly described as follows: Note: All set pins are 1/2" diameter rebar with an orange plastic cap stamped "Tri-County".

Beginning at an iron pin set in the east right-of-way line of S River Street for the southwest corner of a tract of land conveyed to Valdemar Cavallos, by deed recorded in Volume 1452, Page 138, Official Records, Guadalupe County, Texas, the northwest corner of the S & S Investments tract and the herein described tract.

Thence, N 89° 58' 56" E, 150.00 feet with the south line of the Cavallos tract, the south line of a tract of land conveyed to Seguin Baptist Church by deed recorded in Volume 352, Page 204, Deed Records, Guadalupe County, Texas, to an "X" scribe in concrete for the northwest corner of a tract of land conveyed to Seguin Baptist Church by deed recorded in Volume 362, Page 175, Deed Records, Guadalupe County, Texas, the northeast corner of the S & S Investments tract and the herein described tract.

Thence, S 00° 00' 13" W, 99.90 feet with the west line of the Seguin Baptist Church tract, the west line of a tract of land conveyed to Crockett Street Properties, by deed recorded in Volume 1145, Page 483, Official Records, Guadalupe County, Texas, the west line of a tract of land conveyed to Crockett Street Properties, by deed recorded in Volume 745, Page 1301, Official Records, Guadalupe County, Texas, and the east line of the S & S Investments tract, to an "X" scribed in concrete, in the north right-of-way line of E. Nolte Street, for the southwest corner of the Crockett Street Properties tract, the southeast corner of the S & S Investments tract and the herein described tract.

Thence, S 89° 58' 56" W, 150.00 feet with the north right-of-way line of E. Nolte Street and the south line of the S & S Investments tract, to an "X" scribed in concrete at the intersection of the east right-of-way line of S River Street, for the southwest corner of the S & S Investments tract and the herein described tract.

Thence, N 00° 00' 13" E, 99.90 feet with the east right-of-way line of S River Street and the west line of the S & S Investments tract, to the Place of Beginning and containing 0.344 of an acre of land according to a survey made on the ground on March 19, 2013, by Tri-County Surveying Inc.

Corresponding plat prepared.
Project No. 1303108



Aubrey C. Holland
Aubrey C. Holland
Registered Professional
Land Surveyor No. 4493

FILED FOR RECORD

13 JUL 30 PM 2:13

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

BY

Rosco Alvarado

STATE OF TEXAS
COUNTY OF GUADALUPE
I certify this instrument was FILED on the
date and at the time stamped thereon and
was duly recorded in the Official Public
Records of Guadalupe County, Texas.



Teresa Kiel
TERESA KIEL
Guadalupe County Clerk













