



Photographs of the current conditions of the property at multiple angles.:

Date Taken:04/16/2025

Address:3218 TEXAS

Taken by:System User

Case Number:25-002267



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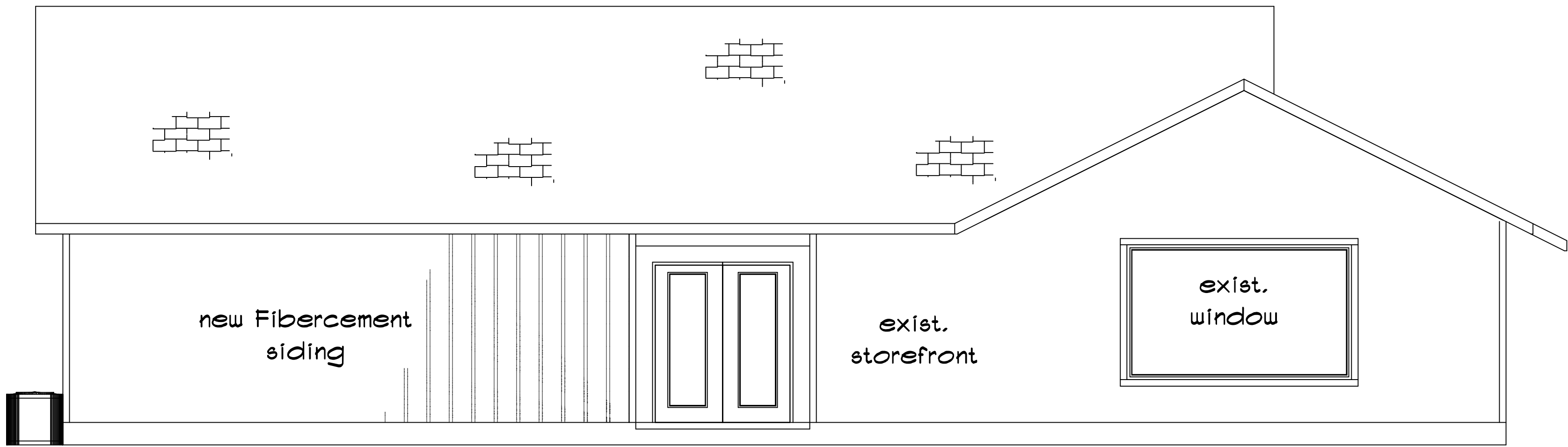
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Address:3218 TEXAS

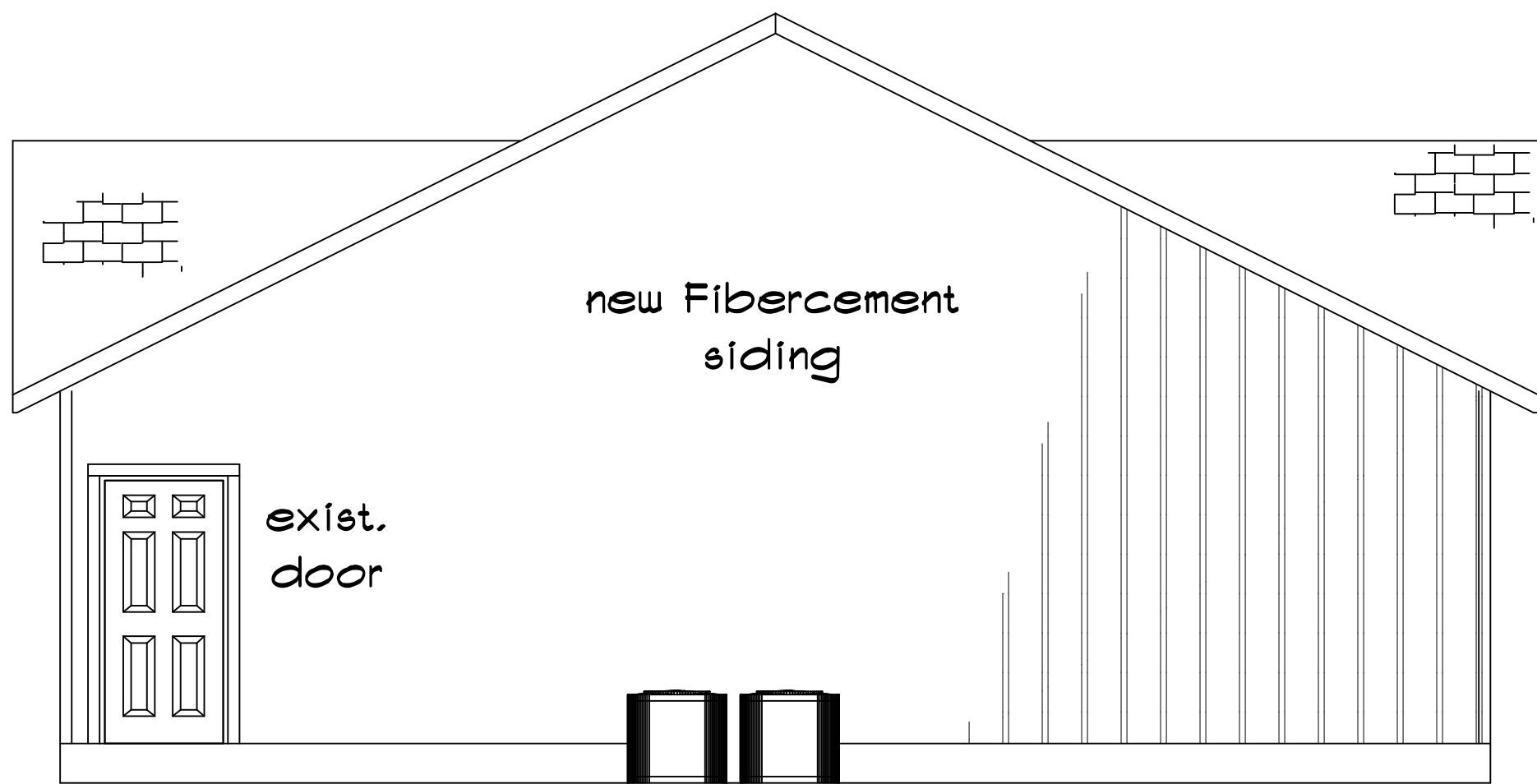
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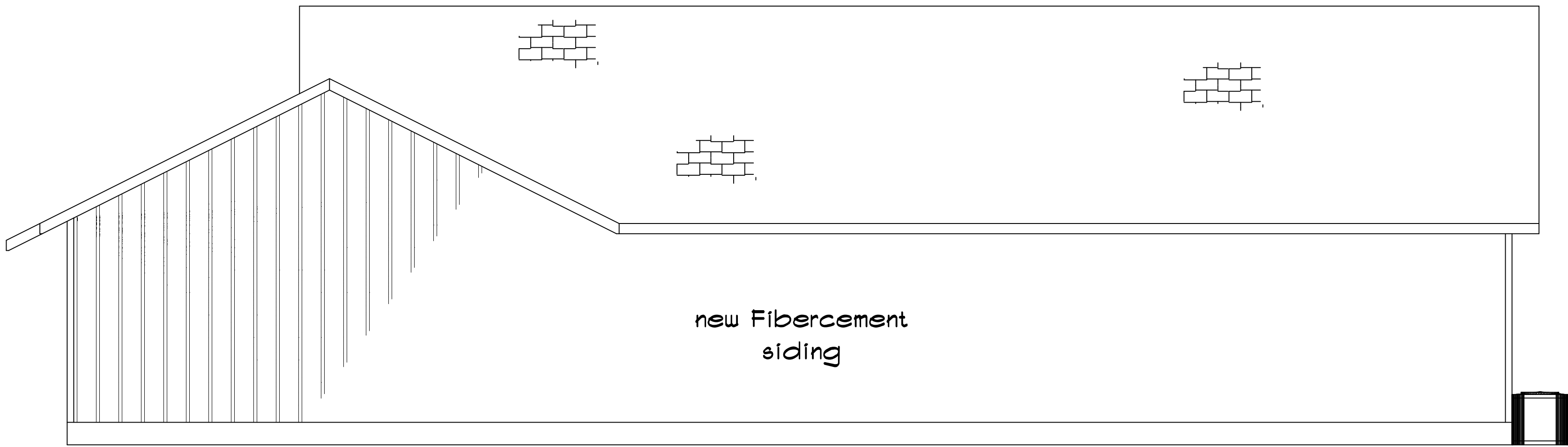
Existing windows are currently covered
with drywall on the interior and siding
on the exterior with no insulation.



South Elevation 1/4" = 1'-0"



West Elevation 1/4" = 1'-0"



North Elevation 1/4" = 1'-0"



East Elevation 1/4" = 1'-0"

100 % Fibercement
siding

- install new exterior wall finishes
- remove existing interior pegboard and repair existing drywall as needed
- relocate, repair, replace electrical outlets, lighting and switches as needed
- replace ex. public restroom door w/ 36" wide door
- replace ex. private restroom lavatory w/ service (mop) sink
- uncover existing windows
- install sales counter and shelving locations TBD
- repaint interior and exterior
- install new flooring
- replace door hardware
- install new restroom hardware

Property of Gardav Design, LLC
Upon payment of production fees, payer will be issued a one time use license to build one structure from these plans for the project listed herein. Reproduction in whole or part by any means and/or use in whole or part including derivative works, and a valid license or written permission is prohibited and constitutes violation of US Copyright Law. Gardav will pursue legal action against violators.

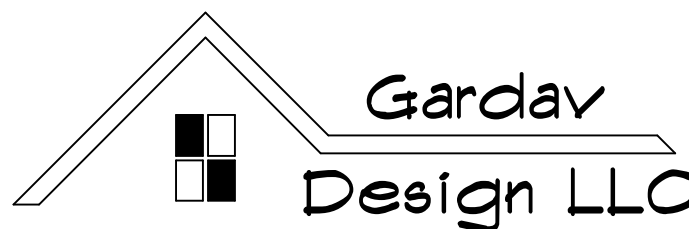
Builder/Owner shall check and verify all dimensions, and be responsible for same prior to construction. All construction to comply with IBC/IRC current editions as well as all City, County and/or State adopted revisions, modifications, additions and deletions. Builder of record is responsible for ensuring all materials, methods and construction meet said requirements. These designs conform to most International Building Codes. Builder/Owner shall notify designer of any local codes, requirements or building location conditions that require variances from International Building Codes, Details, notes, sections etc. are intended to aid in the construction and serve as a guide to construction that complies with prescriptive requirements, but may not include all code references, approved materials, application instructions, etc. Designer is not an engineer or architect. Items, features and/or construction materials/methods shown that do not comply with prescriptive code requirements shall be designed by a qualified professional. This includes any and all structural design as well as MEP systems, thermal requirements, waterproofing, etc.. Procurement and responsibility for these services is the responsibility of Owner/ Builder. Gardav Design, LLC has no responsibility for work performed by others. Any and all documents, reports, designs, etc. required by the Local Authority Having Jurisdiction (LAHJ) are the responsibility of Owner/Builder and shall be submitted on separate documents to the LAHJ. A complete set of all plans and related construction documents to be kept on site for reference. All materials and equipment shall be installed in accordance with code requirements and manufacturer's instructions. Builder is responsible for locating the structure on the site as well as setting the elevation of the foundation and ensuring proper drainage as required by the LAHJ. Site specific design requirements, i.e. natural grades, swales, drainage, etc. are the responsibility of the Builder.

Drawing
AI
of total

Proposed retail space
for Kristy Park

02/03/25

3218 S. Texas Ave.
3213 Doerge St
Bryan, TX 77803



Dave Wheaton
4037 Austin's Landing
Bryan, TX 77808
ph. 979-220-0857
email: gardav2024@yahoo.com



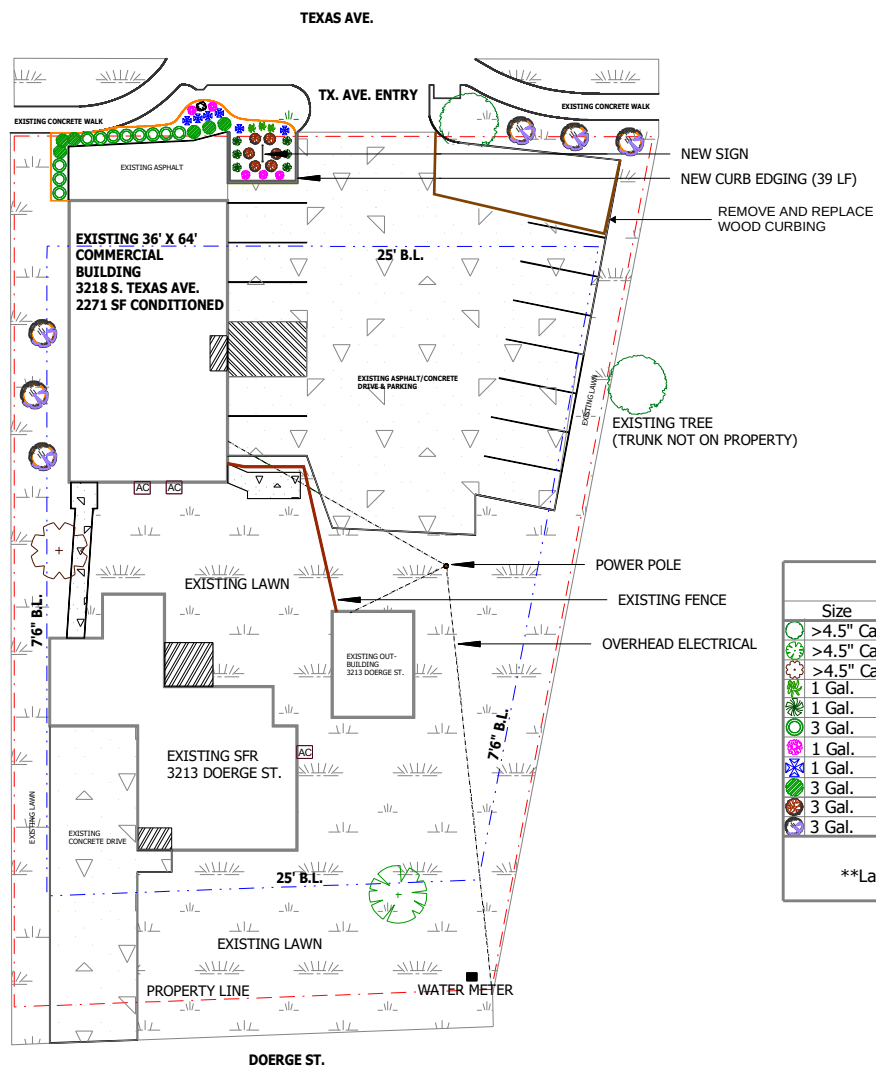
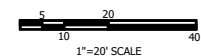
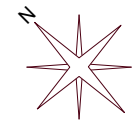
Entry – Concept Design



Angle – Concept Design



Side – Concept Design



Legend

Size	Common Name	Botanical Name	Qty	SF Value	Total
>4.5" Cal.	Post Oak (Existing/Healthy)	Quercus stellata	1	400	400
>4.5" Cal.	Hackberry (Existing/Healthy)	Celtis occidentalis	1	400	400
>4.5" Cal.	Oak, Water (Existing/Healthy)	Quercus nigra	1	400	400
1 Gal.	Fern, Foxtail	Asparagus densiflorus 'Myersii'	3	NA	NA
1 Gal.	Flax Lily	Dianella tasmanica	6	NA	NA
3 Gal.	Holly, Burford	Ilex cornuta 'Burfordii'	11	10	110
1 Gal.	Lantana, Purple Trailing	Dianella tasmanica	5	NA	NA
1 Gal.	Liriope, 'Big Blue'	Liriope muscari 'Big Blue'	6	NA	NA
3 Gal.	Muhly, Pink	Muhlenbergia capillaris	6	10	60
3 Gal.	Rose, Red Drift	Rosa 'Meigalpio'	6	10	60
3 Gal.	Vitex	Vitex agnus-castus	6	10	60

Total Landscape Area Provided: 1,490 SF

Landscape Will Be Watered By Hose Attachment Within 150 LF Of Landscaping

**All planting beds to be black mulch*

Revision #: 2

Date: 4/28/2025

Scale:

1" = 20'

Landscape Plan: **Kristy Park - Retail Space**
3218 S. Texas Ave.
Bryan, TX 77803

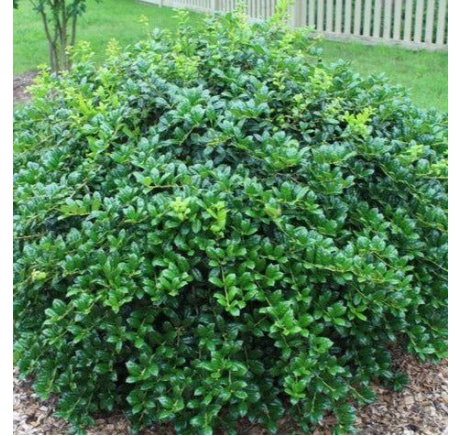
Designing N Dirt Designs
Stephanie Cooper, Landscape Designer
designingNdirt@gmail.com 979.492.3131



- **Red Drift Rose**



- **Pink Muhly**



- **Burford Holly**

Plant List



- **Vitex**



- **Flax Lily**



- **Purple Trailing Lantana**



- **Foxtail Fern**



- **'Big Blue'
Liriope**

Plant List



Top-Down View



Specs for Fab & Install

- .080 aluminum panels
- Graphics painted Black Suede finish
- Panels mechanically fasten to poles
- Frame to be 4" alum square tube
- Support bracket welded to tube
- Poles finished Black suded paint



CORRIDOR BEAUTIFICATION PARTNERSHIP

Application Program Performance

Applications are scored on the project's compliance with the Grant Program Requirements and intent. Please answer **all** questions below:

1. **Project Summary**

Provide a summary of the proposed project's scope of work.

Our renovation plans include the following:

Exterior:

- New roof
- New façade
- New entry door
- New windows (as allowed by the existing structure)
- New light fixtures
- Paint exterior
- New signage
- Landscaping

2. **Project Need**

Describe how the requested grant funding will be utilized, and why public participation is required for success.

The current commercial storefront is in definite need of an update to align with the ongoing revitalization efforts in Bryan. Modernizing the space is essential to attract more visitors and enhance the overall appeal of the area.

3. **Project Impact:**

- a. **Efficient use of dollars** – What is the total cost of the project, including other improvements not eligible for this grant program? What is the ratio of requested funding to total improvement cost?

The total estimated cost of the project is \$110,000, which includes improvements not eligible under this grant program. The requested funding represents approximately 35% of the total project cost.

- b. **Increase to ad valorem tax and sales tax** – If approved, how will the improvements funded by this grant program increase property and sales tax revenues for the city? Provide estimates.

We plan to open a women's clothing store, offering luxury brand merchandise up to 85% off retail prices. These types of stores typically operate in larger cities like New York and Dallas. We are projecting annual sales of approximately \$500,000, which would generate around \$40,000 in sales tax revenue each year.



- c. **Visibility from major street intersections and city corridors** – How visible is this property from major street intersections? Is this property located on a major Bryan transportation corridor?

Yes, it's located on South Texas Avenue.

- d. **Occupancy of vacant buildings and creation of jobs** – Are any buildings on the property currently vacant or underutilized? Will the proposed project result in hiring of additional staff?

Since purchasing the property in December 2024, the building has remained vacant. Once renovations are complete, we plan to hire 2–4 sales staff initially, along with a cleaning service and marketing personnel.

- e. **Improvement to dilapidated buildings and safety** – What is the current state of the buildings on the property? How will the proposed project increase building safety and overall property condition?

We will be working with a licensed electrician, plumber, and contractor to ensure the building is brought up to standard and well-maintained moving forward. We also plan to enhance the exterior by adding additional lighting to both the building and the parking lot. The landscaping will be redone, removing outdated flower beds and replacing them with clean, modern ones. Additionally, the current signage is too large, so we will be replacing it with a smaller, more appropriately sized sign.

- f. **Increased compliance with City of Bryan Code of Ordinances** – Is this building or site currently out of compliance with any City codes? If yes, which ones? How will this project remediate non-compliant features?

Our general contractor is currently coordinating with the City Building Department to ensure all renovation plans are reviewed and approved by the city.

4. Program Objectives

Please specify how the proposed improvements will meet each of the following program objectives.

- a. **Improve the community image and perception of Bryan Corridors through qualifying improvements focusing both on aesthetics and business vitality.**

The property is in a high-traffic area along South Texas Avenue, with many visitors passing by on their way to The Legends Event Center. The building was originally constructed in the 1950s and has not undergone any major renovations since then. The roof is outdated, the windows are boarded up, and the siding has never been updated, painted in an unusual shade of blue. Our goal is to completely renovate the commercial storefront, giving it a clean, modern, and simple appearance. We plan to install new signage and refresh the landscaping to enhance curb appeal. With the upcoming construction of the new Long John Silver's nearby, our updated building will contribute to a fresh, revitalized look for the community.

- b. **Encourage private investment in commercial businesses.**

n/a



c. Eliminate blight along significant Bryan corridors.

Yes, we plan on adding adequate landscaping

d. Stimulate redevelopment to increase sales tax revenues and property values.

The store is currently vacant. Completely remodeling the exterior will give the building a fresh, updated look as it transitions into a women's clothing store. This will provide residents with a new place to shop and enjoy. As a retail space, the store will generate sales tax revenue and create new job opportunities. Additionally, the improvements will increase the property's value by making it more functional and visually appealing.

e. Stimulate economic and business development by providing safe environments for workers, businesses, and the public.

We are submitting the entire plan to the City of Bryan for review. We will be hiring a licensed general contractor and working with licensed electricians and plumbers. Both the exterior and interior of the building will be inspected by the electrician, and all lighting will be updated to provide brighter, more energy-efficient illumination. The exterior will also feature a new entry door. Inside the store, we plan to install new light fixtures and update both bathrooms with new sinks for employees and the public. These improvements will ensure a cleaner, more sanitary environment for the health and safety of everyone.

Signs:

Highpoint: \$6,204.62

Wakefield: \$7,014.13

Façade:

Ronald Kuehnle Construction: \$63,500

Create Construction: \$67,025

Landscaping:

Landscaping Ninjas: \$6,368.39

Tirado's Lawn: \$4,005.25

Architect Fees:

15% of \$3,165.98 = \$474.90

Total Request: \$36,854.94 + \$474.90 = **\$37,329.84**

Highpoint Signs & Apparel
1516 Shiloh Ave. Bryan, Texas 77803
accounting@highpointtx.com
(979) 774-0100



License #: TSCL-19064
www.HighpointTX.com

Quote 15131 #5

Fashion District 979: Exterior Signage

SALES REP INFO
Camron Newell
Senior Business Development Specialist
camron@highpointtx.com
(979) 774-0100

QUOTE DATE
Wed, 02/05/2025
QUOTE EXPIRY DATE
Fri, 03/07/2025
TERMS
Net 15

REQUESTED BY
Fashion District 979

INSTALL ADDRESS
Fashion District 212
3218 South Texas Avenue
Bryan, TX 77801

CONTACT INFO
Kristy Park
kristy@championpizzacst.com
(979) 485-9050
Mobile: (917) 817-6417

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Site Survey	1	Each	\$0.00	\$0.00	Y
2	Dimensional Letters - Address Numbers - Quantity: (1) - Dimensional Address Numbers - Size: 12" Tall Numbers - Reads: 3218 - Material: 1/2" White Acrylic - Painted Black Suede - Stud Mounted	1	Each	\$353.1955	\$353.20	Y
3	Double Sided Post and Panel Sign - Quantity: (1) - Non Lit Double Sided Post and Panel Sign - Panel Size: 60" x 48" - O.A. Sign Size: 68" x 72" - Material: .080 Aluminum - Finished MP White - Painted Graphics Suede Black - Support Bracket: 2" Aluminum Square Tube - Faces Mechanically Fastened - Brackets Welded to Posts - Painted Finish Suede Black - Posts: 4" Aluminum Square Tube - Painted Finish Suede Black - Mounted in Ground with Concrete	1	Each	\$3,234.554	\$3,234.55	Y
4	Removal - Pole Sign - Remove (1) Pole Sign - Remove Double Sided Illuminated Cabinet - Cut at Grade - Disposal of Signage	1	Hr	\$786.00	\$786.00	Y
5	Installation - Installation of (1) Dimensional Address Numbers - Stud Mounted - Installation of (1) Non Lit Post and Panel Sign	1	Hr	\$1,158.00	\$1,158.00	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	◦ Mounted in ground with concrete					
6	Permit Acquisition (Local Business) Permit Acquisition - Local Business	1	Each	\$200.00	\$200.00	Y
7	Sign Permit (At Cost) • Price reflected on final invoice as charged by the municipality	1	Each	\$0.00	\$0.00	Y
8	Project Notice • 50% DEPOSIT DUE UPON ORDER • Due to market pricing volatility quotes are good for 14 days.	1	Each	\$0.00	\$0.00	Y
9	Conceptual Design	1	Each	\$0.00	\$0.00	Y

This quote is based on specific information you have provided to us and is valid for 30 days.

When you approve this quote, you are agreeing to pay 100% of the quoted price. Any additional time and materials used will be reflected on the final invoice.

When we have received your deposit (if applicable), we will begin the steps necessary to complete your order. The remaining balance is due according to the net terms as shown on this quote.

Sales tax or use tax on products sold out of the state of Texas will be the responsibility of the purchaser.
All payments are due within net terms as described in quote or additional interest of 1.5% per month will be assessed.

Need to make changes?
No problem, please do not hesitate to reach out to your sales rep and request any alterations to the quote or scope requested.

Subtotal:	\$5,731.75
Sales Tax (8.25%):	\$472.87
Total:	\$6,204.62

Downpayment (50.0 %)	\$3,102.31
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SIGNATURE:

DATE:

Wakefield Sign Service
10187 State Highway 30
College Station, TX 77845



WAKEFIELD SIGN SERVICE

ELECTRICAL SIGNS & LIGHTING

Contact Info:	Account Executive:
Kristy Park kristy@championpizzacst.com (917) 817-6417	Joshua Stoneman jstoneman@yesco.com (713) 955-3448
Install Address:	
3218 Texas Ave S Bryan, Texas 77802	

Product/Service	Taxable	Amount
1. Remove Existing Pole Sign & Pole At Grade <i>Parts, Materials, Labor, & Travel</i>	Y	\$ 2,204.61
2. Fabricate & Install - Freestanding Sign <i>Fabricate and install a new non-illuminated double-sided freestanding metal sign (4' x 5' panel on posts).</i>	Y	\$ 3,485.50
3. Fabricate & Install - Freestanding Sign <i>Fabricate and install flat cut out numbers "3218" 12' tall.</i>	Y	\$ 689.46
Acquisition & Permitting - Acquisition: \$100.00 - Permitting: \$TBD	Y	\$ 100.00

Subtotal	\$ 6,479.57
Sales Tax	\$ 534.56
Total	\$ 7,014.13
Deposit (50%)	\$ 3,239.79
Final Balance after deposit	\$ 3,774.35

Terms & Conditions:	Each of the following Terms & Conditions is an integral part of any acceptance of this Purchase Agreement.
Payment Terms:	50% deposit due upon order, unless otherwise specified in the individual project terms. Remaining balance is due upon substantial completion. (Finance charges will be assessed at 18% per annum on any past due amounts.)
Warranty:	Wakefield Sign Service provides a 12-month warranty on parts and labor (parts are only warrantied if Wakefield fabricates the sign).
Exclusions (unless specifically listed):	Primary Power, Time Clocks, Photocell Controls; Permits; Permit Acquisition; Engineering. Damage from Drilling Service, Damage to TPO Membrane roof



KRISTY PARK
3218 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77801

Sales: Daniel Thompson

3218 South Texas Avenue:Install

3218 South Texas Avenue Bryan, Texas 77801

Est ID: EST5339651 2

Date: Apr-25-2025

- Any Items not listed in the description are not included in this proposal, Any additional labor or materials needed will be charged as part of a change order request.
- Please read description carefully

Landscape planting

\$5,883.04

Site unseen estimate, Will need to do property walk to verify pricing

1. Remove unwanted planting, weeds debris
2. Deliver and install Approx. 50 plants according to design
3. Provide planters for in front of building
4. Mulch all beds/planters
5. Haul off/disposal of excavated soil & debris

Subtotal		\$5,883.04
Taxes		\$485.35
Estimate Total		\$6,368.39

Contract Payment Summary

PO #	Contract #	
Invoice 1	Deposit - 50% of Landscape install	\$2,941.52
	Invoice Total	\$2,941.52
Invoice 2	Final - 50% of Landscape install	\$2,941.52
	Invoice Total	\$2,941.52

Payment amounts do not include tax. Tax will be calculated at the time of invoicing.

Landscaping Ninjas
12948 Tonkaway Lake Rd Suite 326
College Station, TX
77845

P.8338747277

landscapingbcs.com
daniel@landscapingbcs.com

Section I:

Definition of Landscaping Project Payment Terms:

Project payment terms:

[LANDSCAPING NINJAS] accepts Checks, Certified Bank Funds, PayPal payments processed through our website or [Special Financing]

Upon acceptance of the Project Agreement, payment in the amount of 50% of total costs will be due upon signing to reserve a scheduled start date.

The remaining 50% payment is due the final day all work is completed on the project.

With projects of 20,000 or larger [LANDSCAPING NINJAS] may elects to take payments in 50% down, 30% upon partial completion (especially if there are project delays) and 20% upon punch list completion.

Down payments signed copies of this document and all related project documents are an indication that customer has committed to begin services as set forth under these agreements.

Down payments are non-refundable unless [LANDSCAPING NINJAS] is unable to provide the services set forth in the Project Agreement.

Pricing indicated in the Project Agreement is valid for (30) thirty days.

Final project walk-through and approval:

Customer must be available upon completion of work for final project approval, and final payment must be made in full at this time.

In the event that additional work is required to complete project, customer may retain up to 10% of the final payment until all punch list items are complete.

If the customer cannot, or does not wish, to be available upon final project completion, then full payment must be left in a predetermined location for a [LANDSCAPING NINJAS] representative to pick up.

Section II:

General Terms & Conditions:

Post project job-site repair & cleanup:

It may be necessary to maneuver heavy equipment, tools, personnel and/or machinery through landscaped or hard-surface areas. Customer may elect, for an additional charge, to have [LANDSCAPING NINJAS] replace or repair any shrubs, plants, trees, sod, sprinkler piping, sprinkler heads, or any other repairable area.

Upon request, [LANDSCAPING NINJAS] will replace sod that has been disturbed during the construction process at an additional charge.

[LANDSCAPING NINJAS] commits to leaving the property free of debris, trash and tools accumulated through the construction or installation process.

[LANDSCAPING NINJAS] will use an air blower to leave all areas relatively dirt free. However, dirt, sand, gravel, mulch and other dusts may absorb into paved or un-paved areas and customer may expect to have to wait for a period of time until natural weather processes remove any surface discoloring.

[LANDSCAPING NINJAS] may utilize a skid steer loader or other piece of equipment in the process of installing or constructing a customer's project. Tire and/or tread marks are common with these types of equipment, and they do go away after a period of time through natural weathering processes. [LANDSCAPING NINJAS] will not be responsible for removing these marks.

Skid steer equipment may cause indentations in the lawn or bed areas through which it travels. [LANDSCAPING NINJAS] will not be responsible for repairing these areas as, over time, tend to repair themselves through natural growth processes.

[LANDSCAPING NINJAS] may, for an additional charge, apply sand to these low-lying areas.

Project design changes:

Any design changes are subject to additional charges and change order request forms that will require the customer to sign, prior to any changes being made.

All change orders are subject to the aforementioned project payment terms and require a 50% deposit on the changes. Charges may be modified or assessed during a project due to additional items and/or services added that are not listed on the original Landscaping Proposal and/or for items and services provided or performed at the request of the Customer.

Change orders may need to be scheduled at a later date.

[LANDSCAPING NINJAS] commits to not assessing additional charges without first explaining the charges to the customer.

Additional Charges will apply for on-site design changes not specified prior to the start date of the job. This will include site and design alterations necessary to complete a job that were unforeseen during the proposal process. All such changes will be accompanied by a Project Change Order.

ROCK CLAUSE:

Many projects, especially retaining walls, patios, driveways and grading work, involve excavation of existing soil and earth.

In the event that rock or any other unsuitable material is encountered that will cause a delay until its removal has taken place, [LANDSCAPING NINJAS] will assess charges to remove this material in order to continue working. Work progress may cease until a change order, signed by the customer, has been obtained.

SOIL CLAUSE:

Many projects require the excavation of soil and earth in order to prepare a suitable soil foundation for the installation of retaining walls, patios, driveways and other similar types of work. It is necessary for the stability of these types of projects that undisturbed soil compacted to greater than 98% compaction be available at the desired depth of excavation. In the event that unsuitable soil or compaction is evident at the desired depth of excavation, [LANDSCAPING NINJAS] will assess charges related to the additional excavation, fill material and labor necessary to reach a depth where suitable soils and compaction is evident. Work progress may cease until a change order, signed by the customer, has been obtained.

Project delays:

Work may be postponed at the discretion of [LANDSCAPING NINJAS] due to weather and other unforeseen circumstances.

[LANDSCAPING NINJAS] reserves the right to adjust project "start" and/or "end" dates based on reasonable scheduling delays.

[LANDSCAPING NINJAS] will communicate any delays to the customer in a timely manner.

Material Deliveries and Ordering Quantities:

Project materials may be delivered up to (2) two days prior to installation. [LANDSCAPING NINJAS] will require customers to contact their local police department and our company in the event of missing, stolen or vandalized material. Customer must be available to give testimony and serve as a witness should any such circumstance arise. Please note that this is an extremely rare occurrence.

Ordered material quantity may be higher than estimated quantity. In the event that total delivered material exceeds the area to be covered, remaining material is property of [LANDSCAPING NINJAS] and may be available for purchase for other areas of the property.

DRIVEWAY DAMAGE WAIVER: Heavy trucks and equipment may be used to deliver materials. [LANDSCAPING NINJAS] is required to sign a driveway damage waiver with these companies. Therefore, unless requested by the customer not to make deliveries in the driveway, [LANDSCAPING NINJAS] will not be held responsible for damage to any areas including driveways caused by the movement of heavy equipment on these surfaces.

Utilities/Buried Cables:

[LANDSCAPING NINJAS] will be responsible for obtaining utility markings through 811

[LANDSCAPING NINJAS] will not be responsible for cutting into utilities, cables and/or pipes that are not clearly identified or have been installed or modified by the homeowner.

In the event a utility such as phone, cable, power, water or other utility is cut, [LANDSCAPING NINJAS] will notify the proper utility agency and a repair will be scheduled as soon as possible. [LANDSCAPING NINJAS] will accept no additional responsibility other than repair and related repair charges for severed utilities. Additional charges will apply for all repairs or delays caused by severed cables/piping that has not been clearly identified.

General Jobsite Conditions:

[LANDSCAPING NINJAS] may provide an on-site portable restroom for use by our field labor employees. This restroom may

remain on-site for the duration of the project. Upon completion of the project, this unit will be scheduled for the next available collection date. Portable restrooms will be cleaned approximately one time per week during its use on site. In the event that this portable restroom is vandalized or damaged in any way, customer is required to notify a [LANDSCAPING NINJAS] representative and be available to give testimony or serve as a witness should further legal action be necessary.

[LANDSCAPING NINJAS] may utilize on-site dump containers for the purpose of removing debris from the project site. Upon completion of the project, this unit will be scheduled for the next available collection date. Customer may expect to wait several days in some instances for this collection unit to be removed from the vicinity of the project.

No other party other than a [LANDSCAPING NINJAS] employee or authorized representative is permitted to discard material into on-site dump containers. Customers may not utilize these containers for personal trash or material disposal.

No other party other than a [LANDSCAPING NINJAS] employee or authorized representative may interfere with the progress of work on a job-site. Additionally, customers must remain in a safe location and at least (50) fifty feet away from all equipment and machinery while project construction is taking place unless they are being escorted by a representative of [LANDSCAPING NINJAS].

Customer agrees to hold [LANDSCAPING NINJAS] harmless in the event of any injury as a result of being within 50 feet of the project location.

[LANDSCAPING NINJAS] may elect to leave project related equipment, tools and other items on-site and overnight while work is being completed on the project. No other party other than a [LANDSCAPING NINJAS] employee or authorized representative may utilize any of these items, nor shall they allow any casual play in or around heavy equipment or machinery.

[LANDSCAPING NINJAS] conducts work Monday through Friday between the hours of 7:00 am and 7:00 pm. In some circumstances, [LANDSCAPING NINJAS] reserves the right to extend evening hours later upon customer approval in order to complete job related tasks.

[LANDSCAPING NINJAS] may elect to work on a project location on a Saturday or Sunday. Work hours during the weekend will begin no earlier than 8:00 am unless prior approval is obtained from the customer.

[LANDSCAPING NINJAS] will accommodate adjacent neighbor requests and will make all efforts to comply with neighborhood rules, however, [LANDSCAPING NINJAS] will not permit neighbors or passersby to access the project area for any reason nor will they be permitted to delay progress for any reason. Any questions or concerns from nearby residents should be directed to [PROJECT MANAGER]

[LANDSCAPING NINJAS] may elect to use a pressure washer to clean an area as part of job site cleanup. [LANDSCAPING NINJAS] will use appropriate water pressure for the application and will not be held responsible for damage caused by the use of a pressure washer. Driveways, worn siding, wood surfaces and other similarly worn surfaces may be jeopardized by the use of a pressure washer and customer may wish to omit these types of areas from being serviced with a pressure washer.

Section III:

Definition of Landscaping Project Services and Warranty information:

New sod installations:

[LANDSCAPING NINJAS] guarantees that disease free and healthy sod will be installed on a customer's property. Customer is responsible for applying the appropriate amount of water to the newly sodded areas. [LANDSCAPING NINJAS] will not be responsible for under watered or over watered sod.

Warranty Information: New Sod is warranted against disease and non-rooting for a period of 30 days from the date of installation. All warranty claims must be made within 30 days from the date of installation. New Sod will not be warranted beyond 30 days. New sod will not be warranted against discoloration or wear patterns where pets are present.

New Seed Installations:

Warranty Information: New Seed is warranted against disease and non-germination for a period of 30 days from the date of installation. All warranty claims must be made within 30 days from the date of installation. New Seed will not be warranted beyond 30 days and/or where pets are present

In the event that rain or other "acts of God" cause seed to be washed away prior to germination, [LANDSCAPING NINJAS] will re-seed the lawn for a charge of [\$] per ¼ acre.

Hardscapes

(Retaining walls, Decks/Pergolas, Patios, Pathways, Walkways, Driveways, Stonework and other paved areas)

In some instances, color blends may vary slightly among palletted products. [LANDSCAPING NINJAS] will not be responsible for variations in color blended products.

Warranty Information:

Hardscape materials constructed from precast aggregates will be warranted against labor defects for a period of (5) five years and material defects for the life of the product.

Hardscape materials constructed from natural stone, timber or wood will be warranted against labor and material defects for a period of (2) two years.

Retaining walls constructed from soil reinforced bags such as DeltaLok will be warranted against labor defects for a period of (10) years and material defects for the life of the product.

Poured concrete is warranted against labor and material defects for a period of (1) one year. Hair line cracks or fractures can be expected in poured concrete.

Warranty Charges and Exclusions:

Warranty excludes damage due to vandalism, lawn or yard equipment, other contractors, vehicles, customer negligence or any other third party responsible for damage.

Warranty excludes "Acts of God" including but not limited to Tornadoes, 500 year storms, hail damage, hurricanes, wind speeds exceeding 60 mph or collisions with falling/flying debris.

[LANDSCAPING NINJAS] will not be responsible for failure to walls that require engineered approval and where a site monitor and/or engineer has approved the installation. [LANDSCAPING NINJAS] will install all walls requiring such approval per the engineers' specifications and will obtain a certified letter indicating that the installation meets the engineered specification.

[LANDSCAPING NINJAS] reserves the right to pre-select paver patterns for paver installations unless a specific pattern has been documented in the Project Agreement.

[LANDSCAPING NINJAS] will choose appropriate stone and paver colors based on customer requests, however, customer must elect to hand-select the exact stone or paver color, otherwise customer waives the right to refuse the product. All product refused is subject to restocking charges, reordering charges, and any other labor and material charges related to the delay of the project.

Annual/Perennial Flowers & Shrubs and Tree Installations:

[LANDSCAPING NINJAS] guarantees that all shrubs and trees installed are in healthy condition and are disease and pest free.

[LANDSCAPING NINJAS] reserves the right to substitute annual and perennial flowers and shrubs for similar items based on availability and season.

Warranty Information:

Shrubs and trees are warranted against disease only, for a period of (30) thirty days from the date of installation.

Annual Flowers are not warranted.

Transplanted Shrubs, Trees or Flowers are not warranted.

Leyland Cypress and Palm trees are not warranted.

All warranty claims must be made within the related warranty period from the date of installation.

Warranty covers disease only and excludes damage from pets, equipment, Under/Over Watering, Customer Negligence or any other third party responsible for damage.

Weed Removal/Mulch and Bed Installation:

[LANDSCAPING NINJAS] may elect to spray all weeds and leave to die and decompose prior to mulch installation. Any grass in beds will be sprayed and left to die and decompose.

Acceptable thickness of Mulch or Pine Straw is 3". Additional thicknesses may be requested and installed for an additional charge.

There is no warranty on mulch or pine straw installations.

Mulch and Pine Straw inherently contain a small percentage of weed seed that may germinate and cause weeds.

[LANDSCAPING NINJAS] will not be responsible for removing or killing of any such weeds. Weed removal and killing is available at an additional charge.

When using weed barrier cloth weeds still may be able to get through on the sides where cloth meets hard edges. Weed

barrier cloth is not 100% effective
Drainage warranty

Drainage systems of all kinds are warrantied for a period of three years.
Given there are no major changes to the property i.e. Landscape beds, patios, pools etc.
Drainage warranty is valid if there is no standing water 48 hours after rain fall.

Fencing warranties

Fencing of all kinds warrantied against manufacture / install defects for a period of 5 years.
Does not include wood rot over time, animal abuse, or acts of god.
Artificial turf warranties

Artificial turf including putting greens are warrantied for a period of two years against settling and seam separation.

Water feature warranties

Water features are warrantied against manufacture/labor defects for a period of (1) one year.

Section IV:

Subcontracted Services:

[LANDSCAPING NINJAS] may elect to subcontract some or all of the services provided under the Project Agreement.
[LANDSCAPING NINJAS] ensures that all subcontractors carry the legal limits of insurance as required under [Texas] Law.
All related warranties will be covered and provided by the subcontracted service provider.

By signing below, I indicate that I have read all three (3) pages of this document and that I understand and accept the pricing and terms of service set forth under this agreement. I further indicate that I have read and accepted all documents related to this project and further accept the terms set forth under in their entirety as well. I further authorize [LANDSCAPING NINJAS] to provide services, as specified in this document and all related project documents, including video and photos for marketing on my property.

Contractor: _____
Daniel Thompson

Client: _____

Signature Date: 04/25/2025

Signature Date: _____



TIRADO'S LAWN SERVICE

INVOICE TO :

3218 Texas LLC
Francisco Aquino
3218 South Texas Avenue,
Bryan, TX 77802

Phone: 979-595-3864

Invoice number 2023

Invoice Date: 04/28/2025

Description	Price	QTY	Total
Plants		50	\$1,200.00
Border and Mulch			\$500.00
All other associated materials and labor, clean up			\$2,000.00

Note:

Total	\$3,700.00
Tax	\$305.25
Discount	-
Total	\$4,005.25

Scope	Budgeted amount
Create's items	
General conditions	\$14,580.00
Project management	included above
Supervision	included above
Plan reproduction	included above
Scheduling of work	included above
Temp. electricity	included above
Temp. fire protection	included above
Temp. telecommunications	included above
Sanitary facilities	included above
Temp. barricades	included above
Temp. fencing	included above
Temp. project signage	included above
Jobsite sign	included above
Progress cleaning	included above
Waste management & disposal	included above
Closeout procedures	included above
Punchlist	included above
General liability insurance	\$743.04
Builders risk insurance	\$1,500.00
Permit cost	\$500.00
Overhead (6.0%)	\$1,400.00
Profit (12%)	\$7,221.43
Reconstruction fee	\$1,500.00
Architectural design fees	\$0.00
Landscaping design fees	\$0.00
Final cleaning	\$750.00
General demolition (bollards)	\$500.00
New/repair framing (sheathing)	\$24,500.00
Finish carpentry (fascia & soffit)	\$0.00
Board & batten siding	\$0.00
Vapor barrier	\$0.00
Replace roofing	\$14,000.00
Aluminum storefront, hardware, etc.	\$4,500.00
Exterior painting	\$6,000.00
Exterior signage (HC parking)/bollards	\$1,500.00
Knox Box	\$1,000.00
Electrical	\$2,895.00
Parking lot restriping	\$1,800.00
Landscaping	\$0.00
Irrigation	\$0.00
Owner's Contingency	\$0.00
TOTALS	\$66,916.00 67,025

April 10, 2025

From: Ronald Kuehnle-Construction
4951 Cole Lane. College Station, TX 77845

To: Francisco Aquino & Kristy Park

Scope of work for **3218 South Texas Avenue. Bryan, TX 77802**

Exterior Demolition	\$4,000
Remove old roof shingles and re roof	\$8,000
Framing all exterior walls and repair	\$8,000
Install New Hardi siding with batts	\$26,000.00
Replace the entry door	\$5,500
Paint exterior	\$9,500
Open existing windows	\$2,000
Handicap Signage	\$2,000
Remove old lights and install new lights	\$6,500
Total	\$71,500

63,500

~~The price for all the items listed above is \$71,500~~