

# **HISTORICAL DEVELOPMENT BOARD**

Wednesday, October 19, 2022, 4:00 pm

Regular Meeting

Helen Kleberg Groves Community Room, 1<sup>st</sup> Floor of City Hall  
400 W King, Kingsville, Texas

## **BOARD MEMBERS**

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Chris Maher

Taulia Lauren

## **CITY STAFF**

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant II

*The following rules of conduct pertaining to public comments have been adopted by this Board:*

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so
5. All submissions of evidence, i.e. photos, drawings, will be retained by the Historical Development Board and will become a part of the permanent file.

*When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- MAY 18, 2022**

**4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)**

**5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**

**6. AGENDA ITEMS**

Item #1 Discuss and Consider Action to replace sidings, windows, paint and roof on residential building on ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 W Richard Avenue, Kingsville TX 78363.

- **STAFF REPORT:** - None
- **MISCELLANEOUS** – Any topic may be discussed but no action taken at this time.
- **ADJOURNMENT**

### PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, 19<sup>th</sup> Day of October 2022 by 5:00 PM. on Friday October 15, 2022

s/ Kwabena Agyekum  
**Kobby Agyekum**, Senior Planner /Historic Preservation Officer

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: \_\_\_\_\_  
By: \_\_\_\_\_  
Planning & Development Services  
City of Kingsville

Posted
@ _____
On _____
By _____

**HISTORICAL DEVELOPMENT BOARD  
REGULAR MEETING  
WEDNESDAY, September 20, 2022, at 4:00 PM  
CITY OF KINGSVILLE  
HELEN KLEBERG GROVES COMMUNITY ROOM  
400 W KING AVE**

**Minutes**

**Attendance:**

**Historical Board Members Present:**

Maggie Salinas  
David Thibodeaux  
Jeri Morey  
Daniel Burt  
Lucia Perez

**Staff:**

Kwabena Agyekum, Senior Planner/HPO  
Herlinda Solis, Administrative Assistant II  
Uchechukwu Echeozo, Director of Planning  
& Development Services

**Historical Board Members Not Present:**

Chris Maher

1. **Call meeting to order:** Meeting was called to order at 4:10 PM
2. **Discuss and approve minutes from previous meeting** – Jeri Morey made a motion to approve the minutes of August 17, 2022, motion seconded by David Thibodeaux. No corrections were made.
3. **Public comments on items on or off the agenda:** Victoria Esquivel an Engineering Major at TAMUK and an intern at City Engineer's Department stated that she has a design project of which she has chosen to redesign the former Kleberg County Hospital. She asked if the building was historic in any way, if so, would that change her project design to meet Historical Guidelines? The building was determined to be a Historical Building, but not included on the listed historical buildings.
4. **Postponements/Adjustments to the Agenda:** None

**Item #1 Discuss and Consider Action to construct a new car lot and driveway on property at ORIG TOWN Block 28, Lots 6-8 also known as 205 East Lee Avenue, Kingsville, TX 78363. The applicant was Angelina C. De Rinche and the contractor was Luis Luna LLC**

Kobby Agyekum told the board that the property owner has plans to build office spaces at 312 North 6<sup>th</sup> Street and will use this vacant land as a parking lot for the business, she is also planning to purchase 203 East Lee Avenue and she is trying to locate the property owner. Motion for parking lot was moved by Daniel Burt, Motion seconded by David Thibodeaux. All in favor, motion carried. Secretary of Interior Std #6.

**Item #2 Discuss and Consider Action to remove deteriorated canopy, repair roof, add new doors, add stucco material on exterior walls and paint on building at ORIG TOWN Block 28, Lots 100' 29-32 also known as 302 N 6<sup>th</sup> Street, Kingsville, TX 78363. The applicant was Cesar E. Silva and the contractor was Silva's Construction LLC**

Kobby Agyekum told the board that this gas station was built in the 1950's and has been abandoned for over a decade. The new owners would like to renovate the building and make office spaces. This building is next to the mayor's office and Kobby Agyekum stated that it would be beneficial to the downtown. Maggie Salinas stated that the canopy was an addition to the original building, and she remember when the building was by itself and the next door used to be a laundry.

Motion was moved for remodel by David Thibodeaux, Motion seconded by Daniel Burt. All in favor, motion carried. Secretary of interior standard #9

**Item #3 Discuss and Consider Action to replace exterior floorboards, repair and replace windows, exterior doors, sidings on residential building at ORIG TOWN Block 2, Lots 4 & 5 also known as 423 W Santa Gertrudis Avenue, Kingsville, TX 78363. The applicant and contractor was Jesse R. Ramirez Sr.**

Kobby Agyekum told the board that this property was tabled in March for demolition, the property owner sold the property. The new owner has submitted plans to remodel the home and Kobby Agyekum recommended to the Board that it would be beneficial to the community. Motion was moved for remodel by Daniel Burt, Motion seconded by David Thibodeaux. Secretary of interior standard #9

**Item #4 Discuss and Consider Action to Restore Roof and doors on property at 2<sup>ND</sup> BLOCK, Lot S/2 1-2, also known as 508 South 2<sup>nd</sup> Street, Kingsville Texas which was stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022, and brought before the Board for demolition on August 17, 2022. The applicant and contractor was Leotis Carter**

Maggie Salinas stated she had a note regarding this property, and it was tabled at the previous meeting, Daniel Burt stated that there were two separate requests, and we must discuss new business before moving on to old business. Kobby Agyekum told the board that the property owner brought plans and said it would take him a while to complete the new roof and that would be unreasonable, and any further communication must be dealt with the Building Department of the city. Mr. Burt said the said the amount shown for repairs was too low and indicates the owner is not prepared to complete the building any time soon. Motion for restoring roof denied by Daniel Burt, Motion seconded by Jeri Morey. Motion for demolition of building approved was moved by Daniel Burt and seconded by Jeri Morey. All in favor, motion carried. Standards of the Secretary of Interior #9

**Item #5 Discuss to Consider Action to install a 6 feet deep deck on residential building on HENRIETTA HGTS, Block 4, Lot 31,32 also known as 732 West Alice Avenue Kingsville, TX 78363. The applicant and contractor was Jamie Resendez**

Kobby Agyekum told the board that the owner of this duplex would like to build a deck for the tenants to enjoy the afternoons. Motion for building a new deck was moved by Daniel Burt, Motion seconded by Jeri Morey. All in favor, motion carried. Standards of the Secretary of Interior #10

**STAFF REPORTS:** Kobby stated that Ms. Taulia Lauren who has applied and been interviewed to serve on the Historical Board will go to the next phase and this will be presented at our next City Commission Meeting on September 26, 2022 @ 5:00 P.M.

**MISCELLANEOUS: None**

- 5. Adjournment:** Meeting adjourned at 5:00 PM

# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** October 12, 2022  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/HPO)  
**SUBJECT:** Discuss and Consider Action to replace sidings, windows, paint, and roof on residential building on ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363  
**APPLICANT:** Nicholas Kawamura, Mr.  
**CONTRACTOR:** Nicholas Kawamura, Mr.

### REQUEST

Discuss and Consider Action to replace sidings, windows, paint, and roof on residential building on ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363

### EXHIBITS

Application, 2013 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

### BACKGROUND & PERTINENT DATA

This is a group of 1940 to 1945 one-story and two story open porch frames, rectangular plan residential buildings with Hardie plank, horizontal siding, replacement sash windows, and old roof configuration and need interior repairs, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation but will help improve curb appeal and the overall character of the area.

### STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of installation of the siding and sash windows, the roof plus any other interior renovations of residential building at 323 East Fordyce Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

### BOARD REVIEW

#### Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

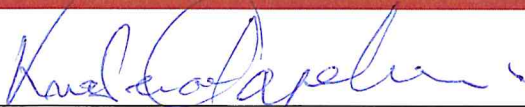
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

#### Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### SIGNATURES



Kobby Agyekum  
*Senior Planner/HPO*

# Historical Development Board Review Application

Applicant: Nicholas Kawamura

Address: 430 W Richard

Contact: Cell: 361 219 2934 Home: \_\_\_\_\_

Email: NjKawamura@gmail.com

Property Owner: Nicholas Kawamura

Address: 430 W Richard

Contact: Cell: 361-219-2934 Home: \_\_\_\_\_

Property Location and Description: 430 W Richard , Apartments (A,B,C) & house

Description of Work: Remodelling, Siding, windows, Dry wall  
plumbing, Electrical, Roofing.

Contractor: Self

Contact: Cell: \_\_\_\_\_ Home: \_\_\_\_\_

Email: \_\_\_\_\_

**Documents Required:**

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Nicholas Kawamura

Signature:  Date: 9/27/22



# City of Kingsville

## Application for Fence/Driveway/Sidewalk/Parking Lot



City of Kingsville, 400 W. King Avenue, Kingsville, TX 78363, [www.cityofkingsville.com](http://www.cityofkingsville.com)  
Planning and Development Department, Phone 361-595-8055, [plansreview@cityofkingsville.com](mailto:plansreview@cityofkingsville.com)

### Project Information (Please Print)

Project Address: 430 W Richard

Legal Description: \_\_\_\_\_

Fence:  Chain Link  Split Rail  Picket  Shadowbox  Wrought-Iron  Stone  Brick  Block

Other Material      Height: 6 ft      Cost of Fence (including erection) \$ 1,500

Check work use and type:  Residential  Commercial  Driveway  Sidewalk  Parking Lot

Check work detail:  New Driveway  Addition to existing driveway  Remove & replace driveway

New Approach  Concrete  Asphalt  Pavers  Stone Base

Paving Thickness:  Driveway  Approach      Stone Base Thickness:  Driveway  Approach

### Name and Address of Property Owner (Please Print)

Property Owner Name: Nicholas Kawamura      Phone Number: \_\_\_\_\_

Street Address: 430 W Richard

City: Kingsville      State: TX      Zip Code: 78363

Email Address: NjKawamura@gmail.com

### Name and Address of Applicant or Contractor (If different from Owner: Please Print)

Company Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

The undersigned hereby makes an application to construct a fence/driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not.

Applicant Signature: [Signature]      Date: 9-27-22

Property Owner's Signature: [Signature]      Date: 9-27-22

Planning Division Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Building Department Approval: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFIED  
EXACT COPY**

#22-07-18SS

NOTICE OF CONFIDENTIAL 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: AUGUST 30, 2022

GRANTOR: DANELL FLEMING, not joined herein by my spouse as this property constitutes no part of our homestead

GRANTOR'S ADDRESS: 430 W. Richard, Kingsville, TX 78363

GRANTEE: NICHOLAS KAWAMURA and CANDACE KAWAMURA,  
Joint Tenancy with Right of Survivorship

GRANTEE'S ADDRESS: 711 E. Ragland, Kingsville, TX 78363

**CONSIDERATION:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration including a note of even date herewith in the principal amount of \$88,650.00 executed by Grantee, payable to NAVY ARMY COMMUNITY CREDIT UNION (hereinafter "Lender"). It is secured by a vendor's lien retained in this deed in favor of Lender, and by a Deed of Trust of even date from Grantee to Kevin M. Maraist, Trustee. The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to that party without recourse on Grantor.

**PROPERTY:**

Lots Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), Block Two (2), Original Townsite, an addition to the City of Kingsville, Kleberg County, Texas, as shown on map or plat of record in Envelope 96, Plat Cabinet I, Map Records of Kleberg County, Texas.

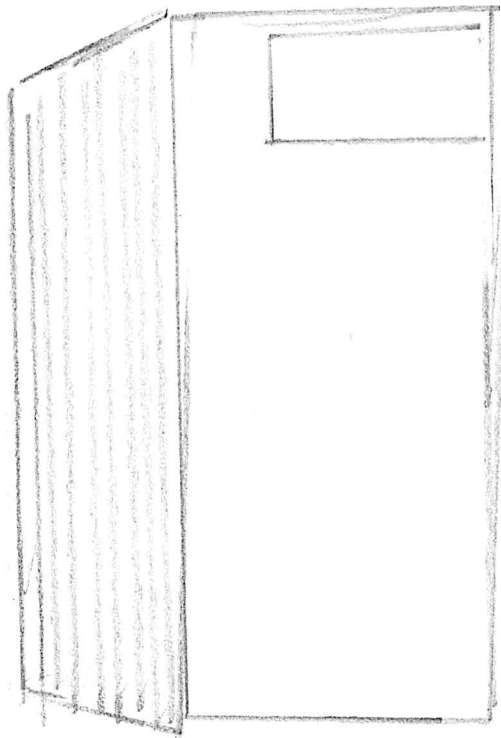
**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

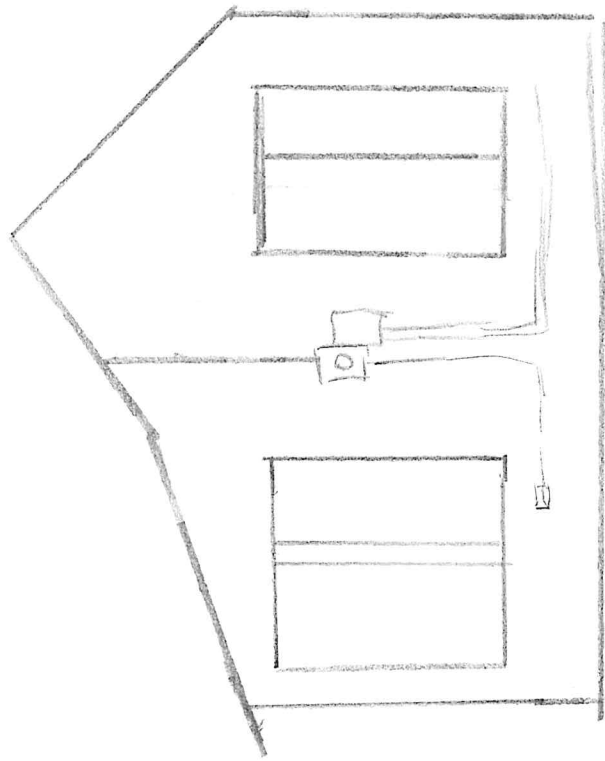
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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 conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

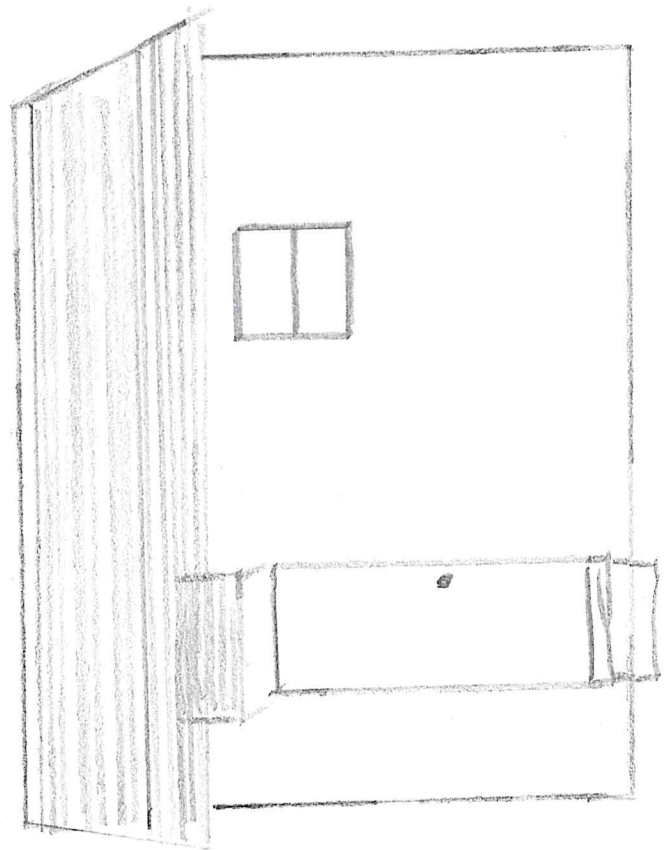
back side South



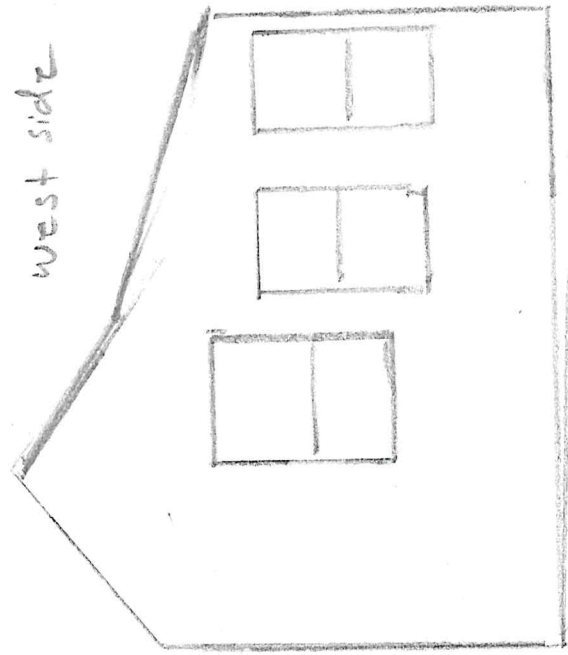
East side



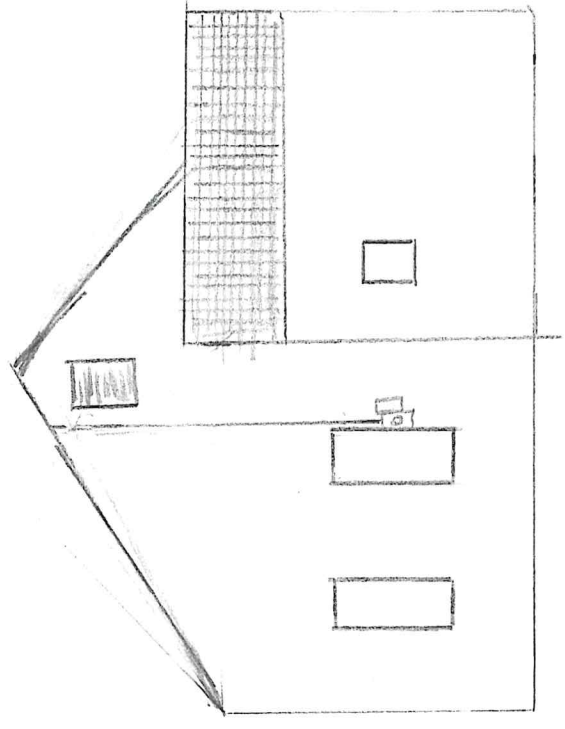
North front side



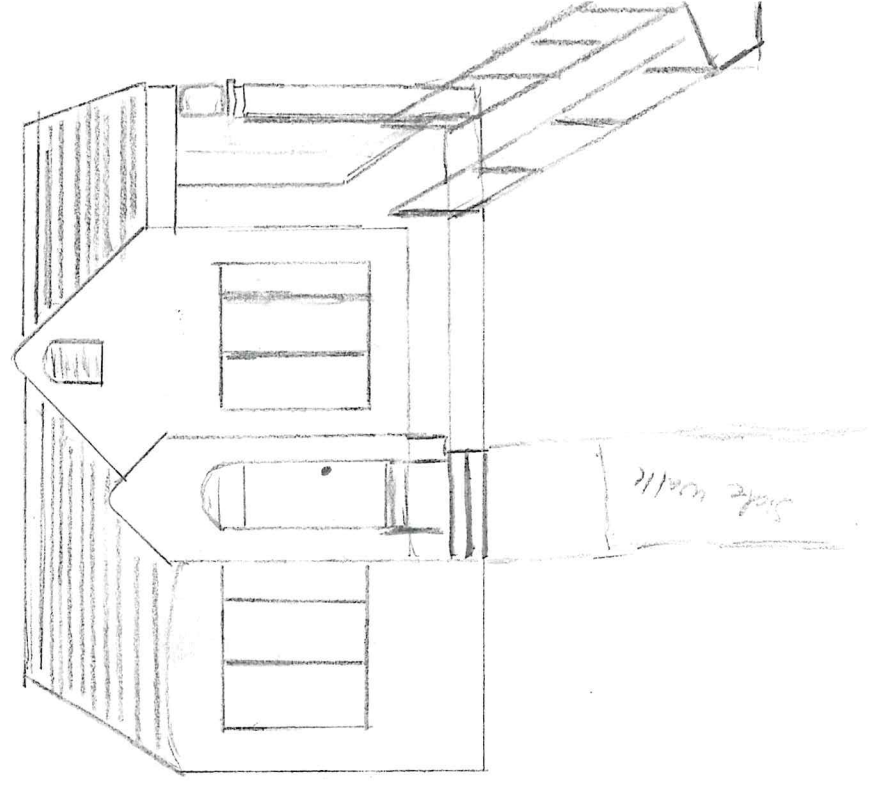
west side



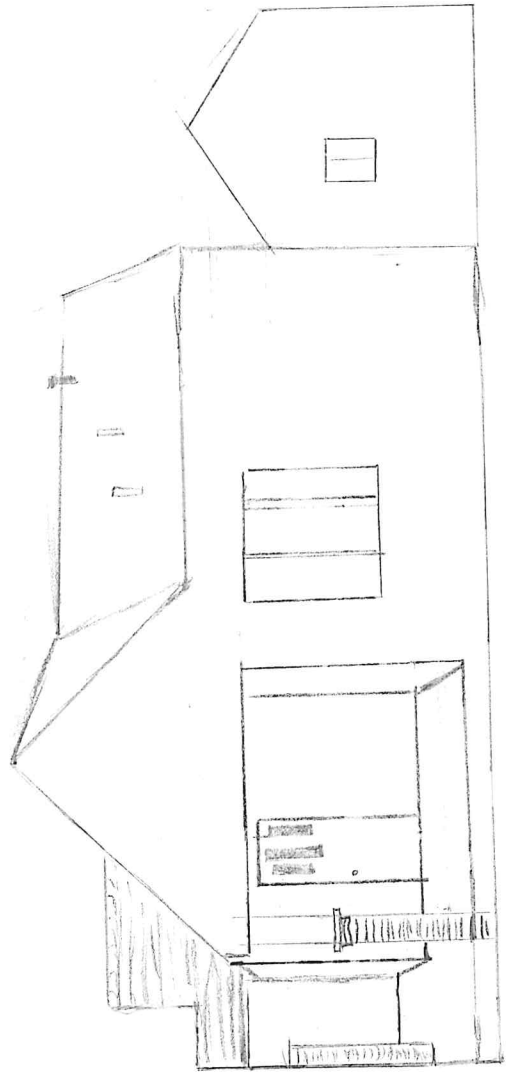
DECK SIDE / NORTH



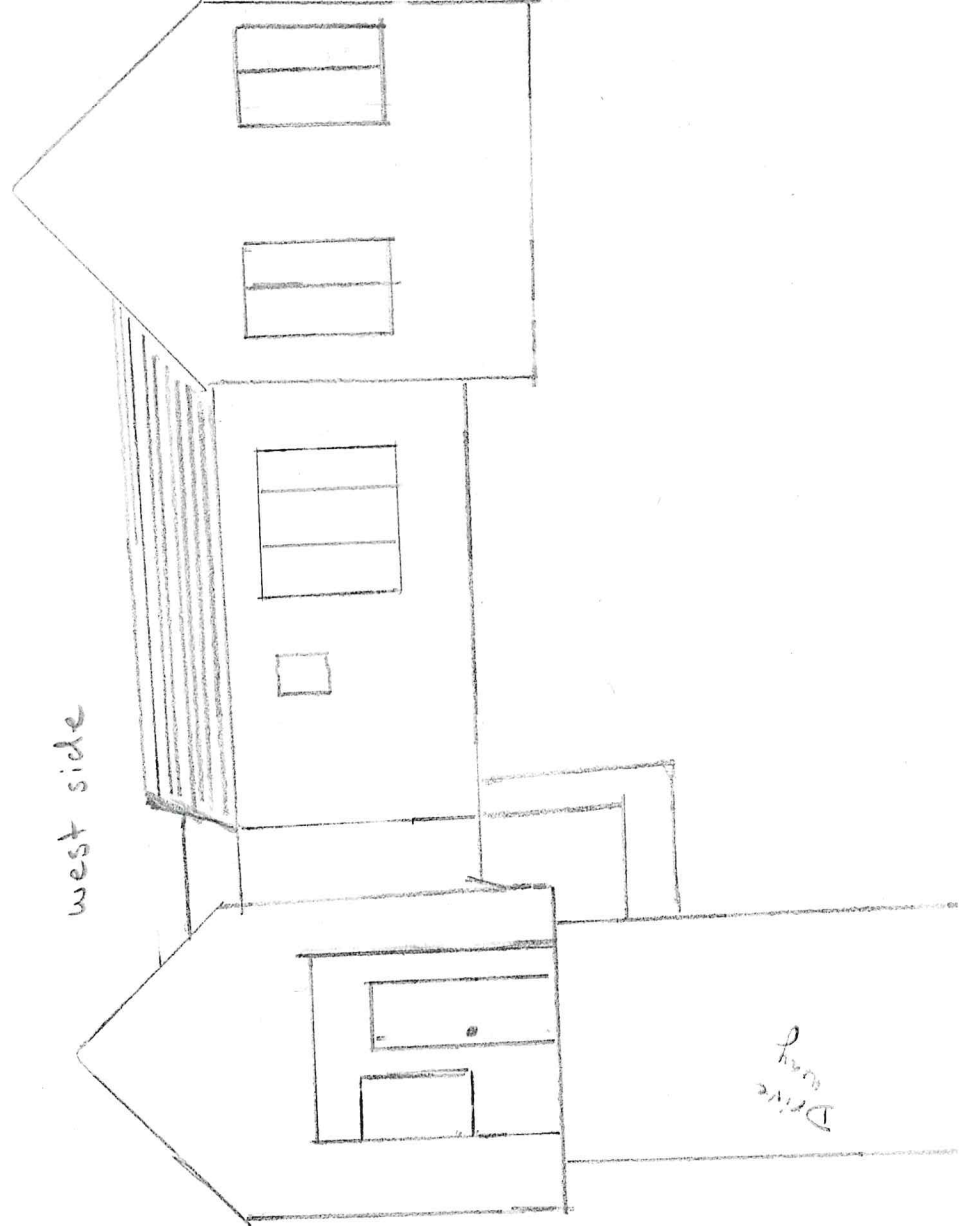
Front side



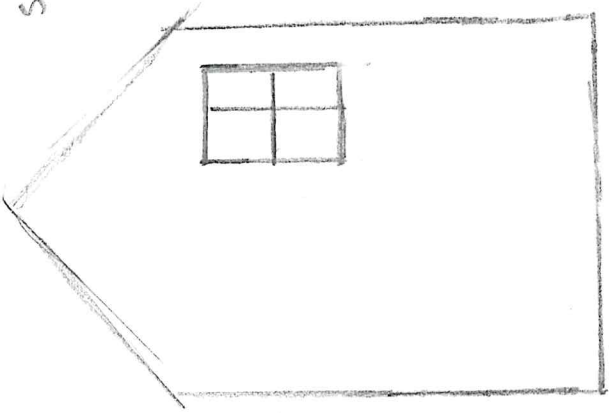
EAST SIDE



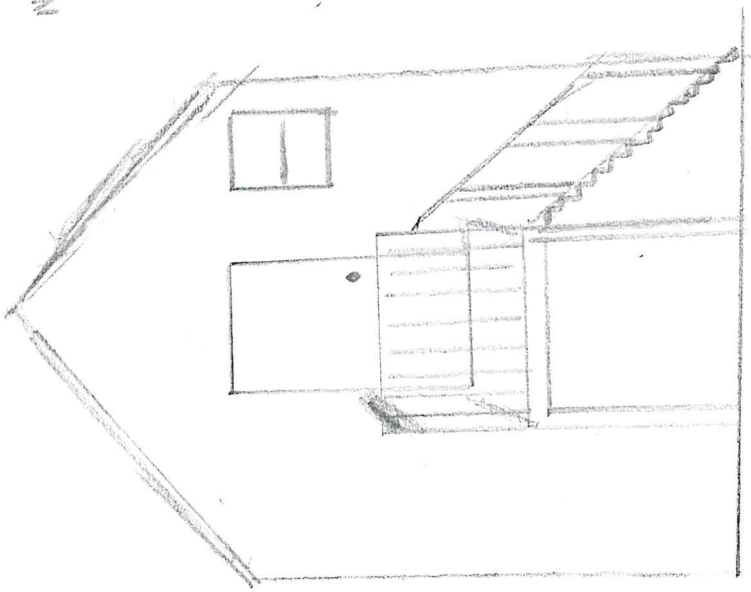
west side



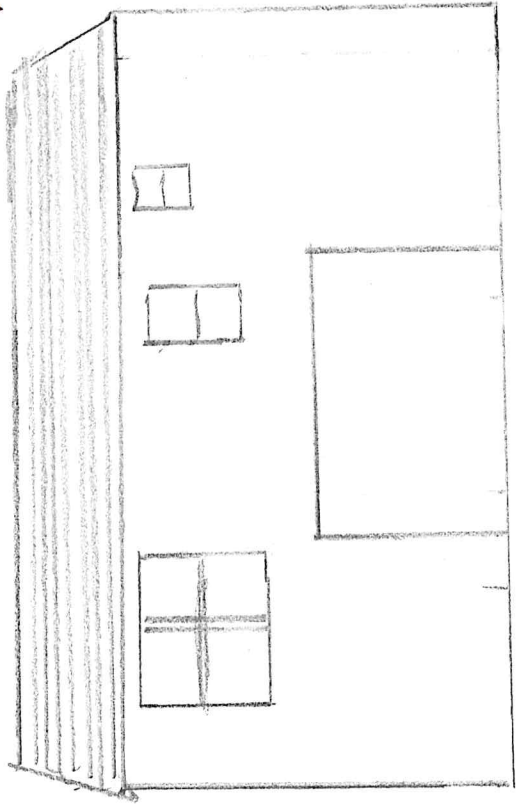
South side



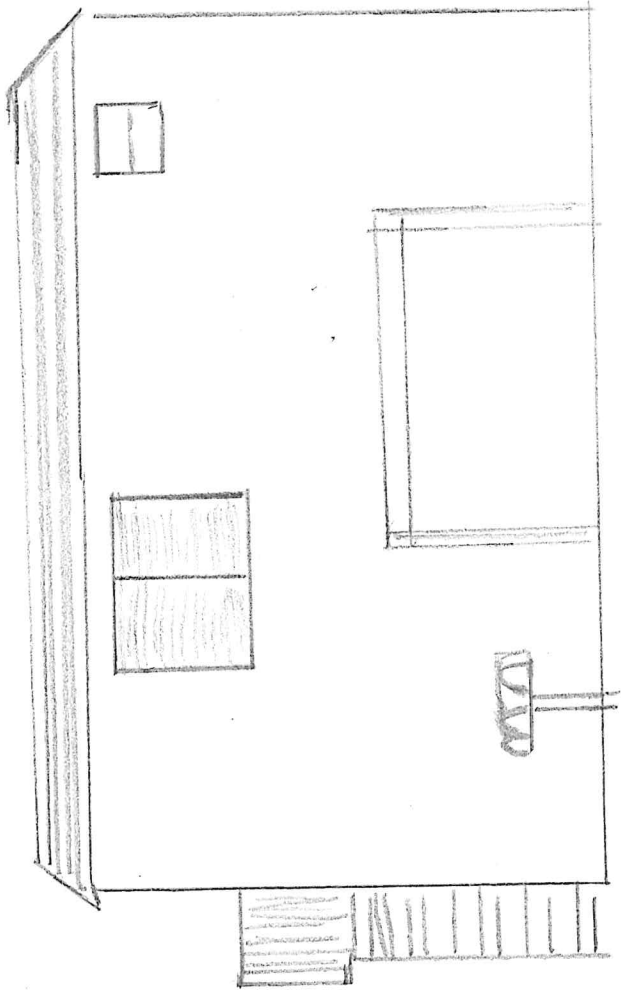
North side



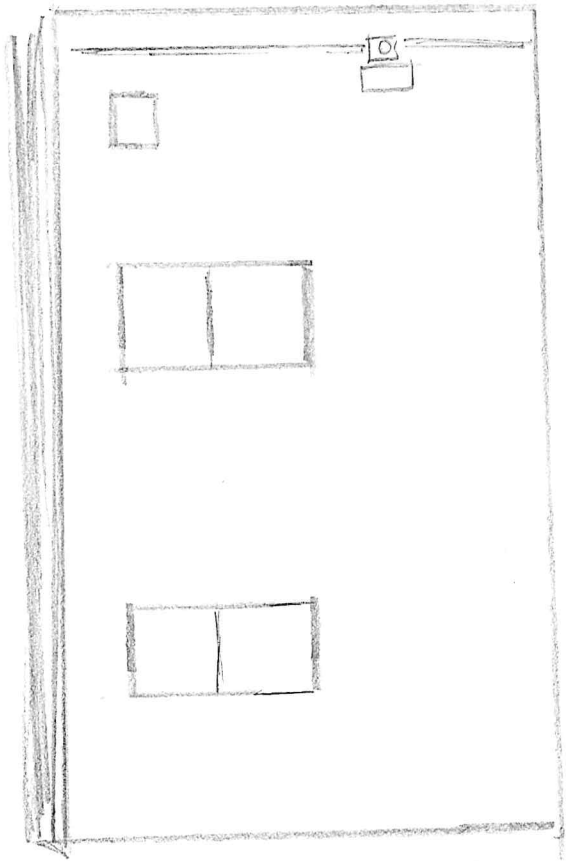
Back East side



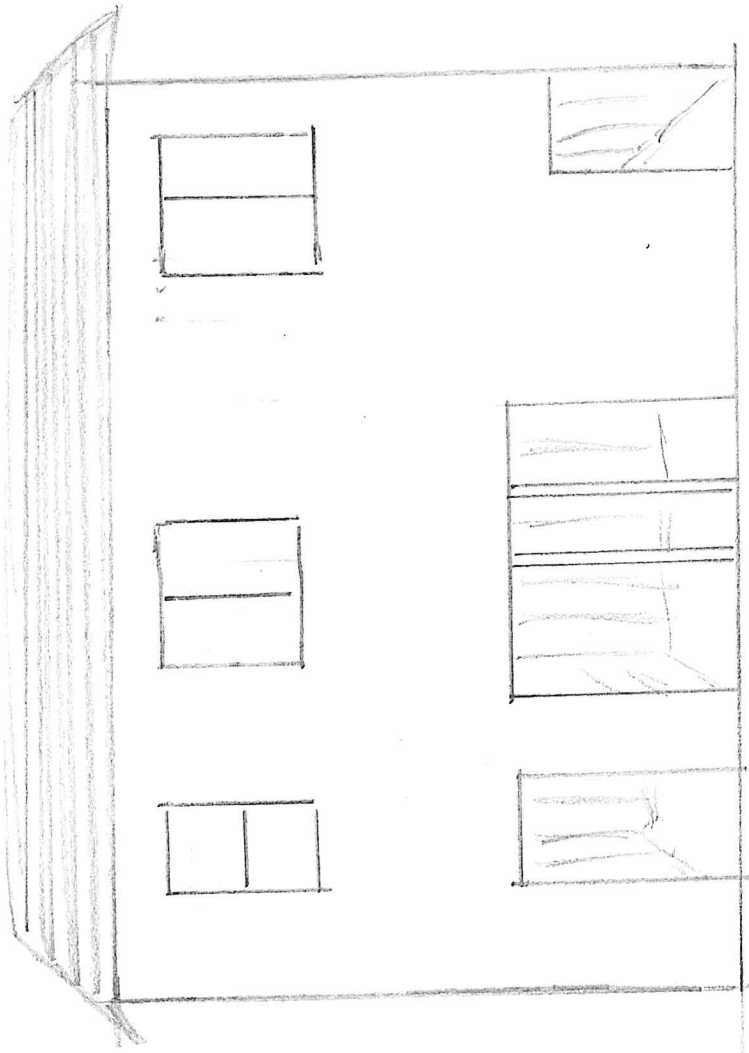
front west side



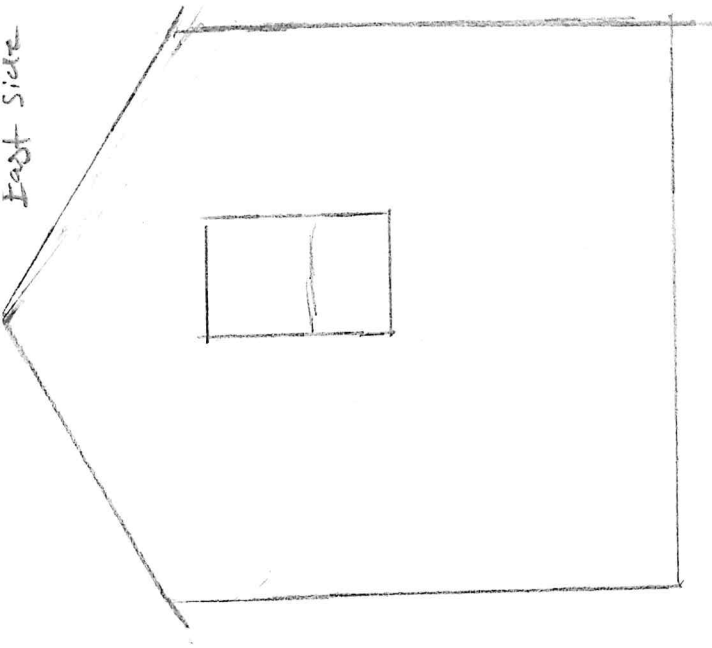
North Side / Alley side



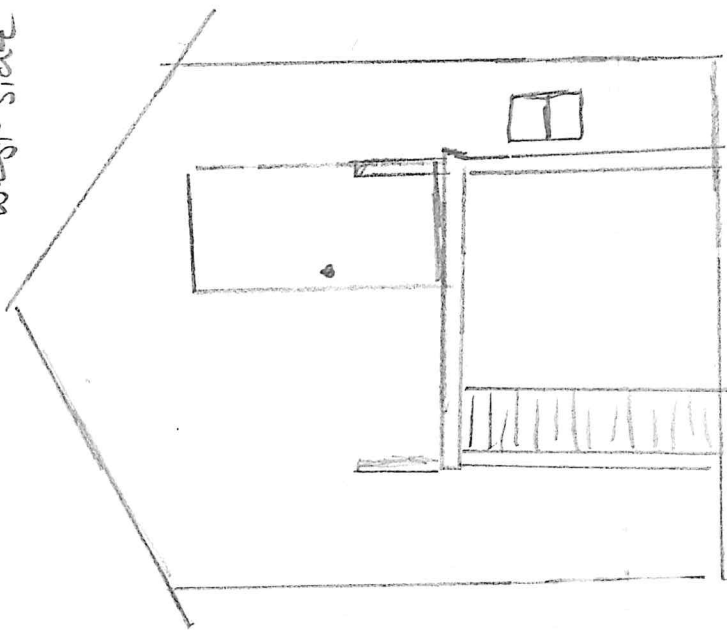
South side / back yard side



East Side



West side



430 W Ricard



New  
Roof  
Re Do  
Siding  
New  
Paint

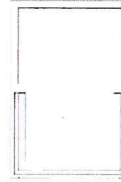
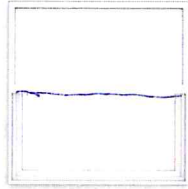




New Roof, Siding, windows







**JELD-WEN V-2500**  
35.5-in x 3-in Jamb  
Vinyl New  
Construction White  
Single Hung Window  
Full Screen Included

**JELD-WEN V-2500**  
23.5-in x 35.5-in x 3-in  
Jamb Vinyl New  
Construction White  
Single Hung Window  
Full Screen Included

**JELD-WEN V-2500**  
35.5-in x 3-in Jamb  
Vinyl New  
Construction White  
Single Hung Window  
Full Screen Included

Add to Cart

Add to Cart

Add to Cart

Price

**\$218.00**

**\$198.00**

**\$218.00**

Ratings



Project Type

New construction

New construction

New construction

Frame Material

Vinyl

Vinyl

Vinyl

Common Size (W x H)

36-in x 36-in

24-in x 36-in

36-in x 36-in

Exterior Color/Finish

White

White

White

Grid Included



## REVIEWS



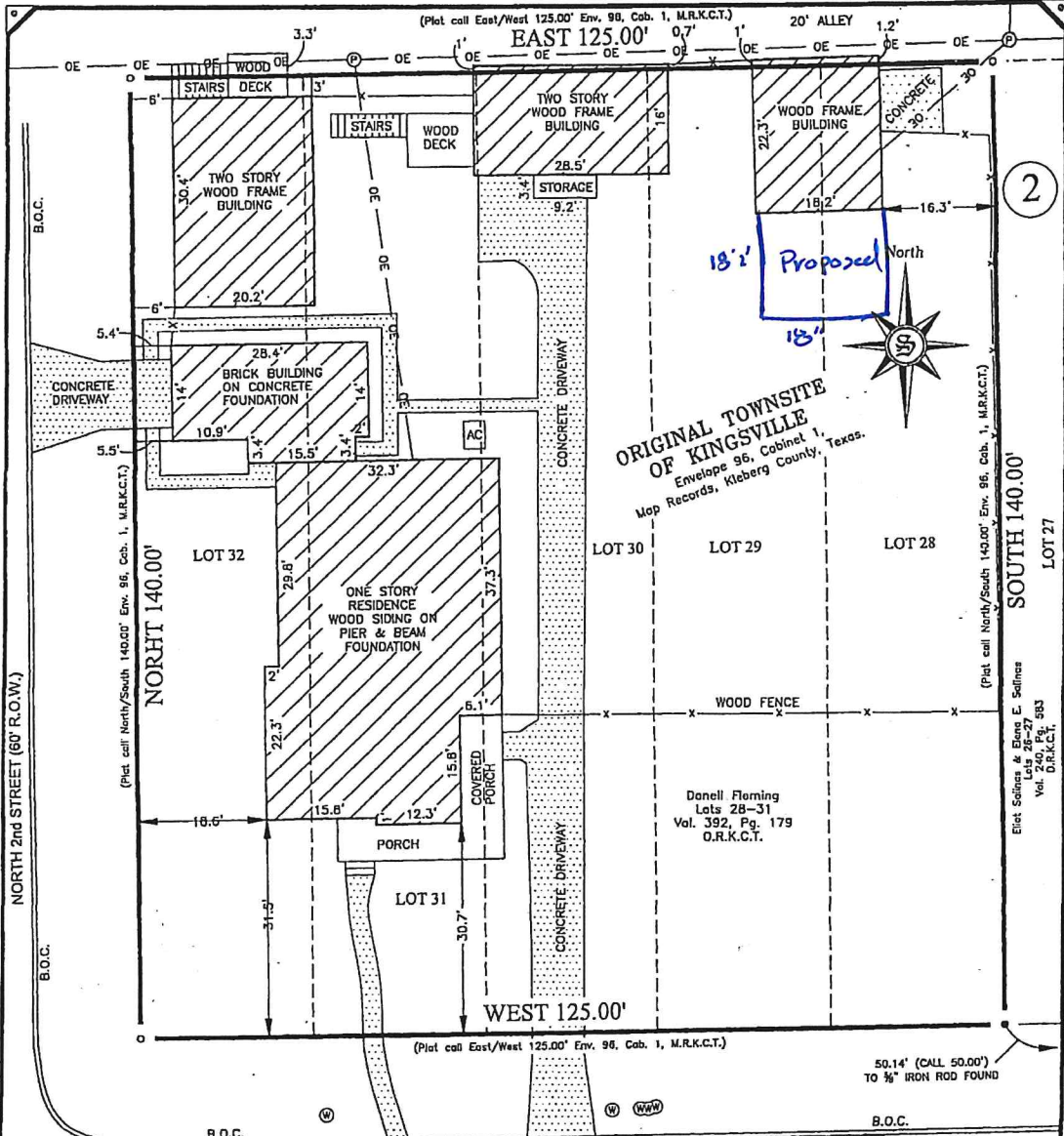
Be the first to leave a review

Write a Review

## COMMUNITY Q & A

+ Show More

Feedback



**NOTES:**  
 1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.  
 2. BASIS OF BEARING: ORIGINAL TOWNSITE OF KINGSVILLE, RECORDED IN ENVELOPE 96, PLAT CABINET 1, MAP RECORDS, KLEBERG COUNTY, TEXAS.  
 3. SURVEY DATE: MAY 03, 2022.

WEST RICHARD AVENUE (60' R.O.W.)

*[Signature]*

**SURVEY PLAT**

**TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:**

This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located at 430 W. Richard Ave., in Kingsville, Kleberg County, Texas, and is described as follows:

**Legal Description:** Lots Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), Block Two (2), ORIGINAL TOWNSITE OF KINGSVILLE, an addition to the City of Kingsville, Kleberg County, Tx., as shown on map or plat of record in Envelope 96, Plat Cabinet 1, Map Records, Kleberg County, Texas.

**LEGEND**

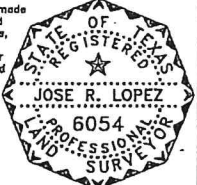
- Iron Pipe Found
- Pipe-Fence Corner
- Iron Rod Set-5/8"
- Iron Rod Found-5/8"
- Post-Fence Corner
- ⊙ Water Meter
- ⊕ Power Pole
- △ Set 60d Nail

The Federal Insurance Flood Hazard Map, Panel No. 48273C 0115 E, dated March 17, 2014, was consulted and it was determined that the property described herein is in a flood area designated as Zone X.

**"TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON"**

The undersigned does hereby certify that the survey was made this day, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way except as shown hereon that said property is

*Jose R. Lopez*



Seller: **Danell Fleming**  
 Buyer: **Nicholas Kawamura and Candace Kawamura**

**Solum Surveying, Inc.**

SURVEYING & MAPPING  
 P.O. BOX 2220 ALICE, TX 76333  
 solum.survey@gmail.com TUPLS Firm No. 10193847

Scale: 1" = 20' Date: Aug. 24, 2022 Job#: 22-1946 Drawn by: ET



Addition

New windows, siding, Roof



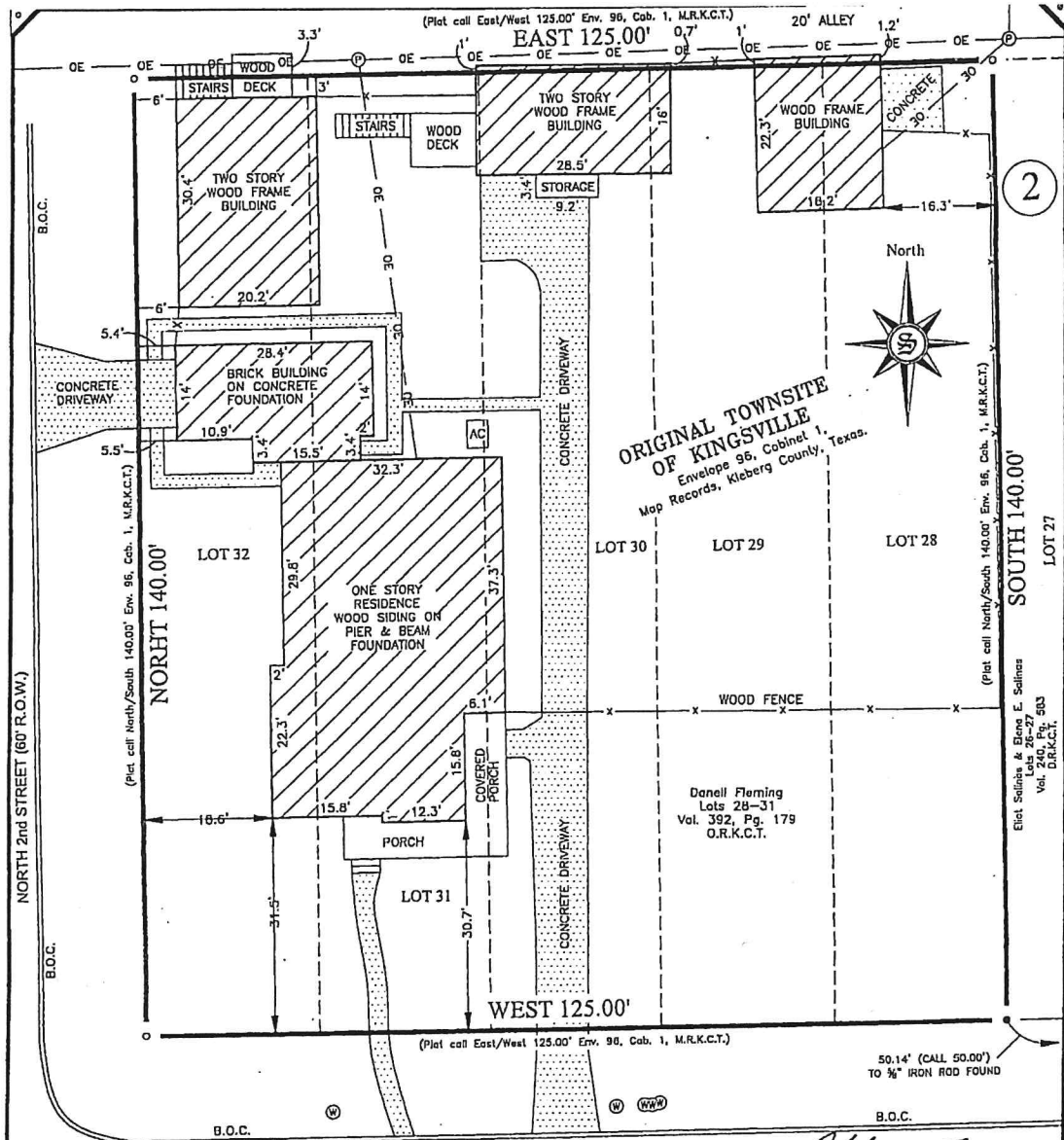
Apartment C

Relevel  
New  
Roof

New  
Siding

New  
Windows





**NOTES:**  
 1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.  
 2. \*BASIS OF BEARING: ORIGINAL TOWNSITE OF KINGSVILLE, RECORDED IN ENVELOPE 96, PLAT CABINET 1, MAP RECORDS KLEBERG COUNTY, TEXAS.  
 3. SURVEY DATE: MAY 05, 2022.

WEST RICHARD AVENUE (60' R.O.W.)

**SURVEY PLAT**

**TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:**  
 This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located at 430 W. Richard Ave., in Kingsville, Kleberg County, Texas, and is described as follows:

**Legal Description:** Lots Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), Block Two (2), ORIGINAL TOWNSITE OF KINGSVILLE, an addition to the City of Kingsville, Kleberg County, Tx., as shown on map or plat of record in Envelope 96, Plat Cabinet 1, Map Records, Kleberg County, Texas.

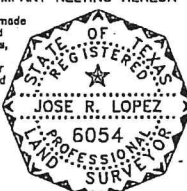
LEGEND	
○	Iron Pipe Found
□	Pipe-Fence Corner
○	Iron Rod Set-5/8"
●	Iron Rod Found-5/8"
■	Post-Fence Corner
⊙	Water Meter
⊕	Power Pole
△	Set 60d Nail

The Federal Insurance Flood Hazard Map, Panel No. 48273C 0115 E, dated March 17, 2014, was consulted and it was determined that the property described herein is in a flood area designated as Zone X.

**"TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON"**

The undersigned does hereby certify that the survey was made this day, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way except as shown hereon that sold property is except as

*Jose R. Lopez*



Seller: Danell Fleming GF# 22-07-18  
 Buyer: Nicholas Kawamura and Candace Kawamura

**Solum Surveying, Inc.**  
 SURVEYING & MAPPING  
 P.O. BOX 2220 ALICE, TX 76333  
 solum.survey@gmail.com TUPLS Firm No. 10193847  
 Scale: 1" = 20' Date: Aug. 24, 2022 Job#: 22-1946 Drawn by: ET

PROJECT ESTIMATE

430 W RICHARD

CONTACT: KAWAMURA, NICHOLAS  
CUST #: 391803133

SALESPERSON: CARRASQUILLO, MARIA  
SALES #: 693393

PROJECT NUMBER: 746306407

DATE ESTIMATED: 10/11/22

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
50	7497	1-8-12 SYP 105 D SELECT	095043818125	1249.00
0	1521704	JW NF 3030 35-1/2X35-1/2 SH GB	JW234700176	0.00
10	940	1-4-8 2 WHITEWOOD BOARD	L51444428	87.30
24	10073	OC LIFETIME OAK AR DRIFTWOOD	HL30	815.52
10	860926	2-IN X 2-IN X 10-FT GALV	5600200120	68.80
0	632806	36-60 VYL RB 105 SH LOE AR HP	719801225412	0.00
6	1521696	JW NF 3030 35-1/2X35-1/2 SH 1/	JW234700168	1308.00
TOTAL FOR ITEMS				3528.62
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				291.11
TOTAL ESTIMATE				3819.73

This Quote is valid until 10/14/22.

\_\_\_\_\_  
MANAGER SIGNATURE

\_\_\_\_\_  
DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.  
 THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS  
 ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER.  
 QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT  
 TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE  
 OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME  
 ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE  
 SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR  
 QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS;  
 OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.