HISTORICAL DEVELOPMENT BOARD

Wednesday, December 17, 2025, 4:00 pm Regular Meeting Helen Kleberg Groves Community Room, 1st 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 Daniel Morales

CITY STAFF

Charlie Sosa
City Manager
Herlinda Solis
Administrative Assistant

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 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)- November 20, 2025
- 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 install Solar Panels on a single-story house on a property at ORIG TOWN, BLOCK 3, LOT 17, 18, E5' 19 also known as 302 West Ricard Avenue, Kingsville, TX 78363.

Item #2 Discuss and Consider Action to install Solar Panels on a single-story house on a property at HENRIETTA HGTS, BLOCK 6, LOT 31, 32 also known as 630 West Lee Avenue, Kingsville, TX 78363.

Item #3 Discuss and Consider Action to Demo a dilapidated structure on a property at Cooper, LOCK Z-3, LOT 11-13, (EXEMP) also known as 609 West Yoakum Avenue, Kingsville, TX 78363.

- STAFF REPORT –
- 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, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: <u>December 11, 2025</u>, at 3:00 P.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.

Charlie Sosa City Manager @ 2:45 P.M

By Dolo

HISTORICAL DEVELOPMENT BOARD REGULAR MEETING MINUTES Thursday, November 20, 2025, at 4:00 PM CITY OF KINGSVILLE

HELEN KLEBERG GROVES COMMUNITY ROOM 400 W KING AVE, Kingsville, TX 78363

Historical Board Members Present
Maggie Salinas
Jeri L S Morey
Daniel Burt
David Thibodeaux

Citizens' Present

Robert Rodriguez Steve Flores Erik Spitzer, Planning and Development Director

Herlinda Solis Administrative Assistant Board Secretary

- 1. The meeting was called to order: @ 4:15 PM
- 2. Discuss and take action on the meeting minutes of last meeting:

October 15, 2025, Minutes approved by: David Thibodeaux and Daniel Burt seconded; motion carried.

- 3. Public Comments on or off the agenda None
- 4. Postponements None
- 5. Old Business None
- 6. New Business None

Item # 1 Back brief Board on decision to demolish a burnt accessory structure on property at 1ST, BLOCK 82, LOT 30-32, ACRES .0, also known as 202 East Fordyce, Kingsville, TX 78363.

Erik Spitzer addressed the Board and stated that in accordance with city of Kingsville code of ordinance Section 15-5-30, the title of such permits, applications, duties and staff of Planning and Development Services; paragraph 3 list those activities not required Board approval Applications for signage, certain minor alterations, additions, ordinary repairs or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic development board. Subsection: (F) Demolition of non-historic accessory structures or additions

Site plan and specifications may be required as needed for adequate administrative review as determined by the historic preservation officer. The Mayor, Building Official and I took a drive all over town and found this burnt structure that was deemed unsafe and could not rebuild at 202 East Fordyce, Kingsville, TX 78363. The structure has since been condemned; in the packet you will see the before and after photos of the property. Daniel Burt asked if the structure had already been demolished, Erik stated yes and explained that the City no longer uses a 3rd party for the removal of debris and has to rely on the Public Works Department for equipment. This specific property was a property owner agreement condemnation which means that the property owner funded the demotion. Maggie Salinas agreed that the structure was a hazard and could not be rebuilt. Jeri Morey stated that looking over these properties she didn't see a problem, but she does have a concern if a property that looks like a historic style that is when the Board needs to review, Erik concurred. David Tibodeaux made the motion to approve; Daniel Burt seconded the motion; all in favor, motion carried.

Item # 2 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 78, LOT 11-16 also known as 303 West Lott, Kingsville, TX 78363.

Erik addressed the Board and stated this was a single family, single level residential structure built in 1970 and was recommended by Code Enforcement and Building Official for demolition. The codes that are relevant are 151-167, 15-1-168 and 15-1-169, photos are in your packet showing the significant damage to the roof and I am recommending approval for condemnation not noting any Historical significance. Daniel Burt made the motion to approve; David Thibodeaux seconded the motion, all in favor motion carried.

Item #3 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 26, LOT 29,30, also known as 406 E Henrietta, Kingsville, TX 78363.

Erik Spitzer addressed the board and stated that this was another single family, single residential structure that was built in 1945, and was recommended by Code Enforcement and Building Official for demolition. The code that are relevant are 151-167, 15-1-169 and 15-1-169. Erik asked the Board to review the photos provided in the packet and stated that based on the information given to him from Code Enforcement he recommending demolition and could find no Historical Significance. Jeri Morey stated that she drove by the property today and it didn't look too bad in the front but the back side of the structure is in very bad shape, Daniel Burt agreed. David Thibodeaux made the motion to approve; Jeri Morey seconded the motion; all in favor motion carried.

Item # 4 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 66, LOT 26-28, also known as 218 West Lott, Kingsville TX 78363.

Erik Spitzer addressed the board and stated that this was a single family, single level structure built in 1915 and was recommended by Code Enforcement and Building Official for demolition. The code that are relevant are 151-167, 15-1-169 and 15-1-169. Erik asked the Board to review the photos provided in the packet, stated that nature was moving into the structure and based on the information given to him from Code Enforcement he is recommending demolition and could find no Historical Significance. Daniel Burt made a few comments on the condition of the structure and Maggie agreed and stated we as the Board should preserve but these structures had no chance due the condition they were in. Erik stated that Code Enforcement Officers find the property owners and send them notices to make them aware of the situation so that we can avoid condemnations. Daniel Burt made the motion to approve; David Thibodeaux seconded the motion, all in favor motion carried.

Item # 5 Discuss and Consider Action to install new windows and replace siding at ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0, also known as 430 W Richard, Kingsville, TX 78363.

Erik Spitzer addressed the board and stated that Mr. Robert Rodriguez approached the Planning Department on October 2, 2025; requesting to install new windows and Hardi-Panel siding on an existing single family, single level residential structure located at 430 West Richard. Upon review of summitted plans and depiction of the photos the city is requesting approval. Maggie Salinas asked staff to look at page 74, and asked if windows had been removed? Erik stated that his understanding is that there were windows and they had been removed some time back, and the partition would stay. Jeri Morey asked if they would keep the same trim around the windows? Erik stated that the depiction on page 81 showed the trim and his opinion would be yes to her question. Maggie stated that the large windows would look good with the wide trim, Erik agreed. Jeri stated that this is a great example of a house worth preserving, when possible, Erik agreed. David Thibodeaux made the motion to approve; Daniel Burt seconded the motion, all in favor motion carried.

7. Staff Reports – Erik Spitzer reported that the Historical Marker for The Los Kenienos has been shipped and will arrive soon, he stated the package was large and weighed 170 pounds and when it arrived, he would notify the Board. Maggie Salinas asked if we had photo of the plaque, Herlinda Solis responded, stating that we did not at this time. Erik stated that since taking the duties as Historical Preservations Officer he has been reading the Code of Ordinance for clarification of duties, he stated that he has always been a part of it but Mr. Kobby was the Officer, now that I am the HPO I have been researching and would like to share City Ordinance:

Sec. 15-5-15. - Creation; duties.

(A)There is hereby created a Board of Historical Development whose primary duties will be to act out in an advisory capacity to the City Commission and to advise the city in the following particulars:(1)To effect and accomplish the protection, enhancement and perpetuation of such historic structures and landscape features and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;(2)Safeguard the city's historic, aesthetic and cultural heritage;(3)Foster civic pride in the beauty and noble accomplishments of the past;(4)Protect and enhance the city's attraction to tourists and visitors and the support to business and industry thereby provided;(5)Strengthen the economy of the city;(6)Promote the use of historic districts, landmarks, and structures for the education, pleasure and welfare of the citizens of the city; and(7)Designate historic landmarks, districts, subjects, areas and sites.(B)Duties.(1)The Board shall make an annual report to the City Commission on the state of historic preservation and development in the city and shall include in the report a summary of its

activities for the past year and a proposed program for the next year.(2)The Board shall have the further responsibility of recommending to the City Commission, City Manager, and city departments the adoption of policies, the sources of funds, and designation of districts and landmarks, that may further the city's preservation and development effort.(3)The Board shall provide recommendations to the City Commission concerning the establishment of city policies, approvals or projects, designations of additional historic landmarks and any other project or efforts which might affect a designated historic landmark or historic district.(4)The Board shall, with staff advice and support, determine a suitable emblem for marking buildings, structures, and sites within historic districts and for designated landmarks, both public and private. This emblem shall be submitted for approval to the Texas Historical Commission and then recommended for approval to the City Commission, along with a list of locations and sites and estimates as to cost, for approval by the City Commission.(5)The Board may adopt such rules and regulations as it deems necessary to carry out its duties and responsibilities as set forth in this article. All such rules and regulations shall not be inconsistent with any law, statute or city ordinance presently in existence or hereafter enacted or amended.(6)Maintain an inventory of designated historical buildings, structures, districts, landmarks, subjects, areas, sites within the city and surrounding areas as may be requested by citizens in the county.(7)Approve, approve with recommended changes, or disapprove applications as outlined in this article. Erik stated that understood the importance of the Board and used an example of when Maggie Salinas came to a PNZ meeting sharing history of 604 E Alice (Tortilla Factory). Erik highlighted a few items on the list and stated that the Board at some point may need to address solar panels further. Maggie thanked Erik for taking interest in the HDB. David Thiodeaux stated that he has been approached by many contractors stating that because of the process to get approved in the Historic District they will not buy these homes to flip and move very quickly, and he appreciates Erik for trying to shorten the memos and only get the items that are necessary for review. My question is when these demo properties have no historical significance and they are in this bad of condition is that something that we as a Board need to approve just because they are in that district, or can we go by what the ordinance says, I see the last item on this agenda was relevant and needed to be heard because it was windows and siding. David stated he does not have the answers for the contractors to help speed up the process. Daniel Burt stated that the solar panels were tricky and the precedence the Board has set is they will be approved as long as they are not in front of the house. Daniel stated the only issue he has is that there has been at times unclear or appropriate matter of business, such like a demolition to accomplish a different goal that was not presented and that always the concern and the rezoning in the Historical District has helped that problem, also Kingsville has built itself as a Next Door Town and our marketing is geared around that Cowboy Nostalgic Town and we have to see where do we fall under that bracket. Erik stated he loved all the feedback. David stated that he has tried to explain to contractors the reasons sometimes it takes long for permits but now that we have clarification on what can be handled internally that will help get permits issued. Erik stated that he will approve internally when possible and will always back brief the Board. Daniel and David agreed and stated that they are also willing to hold emergency meetings so that we don't hold up projects. Maggie Salinas stated that she has reviewed the guidelines to the Board and she would review it and get back to the Director for a simple answer. Erik stated that as we receive applications he would review it and if he had any concerns he we could email the Board for input and intends to follow city ordinance.

- 8. <u>Miscellaneous</u> None
- 9. Adjournment Meeting adjourned at 4:57 PM

ITEM #1

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

December 9, 2025

TO:

Historic Development Board

FROM:

Charlie Sosa (City Manager)

SUBJECT:

Discuss and Consider Action to install Solar Panels on a single-story house on a property at

ORIG TOWN, BLOCK 3, LOT 17, 18, E5' 19 also known as 302 West Ricard Avenue.

Kingsville, TX 78363.

APPLICANT:

Jose Garza

CONTRACTOR: Harvest Solar, INC

REQUEST

Discuss and Consider Action to install Solar Panels on a single-story house on a property at ORIG TOWN. BLOCK 3, LOT 17, 18, E5' 19 also known as 302 West Ricard Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2025 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 One-story rectangular-plan hip-roofed residential building with hip-roofed full-width front porch supported by square wood posts and angled brackets, wood-framed sash windows, horizontal wood siding, exposed rafter tails, and rear addition.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the installation of mounted solar panels on residential building at 302 West Richard 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, the 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.

- 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.
- 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.
- 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

Charlie Sosa City Manager

Historical Development Board Review Application

Applicant:
Address: 302 W Richard Ave, Kingsville, TX 78363
Contact: Cell: +13615229456 Home:
Email: cindygarza658@yahoo.com
Property Owner: Jose Garza
Address: 302 W Richard Ave, Kingsville, TX 78363
Contact: Cell:+13615229456
Property Location and Description:
Description of Work: _Installing solar on a residential roof w storage
Contractor: Harvest Solar Inc
Contact: Cell: 682 990 1498 Home:
Email: permit@harvestsolarinc.com
Documents Required:
 Sketch, Drawing, Plans, Site Plans, Mock-ups Photographs (Historic, Current, Surrounding Structures) Materials List or Samples Proof of Ownership 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:Jose Garza
Signature: Jose Garga Date: 12-5-25

TEXAS HISTORIC	AL COMMISSION	360
Project #: 00009 Historic Resource County: Kleburg Address No: 302 Street Name: West Richard	Ci	Id: 0001-10284 ty: Kingsville
SECTION 1	d Avenue	
Basic Inventory Information		
Current Name: Historic Name:		
Owner Information Name: Moreno Fernando	Status:	
Address: 519 East Johnston Ave City: Kingsville	State: TX	Zip: 78363
Geographic Location Latitude: 27.521843 Legal Description (Lot\Block): ORIG TOWN, BLOCK 3, LOT 17	Longitude: -97.870862	
Addition/Subdivision:	Yea	r:
Property Type Building Current Designations: NR District Is property contribution NHL NR RTHL OTHM HTC SA	2002	
Architect: B	uilder	
Contruction Date: c. 1920	ource Sanborn maps	
Function		
Current: DOMESTIC-Single Dwelling		
Historic: DOMESTIC-Single Dwelling		
Recorded By: Florence & Jacob	Date Recorded	: 10/23/2012



Shed:

Other:

Garage:

Landscape Features

Barn:

		TE	XAS HIST	ORICAL COM	MISSION	1	360
Project #: County:		ŀ	listoric Re	esources Surv	ey Form		0001-10284 Kingsville
Address No:	302	St	eet Name: We	st Richard Avenue			
SECTION 3	B Historio	al Information	n		YEAT FEMALE		
Associated H Planning/Deve		ntext					
Applicable I	National Reg	gister (NR) Cr	iteria:				
✓ A	Associated	with events th	at have made a s	significant contribution	to the broad p	attern of our his	tory
□в	Associated	with the lives	of persons signific	cant in our past			
□ c	master, or		artistic value, or	a type, period or meth represents a significa			
□ D	Has yielde	d, or is likely to	yield, informatio	n important in prehisto	ory of history		
Areas of Sig Community D							
Periods of S 1913-1946	ignificance:						
Levels of Sig	nificance:	☐ National	☐ State	✓ Local			
Integrity:	✓ Location	Design	✓ Materials	✓ Workmanship	Setting	✓ Feeling	Association
Integrity No	tes:						
Individually	- F4			cial NR District?: Yes	S	Is Property C	Contributing?:
Priority:	Medium	Exp	ain:				
Other Information Is prior documents		available for t	his resource?	No	Туре	☐ HABS ☐ Su	urvey 🗆 Other
Documentat	ion Details:						

Kleberg CAD Property Search

■ Property Details

Account		
Property ID:	10284	Geographic ID: 100100317000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	302 W RICHARD	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 3, LOT	17, 18, E5' 19
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	70834	
Name:	GARZA JOSE DOMINGO	
Agent:		
Mailing Address:	ETUX CYNTHIA ANN MOREN 302 W RICHARD KINGSVILLE, TX 78363	10
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exe	mptions are shown online.

■ Property Values

Improvement Homesite Value:	\$94,530 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$8,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$102,780 (=)
Agricultural Value Loss:0	\$O (-)
Appraised Value:	\$102,780 (=)
HS Cap Loss: 0	\$18,223 (-)
Circuit Breaker: ②	\$0 (-)
Assessed Value:	\$84,557
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: GARZA JOSE DOMINGO %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$102,780	\$84,557	\$650.40
GKL	KLEBERG COUNTY	0.771870	\$102,780	\$84,557	\$652.67
SKI	KINGSVILLE I.S.D.	1.410400	\$102,780	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$102,780	\$79,557	\$47.49

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,350.56

Estimated Taxes Without Exemptions: \$3,094.86

■ Property Improvement - Building

Type: RESIDENTIAL Living Area: 2038.0 sqft Value: \$94,530

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF4	1940	2038
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	238
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	18
PCFA	PATIO COVERED FRAME AVERAGE	(*)	2013	338

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.18	7,700.00	55.00	140.00	\$8,250	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$94,530	\$8,250	\$0	\$102,780	\$18,223	\$84,557
2024	\$68,620	\$8,250	\$0	\$76,870	\$0	\$76,870
2023	\$74,450	\$8,250	\$0	\$82,700	\$0	\$82,700
2022	\$76,040	\$4,950	\$0	\$80,990	\$0	\$80,990
2021	\$54,320	\$4,950	\$0	\$59,270	\$0	\$59,270
2020	\$53,640	\$4,950	\$0	\$58,590	\$0	\$58,590
2019	\$53,640	\$4,950	\$0	\$58,590	\$0	\$58,590
2018	\$53,470	\$4,950	\$0	\$58,420	\$0	\$58,420
2017	\$53,470	\$4,950	\$0	\$58,420	\$0	\$58,420

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
12/28/2022	GWD	GENERAL WARRANTY DEED	MORENO FERNANDO	GARZA JOSE DOMINGO			332794
12/30/2002	WDVL	WARRANTY DEED W/VENDOR'S LEIN	MORGAN AUDRY B EST	MORENO FERNANDO	249	943	
6/16/1999	PROB	PROBATE	BARBER BERYL EST	MORGAN AUDRY B EST	4922		



CITY OF KINGSVILLE

Planning Department
Building Permit Application
Phone: (361) 595-8019 / email: tcavazos@cityofkingsville.com

DATE: 12-4-25	PERMI	T#:			APPROVI	ED BY:			
JOB ADDRESS: 302	W Richa	ard Ave	e, Kings	ville, T	< 78363				HIR HIR COLOR
OWNER'S NAME: LAST	Γ: Garz	a	1	FIRST:	Jose		M:		
MAILING ADDRESS: 302 W Richard Ave				PHONE NO: 6829901498					
CITY: Kingsville STATE: TX						ZIP CC	DE: 78	8363	
CONTRACTOR: * Harvest Solar Inc				PHO	NE #:	82 990	1498		
SIZE/TYPE OF WORK:	Square Fe	eet:			□N	ew		Remode	L
DESCRIPTION OF WOR	K: Inst	talling s	solar on	a resid	ential ro	of with	storag	e	
VALUATION OF WORK	: \$ 192,8	302		PERMIT	FEE: \$				
* All co	ontractor	s <u>must</u>	be regis	tered w	ith the C	ity of K	ingsvil	le	
CONTRACTORS ARE RESPONTING PERMIT BECOMES NULL MONTHS, OR IF CONSTRUCT AFTER WORK HAS COMMEN	ISIBLE FOR I L AND VOID FION OR WO	DISPOSING IF WORK	G OF THEIR OR CONST SPENDED O	OWN DET RUCTION R ABAND	BRIS AT TH	E SANITAE FD IS NOT	Y LANDE	ILL ON CR	2130.
CONTRACTORS ARE RESPONTHIS PERMIT BECOMES NULL MONTHS, OR IF CONSTRUCT AFTER WORK HAS COMMENT ABRAHAM SIGNATURE "HOMEOWNER" APPLICANT WHICH THIS PERMIT IS BEIN	IS ONLY: I F	DISPOSING IF WORK DRK IS SUS	G OF THEIR OR CONST SPENDED O 12-4-2 DATE ERTIFY THE	OWN DEL RUCTION R ABANDO	AND AM NO	E SANITAR ED IS NOT A PERIOD OW LIVING	CAT THE	TILL ON CR NCED WITH NTHS AT AL	2130. HIN SIX NY TIME
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7. Public property site management shall be complaint with the American with Disabilities Act.

AFFIDA	VIT
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I have read the above requirements and am aware that not following them could lead to a "Stop Work Order," fines or revocation of my City Building Permit.

Abraham Juarez		Abraham Juarez	12-4-25	
Applicant's Signature	0	Print Name	Date	44



Nov 30, 2025

To: City of Kingsville, TX; Building Inspections Department

Subject: Letter of Compliance - Plan Review for Home Backup Power Installation

In accordance with the requirements of **Texas Senate Bill 1202**, effective September 1, 2025, this letter serves as formal confirmation that **Texas Power Inspections** has conducted a thorough review of the permit application and associated documentation submitted for the following system:

Project Type: Solar PV and ESS System -

Project Address: 302 W Richard Avenue, Kingsville, TX 78363

Contractor: Harvest Solar Inc., 2050 Forest Lane Ste 370, Garland, TX 75040

After thorough review, our licensed inspection agency has verified that the submitted plans and application documents are in compliance with the codes adopted by the city at the time of review, including but not limited to the International Codes (I-Codes), the National Electrical Code (NEC), and all other relevant standards that were applied in the design of this system.

Based on this review, Texas Power Inspections hereby issues this **Letter of Compliance** approving the application for submission to the Authority Having Jurisdiction (AHJ).

This approval is issued pursuant to the authority granted under **SB 1202** and is intended to support the permitting process for contractors and applicants.

Should you require any additional information or documentation, please feel free to contact our office directly.

Respectfully,

Authorized Representative Texas Power Inspections

Nicholas Kapalla | 214.326.7077 | Nick@texaspowerinspections.com

License/Accreditation: ICC E1 #10616301







D. Solar Panel Anchorage

The solar panels shall be mounted in accordance with the most recent Ironridge installation manual.
 If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.

2. The maximum allowable withdrawal force for a #14 screw is 194 lbs per inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications. Based on a minimum penetration depth of 2", the allowable capacity per connection is greater than the design withdrawal force (demand). Considering the variable factors for the existing roof framing and installation tolerances, the connection using two (2) #14 screws with a minimum of 2" embedment will be adequate and will include a sufficient factor of safety.

 Considering the wind speed, roof slopes, size and spacing of framing members, and condition of the roof, the panel supports shall be placed no greater than 48" on center.

Based on the above evaluation, this office certifies that with the racking and mounting specified, the existing roof system will adequately support the additional loading imposed by the solar system. This evaluation is in conformance with the 2018 IRC, current industry standards, and is based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

truly yours

Scott E. Wyssling, Pleas License No. 122669

Firm No. 20109

SCOTT E. WYSSLING

122669
CENSES/ONAL ENGINEERING

Wyssling Consulting, PLLC 76 N Meadowbrook Drive Alpine UT 84004 Texas Firm # 20109

Signed 11/25/2025





76 North Meadowbrook Drive Alpine, UT 84004 office (201) 874-3483 swyssling@wysslingconsulting.com

November 25, 2025

Harvest Solar 2050 Forest Lane Suite 370, Garland, TX, 75042

Re: Engineering Services
Garza Residence
302 West Richard Avenue, Kingsville TX
18.450 kW System

To Whom It May Concern:

We have received information regarding solar panel installation on the roof of the above referenced structure. Our evaluation of the structure is to verify the existing capacity of the roof system and its ability to support the additional loads imposed by the proposed solar system.

A. Site Assessment Information

 Site visit documentation identifying attic information including size and spacing of framing for the existing roof structure.

 Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information will be utilized for approval and construction of the proposed system.

B. Description of Structure:

Roof Framing: Assumed 2 x 6 dimensional lumber spaced at 24" on center with purlin

supports at midspan.

Roof Material:

Composite Asphalt

Roof Slope:

10 and 37 degrees

Attic Access:

Inaccessible

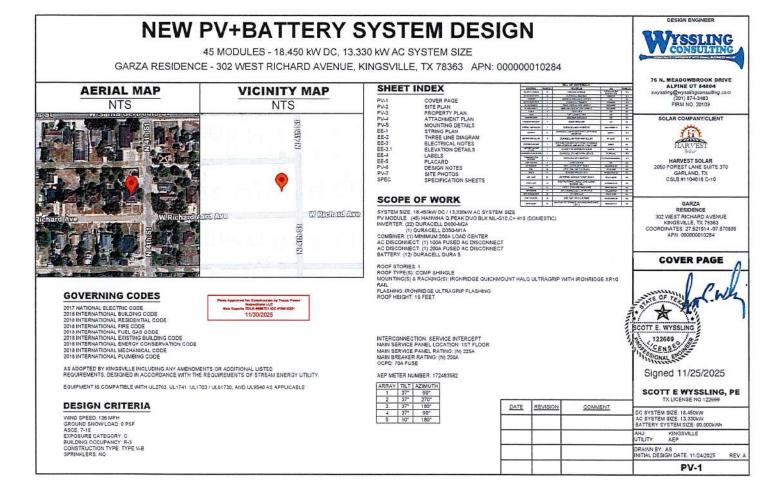
Foundation:

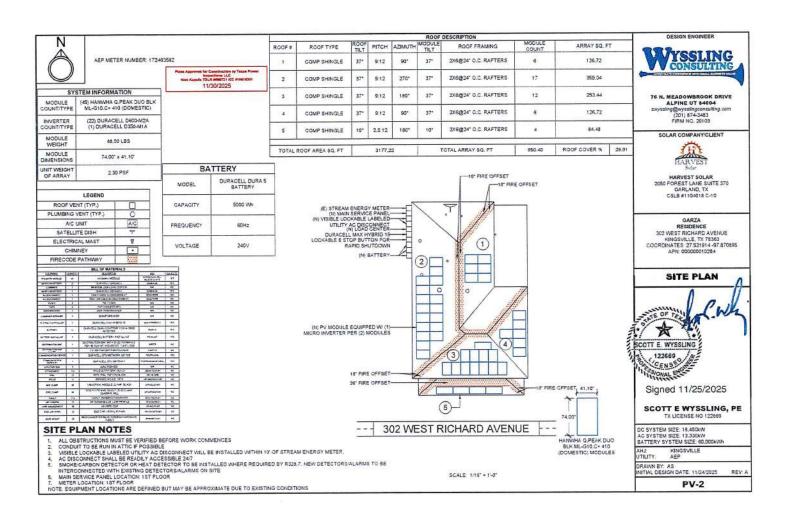
Permanent

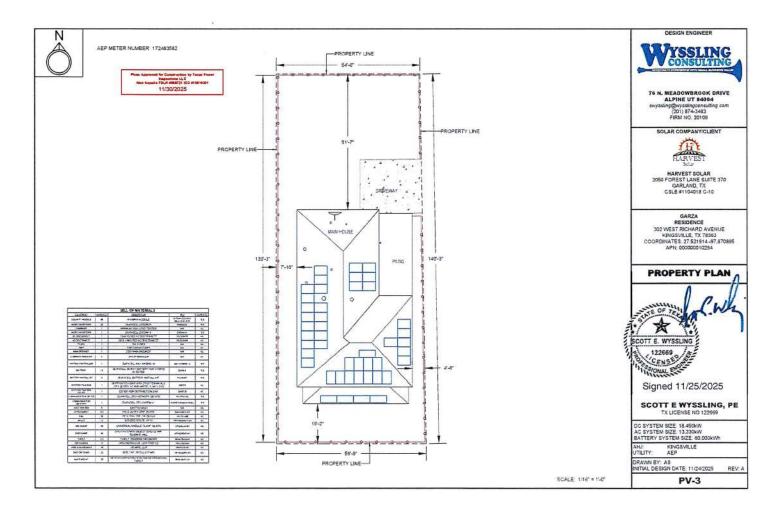
C. Loading Criteria Used

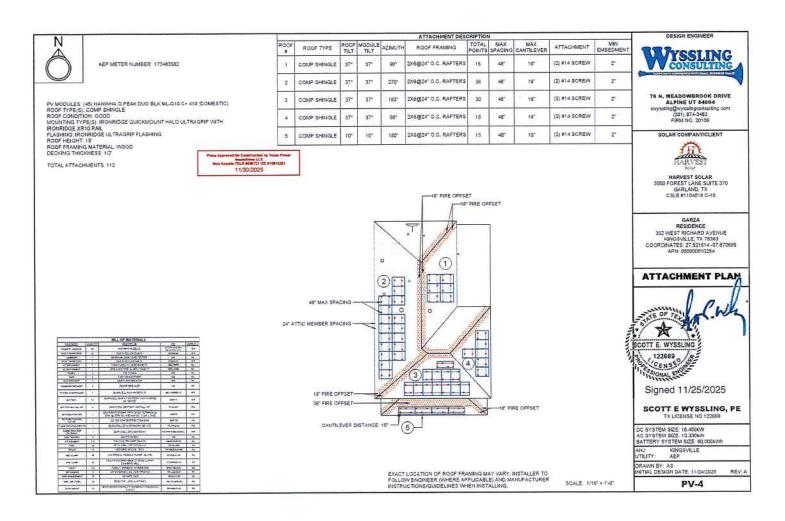
- Dead Load
 - Existing Roofing and framing = 7 psf
 - New Solar Panels and Racking = 3 psf
 - o TOTAL = 10 PSF
- Live Load = 20 psf (reducible) 0 psf at locations of solar panels
- Ground Snow Load = 0 psf
- Wind Load based on ASCE 7-16
 - Ultimate Wind Speed = 136 mph (based on Risk Category II)
 - Exposure Category C

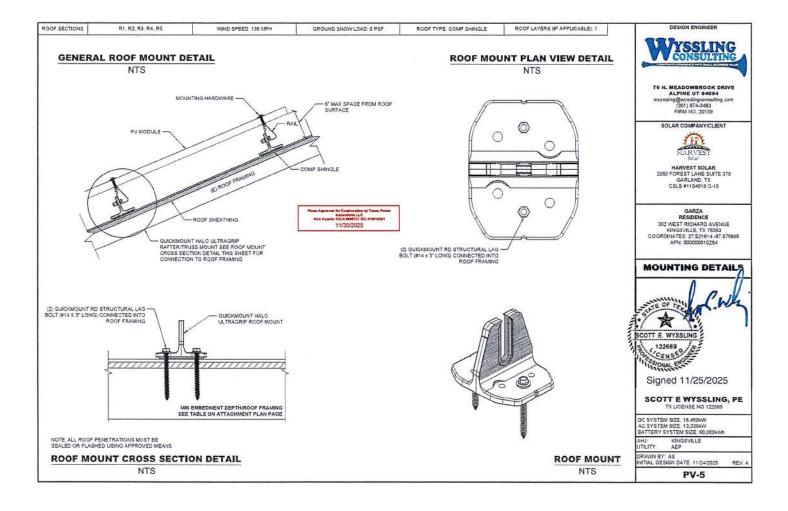
Analysis performed of the existing roof structure utilizing the above loading criteria is in accordance with the 2018 IRC. This analysis indicates that the existing framing will support the additional panel loading without damage, if installed correctly.

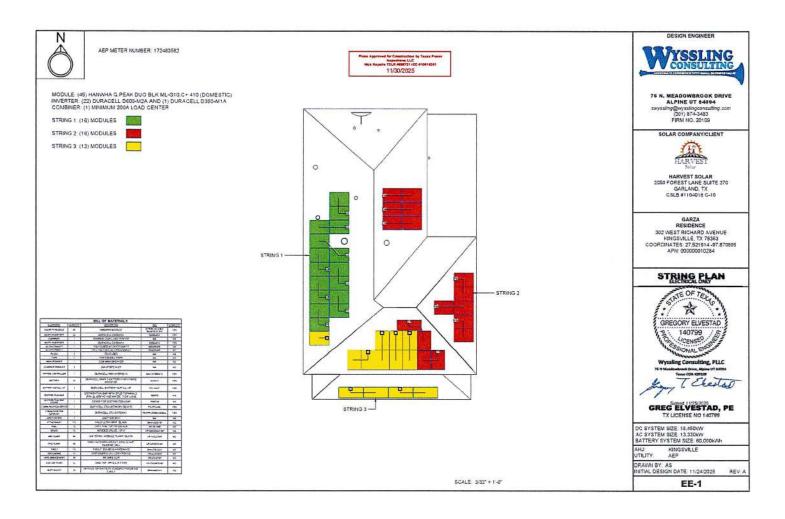


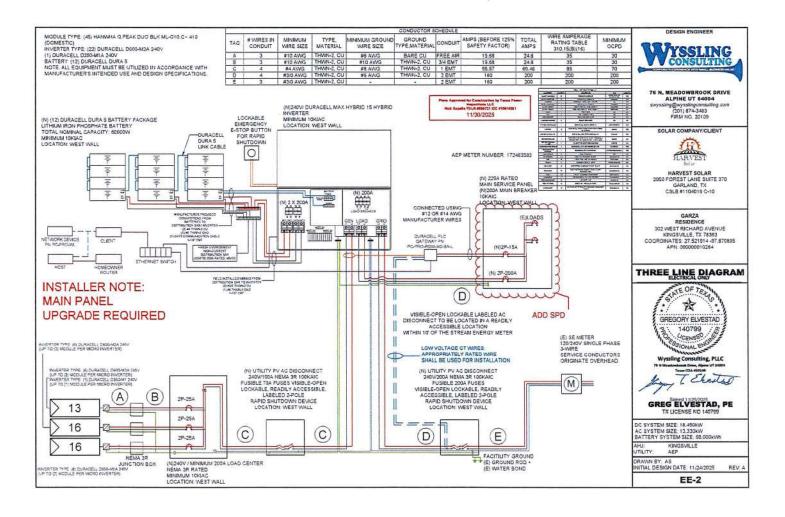












PV MODULE		INVERTER		
MODEL	HANWHA Q.PEAK DUO BLK ML-G10,C+	MODEL	DURACELL D600-M2A	
	410 (DOMESTIC)	MAX INPUT DC	60V	
PMAX	410W	VOLTAGE	907	
voc	45,37V	MAX DC CURRENT	20A	
VMP	37.64V	MAX OUTPUT POWER	580W	
IMP	10.89A	MAXIMUM CONT. OUTPUT CURRENT	2.48A	
ISC	11.2A	CEC EFFICIENCY	0,955	
MAX SERIES FUSE RATING	20A	NOMINAL AC	240V	

INVERTER	
MODEL	DURACELL D350-M1A
MAX INPUT DC VOLTAGE	60V
MAX DC CURRENT	20A
MAX OUTPUT POWER	350VV
MAXIMUM CONT, OUTPUT CURRENT	1.45A
CEC EFFICIENCY	0,97
NOMINAL AC VOLTAGE	240V

BATTERY		
MODEL	DURACELL DURAS BATTERY	
CAPACITY	5000 Wh	
FREQUENCY	50Hz	
VOLTAGE	240V	

ELECTRICAL CALCULATIONS

TAG A FROM MODULES TO JUNCTION BOX

LARGEST STRING: 18 MODULES NUMBER OF INVERTERS: 8 AMPS PER INVERTER: 2, 46A 8 * 2,46A = 19,68A * 1,25 = 24,6A TOTAL AMPS

CONDUCTOR SIZE: #10 AWG CONDUCTOR MAX: 35A, GOOD OCPD: 25A, GOOD

TAG D FROM HYBRID INVERTER TO UTILITY DISCONNECT

SIZE BASED ON MSP TOTAL AMPS: 200A

CONDUCTOR SIZE #3/0 AWG CONDUCTOR MAX: 200A, GOOD OCPD: 200A, GOOD

TAG E FROM UTILITY DISCONNECT TO METER

TAG B FROM JUNCTION BOX TO AC COMBINER

LARGEST STRING: 16 MODULES NUMBER OF INVERTERS: 8 AMPS PER INVERTER: 2,46A 8 * 2,46A = 19,68A * 1,25 = 24,6A TOTAL AMPS

SIZE BASED ON MSP TOTAL AMPS: 200A

CONDUCTOR SIZE: #10 AWG CONDUCTOR MAX: 35A, GOOD OCPD: 25A, GOOD

CONDUCTOR SIZE: #3/8 AWG CONDUCTOR MAX: 200A, GOOD OCPD: 200A, GOOD

TAG C FROM AC COMBINER TO HYBRID INVERTER

NUMBER OF INVERTERS (22)0500-M2A (1) 0350-M1A AMPS PER INVERTER 2.46A 22 '2.46A = 54.12A 54.12A - 1.25 = 57.65A 1 '1.45A - 1.45A '1.25 = 1.81 57.65A + 1.81A = 69.46A TOTAL AMPS

CONDUCTOR SIZE #4 AWG CONDUCTOR MAX: 85A, GCCD GCPD: 70A, GCCD

DESIGN ENGINEER YSSLING

76 N. MEADOWBROOK DRIVE ALPINE UT 84004 swysaling@wysalingconsulting.com (201) 874-3483 FIRM NO. 20109

SOLAR COMPANY/CLIENT



HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX CSLB #1104018 C-10

GARZA RESIDENCE 302 WEST RICHARD AVENUE KINGSVILLE, TX 738-5 COORDINATES: 27.521914 -97.870895 APN 00000010284

ELECTRICAL NOTES



Land Charles Come Appendix Street Charles Trace Charles To Electron

GREG ELVESTAD, PE TX LICENSE NO 140799

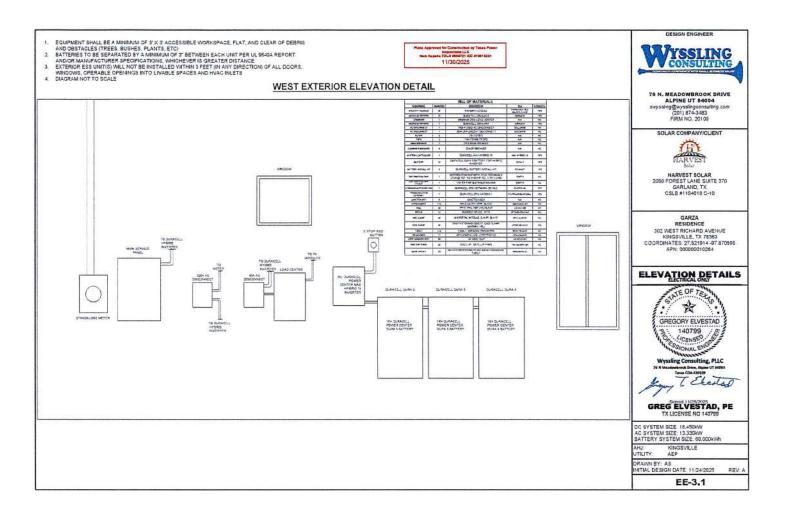
DC SYSTEM SIZE, 18,450kW AC SYSTEM SIZE, 13,330kW BATTERY SYSTEM SIZE, 80,000 AMJ: JTILITY:

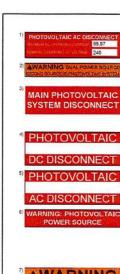
DRAWN BY: AS INITIAL DESIGN DATE: 11/24/2025 REV: A

EE-3

MODULE	VOC	COLDEST	ADJUSTED	OPTIMIZER
VOC	COEFFICIENT	TEMPERATURE	VOC	MAX
45.37	-0.27	-2.00	48.68	60, GOOD

AEP METER NUMBER: 172463582







AT POINT OF

INTERCONNECTION INEC 705.12(C),690,59]

EACH PY SYSTEM
DISCONNECTING MEANS SHALL
PLAINLY MOICET WHETHER IN
THE OPEN (OFF) OR CLOSED
(ON) POSITION AND SE
PERMANERITY MARKED (NEC
490, 13(8))

AT EACH DC DISCONNECTING MEANS [NEC 690.13(B)]

DC DISCONNECT

AT EACH AC DISCONNECTING MEANS (NEC 690.13(B))

AC DISCONNECT

POWER SOURCE

AT EXPOSED RACEWAYS
CABLE TRAYS AND OTHER
WIRING METHODS, SPACED AT
MAXIMUM 10 FT SECTION OR
WHERE SEPARATED BY
ENCLOSURES, WALLS,
PARTITIONS, CEILINGS, OR
FLOORS [NEC 590.31 (D),21]



AT BUILDING OR STRUCTURE MAIN DISCONNECTING MEANS [NEC 690,12(E), NEC 690,13(B)]



AT AC COMBINER PANEL [NEC 590, 13(B)]



10) SOLAR PV SYSTEM EQUIPPED

4

A PERMANENT WARNING LABEL ESS 1)
SHALL BE APPLIED TO THE
DISTRIBUTION EQUIPMENT
ADJACENT TO THE BACK-FED
BREAKER FROM THE INVERTER
PILE TOS 12((3)) (BREAKER
INTERCONNECTION ONLY) FOR PV SYSTEMS THAT SHUT

FOR PLYSTEING THAT SHUT DOWN THE ARRAY AND CONDUCTORS LEAVING THE ARRAY. THE TITLE "SOLAR PLY SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN SHALL UTILIZED CAPITALIZED CAPACTERS WITH A MINIMUM HEIGHT OF 39 IN. IN BLACK ON YELLOW BACKGOUNG, AND SHALL BE CAPITALIZED WITH A MINIMUM HEIGHT OF 31 IN. IN BLACK ON WITH REMANING CHARACTERS SHALL BE CAPITALIZED WITH A MINIMUM HEIGHT OF 31 IN. IN BLACK ON WHITE BACKGROUND, INC. SOL 1201). A RAPIO SHITDOWN SWITCH
SMALL HAVE A LIBELED
LOCATED ON OR NO MORE
THAN 8 FT FROM THE SWITCH
THAT INCLUDES THIS WORDING.
THE LABEL SHALL BE
REFLECTIVE. WITH ALL
LETTERS CAPITALIZED AND
HAVING A BINGRITH HEIGHT
35 BIN. IN WHITE ON RED
BACKORDOWID [NE S 660.12(D/Z)]

RAPID SHUTDOWN SWITCH FOR SOLAR PV

ĒSS ESS 2)

ESS 3) CAUTION

ESS 4)

time Approved for Construction by Taxas Po-tangentians LLC NEX Reports TOUR MEST21 ICC PROFISOR

11/30/2025

ESSS

TO BE LOCATED AT BATTERY SHUTDOWN SWITCH NEC 708.15(C) AT EXTERNAL LOCATION NEAR METER AND UTILITY SERVICE DISCONNECT

HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX CSLB #1104018 C-10 PLACE ESS LABELS AT BATTERY AND/OR CONTROLLER

GARZA RESIDENCE 302 WEST RICHARD AVENUE KINGSVILLE, TX 78105 COORDINATES: 27,521914 497,870895 APN: 000000010284

DESIGN ENGINEER

YSSLING

75 N. MEADOWBROOK DRIVE ALPINE UT 84004

SOLAR COMPANY/CLIENT HARVEST

LABELS



GREG ELVESTAD, PE

DC SYSTEM SIZE: 18.450kW AC SYSTEM SIZE: 13.330kW BATTERY SYSTEM SIZE: 60.00

AHJ: UTILITY: KINGSVILLE AEP DRAWN BY: AS NITIAL DESIGN DATE: 11/24/2025

EE-4

REV A

IS DESCRIPTION OF THE PROPERTY MAN SPILLED

BILL OF WATERIALS

LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS, ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.

LABELING REQUIREMENTS SASED ON THE NATIONAL ELECTRIC CODE, OSHA STANDARD 19010.145, ANSI 2535. MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (NEC 110.21) THEY SHALL BE PERMANENTLY ATTACHED, WEATHER/SUNLIGHT RESISTANT, AND SHALL NOT BE HAND VIRITTEN PER NEC 110.21(8)

APPLICABLE LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" WHITE ON RED BACKGROUND; REFLECTIVE, AND PERMANENTI WHITE ON RED BACKGRO AFFIXED [IFC 605.11.1.1]

31.



76 N. MEADOWBROOK DRIVE ALPINE UT 84004 swyssing@wyssingconsuming.com (201) 873-2483 FIRM NO. 20109



HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX CSLB #1104018 C-10

GARZA RESIDENCE 302 WEST RICHARD AVENUE KINGSVILLE, TX 78363 COORDINATES: 27.521914-97.970995 APN: 00000010284





GREG ELVESTAD, PE

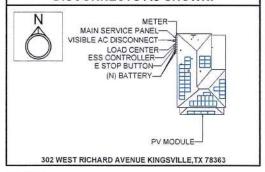
DC SYSTEM SIZE: 18.450kW AC SYSTEM SIZE: 13.330kW BATTERY SYSTEM SIZE: 60.0 TILITY:

DRAWN BY: AS INITIAL DESIGN DATE: 11/24/2025

EE-5

REV. A

MULTIPLE SOURCES OF POWER POWER IS SUPPLIED TO THIS BUILDING FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN.



GENERAL NOTES

15. WHENEVER A DISCREPANCY IN THE QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTES CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ENGINEERS.

16. ACD DISCONNECT SHALL BE LOCATED WITHIN TO OF STREAM, DERGY METER, ACD DISCONNECT SHALL BE LOCATED ON SAME WALL DE PROVIDED OF THE OBSTRUCTION FOR REVIEW.

17. IF APPLICABLE, ENERGY STROAGE SYSTEM (ESS) CAN BE USED DURING ON-GRID OPERATION TO SHIFT GENERATION FOR TIME OF USE (TOU) AND WILL NOT OPERATE OFF GRID.

GENERAL ELECTRICAL NOTES

CONDUIT A SHALL BE RIM THROUGH ATTIC IF POSSIBLE.

ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND/OR LISTED FOR SUCH USE, AND FOR ROOF-MOUNTED SYSTEMS, WIRING MUST BE PERMANENTLY AND COMPLETE THE ROOF SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND/OR LISTED FOR SUCH USE, AND FOR ROOF-MADUNTED SYSTEMS, WIRING MUST BE PERMANENTLY AND COMPLET WIRING SYSTEMS OF THE ROOF SURFACE OF THE

5. 9. 10. 11.

PHOTOVOLTAG SYSTEM CONDUCTORS SHALL BE IDENTIFIED AND GROUPED. THE MEANS OF IDENTIFICATION SHALL BE PERMITTED BY SEPARATE COLOR-CODING, MARKING TAPE, TAMBING ON CHERK APPROVED MEANS.
ALL CONDUCTORS AND TERMINATIONS SHALL BE ARTED FOR INSTALL LOCATION.
ALL EXTERIOR CONDUT, FITTINGS, AND BOXES SHALL BE RANTAGEL LOCATION THAN PROVED FOR USE IN WET LOCATIONS.
ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS.
WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, CONTRACTOR SHALL SIZE THEM ACCORDING TO APPLICABLE CODES.
REMOVAL OF A UTILITY-INTERACTIVE INVESTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BUILDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PV SOURCE AND/OR POUNT OF THE PROVIDED SYSTEMS. THE PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUITS SHALL BE PROVIDED WITH A GROUND-PAULT PROTECTION DEVICE OR SYSTEM THAT DETECTS A GROUND FAULT, INDICATES THAT PAULT HAS GOCUPRED, AND AUTOMATICALLY CEASE SUPPLYING POWER TO OUTPUT CIRCUITS.
FOR UNROCUMEDD SYSTEMS. THE INVESTER IS SOURCE AND OUTPUT CIRCUITS SHALL BE PROVIDED WITH A GROUND-FAULT PROTECTION AND A GOT PUSE PORT FOR GROUND FAULT INDICATION.
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FOR UNROCUMED SYSTEMS. THE INVESTED OF A GOVERN FOR SALE COPT 13.

19. 20. 21. 22. 23. 24.

DRAGELL DEBOAZA INVENTERS HAVE INTEGRATED GROUND AND DEDUISE INSULATION. NO DESIGN EN EQUIPELLY, THE DE VINIVAL IS FROM THE MINISTER OF ALC.
GALCULATIONS ARE BASED ON A) ASHRAE FE AVERAGE HIGH = 32'C BINED TABLE IND. (SIE)(a) 75' DERATE FACTOR = 20% G), NEC TABLE NEC 310.15(8)(1) 75'C,
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28 SUPPLEMENTAL GROUNDING ELECTRODE TO SE INSTALLED NO CLOSER THAN 5 FROM EXISTING WHEN REJURNED, HED 2004/07/14/1 DOES 10/14/16/19/2 SOME OR LESS.

77. WHEN CABLE INCLUDING PURCHELS, IS RUN SETWEEN ARRAYS OR TO JUNCTION BOKES IT SHALL BE ENCLOSED IN CONDUCT, INIC 2004, 50.03/10/1 AND (C)

78. THE CABLE INCLUDING PURCHES IN SETWEEN ARRAYS OR TO JUNCTION BOKES IT SHALL BE ENCLOSED IN CONDUCT. INIC 2004, 50.03/10/1 AND (C)

78. THE CABLE COMMECTORS USED ON THE OUTPUT SIDE OF THE OPTIMIZER OR MICROINVERTER TOGETHER WITH THE ARRAY CABLE USED SETWEEN THEM ARE OF THE SAME MANUFACTURER OR ARE LISTED FOR COMPATIBILITY, INIC 560.13(C)

8. SCALE WIRE CONNECTORS SUPPLY INSTRUCTIONS FOR THE PRELIMINARY PREPARATION OF CONDUCTORS, SUCH AS USED OF CONDUCTORS TERMINATION COMPOUND, SOME CONNECTORS ARE SHIPPED PREFULED WITH CONDUCTOR TERMINATION COMPOUND MAY BE USED IF RECOMMENDED BY THE CONNECTOR MANUFACTURER AS PRELIMINARY PREPARATION OF THE CONDUCTOR.

has Keyele DU 1400/2025

VYSSLING CONSULTING

DESIGN ENGINEER

76 N. MEADOWBROOK DRIVE ALPINE UT 84004

swyssing@wyssingconsul (201) 874-3483 FIRM NO. 20109

SOLAR COMPANY/CLIENT

HARVEST HARVEST SOLAR 2050 FOREST LANE SUITE 370

GARLAND, TX CSLB #1104015 C-10

GARZA 302 WEST RICHARD AVENUE KINGSVILLE, TX 78363 COORDINATES, 27,521814-97,870895 APN: 000000010284

DESIGN NOTES

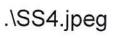
DC SYSTEM SIZE 18,450kW AC SYSTEM SIZE, 13,330kW BATTERY SYSTEM SIZE, 60,00

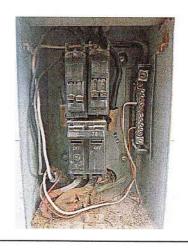
HJ: KINGSVILLE AEP

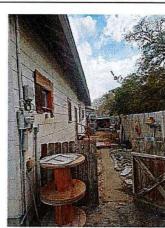
INITIAL DESIGN DATE: 11/24/2025

PV-6

REV A









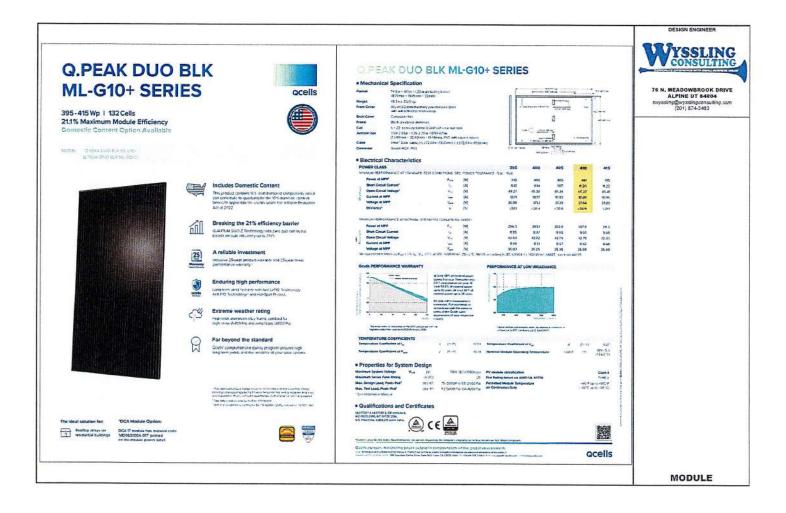


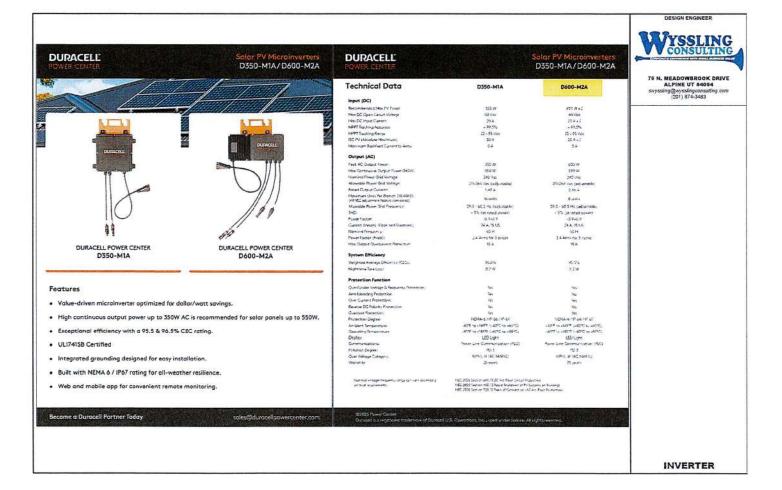


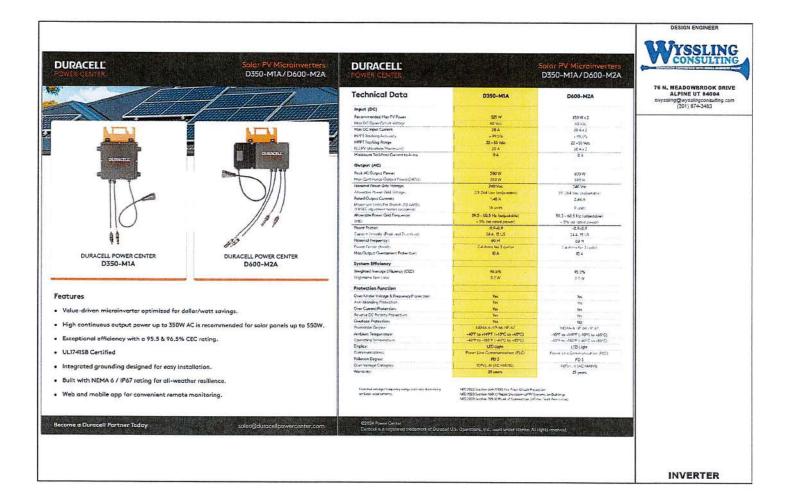
HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX CSLB #1104018 C-10

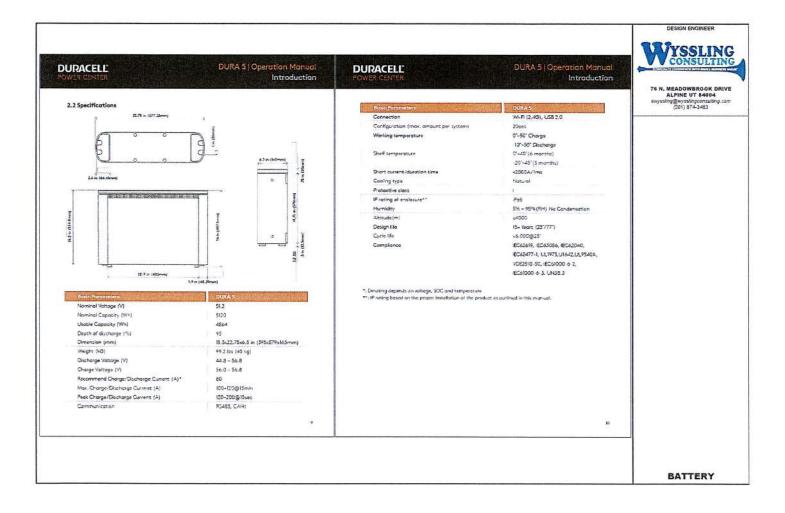
SITE PHOTOS

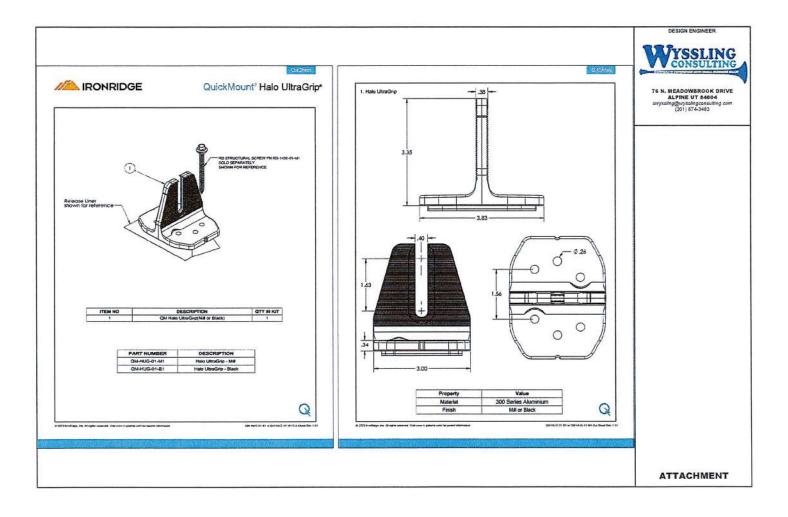
DRAWN BY: AS INITIAL DESIGN DATE: 11/24/2025

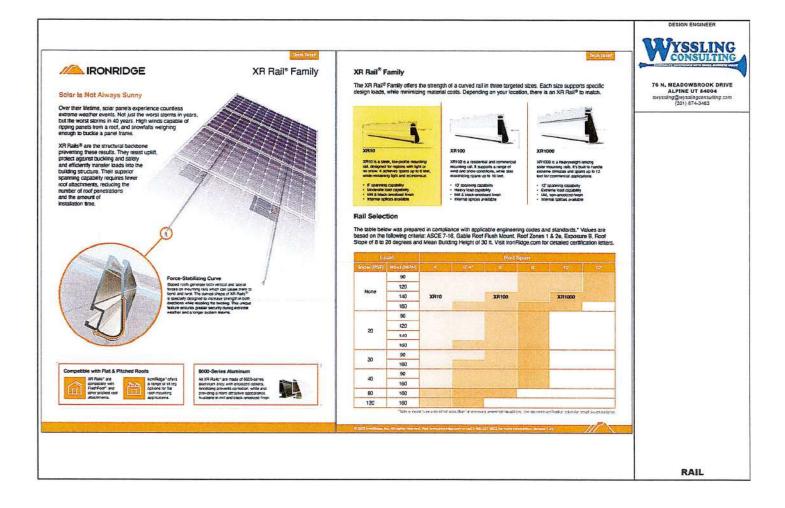




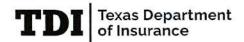












Application for Certificate of Compliance Form WPI-1

App

ID:2464774

Physical Address of Structure to be Inspected

302 W Richard Ave

Tract/Addition: Lot: Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits

Structure is located in:

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name: Mailing Address:

Phone:

City:

Fax: ZIP:

Contractor

Name: Harvest Solar Inc Mailing Address: 2050 Forest Lane #370

Phone:

City: Garland

Fax: 75042

Engineer

Name: David V Day Mailing Address: 2820 S Padre Island Dr Ste 109 Email: dday@casaengr.com

Phone: (956) 428-7900 City: Corpus Christi Texas Registration No.: 82808

Commencement of Construction Date

12-03-2025

Date of Application

Type of Building

12-03-2025

House

Inspections

1. Mechanical, Solar Panel(s) -

Number of Panels: 45, Location or Identifier: Roof,

3.

Comments

Submitter

Name: Esthela Hernandez

Phone: (956) 428-7900

Date: 12-03-2025

Submitter Type: Engineer Staff

For Texas Department of Insurance Inspections: mail or email to your local field office For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov

Texas Department of Insurance Windstorm Inspections Program P.O. Box 12030 Austin, TX 78711-2030

Texas Department of Insurance | www.tdi.texas.gov

1/2

PC350(WPI-1) | 0908

NOTICE ABOUT CERTAIN INFORMATION LAWS AND PRACTICES

With few exceptions, you are entitled to be informed about the information that the Texas Department of Insurance (TDI) collects about you. Under sections 552.021 and 552.023 of the Texas Government Code, you have a right to review or receive copies of information about yourself, including private information. However, TDI may withhold information for reasons other than to protect your right to privacy. Under section 559.004 of the Texas Government Code, you entitled to request that TDI correct information that TDI has about you that is incorrect. For more information about the procedure and costs for obtaining information from TDI or about the procedure for correcting information kept by TDI, please contact the Agency Counsel Section of TDI's General Counsel Division at (512) 676-6551 or visit the Corrections Procedure section of TDI's website at www.tdi.texas.gov.

Texas Department of Insurance | www.tdi.texas.gov

2/2



CUSTOMER LETTER OF AUTHORIZATION TO RELEASE INFORMATION AND CONDUCT ACCOUNT ACTIVITY

The Customer Letter of Authorization to Release Information and Conduct Account Activity form permits account holders to delegate certain rights to Authorized parties concerning American Electric Power and its subsidiary operating companies' account(s)/service(s). The customer of record may permit an Authorized party to receive information or transact business on its behalf and must specify what information the third party is entitled to receive, what if any act(s) the Authorized party may transact on its behalf and whether the Authorization is being provided on a one-time basis or on a longer-term basis. This form must be completed in its entirety and signed by the customer of record or someone who has a power of attorney or other legal right to sign the customer's name on their behalf. It is American Electric Power's desire to permit Authorized parties to transact necessary business in a manner without jeopardizing the confidential nature of the customer of record.

Email:

inforelease@aep.com

Mail:

American Electric Power

ATTN: Business Operations

Fax:

1-800-281-3916

1 AEP Way

Hurricane, WV 25526

Questions:

1-888-710-4237

RETAIL CUSTOMER'S AUTHORIZATION:

Please keep a copy of the completed Authorization form(s) for your records.

Retail Customer Name	Jose Garza					
rtotali odotomor rtamo	Name of Record on Distribution Company Account					
Retail Customer Mailing Address	302 W Richard	Ave, Kingsville, TX 7836	3			
	Address Kingsville		TX	78363		
	City		State	Zip		
Contact Information: Telephone	3615229456	E-Mail Address cindyg	arza658@yahoo.	com		
Printed Representative's Name an	d Title Jose Garza	a - Homeowner				

I understand that by reason of this Authorization, the named appointee may conduct the designated activity and transactions on the account(s) that I as customer of record may direct or perform even though I remain responsible for all payment and other service obligations. This Authorization shall continue in effect until the date specified unless earlier terminated by the customer of record.

I (Customer) hereby release, hold harmless, and indemnify American Electric Power from any liability, claims, demands, and cause of action, damages, or expenses resulting from any release of information or transaction of business pursuant to this Authorization; the unauthorized use of this information or transaction of business by the Authorized Party; and any actions taken by the Authorized Party pursuant to this Authorization.

Qose Garza

Retail Customer's of Authorized Retail Customer Representative's Signature

Executed this date of 12 /5 /2025 (mm/dd/yyyy)

05/2014

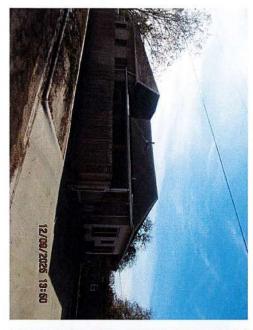
THIRD-PARTY S	EKING THE RETAIL CUSTOME	R'S AUTHORIZATION:		
Company Name:	Harvest Solar Inc			
Mailing Address	2050 Forest Lane ste #370			
manning / radioso.	Address		TX	75042
	Garland City		State	Zip
Contact Informati	n: Telephone 682-990-149	98 E-Mail Address permit@	harvestsol	arinc.com
Printed Third Par	Representative's Name and Title	Oliver Gutierrez - Projec	t Manager	
demand, causes	eby release, hold harmless, and inc f action, damages, or expenses re uthorization and from the taking of	sulting from the use of custome	er information ob	tained
Oliver Gu Third Party Signatur	tierrez			
Executed this da	te of	nm/dd/yyyy)		
The Third party	an receive account information	and/or conduct business as i	ndicated above	e from
12 / 01 Effective Date	2025 (mm/dd/yyyy) to 02 / Exp	15 <u>/</u> 2026 (mm/dd/yyyy iration Date)	
specified, the Aut	ion date above cannot exceed thre norization period will be from the da mer needs to terminate the Author ate.	ate of the Retail Customer's sign	nature and expi	re in one year.
The Third party	s allowed to conduct the following	ng actions (Initial one line onl	y):	
paymen	Agent and Billing Agent (All activity s. Billing and correspondence are sent (Receive bills and remit payme	sent to the Authorized party.)		
	ed party.)	only. <u>Dining and correspor</u>	idende die dent	to the
Specific transacti	ons or functions listed below (Initia All options listed below Request and receive billing history usage history data	restaurant (transition) et de l'arche es le vin eue	tributions, and	all meter
	Request and receive balances on Conduct account changes			
	Request and receive credit history Request special metering Request connection and disconne			
_	Request rate analysis and/or rate Other	changes		05/2014

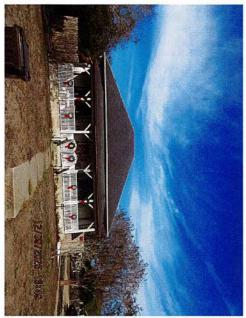
Retail Customer's end-use sites <u>MUST</u> be identified by correct Account Number or Service Delivery Identifier below or on an attached excel spreadsheet.

Either account numbers or Service Delivery Identifiers (SDIs) (or Electronic Service IDs) can be submitted (for choice purposes, an SDI must be submitted). They MUST be correctly formatted as shown below in order to process the request. All AEP account numbers are 11 digits in length, while SDIs are 17 digits. Where the account number or SDI begins with a zero (0) the leading zero(s) must be recorded on the request (Example: 07000000000 or 00140060700000000).

Operating Company	Account Begins With	Service Delivery Identifier Begins With
Kingsport Power Company	01	000000000000000000000000000000000000000
Appalachian Power Company	02	000073302
Kentucky Power Company	03	
Indiana Michigan Power Company	04	000932404
Wheeling Power Company	06	
Ohio Power Company	07	001400607
Columbus Southern Power Company	10	000406210
Texas Central Company	94	100327894
Public Service Company of Oklahoma Southwestern Electric Power	95	
Company	96	101769896
Texas North Company	97	102040497

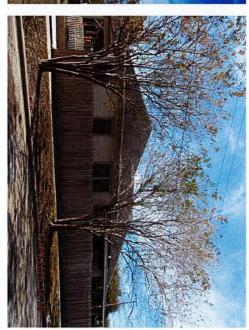
Account Number / Service Delivery ID	Service Address (Street, City, State and Zip Code)
000016063843-3	302 W Richard Ave, Kingsville, TX 78363











ITEM #2

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

December 9, 2025

TO:

Historic Development Board

FROM:

Charlie Sosa (City Manager)

SUBJECT:

Item #2 Discuss and Consider Action to install Solar Panels on a single-story house on a

property at HENRIETTA HGTS, BLOCK 6, LOT 31, 32 also known as 630 West Lee

Avenue, Kingsville, TX 78363.

APPLICANT:

Carlos Alvarado

CONTRACTOR: Harvest Solar, INC

REQUEST

Item #2 Discuss and Consider Action to install Solar Panels on a single-story house on a property at HENRIETTA HGTS, BLOCK 6, LOT 31, 32 also known as 630 West Lee Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2025 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 One-story hip-on-gable rectangular-plan residential building with partial-width inset screened-in porch supported by square wood columns, narrow wood siding, wood-framed sash windows, boxed eaves, and rear addition.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the Secretary of the Interior's Standard for Rehabilitation. Consequently, it is the recommendation of Staff to approve the installation of mounted solar panels on residential building at 630 West Lee 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, the 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.
- 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.
- 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

Charlie Sosa City Manager

Historical Development Board Review Application

Applicant: Carlos Alvarado
Address: 630 West Lee Avenue, Kingsville, TX 78363, USA 78363
Contact: Cell:
Email: carlosteo54@gmail.com
Property Owner: Carlos Alvarado
Address:630 West Lee Avenue, Kingsville, TX 78363, USA 78363
Contact: Cell: +13612442096 Home:
Property Location and Description:
Description of Work:Installing solar on a residential roof with storage
Contractor: Harvest Solar Inc
Contact: Cell: 682 990 1498 Home:
Email: permit@harvestsolarinc.com
Documents Required:
 Sketch, Drawing, Plans, Site Plans, Mock-ups Photographs (Historic, Current, Surrounding Structures) Materials List or Samples Proof of Ownership Letter of Representation and Work Approval from Property Owner (If Applicable)
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: Carlos Alvarado
Signature: Carlos Alvarado Date: 12-9-25

Park Bridge	TEXAS HISTORIC	AL COMMISSION	924
Project #: 00009 County: Kleburg	Historic Resource	ces Survey Form	Local Id: 0001-10106 City: Kingsville
Address No: 630	Street Name: West Lee Av	venue	
SECTION 1			
Basic Inventory I	nformation		
Current Name: Historic Name:			
Owner Information	Name: Alvarado Carlos T.	Status:	
Address: 630 West Le	e Ave City: Kingsville	State: TX	Zip: 78363
Geographic Location	Latitude: 27.519794	Longitude: -97.8762	
Legal Description (Lot\B	lock): HENRIETTA HGTS, BLOCK 6, L	OT 31, 32	
Addition/Subdivision:	HENRIETTA HEIGHTS		Year:
Property Type	Building		
Current Designations	s:		
Architect:	В	uilder	
Contruction Date:	c. 1930	ource Sanborn maps	
Function			
Current: DOMESTIC-S	ngle Dwelling		
Historic: DOMESTIC-S	Single Dwelling		
Recorded By: Stefan	& Daniella	Date R	ecorded: 9/21/2012



		TEXAS HI	STORICAL COMMISSIO	N 924
Project #: 0000		1 488 486 487 41 THE 1 5 YEAR	Resources Survey Form	
County: Kleb	urg			City: Kingsville
Address No: 630		Street Name:	West Lee Avenue	
SECTION 2				
Architectural D				
One-story hip-on-ga wood columns, narr	able-roofed rectang row wood siding, w	ular-plan residen ood-framed sash	atial building with partial-width inset scre windows, boxed eaves, and rear addition	eened-in porch supported by square on.
✓ Additions, modi	fcations Explain:	rear addition		
Relocated	Explain:			
Stylistic Influence	ce			
No Style				
Structural Detai	ls			
Roof Form				
Hip-on-Gable				
Roof Materials				
Composition Shing	les			
Wall Materials				
WOOD-Siding				
Windows				
Wood sash				
Doors (Primary				
Composition Shing	les			
Plan				
Rectangular				
Chimneys				
Porches/Canop	ies			
FORM				
SUPPORT				
MATERIAL				
ANCILLARY BUILDI	INGS:			
Garage:	i i	Barn:	Shed:	Other:
Landscape Feat	tures			
				(d)

		TE	XAS HIST	ORICAL COM	MISSION	ı .	924
Project #: County:	00009 Kleburg	F	listoric Re	esources Surv	ey Form		0001-10106 Kingsville
Address No:	630	Str	eet Name: We	st Lee Avenue			
SECTION 3	3 Historic	cal Informatio	n				
Associated H Planning/Dev		ntext					
Applicable	National Re	gister (NR) Cr	iteria:				
✓ A	Associated	with events the	at have made a s	significant contribution	to the broad p	attern of our his	tory
□в	Associated	with the lives of	of persons signific	cant in our past			
□ c	master, or		artistic value, or	a type, period or meth represents a significa			
□ D	Has yielde	d, or is likely to	yield, informatio	n important in prehisto	ory of history		
Areas of Sig Community D							
Periods of S 1913-1946	ignificance:						
Levels of Sig	nificance:	☐ National	☐ State	✓ Local			
Integrity:	✓ Location	✓ Design	✓ Materials	✓ Workmanship	✓ Setting	✓ Feeling	Association
Integrity No	ites:						
Individually Priority:	Eligible? No			ial NR District?: Yes	S	Is Property (Contributing?: 🔽
Other Information Is prior documents		available for t	his resource?	No	Туре	☐ HABS ☐ St	urvey 🗆 Other
Documentat	ion Details:						

Kleberg CAD Property Search

■ Property Details

Account		
Property ID:	10106	Geographic ID: 135000631000192
Туре:	R	Zoning:
Property Use:		
Location		
Situs Address:	630 W LEE	
Map ID:	A2	Mapsco:
Legal Description:	HENRIETTA HGTS, BLOCK	C 6, LOT 31, 32
Abstract/Subdivision:	S350	
Neighborhood:		
Owner		
Owner ID:	54809	
Name:	ALVARADO CARLOS T	
Agent:		
Mailing Address:	MARY V ALVARADO 630 W LEE KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all e	exemptions are shown online.

■ Property Values

71 op o. o, raides	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$85,210 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$6,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$91,210 (=)
Agricultural Value Loss: ⊙	\$0 (-)
Appraised Value: ⊙	\$91,210 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: •	\$10,246 (-)
Assessed Value:	\$80,964
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: ALVARADO CARLOS T %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$91,210	\$80,964	\$622.76
GKL	KLEBERG COUNTY	0.771870	\$91,210	\$80,964	\$624.94
SKI	KINGSVILLE I.S.D.	1.410400	\$91,210	\$80,964	\$1,141.92
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$91,210	\$80,964	\$48.33

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$2,437.95

Estimated Taxes Without Exemptions: \$2,746.47

■ Property Improvement - Building

Description: RESIDENTIAL Type: RESIDENTIAL Living Area: 1372.0 sqft Value: \$85,210

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF4	1940	1372
SPFA	SCREEN PORCH FRAME AVERAGE	*	1940	126
SPFA	SCREEN PORCH FRAME AVERAGE	*	1940	94
STGA	STORAGE FRAME (AVERAGE)	*	2003	96
HWH	HOT WATER HEATER SHED	NV	0	6
CPFA	CARPORT FRAME AVERAGE	*	2007	340

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.16	7,000.00	50.00	140.00	\$6,000	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$85,210	\$6,000	\$0	\$91,210	\$0	\$80,964
2024	\$61,470	\$6,000	\$0	\$67,470	\$0	\$67,470
2023	\$59,360	\$5,000	\$0	\$64,360	\$0	\$64,360
2022	\$66,850	\$5,000	\$0	\$71,850	\$0	\$71,850
2021	\$66,850	\$5,000	\$0	\$71,850	\$0	\$71,850
2020	\$66,460	\$5,000	\$0	\$71,460	\$0	\$71,460
2019	\$34,180	\$5,000	\$0	\$39,180	\$0	\$39,180
2018	\$39,230	\$5,000	\$0	\$44,230	\$0	\$44,230
2017	\$39,230	\$5,000	\$0	\$44,230	\$0	\$44,230

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
7/6/2009	WDVL	WARRANTY DEED W/VENDOR'S LEIN	RHODE FAMILY TRUST	ALVARADO CARLOS T	415	115	
6/18/2009	QCD	QUIT CLAIM DEED	HERNANDEZ RODOLFO M	RHODE FAMILY TRUST	414	080	
8/23/2007	WDVL	WARRANTY DEED W/VENDOR'S LEIN	RHODE FAMILY PARTNERSHIP LTD	HERNANDEZ RODOLFO M	371	836	



CITY OF KINGSVILLE

Planning Department
Building Permit Application
Phone: (361) 595-8019 / email: tcavazos@cityofkingsville.com

DATE: 12-5-2025	PERMIT#:	
JOB ADDRESS: 630 W	/est Lee Avenue k	Kingsville, TX 78363, USA 78363
OWNER'S NAME: LAST:	Alvarado	FIRST: M:
MAILING ADDRESS: 63	30 West Lee Avenu	PHONE NO:
CITY: Kingsville	STATE: TX	ZIP CODE: 78363
CONTRACTOR: * Ha	rvest Solar Inc	PHONE #: 6829901498
SIZE/TYPE OF WORK: So	juare Feet:	☐ New ☐ Remodel
DESCRIPTION OF WORK:	Install Solar S	system on a residential roof with storage
VALUATION OF WORK: \$	149,527	PERMIT FEE: \$
COLUMN ARE RESPONSE	DLE CUR INSPINIVE HE I	HEIR LIWN DERDIE AT THE CANTTADY LASTRETT ON ON OF THE
THIS PERMIT BECOMES NULL A MONTHS, OR IF CONSTRUCTIO AFTER WORK HAS COMMENCES Abraham Que	ND VOID IF WORK OR CO NN OR WORK IS SUSPENDED.	INSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX ID OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME -5-25
THIS PERMIT BECOMES NULL A MONTHS, OR IF CONSTRUCTIO AFTER WORK HAS COMMENCEI Abraham SIGNATURE "HOMEOWNER" APPLICANTS OF WHICH THIS PERMIT IS BEING IMMEDIATE FAMILY. I UNDERST LIMITED TO MY PARENT, CHILI	DATE ON LY: I HEREBY CERTIFY SSUED, AND THAT THE WITCH DO ON CHILD'S SPOUSE.	HEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. INSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX ID OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME -5-25
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7. Public property site management shall be complaint with the American with Disabilities Act.

AFFIDA	AVIT
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I have read the above requirements and am aware that not following them could lead to a "Stop Work Order," fines or revocation of my City Building Permit.

Abraham Jud	erez	Abraham Juarez	12-5-2025	
Applicant's Signature	0	Print Name	Date	_



Nov 30, 2025

To: City of Kingsville, TX; Building Inspections Department

Subject: Letter of Compliance – Plan Review for Home Backup Power Installation

In accordance with the requirements of **Texas Senate Bill 1202**, effective September 1, 2025, this letter serves as formal confirmation that **Texas Power Inspections** has conducted a thorough review of the permit application and associated documentation submitted for the following system:

Project Type: Solar PV and ESS System -

Project Address: 630 West Lee Avenue, Kingsville, TX 78363

Contractor: Harvest Solar Inc., 2050 Forest Lane Ste 370, Garland, TX 75040 -

After thorough review, our licensed inspection agency has verified that the submitted plans and application documents are in compliance with the codes adopted by the city at the time of review, including but not limited to the International Codes (I-Codes), the National Electrical Code (NEC), and all other relevant standards that were applied in the design of this system.

Based on this review, Texas Power Inspections hereby issues this **Letter of Compliance** approving the application for submission to the Authority Having Jurisdiction (AHJ).

This approval is issued pursuant to the authority granted under **SB 1202** and is intended to support the permitting process for contractors and applicants.

Should you require any additional information or documentation, please feel free to contact our office directly.

Respectfully,

Authorized Representative Texas Power Inspections

Nicholas Kapalla | 214.326.7077 | Nick@texaspowerinspections.com

License/Accreditation: ICC E1 #10616301







D. Solar Panel Anchorage

The solar panels shall be mounted in accordance with the most recent Ironridge installation manual.
 If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.

2. The maximum allowable withdrawal force for a #14 lag screw is 194 lbs per inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications. Based on a minimum penetration depth of 2", the allowable capacity per connection is greater than the design withdrawal force (demand). Considering the variable factors for the existing roof framing and installation tolerances, the connection using two #14 lag screws with a minimum of 2" embedment will be adequate and will include a sufficient factor of safety.

Considering the wind speed, roof slopes, size and spacing of framing members, and condition of the roof, the panel supports shall be placed no greater than 48" on center.

Based on the above evaluation, this office certifies that with the racking and mounting specified, the existing roof system will adequately support the additional loading imposed by the solar system. This evaluation is in conformance with the 2018 IRC, current industry standards, and is based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

truly yours,

Scott E. Wyssling, PICTexas License No. 122669

Firm No. 20109

SCOTT E. WYSSLING

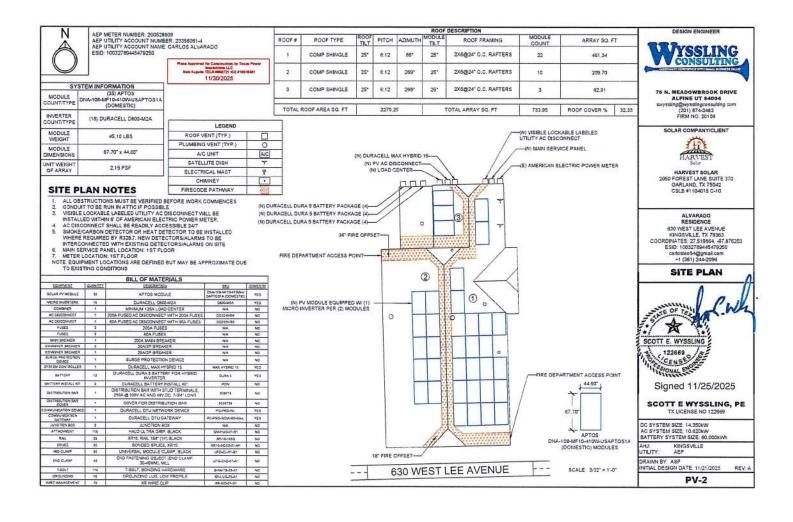
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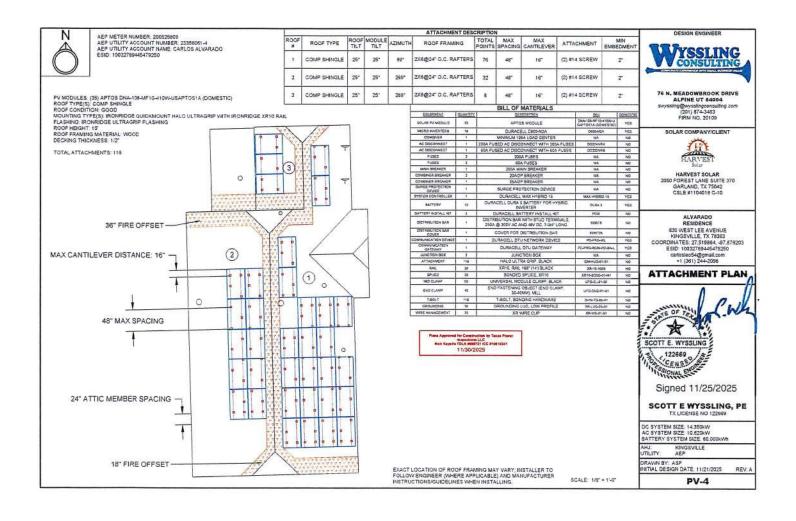
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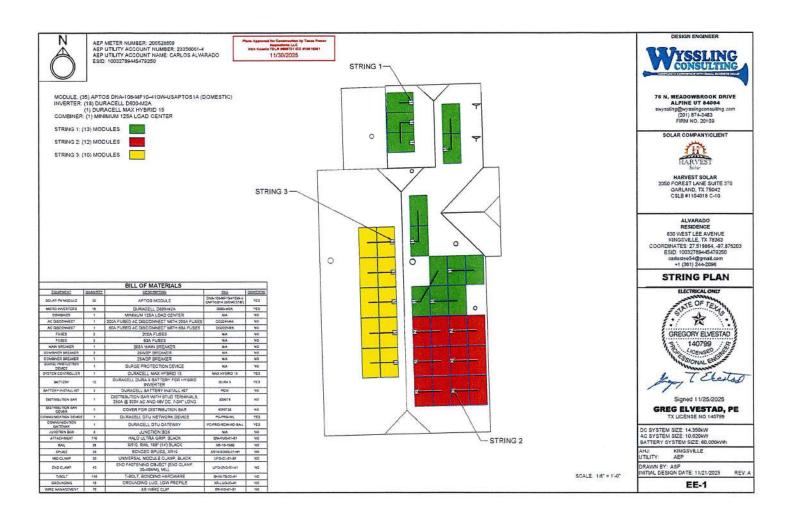
SONAL EN

Signed 11/25/2025









DULE	INVE	RTER	BATTERY		
APTOS DNA-108-WF10-410W- USAPTOS1A (DOMESTIC)	MODEL	DURACELL D600-M2A	MODEL	DURACELL DURA 5	
	MAX INPUT DC VOLTAGE	C 60V		BATTERY	
410W	MAX DC CURRENT	20A	CAPACITY	5000 Wh	
37,5V	MAX OUTPUT POWER	590W	FREQUENCY	60Hz	
31,3V	MAXIMUM CONT.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	3374	
1314	OUTPUT CURRENT	Z.46A	VOLTAGE	240V	
72577.077	GEC EFFICIENCY	0,955	VOLINGE	2400	
13.84A	NOMINAL AC				
30A	Plana Approve	d for Construction by Taxas Pro-			
	APTOS DNA-108-WF10-410V- USAPTOSTA (DOMESTIC) 410W 37.5V 31.3V 13.1A	DNA-168-WF10-410W- MODEL	DNA-168-MF10-41096	DRA-169APTOS MODEL DURACELL DSD0-MZA MODEL DURACELL DSD0-MZA MODEL DURACELL DSD0-MZA MODEL DURACELL DSD0-MZA MODEL DRA-169APTOS MAX NPUT DC GOV CAPACITY GOVERNMENT 20A CAPACITY GOVERNMENT 2.46A GOVERNMENT 2.46A GOVERNMENT GOVERNMENT	

RAJINS
AEP METER NUMBER: 200528909
AEP UTILITY ACCOUNT NUMBER: 23356061-4
AEP UTILITY ACCOUNT NAME: CARLOS ALVARADO
ESID: 10032789445479257

HYBRID IN	IVERTER
MODEL	DURACELL MAX HYBRID 15
MAX INPUT DC VOLTAGE	500V
MAX DC CURRENT	26A
MAX OUTPUT POWER	12000VV
MAXIMUM CONT. OUTPUT CURRENT	50A
CEC EFFICIENCY	0.965
NOMINAL AC VOLTAGE	240V
MAX UNITS PER 20A CIRCUIT	10000

ELECTRICAL CALCULATIONS

TAG A FROM MODULES TO JUNCTION BOX

LARGEST STRING, 13 MODULES NUMBER OF INVERTERS: 7 AMPS PER INVERTER: 2.46A 7 * 2.46A = 17.22A * 1.25 = 21.53A TOTAL AMPS

CONDUCTOR SIZE: #10 AWG CONDUCTOR MAX: 35A, GOOD OCPD: 25A, GOOD

TAG D FROM HYBRID INVERTER TO UTILITY AC DISCONNECT FROM HYBRID INVERTER TO MAIN SERVICE PANEL

SIZE BASED ON MSP TOTAL AMPS: 200A

CONDUCTOR SIZE #3/0 AWG CONDUCTOR MAX: 200A, GOOD OCPD 200A, GOOD

TAG B FROM JUNCTION BOX TO LOAD CENTER

LARGEST STRING: 13 MODULES NUMBER OF INVERTERS: 7 AMPS PER INVERTER: 2.46A 7 * 2.46A = 17.22A * 1.25 = 21.53A TOTAL AMPS

CONDUCTOR SIZE: #10 AWG CONDUCTOR MAX: 35A, GOOD OCPD: 25A, GOOD

TAG E FROM UTILITY AC DISCONNECT TO METER

SIZE BASED ON MSP TOTAL AMPS 200A

CONDUCTOR SIZE #3/0 AWG CONDUCTOR MAX, 200A, GOOD OCPO, 200A, GOOD

TAGIC FROM LOAD CENTER TO HYBRID INVERTER

NUMBER OF INVERTERS 18 AMPS PER INVERTER 2,46A 18 * 2,46A = 17,22A 44,28A * 1,25 = 55,35A TOTAL AMPS

CONDUCTOR SIZE: #6 AWG CONDUCTOR MAX: 65A, GOOD OCPD: 60A, GOOD

BILL OF MATERIALS

DESCRIPTION

APTICS MODULE SQUARTED QUARTITY
SQUAR PV MQDULE 23



76 N. MEADOWBROOK DRIVE ALPINE UT 84004 swyssing@wyssingconsulting.com (201) 874-3483 FIRM NO. 20109



HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX 75042 CSLB #1104018 C-10

ALVARADO RESIDENCE 50 WEST LEE AVENUE KINGSVILLE, TX 78383 COORDINATES: 27.5 1864 - 74.78203 ESID: 10032780416479250 cańssteo54@gmail.com +1 (361) 244-2090

ELECTRICAL NOTES



TEMPERATURE CORRECTED VCC								
MODULE VOC	VOC COEFFICIENT	COLDEST TEMPERATURE	ADJUSTED VOC	INVERTER OPTIMIZER MAX				
37.5	-0.29	-2.00	40.44	60 GOOD				

COMBRIGH		MINIMUM 125A LOAD CENTER	1644	NO.	75 A 64
AC DISCONNECT		200A FUSED AC DISCONNECT WITH 200A FUSES	O6224NR€	NO	1 3 * 787 * 1
AC DISCONNECT	1.	40A PUSED AC DISCONNECT WITH 40A FUSES	D02234R8	NO	1 2
FURES	1	290A FUSES	PUA .	NO	3 GREGORY ELVESTAD 2
FUSES	. 2	40A FUSES	NA	NO	1 3
WATH BAENKES		200A MAIN BREAKER	164	NC	140799 83
COMMINER BROAKER	7	20A/2P BROAKER	N/A	NG	CENSED S
COMPINER BREAKER	1	25A/2P BREAKER	NA	NO	1 000 - War
SURGE PROTECTION DEVICE	t	SURGE PROTECTION DEVICE	NA.	NG.	MARKETER
SYSTEM CONTROLLER	1	CURACELL MAX HYBRID 15	MAX HYSRIC IS	YES	1 7517
BATTERY	12	DURACELL DURA & BATTERY FOR HYERID INVERTER	DURA S	YES	Jagay (Chestad
BATTERY INSTALL ICT.	- 2	DURACELL BATTERY INSTALL KIT	PCW	NO	1///
DISTRIBUTION DAR	1	DISTRIBUTION BAR WITH STUD TERVINALS. 251A @ 300V AC AND 48V DC, 7-Mc* LONG	929078	NC.	Signed 11/25/2025
SAR NOTURBITORS REVICE		COVER FOR DISTRIBUTION BAR	9290728	NO.	GREG ELVESTAD, PE
COMMUNICATION DEVICE		DURACELL DTU NETWORK DEVICE	PGPRO-WL	YES	TX LICENSE NO 140799
CONNUNCATION	•	DURAGELL DTU GATEWAY	PC-PRC-RGN-W2-EA-L	YES	
JUNCTION BOX	2	JUNCTION BOX	16/A	NO	DC SYSTEM SIZE: 14.350kW
ATTACHVENT	116	HALO ULTRA GRIP, BLACK	CANHOD-CIVIST	NG	AC SYSTEM SIZE: 10.620kW
HAL	21	XR10 RAIL 188" (14) BLACK	KR-TD-TREES	NO.	BATTERY SYSTEM SIZE: 60,000kWh
SPLICE	20	BONDED SPLICE, XR10	AR16-BOSS-01-AF1	NO	AHJ: KINGSVILLE
MID CLAMP	50	UNIVERSAL MODULE CLAMP, BLACK	WG-GL-21-81	NO	UTILITY: AEP
END CLASS?	40	END FASTENING OBJECT (END CLAMP 00-40MM), VILL	uro-expor-at	NO	DRAWN BY: ASP
1.80.1	116	T-BOLT, BONDING HARDWARE	GermiTB-23-A1	NC	INITIAL DESIGN DATE: 11/21/2025 REV: A
GROUNDING	- 78	GROUNDING LUG. LOW PROFILE	XNLUG-IS-A1	NO	EE 2
WIRE MANAGEMENT	70	X8 WBE CLIP	XB-WC-an-in	NO	EE-3



AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS [NEC 896.56]

AT POINT OF INTERCONNECTION [NEC 705.12(C).690.59]

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

EACH PV SYSTEM
DISCONNECTING MEANS SHALL
PLAINLY INDICATE WHETHER IN
THE OPEN (OFF) OR CLOSED
(ON) POSITION AND SE
PERMANENTLY MARKED (NEC
590.13(8))

AT EACH DC DISCONNECTING MEANS [NEC 890.13(B)]

PHOTOVOLTAIC DC DISCONNECT

AT EACH AC DISCONNECTING MEANS [NEC 690.13(B)] PHOTOVOLTAIC

AC DISCONNECT

WARNING: PHOTOVOLTAIC POWER SOURCE

AT EXPOSED RACEWAYS,
CABLE TRAYS, AND OTHER
WIRING METHODS; SPACED AT
MAXIMUM 10 FT SECTION OR
WHERE SEPARATED BY
ENCLOSURES, WALLS,
PARTITIONS, CEILINGS, OR
FLOORS [NEC 590,31(D)(2)]



A WARNING

AT AC COMBINER PANEL [NEC 690,13(B)]

AT BUILDING OR STRUCTURE MAIN DISCONNECTING MEANS [NEC 890,12(E), NEC 890,13(B)]

AWARNING

10) SOLAR PV SYSTEM FOLIPPED WITH RAPID SHUTDOWN

4

SWITCH FOR SOLAR PV

UTILIZED CAPITALIZED
CHARACTERS WITH A MINIMUM
HEIGHT OF 3/8 IN, IN BLACK ON
YELLOW BACKGROUND, AND
THE REMAINING CHARACTERS
SHALL BE CAPITALIZED WITH A
MINIMUM HEIGHT OF 3/16 IN, IN
BLACK ON WHITE BACKGROUND
(NEC 890.12(D)) A RAPID SHUTDOWN SWITCH
SHALL HAVE A LABELED
LOCATEO ON OR NO MORE
THAN 8 FT FROM THE SWITCH
THAT INCLUDES THIS WORDING,
THE LABEL SHALL BE
REFLECTIVE, WITH ALL
LETTERS CAPITALEER AND
LETTERS CAPITALEER HOTO
SIE, IN, WHITE ON RED
BACKGROUND [NEC 690, 12(D)(2)]

FOR PV SYSTEMS THAT SHUT

DOWN THE ARRAY AND CONDUCTORS LEAVING THE ARRAY. THE TITLE "SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUTDOWN' SHALL UTILIZED CAPITALIZED

A PERMANENT WARNING LABEL ESS 1)
SHALL BE APPLIED TO THE
DISTRIBUTION EQUIPMENT
ADJACENT TO THE BACK-FED
BREAKER FROM THE INVERTER
[NEC 705.12(5)21] (BREAKER
INTERCONNECTION ONLY) ESS 5

TO BE LOCATED AT BATTERY SHUTDOWN SWITCH NEC 708.15(C) ESS 2) 62.5 60

ESS 3) CAUTION

ESS 5)

TO BE LOCATED AT MAIN SERVICE PANEL (DURACELL BATTERY)

PLACE ESS LABELS AT BATTERY AND/OR CONTROLLER

ed for Construction by Tuzza Pos trapectoria LLC to TDLR #656721 ICC #10616201 11/30/2025

LABELING NOTES:

- LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS, ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
- LABELING REQUIREMENTS BASED ON THE NATIONAL ELECTRIC CODE, OSHA STANDARD 19010.145, ANSI ZS35,
- MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (NEC 110.21) THEY SHALL BE PERMANENTLY ATTACHED, WEATHER/SUNLIGHT RESISTANT, AND SHALL NOT BE HAND WRITTEN PER NEC 110.21(8)
- APPLICABLE LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8", WHITE ON RED BACKGROUND; REFLECTIVE, AND PERMANENTL AFFIXED [IFC 405,11,1,1]

DESIGN ENGINEES



76 N. MEADOWBROOK DRIVE ALPINE UT 84004

ng@wysslingconsulting.com (201) 874-3483 FIRM NO. 20109

SOLAR COMPANYIOLIENT



HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX 75042 CSLB #1104018 C-10

RESIDENCE
630 WEST LEE AVENUE
KINGSVILLE, TX 78363
COORDINATES: 27.519864, 97.876203
ESID: 10032789445479250
carlosieo54@gmail.com ntosteo54@gmail.co +1 (361) 244-2096

LABELS

FLECTRICAL OMIX



Signed 11/25/2025

GREG ELVESTAD, PE TX LICENSE NO 140799

DC SYSTEM SIZE: 14.350kW AC SYSTEM SIZE: 10.620kW BATTERY SYSTEM SIZE: 60.0

KINGSVILLE AEP

DRAWN BY: ASP INITIAL DESIGN DATE: 11/21/2028

EE-4

REV. A

GENERAL NOTES

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REVIEW ALL MANUFACTURER INSTALLATION DOCUMENTS PRIOR TO INITIATING CONSTRUCTION.

2. ALL COMPONENTS SHALL BE NEW AND LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND LISTED FOR THEIR SPECIFIC APPLICATION.

3. OUTDOOR EQUIPMENT SHALL BE NEW AND LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND LISTED FOR THEIR SPECIFIC APPLICATION.

4. ALL COMPONENTS SHALL BE NEW AND LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY AND LISTED FOR THEIR SPECIFIC APPLICATION.

5. CONTRACTOR SHALL GOT RECOGNIZED STATE AND AND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL.

6. CONTRACTOR SHALL GOT LECTRICAL PERMITS PRICE TO INSTALLATION AND SHALL GORDITORISE ALL INSPECTIONS, TESTING COMMISSIONING, AND ACCEPTANCE WITH THE HOMEOWNER. UTILITY CO, AND CITY INSPECTIONS AS NEGEOD.

6. EACH MODULE TO BE GROUNDED USING THE SUPPLIED CONNECTION POINT PER THE MANUFACTURERS REQUIPMENTS, ALL PV MODULES, EQUIPMENT, AND METALLIC COMPONENTS ARE TO BE SONCED. F THE EXISTING GROUNDING ELECTRICAL EQUIPMENT SHALL CHAPTS OF LECTRICAL EQUIPMENT SHALL WATER PIPPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING BLECTRODE.

6. EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH APPLICABLE NIC.

7. CONDUCTORS SHALL BE TRUIN IN EXIT AND CONSIDERING IN CONNECTION FROM THE PROPERTY OF THE P

GENERAL ELECTRICAL NOTES

CONDUIT A AND B AMPS EQUAL TO LARGEST STRING ON TAG.
CONDUIT A CHALL BE RINK THROUGH ATTO IF POSSIBLE.

ALL WARRING MANY SEPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND/OR LISTED FOR SUCH USE, AND FOR ROOF-INCUNTED SYSTEMS, WARRING MUST BE PERMANENTLY AND
COMPLETELY MELD OFF OF THE ROOF SURFACE.
COMPLETE WAY DE SUBSTITUTED FOR SIMILAR EQUIPMENT BASED ON AVAILABILITY.
WARRING SHALL COMPLY WITH MAXIMUM CONTINUOUS CURRENT OUTPUT AT 25°C AND MAXIMUM VOLTAGE AT 500V. WARE SHALL BE WET RATED AT 80°C.
EPPOSED PHOTOVICITACY SYSTEM CONDUCTORS ON THE ROOF MILL BE TYPE 2 OR PUT-TYPE WIRE.
PROTOVICITACY SYSTEM CONDUCTORS SHALL BE IDENTIFIED AND GROUPED. THE MEANS OF IDENTIFICATION SHALL BE PERMITTED BY SEPARATE COLOR-CODING, MARKING TAPE, TAGGING OR OTHER APPROVED
MEANS.

PHOTOVOLTAIS SYSTEM CONDUCTORS SHALL BE IDENTIFIED AND GROUPED. THE MEANS OF IDENTIFICATION SHALL BE PERMITTED BY SEPARATE COLOR-CODING, MARKING TAPE, TAGGING OR OTHER APPROVED MEANS.
ALL CONDUCTORS AND TERMINATIONS SHALL BE RATED FOR INSTALL LOCATION.
ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAILED FOR INSTALL LOCATION.
ALL METALLIC RECEIVERY AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS.
WHERE SUZES OF JUNCTION BOXES, RACEWAYS, AND CONDUIT ARE NOT SPECIFIED, CONTRACTOR SHALL SIZE THEM ACCORDING TO APPLICABLE CODES.
REMOVAL OF A UTILITY-INTERACTIVE INVESTER OR OTHER SQUIPMENT SHALL NOT DISCONNECT THE BUILDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PV SOURCE AND/OR
OFFICIAL GROUNDED CONDUCTOR.
OFFICIAL CONDUCTOR SOURCE AND OUTPUT CIRCUITS SHALL BY BE ADDITIONALLY CASES SUPPLYING POWER TO OUTPUT CIRCUITS.
FOR UNGGONADOED SYSTEMS. THE INVESTER IS SQUIPMED AND FAULT PROTECTION AND AGE SUPPLYING POWER TO OUTPUT CIRCUITS.
FOR UNGGONADOED SYSTEMS. THE INVESTER IS SQUIPMED AND FAULT PROTECTION AND AGE TO A DATE OF THE PROTECTION FAULT INDICATION.
FV MODULE FRAMES SHALL BE BONDED TO RACKING HALL OF BARE COPPER OF WISCONDER OF A STRUCTURES LISTED INSTRUCTION SHEET.
THE PHOTOVOLTAIC INVESTER MILL BE LISTED AS ALL OF BARE COPPER OF WISCONDER OF A STRUCTURE SHEET.

THE PHOTOVOLTAIC INVESTER MILL BE LISTED AS ULTIFS AND FAULT OF SPECIAL SOURCE AND OBJECT OF THE PROTECTION AND AGE TO THE ADDITIONAL SECURITIES AND FAULT STRUCTURES TO BE LUTS OF A STRUCTURE SHEET.

THE PHOTOVOLTAIC INVESTER MILL BE LISTED AS ULTIFS AND FAULT OF SPECIAL SOURCE AND OBJECT OF THE MODEL EMPLOYED AND FAULT REPORTS.

ANY REQUIRED GROUNDING SELECTRODE CONDUCTOR MILL BE CONTINUOUS, EXCEPT FOR SPLICES OR POINTS AS BUSBARS WITHIN LISTED EQUIPMENT

WHEN BACKFEED RESEARCE IS THE METHOD OF TUTLITY INTERCONNECTION. THE GREAKERS SHALL NOT READ THAN BRAIL FROM THE MAIN PREAKER.

THE WORKING CLERARICE CARDING TO BE LICETOR OF SATED.

ANY REQUIRED GREAKER IS THE METHOD OF UTILITY INTERCONNECTION. THE REPORT OF SALL AN

24 DURACEL BOOKAR WYEN EAS HAVE IN EGRALED AND HOUSE MAKENDER HIGH - 32°C BINEC TABLE 310.15(B)(B) 75° DERATE FACTOR = 0.95 C) NEC TABLE NEC 310.15(B)(B)(B) 75°C.

25. CALOUATION AS BASED ON A) A SHRAE #2 AVERAGE HIGH = 32°C BINEC TABLE 310.15(B)(B)(B) 75° DERATE FACTOR = 0.95 C) NEC TABLE NEC 310.15(B)(B)(B) 75°C.

26. SUPPLEMENTAL GROUNDING ELECTRODE TO BE INSTALLED NO CLOSER THAN 0 FROM EXISTING WHEN REQUIRED, NEC 250.54(A)(D) DOES NOT REQUIRED IT FOCUMENT IF FOR THAN 0 FROM EXISTING WHEN REQUIRED, NEC 250.54(A)(A) DOES NOT REQUIRED IT FOCUMENT IN FOR THE CONTROL OF THE SAME MANUFACTURER OR ARE USED FOR COMPANIED IN FOR THE SAME MANUFACTURER OR ARE USED FOR COMPANIED IN FOR THE SAME MANUFACTURER OR ARE USED FOR COMPANIED IN FOR THE SAME MANUFACTURER OR ARE USED FOR COMPANIED IN FOR THE SAME MANUFACTURER OR ARE USED FOR COMPANIED ON THE OUTPOUT SIDE OF THE FEMINATION COMPOUND, FOR NON-PREFILED CONNECTORS, SUCH AS USED OF CONDUCTOR TERMINATION COMPOUND, SOME CONNECTORS ARE SHIPPED PRE-PILED WITH CONDUCTOR TERMINATION COMPOUND, FOR NON-PREFILED CONNECTORS, CONDUCTOR TERMINATION COMPOUND MAY BE USED IF RECOMMENDED BY THE CONNECTOR MANUFACTURER AS PRELIMINARY PREPARATION OF THE CONDUCTOR.

has Approved for Construction by Taxas For mapacitions U.C. Hick Kapada TOUR #888721 ICC #10616301 11/30/2025

VYSSLING CONSULTING

DESIGN ENGINEER

76 N. MEADOWBROOK DRIVE ALPINE UT 84004 (201) 874-3483 FIRM NO. 20109

SOLAR COMPANY/CLIENT



HARVEST SOLAR 2050 FOREST LANE SUITE 370 GARLAND, TX 75042 CSLB #1104018 G-10

ALVARADO RESIDENCE 830 WEST LEE AVENUE KINGSVILLE, TX 78363 RDINATES: 27.519864, -97.875203 ESID: 100327884415479250 carlosteo54@gmail.com +1 (361) 244-2096

DESIGN NOTES

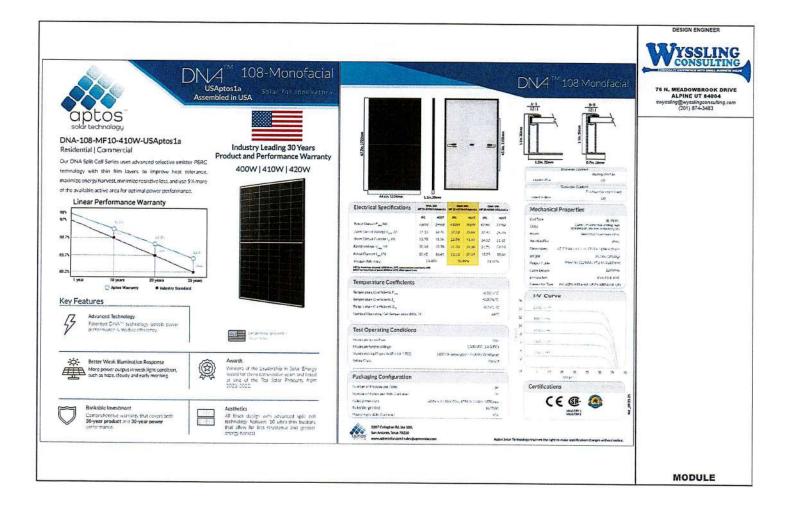
DC SYSTEM SIZE: 14,350kW AC SYSTEM SIZE: 10,620kW BATTERY SYSTEM SIZE: 60

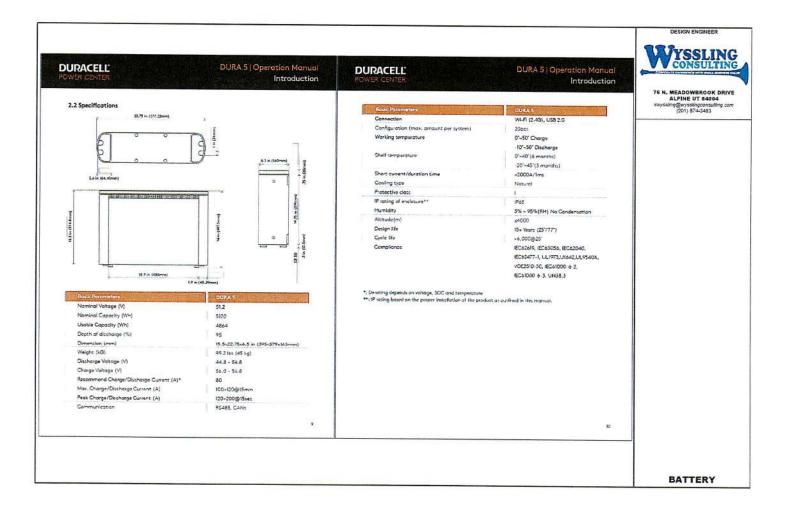
KINGSVILLE AEP TILITY

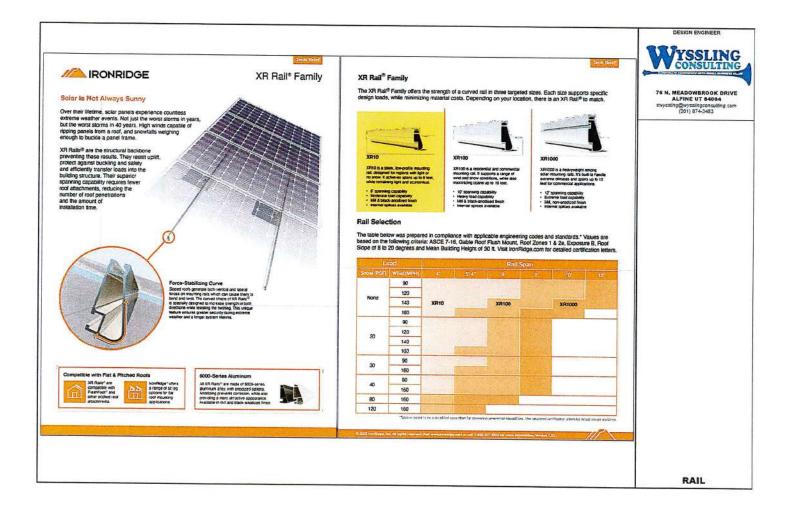
DRAWN BY: ASP INITIAL DESIGN DATE: 11/21/2025

PV-6

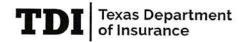
REV: A







71.



Application for Certificate of Compliance Form WPI-1

App ID:2464777

Physical Address of Structure to be Inspected

630 W Lee Ave

Tract/Addition: Lot: Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits

Structure is located in:

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name: Mailing Address:

Phone:

Contractor

Name: Harvest Solar Inc Mailing Address: 2050 Forest Lane #370

Phone:

City: Garland

Fax: 75042

Engineer

Name: David V Day Mailing Address: 2820 S Padre Island Dr Ste 109 Email: dday@casaengr.com

Phone: (956) 428-7900 City: Corpus Christi Texas Registration No.: 82808

City:

Commencement of Construction Date

12-03-2025

12-03-2025

Date of Application

Type of Building

House

Inspections

1. Mechanical, Solar Panel(s) -

Number of Panels: 35, Location or Identifier: Roof,

2.

3.

Comments

Submitter

Name: Esthela Hernandez

Phone: (956) 428-7900

Date: 12-03-2025

Submitter Type: Engineer Staff

For Texas Department of Insurance Inspections: mail or email to your local field office For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov

Texas Department of Insurance Windstorm Inspections Program P.O. Box 12030 Austin, TX 78711-2030

Texas Department of Insurance | www.tdi.texas.gov

1/2

PC350(WPI-1) | 0908



CUSTOMER LETTER OF AUTHORIZATION TO RELEASE INFORMATION AND CONDUCT ACCOUNT ACTIVITY

The Customer Letter of Authorization to Release Information and Conduct Account Activity form permits account holders to delegate certain rights to Authorized parties concerning American Electric Power and its subsidiary operating companies' account(s)/service(s). The customer of record may permit an Authorized party to receive information or transact business on its behalf and must specify what information the third party is entitled to receive, what if any act(s) the Authorized party may transact on its behalf and whether the Authorization is being provided on a one-time basis or on a longer-term basis. This form must be completed in its entirety and signed by the customer of record or someone who has a power of attorney or other legal right to sign the customer's name on their behalf. It is American Electric Power's desire to permit Authorized parties to transact necessary business in a manner without jeopardizing the confidential nature of the customer of record.

Email:

inforelease@aep.com

Mail:

American Electric Power

Fax:

1-800-281-3916

ATTN: Business Operations 1 AEP Way

Hurricane, WV 25526

Questions:

1-888-710-4237

Please keep a copy of the completed Authorization form(s) for your records.

RETAIL CUSTOMER'S AUTHORIZATION:

Retail Customer Name

Carlos Alvarado

Name of Record on Distribution Company Account

Retail Customer Mailing Address

630 West Lee Avenue, Kingsville, TX 78363, USA 78363

Address Kingsville

TX

City

State

78363 Zip

Contact Information: Telephone

+13612442096 E-Mail Address carlosteo54@gmail.com

Printed Representative's Name and Title Carlos Alvarado - Homeowner

I understand that by reason of this Authorization, the named appointee may conduct the designated activity and transactions on the account(s) that I as customer of record may direct or perform even though I remain responsible for all payment and other service obligations. This Authorization shall continue in effect until the date specified unless earlier terminated by the customer of record.

I (Customer) hereby release, hold harmless, and indemnify American Electric Power from any liability, claims, demands, and cause of action, damages, or expenses resulting from any release of information or transaction of business pursuant to this Authorization; the unauthorized use of this information or transaction of business by the Authorized Party; and any actions taken by the Authorized Party pursuant to this Authorization.

arlos Alvarado

Retail Customer's or Authorized Retail Customer Representative's Signature

Executed this date of 12 /05

/ 2025 (mm/dd/yyyy)

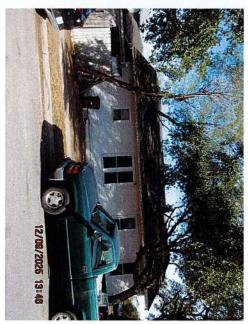
05/2014















ITEM #3

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

December 9, 2025

TO:

Historic Development Board

FROM:

Charlie Sosa (City Manager)

SUBJECT:

Item #2 Discuss and Consider Action to Demo a dilapidated structure on a property at

Cooper, LOCK Z-3, LOT 11-13, (EXEMP) also known as 609 West Yoakum Avenue,

Kingsville, TX 78363.

APPLICANT:

Rudy Madrid - Kleberg County

CONTRACTOR: City of Kingsville

REQUEST

Item #2 Discuss and Consider Action to Demo a dilapidated structure on a property at Cooper, LOCK Z-3, LOT 11-13, (EXEMP) also known as 609 West Yoakum Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2025 Appraisal Roll, Kleberg County Appraisal District Information details, property owner details and contractor agreement.

BACKGROUND & PERTINENT DATA

This is an abandoned property with main structure and attached garage. This property was used for Girl Scout meetings in the 1990's, the property has been abandoned and structure is dilapidated, code compliance has been maintaining the property for over 10 years.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is requesting approval due to the condition of the property.

BOARD REVIEW

Scope of Historical Development Board

In general, the 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 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

- 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.
- 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

Charlie Sosa
City Manager

Historical Development Board Review Application

Applicant: 12udy Madrid - Kleberg County
Address: 609 W. Yoakum Kingsville Tx
Contact: Cell: 210-854-4412 Home:
Email: & Madrid@ Co. Kleberg. +x. us
Property Owner: <u>Kleberg County</u>
Address: 100 E. Kleberg Kingskille TX
Contact: Cell: 210-854-4412 Home: 361-595-8585
Property Location and Description:
Cooper, Black Z-3, Lot 11-13
Description of Work:
Demolition of Structure
Contractor:
Contact: Cell: Home:
Email:
Documents Required:
Sketch, Drawing, Plans, Site Plans, Mock-ups
Photographs (Historic, Current, Surrounding Structures) Materials List or Samples
Materials List or Samples 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: <u>Rudy Wadrd</u>
Signature: Date: <u>12-3 - 2025</u>

Kleberg CAD Property Search

■ Property Details

Account							
Property ID:	16870	Geographic ID: 120400311000192					
Туре:	R	Zoning:					
Property Use:							
Location							
Situs Address:	609 W YOAKUM						
Map ID:	A2	A2 Mapsco:					
Legal Description:	COOPER, BLOCK Z-3, LOT 11-13, (E X E M P T)						
Abstract/Subdivision:	S204						
Neighborhood:							
Owner							
Owner ID:	15204						
Name:	KLEBERG COUNTY COUNCIL						
Agent:							
Mailing Address:	OF CAMP FIRE GIRLS PO BOX 72 KINGSVILLE, TX 78364-0072	2					
% Ownership:	100.0%						
Exemptions:	EX-XV - For privacy reasons not all ex	emptions are shown online.					

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$45,720 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$56,970 (=)
Agricultural Value Loss: ⊙	\$0 (-)
Appraised Value: ⊙	\$56,970 (=)
HS Cap Loss: @	\$0 (-)
Circuit Breaker:	\$13,278 (-)
Assessed Value:	\$43,692
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: KLEBERG COUNTY COUNCIL %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$56,970	\$0	\$0.00
GKL	KLEBERG COUNTY	0.771870	\$56,970	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	1.410400	\$56,970	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$56,970	\$0	\$0.00

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$1,715.44

■ Property Improvement - Building

Type: RESIDENTIAL Living Area: 576.0 sqft Value: \$20,850

Туре	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1950	576
PCFA	PATIO COVERED FRAME AVERAGE	*	1950	80

Type: RESIDENTIAL Living Area: 408.0 sqft Value: \$24,870

Туре	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	MM2	1950	408

■ P	roperty Land						
Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.24	10,500.00	75.00	140.00	\$11,250	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$45,720	\$11,250	\$0	\$56,970	\$0	\$43,692
2024	\$25,160	\$11,250	\$0	\$36,410	\$0	\$36,410
2023	\$25,160	\$7,500	\$0	\$32,660	\$0	\$32,660
2022	\$19,250	\$6,750	\$0	\$26,000	\$0	\$26,000
2021	\$21,840	\$6,750	\$0	\$28,590	\$0	\$28,590
2020	\$20,790	\$6,750	\$0	\$27,540	\$0	\$27,540
2019	\$21,900	\$6,750	\$0	\$28,650	\$0	\$28,650
2018	\$21,250	\$6,750	\$0	\$28,000	\$0	\$28,000
2017	\$18,480	\$6,750	\$0	\$25,230	\$0	\$25,230

	PRODUCTIVITY LOSS - 0 APPRAISED VALUE = 56,970	YALLIF -	ns (inc			20,320 Foundation 1 FD2 0 Exterior Wall Intro Finish 1 FL1 0 Flooring 1 CF3 4,038 Exterior Wall 1 EW1 0 Flooring 1 FL1 0 Flooring 1 FL1 0
Entitle CAD CKI CKI GKL SKI SKT				4		20MP ADJ ADJ 100% 0.31
PROPERTY APERAISAL INFORMATION 2025 KLEBERG COUNTY COUNCIL OF CAMP FIRE GIRLS PO BOX 72 PO BOX 72 RINGSVILLE, TX 78364-0072 WST 100%	ACRES: EFF. ACRES:	APPR VAL METHOD: Cost	B DCFA LIE	MA 576	Æ	NEMENT INFORMATION EFF YR COND. VALUE DEPR PHYS ECON F 1977 66,400 34% 90% 100% 1977 66,130 34% 90% 100%
KLEBERG COUNTYAPPRAISAL DISTRICT OWNER ID PROPERTY 16870 R Legal Description COOPER, BLOCK Z-3, LOT 11-13. (E X E M P T) OWNERSHIP 100.00%	Ref ID2: R16870 Map ID A2	SITUS 609 W YOAKUM	UTILITIES UTILITIES UTILITIES TOPOGRAPHY ROAD ACCESS ZONING BUILDER NEXT REASON REMARKS 10 - FOR 2023 ADD NBHD PER IE/AM 5/15/24 FOR 23 CHG EFF YR/ADJ DEPR ON IMP SEG #1 - RECLASS MA TO MM2 ON IMP SEG #1	BUILDING PERMITS ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL	SALE DT PRICE GRANTOR DEED INFO 03/01/1945 ***** COUNTY OF KLEBEROT / 66 / 395 UNKNOWN OT / /	SUBD: S204 100.00% NBHD: INPRICEUNITS BUILT

MKT VAL AGAPPLY AGCLASS AGTABLE AGUNIT PRC AGVALUE 11,250 NO 0.00 11,250 DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC 75X140 150:00 11,250 1:00 1 METH SUBD: \$224 100.00% NBHD:

L# DESCRIPTION CLS TABLE SC HS
1. A1 FF150D140 A1 N
Comment F: 75 R: 75 D: 140 FF

KLEBERG COUNTY APPRAISAL DISTRICT PROPERTY 16870 R Legal Description COOPER, BLOCK Z-3, LOT 11-13, (E X E M P T)	SAL DISTRICT R 1-13, (EXEMPT)	OWNER ID 15204 OWNERSHIP 100.00%	PROPERTY APPRAISAL INFORMATION 2025. KLEBERG COUNTY COUNCIL OF CAMP FIRE GIRLS PO BOX 72 KINGSVILLE, TX 78364-0072	CAD 10 CAD 10 CKI 10 GKL 10 SKI 10	%00 %00 %00 %00 %00	Values: IMPROVEMENTS LAND MARKET MARKET VALUE	45,720 + 11,250 = 56,970	
120400311000192	Ref ID2: R16870 Map ID A2		ACRES: EFF ACRES:			PRODUCTIVITY LOSS APPRAISED VALUE	0 = 56,970	

100% LAND MARKET + 11,250 100% MARKET VALUE = 56,970	APPRAISED VALUE = 56,970	13,278	ASSESSED VALUE = 43,692 EX-XV Other Exemptions (including	PIGTURE		
FOR BOX 72 TO SEE SEE SEE SEE SIGN WST WST WAST	ACRES: EFF. ACRES:	APPR VAL METHOD: Cost	п		2.4 MA 2.4	11
COOPER, BLOCK Z-3, LOT 11-13, (E X E M P T) OWNERSHIP 100.00%	120400311000192 Map ID A2	SITUS 609 W YOAKUM	GENERAL UTILITIES TOPOGRAPHY TOPOGRAPHY LAST APPR. AM LAST APPR. YR 2025 ROAD ACCESS PC LAST INSP. DATE UNITED NOTE NEXT INSP. DATE	REMARKS FOR 2024 CHG LAND TABLE PER IE/AM 5/15/24 JO FOR 2023 ADD NBHD PER IE 7/31/23 JO FOR '23 CHG EFF YR/ADJ DEPR ON IMP SEG #1 RECLASS MA TO MM2 ON IMP SEG #2	BUILDING PERMITS ISSUE DT PERMITTYPE PERMITAREA ST PERMITVAL	SALE DT PRICE GRANTOR DEED INFO 03/01/1945 ***** COUNTY OF KLEBEROT / 66 / 395 UNKNOWN OT / /

Foundation 1 FD2 0 Exterior Wall 1 EW1 0 Interior Finish 1 EW1 0 RT2.RM2 0 Flooring 1 FL1 0	O
MPROVEMENT INFORMATION JULI EFFYR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE 150 1983 48.770 51% 100% 100% 100% 100% 0.51 24.870 24.870	
SUBD: S204, 100:00% NBHD: # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICEUNITS BUILD MAY MAIN AREA R MM2/ 408.0 119.54 1 1950 2. RESIDENTIAL STCD: A1 408.0 Homesite: N	

DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VALSRC MICT VAL AGAPPLY AGAPPLY

by TATIANAM

Page 2 of 2



Payment Agreement

This payment agreement plan is made between the City of Kingsville at	nd _Kleberg County Council of Camp Fire
Girls_ wherein Kleberg County Council of Camp Fire Girls_ agrees to	
accordance with the terms	

provided below: \$1312.00 ESTIMATED cost to property owner. to be received by the City of Kingsville before the commencement of demolition. Twelve (12) payments of \$ will be paid to the City of Kingsville the months following demolition. payments can be made at the Collections Department, 1st floor, Municipal Building at 200 E Kleberg, Kingsville, Texas. If you fail to pay in full or make payments arrangements of the ESTIMATED COST you will be billed for the ACTUAL COST of demolition, which includes labor and equipment costs. If you fail to pay the ESTIMATED COST of demolition a lien will be placed on your property for the ACUTAL COST of Demolition. Other fees may be attached to such lien. Be advised, unforeseen cost may be incurred that will be reflected on the ACTUAL COST. Declaration: I have read the payment agreement and agree with all the terms. I have received a copy of the necessary documents and am well aware of the consequences of not meeting with the aforementioned terms. Name and mailing address of the payor: Kleberg County Council of Camp Fire Girls Signature of the payor: Date: 11-10 City of Kingsville 410 West King St Kingsville, Texas 78363 Signature of the City Representative: _ Name and address of the witness:



STATE OF TEXAS COUNTY OF KLEBERG This instrument was acknowledged before me on this 10 day of November, 2025, by as owner (s) of the property. FRANCES GARCIA NOTARY PUBLIC STATE OF TEXAS NOTARY PUBLIC, STATE OF TEXAS Y COMM. EXP. 01/18/27 NOTARY ID 300869-4 CITY OF KINGSVILLE BY: _ STATE OF TEXAS COUNTY OF KLEBERG This instrument was acknowledged before me on this 10 day of November .2025, by ___ of the City of Kingsville, a Texas municipal corporation, on behalf of said Municipal Corporation.

NOTARY PUBLIC, STATE OF TEXAS



Property Owner Release for Nuisance Abatement

RELEASE BY PROPERTY OWNER FOR NUISANCE ABATEMENT

The undersigned, being the owner of owners of the real estate located in the City of Kingsville, Texas, described as

follows:	, and officer of office	is of the real estate located in the city of kingsville, rexas, described
ADDRESS:	_609 W Yoakum	
LEGAL DESCRIPTION:	_Cooper, Block Z-3	, Lot 11-13, (EXEMPT)_
PROPERTY TAX NO:	_16870	
term is defined by app Kingsville Abate such wherein I may presen	olicable ordinances on nuisance by demolisi t proof of compliance	such real estate a nuisance, to wit: substandard structure, as that of the City of Kingsville, Texas, and hereby request that the City of hing the structure. I understand that I am entitled to a public hearing with City ordinances. By my signature below I hereby waive my right constitutes a nuisance and a danger to the public's health,
And in consid	eration therefore, I/v	we hereby release the City of Kingsville, its agents, servants,
representativ	es, officials, officers a	and employees from any and all liability that may arise from the
abatement of	the nuisance, includi	ing any damage to other structures, vegetation and/or trees as
well and pers	onal items.	
The City of Kingsville ag	grees to abate the nu	isance (demolishing the structure)
It is further agreed tha	t the City shall have a	lien on the above referenced property to recoup the total cost of
the abatement, includi abating the nuisance.	ng any administrative	charges and any other charges incurred by the City of Kingsville in
EXEC	UTED THIS 10	DAY OF November, 2025.
Rudy Ma	drid	PO.Box 752
PROPERTY OWNER (PR	INT)	MAILING ADDRESS
SIGNATURE OF PROPER	PTV OWNER	Kingsville Tx 78364
	THE OWNER	(341) 595 -8585
SIGNATURE OF PROPER	RTY OWNER	

