

**Sanger, Texas**

**Application for Property Enhancement Incentives**

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)

1	<b>PROJECT INFORMATION</b>						
A	Property Address: <u>311 Nth 4th St. Suite 100 &amp; 200</u>						
B	Estimated Begin Work Date: <u>4-6 weeks</u>			Estimated Completion Date:			
C	Years in business at this location: <u>This is Lease Purchase date.</u>						
D	Reason for requesting grant: <u>Enhance facade</u>						
2	<b>ELIGIBILITY OF PROPERTY</b>						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the City?	•			
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercially zoned?	•			
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•			
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City taxes in good standing?	•			
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No City liens existing?	•			
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership provided?	•			
G	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outstanding code violations?	•			
H	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	<b>ELIGIBILITY OF BUSINESS</b>						
	Yes	No	Item	Notes			
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business taxes in good standing?	•			
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tax Paying entity?	•			
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Continuous operations of 6 months?	• (within the City)			
D	<input type="checkbox"/>	<input type="checkbox"/>	If not owner, authorization provided?	• <u>We're Owner</u>			
4	<b>Enhancements</b>		<b>Total Cost</b>	<b>Policy Max 50%</b>	<b>Policy Max \$10,000</b>	<b>Amount Requested</b>	<b>Amount Approved</b>
A	<u>Facade:</u> (Section 4.3) •		\$	50 %	\$10,000	<u>10,000</u> \$	\$
B	<u>Interior Renovation:</u> (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	<u>Landscaping:</u> (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	<u>Lighting:</u> (Section 4.6) •		\$	50 %	\$10,000	\$	\$
E	<u>Parking / Driveways:</u> (Section 4.7) •		\$	50 %	\$10,000	\$	\$
F	<u>Pedestrian Amenities:</u> (Section 4.8) •		\$	50 %	\$10,000	\$	\$
G	<u>Signage:</u> (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	<u>Utilities:</u> (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	<u>Code Compliance:</u> (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	<u>Demolition:</u> (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) <b>TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:</b>						
L	<b>Describe any planned Non-Grant Enhancements:</b>						

5	<b>GRANT PRIORITIES (Section 5.0)</b>			
	Yes	No	Preferred Area?	Notes
A	✓		Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D	✓		Restaurant	•
E	✓		Professional Office	•
F	✓		Sales tax generating business	•
6	<b>ATTACHMENTS / EXHIBITS</b>			
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E		✓	Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner NA
G			Written support of the grant application from the owner	• If Applicant is not property owner NA
7	<b>CONTRACTOR INFORMATION</b>			
A	Contractor for: John & Amy Whitworth			
	Company Name: Polysteel Concrete Home Technology INC			
	Contact Person: Jonathan Whitworth Title: President			
	Address: 10000 Pollard Rd Sanger TX			
	Wk Phone: 940-458-4379 Cell: 940-391-5863 Fax: 940-458-4379			
	Email: Jwhit940@aol.com Website: WhitworthCustomHomes.com			
B	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	



8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	<b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	<b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
E	<b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	<b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
G	<b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.

Property Owner		Applicant / Business Representative	
Company: PCHT INC.		Company:	
Signed: Jonathan Whitworth - pres-		Signed:	
Name: John & Amy Whitworth		Name:	
Title: President		Title:	
W: 940-458-4379	C: 940-391-5063	W:	C:
EM: JWhit940@aol.com		EM:	
Address: 10000 Pollack Rd		Address:	

Please Note: IS AT ALL POSSIBLE we need to tear down Awning before start of construction to get proper Measurements for windows. Thank You,  
Amy Whitworth

Description on work to be done on the façade 311 Nth 4<sup>th</sup> st Sanger Texas

We will be demoing windows, plywood and canopy, also demoing upper plywood and canopy.

We will move old rotten bucks that is existing at the top and the rotted wood.

We will remove the sign at the top of building and disconnect and cap off electrical for sign.

Dispose of all debris and rebuild new window bucks and awning bucks with treated lumber.

Install new black/ bronze windows at top with flashing and trim, rebuild three new canopies black/bronze to cover store fronts six to eight feet out with welded metal and standing seam roof.

The exterior brick will stay the same color it is now, unless when the awning gets torn down and we see that where the awning was torn down it needs to be painted, if that's the case we are considering trying to find a paint color that will make the brick look like the new rendering.

## Denton CAD

## Property Search Results &gt; 58802 WHITWORTH, JONATHAN L &amp; AMY for Year 2022

Tax Year: 2022

## Property

## Account

Property ID:	58802	Legal Description:	O T SANGER BLK 15 LOT 11(\$75' OF W12.5'),12,13,14(\$75' OF EA)
Geographic ID:	SS0024A-000015-0000-0000-0006	Zoning:	Commercial
Type:	Real	Agent Code:	
Property Use Code:	RE085		
Property Use Description:	STOREFRONT HIST. DTWN		

## Location

Address:	311 N 4TH ST SANGER, TX 76266-9481	Mapsc0:	
Neighborhood:	Historic Dwntrn S14 Sanger	Map ID:	
Neighborhood CD:	RE85S14S		

## Owner

Name:	WHITWORTH, JONATHAN L & AMY	Owner ID:	361776
Mailing Address:	10000 POLLARD RD SANGER, TX 76266-1958	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$88,748	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,252	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$115,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$115,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$115,000	

## Taxing Jurisdiction

Owner:	WHITWORTH, JONATHAN L & AMY
% Ownership:	100.0000000000%
Total Value:	\$115,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C16	SANGER CITY OF	0.589497	\$115,000	\$115,000	\$677.92



CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$115,000	\$115,000	\$0.00
G01	DENTON COUNTY	0.217543	\$115,000	\$115,000	\$250.18
S14	SANGER ISD	1.410600	\$115,000	\$115,000	\$1,622.19
Total Tax Rate:		2.217640			
				Taxes w/Current Exemptions:	\$2,550.29
				Taxes w/o Exemptions:	\$2,550.29

## Improvement / Building

**Improvement #1:** Commercial State Code: F1 Living Area: 5625.0 sqft Value: \$88,748

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	230	Brick Veneer	1930	5625.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	6	COMMERCIAL	0.1507	6563.00	0.00	0.00	\$26,252	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$88,748	\$26,252	0	115,000	\$0	\$115,000
2021	\$84,026	\$26,252	0	110,278	\$0	\$110,278
2020	\$84,026	\$26,252	0	110,278	\$0	\$110,278
2019	\$96,748	\$26,252	0	123,000	\$0	\$123,000
2018	\$76,748	\$26,252	0	103,000	\$0	\$103,000
2017	\$76,748	\$26,252	0	103,000	\$0	\$103,000
2016	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2015	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2014	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2013	\$77,502	\$26,252	0	103,754	\$0	\$103,754
2012	\$84,078	\$26,252	0	110,330	\$0	\$110,330
2011	\$83,748	\$26,252	0	110,000	\$0	\$110,000
2010	\$83,748	\$26,252	0	110,000	\$0	\$110,000
2009	\$78,748	\$26,252	0	105,000	\$0	\$105,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/3/2000	WD	WARRANTY DEED	STOPPEL, EUGENE E	WHITWORTH, JONATHAN L & AMY			00-10626
2	7/1/1986	Conv	CONVERSION	MCDANIEL, T W	STOPPEL, EUGENE E	1920	393	

Questions Please Call (940) 349-3800

[← GO BACK](#)

**Account:** 58802DEN

**TOTAL DUE**  
\$0.00

[E-STATEMENT](#)

**Basic Information**

**OWNER**

**WHITWORTH JONATHAN  
L & AMY**  
10000 POLLARD RD  
SANGER, TX 76266-1958

**TYPE**

 Real

**LOCATION**

0000311 N 4TH ST

**LEGAL**

O T SANGER BLK 15 LOT  
11(S75' OF W12.5') 12 13  
14(S75' OF EA)

[View More](#) 

**Property Tax Record**

[PAYMENT HISTORY / RECEIPTS](#)

Sort year by: Descending 

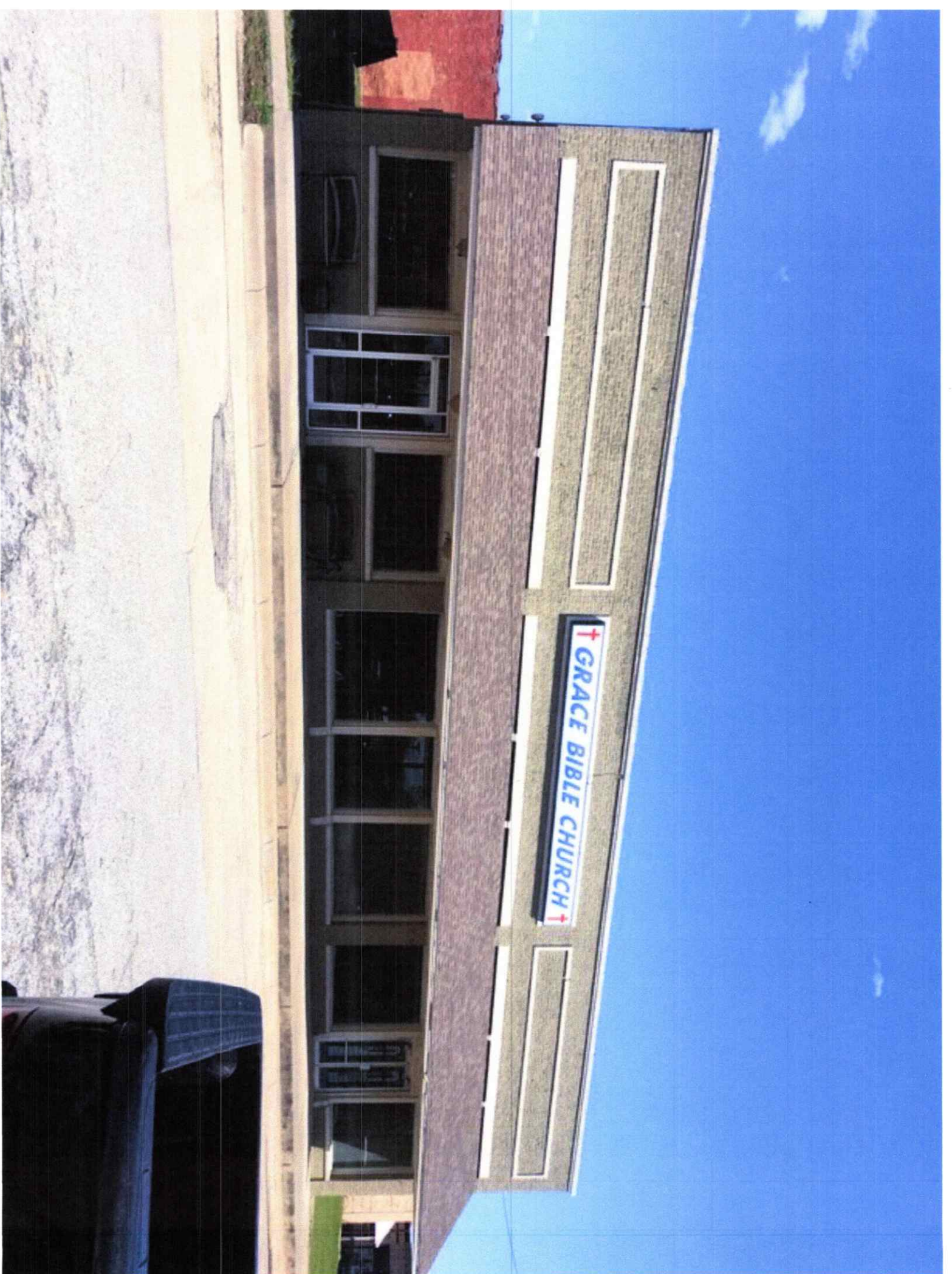
Show: Current / Due All Years

2022

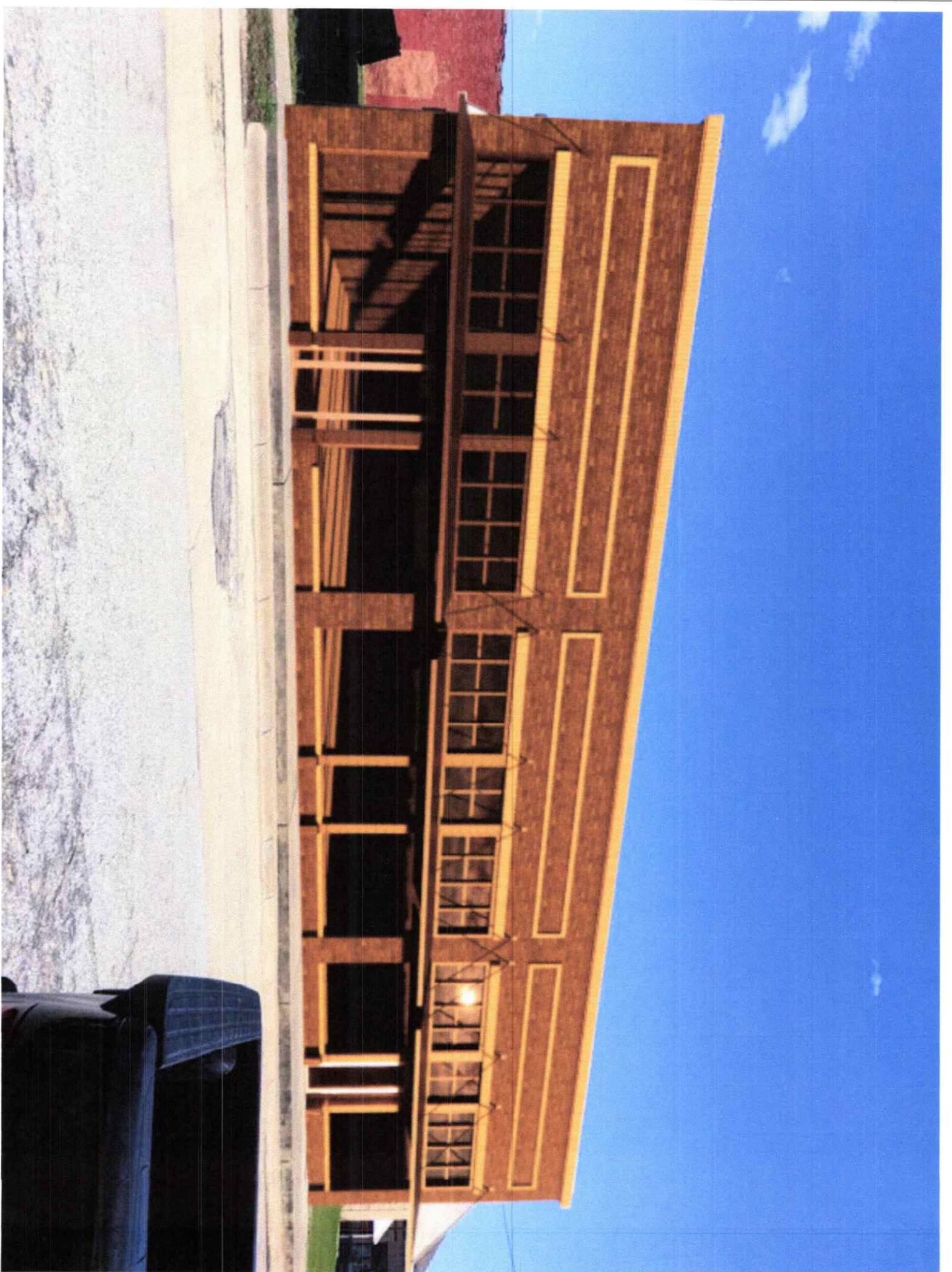
**DUE AMOUNT**  
\$0.00











# ESTIMATE

**DATE:** 12/19/2022

**PAYABLE TO:**

**MODERN Z, LLC**

12221 BLAKELY LN.  
SANGER, TX 76266

Jason Boone, Owner/Sole Mbr.

**Phone:** 940-391-1355

**Email:** [memejason1@outlook.com](mailto:memejason1@outlook.com)

**SHIP TO:**

**(FOR JOB/INVOICE #):**

311 NTH 4TH ST.  
SANGER, TEXAS 76266

SOLD BY	SOLD TO	SHIPPED VIA	TERMS
Jason Boone	Customer	Delivered to jobsite	50/50

ITEM	DESCRIPTION	TOTAL
Demo	Demo Windows, plywood, and canopy, as well as upper plywood and canopy	8,350.00
Demo	rotten bucks and rotted wood	3,000.00
Lumber Package	Temporary Window blocking	3,200.00
Hardware	Miscellaneous	1,200.00
Electrical	Sign Removal, Disconnection, and added J-BOX	600.00
Windows		25,000.00
Awnings		15,500.00
Framing Labor	Fabricate window bucks, awning bucks	4,850.00
Dumpster		3,000.00
Modern Z LLC CONST		19,354.79
<b>SUB-TOTAL</b>		<b>\$84,054.79</b>
<b>SALES TAX</b>		<b>0.00</b>
<b>TOTAL</b>		<b>\$84,054.79</b>
** Estimate is good for 15 days **		Signature _____

Make all checks payable to **Modern Z, LLC.**

If you have any questions concerning this invoice, contact Jason Boone at 940-391-1355 or via email: [memejason1@outlook.com](mailto:memejason1@outlook.com)

Thank **YOU** for your business!

Whitworth Custom Homes Inc.

10000 Pollard rd  
Sanger, TX 76266

Invoice

Date	Invoice #
1/11/2023	173

Bill To
John and Amy Whitworth 311 Nth 4th St. Sanger Texas 76266

Terms	Due Date	Project
	1/11/2023	

Item	Description	Amount
Demo	Demo Windows, plywood and canopy as well as upper plywood and canopy	8,000.00
Demo	rotten bucks and rotted wood	2,500.00
Dumpster		2,500.00
Electrical	remove sign at the top of the building and disconnect and cap off electrical for sign	475.00
Framing Labor	build window bucks and awning bucks	4,500.00
Hardware	bolts, fastners and tape	1,000.00
Lumber Package	lumber bulk head and zipwall tape for the windows, to block off until windows arrive	3,000.00
Windows		25,000.00
Awnings		14,000.00
Office Administration		4,878.00
Whitworth Construction		15,804.72
Thank you for the opportunity		<b>Total</b> \$81,657.72