

# SINCLAIR

**215 W. 3rd Street | Clifton, TX 76634**



The Sinclair building for sale in historic railroad town of Clifton, Texas was built in 1922 as Sinclair Service Station. The 2890 sq. ft. building was purchased in 2010 by Kaye Robinson Callaway and renovated for use as a restaurant. During the extensive renovation process the original concrete floors, brick walls and wood rafters were kept in tact to preserve and maintain history.

Clifton is the largest city in Bosque County (pop. 18,326), located in central Texas in the United States. The city's population was 3,397 at the 2017 census.

To borrow a phrase from the Clifton Chamber of Commerce, It's a Great Life . . . When You Live It in Clifton! Located in south central Bosque County at the north end of the beautiful Texas hill country, Clifton is unabashedly described as a fantastic place for families. While the opportunity to raise a family in a value-rich setting of growth, prosperity, excellent schools, and a pleasant way of life keeps many of us here, Clifton's low crime rate, excellent health care facilities, beautiful parks and playgrounds make it a place to just kick back and enjoy the place and the people who live here. Newcomers are enthusiastically welcomed to make themselves part of a vibrant rural community that's been blessed with a rich cultural heritage.

Called a jewel in the rough by the Texas Historical Commission, the City of Clifton is a great community. Strengths and assets include the people, the multicultural heritage, the natural beauty of the area, the great location, the Bosque River, a progressive atmosphere, churches, a hospital and clinic and other healthcare service providers, a strong school district, and many active service organizations.

This outstanding commercial building has a huge industrial kitchen with commercial fixtures. The property is being sold with all of its fixtures, tables, chairs and more. See resources for a complete list of items being conveying with the sale of the building. The building is 2890 sq. ft. with a 384 sq. ft. of open porch on the west side of the building. There are (2) restrooms, (1) office, (1) wine storage area, large commercial kitchen, and bar with wine storage, POS system area and seating. The restaurant's max occupancy is ~90.

**Stefanie Cobb, Broker (972) 989-5220**

**Tai C. Klam, Broker (254) 253-0157**

**[www.COBBRANCHPROPERTIES.com](http://www.COBBRANCHPROPERTIES.com)**



This property is located 2.5 hours from Dallas, less than 2 hours from Fort Worth, 2 hours from Austin, and 40 minutes from Waco, Texas with easy access off highway 35 from Dallas, Waco or Austin or from the Chisholm Trail in Fort Worth. With the recent growth and tourism in Waco, Texas because of the famous Magnolia Silos Clifton, Texas has also reaped the benefits. 1000s of people come to Waco monthly and with this location being a short 35/40 min drive north on Highway 6 makes it an ideal location for a thriving business. TXDOTS current construction project designed to make Highway 6 a feeder road for Interstate System to divert traffic count Clifton is predicted to continue to grow steadily in the coming years.

Property location: 215 W. 5th Street Clifton, Texas Lots: 8,9&10- 3600 sq. ft. of land (90x40)- .724 Acres

**Bar(s) info:**

Wine wooden wall shelves 4'6" H x 4' W

Wine wooden glass holder 2'4" H x 1'4" D x 4' W

Wine fridge 2' D x 5' W

Beer fridge 7' H x 2'6" D x 3' W

Martini/beer glass freezer 2' D x 3' W

Liquor mirror/metal wall shelves 3' H x 1' D x 7'6" W

Big bar 11' 6" W with 6 seats

Small bar near front door 9' W with 4 seats

**Occupancy info:**

Maximum ~ 90 people

Inside tables: (15) 4-top square tables + (2) 10-top round tables

Inside chairs: 74

Outside tables: (9) 4-top square tables

Outside chairs: 24

(3) Bathrooms: 1 employee bathroom beyond office; 1 ladies bathroom; 1 male's bathroom with toilet and urinal. Wine & liquor storeroom has its own lock inside the office (with its own separate key).



**SINCLAIR + COMMERCIAL RESTAURANT  
BUILDING FOR SALE**

215 West 3rd Street, Clifton, Texas 76634 -  
Bosque County

Call for price + 0.72 Acres

For more info call 972-989-5200 or 254-253-0157

**www.COBBRANCHPROPERTIES.com**





TEXAS ASSOCIATION OF REALTORS®  
**COMMERCIAL PROPERTY CONDITION STATEMENT**

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CONCERNING THE PROPERTY AT: 215 West 3rd Street Clifton, Texas 76634

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

**PART I - Complete if Property is Improved or Unimproved**

Are you (Seller or Landlord) aware of:	<b>Aware</b>	<b>Not Aware</b>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? .....	<input type="checkbox"/>	<input type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line at or near the Property that materially and adversely affects the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) air space restrictions or easements on or affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? .....	<input type="checkbox"/>	<input type="checkbox"/>

(TAR-1408) 4-1-18 Initialed by Seller or Landlord: \_\_\_\_\_, \_\_\_\_\_ and Buyer or Tenant: \_\_\_\_\_, \_\_\_\_\_

Page 1 of 4

	Aware	Not Aware
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- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (9) pending changes in zoning, restrictions, or in physical use of the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: _____  |                                     |                                     |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If aware, name of association: <u>Sinclair Restaurant LLC</u>   |                                     |                                     |
| Name of manager: <u>Kaye Robinson Callaway</u>  |                                     |                                     |
| Amount of fee or assessment: \$ <u>1400.00</u> per <u>month</u>   |                                     |                                     |
| Are fees current through the date of this notice? [ <input checked="" type="checkbox"/> ] yes [ <input type="checkbox"/> ] no [ <input type="checkbox"/> ] unknown  |                                     |                                     |
| (15) subsurface structures, hydraulic lifts, or pits on the Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others:  |                                     |                                     |
| (a) outstanding mineral rights? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) timber rights? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) water rights? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) other rights? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If aware, list items: _____   |                                     |                                     |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_



**PART 2 - Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) sprinkler systems (fire, landscape)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) \_\_\_\_\_

B. Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if yes, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) \_\_\_\_\_

The undersigned acknowledges receipt of the foregoing statement.

<sup>and</sup>  
Seller ~~or~~ Landlord: \_\_\_\_\_

Buyer or Tenant: \_\_\_\_\_

By: Kaye Robinson Callaway  
By (signature): Kaye Robinson Callaway  
Printed Name: Kaye Robinson Callaway  
Title: Owner of Property and restaurant

By: \_\_\_\_\_  
By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**NOTICE TO BUYER OR TENANT:** The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

## SINCLAIR BUILDING

- 6 burner gas range/oven
- 2 burner gas range & griddle
- Gas salamander
- Gas charbroiler
- Work table
- Prep Table
- Clean dish table
- Microwave ovens x 2
- Commercial Mixer
- Ice maker
- 3 door freezer
- Glass Froster
- Bar refrigerator
- 8'x12' walk in freezer
- (7) 6 tier shelf
- (4) 4 tier shelf
- (1) Corner shelf
- (3) Rubbermaid shelf
- (2) 5 tier metal shelf
- (1) Old metal desk
- (1) Old metal desk chair
- Used Hotpoint washer & dryer
- (10)- 60" sq. tables
- (2) 80" round tables
- (60) Ladder-back wood chairs
- (8) Ladder-back wood bar stools
- (1) Fire exit sign
- (4) Mirrors
- (1) Chalk board
- (1) Bucket with wringer
- (1) Brooms & dustpan
- Misc. supplies

### Bar(s) info:

Wine wooden wall shelves 4'6" H x 4' W

Wine wooden glass holder 2'4" H x 1'4" D x 4' W

Wine fridge 2' D x 5' W

Beer fridge 7' H x 2'6" D x 3' W

Martini/beer glass freezer 2' D x 3' W

Liquor mirror/metal wall shelves 3' H x 1' D x 7'6" W

Big bar 11' 6" W with 6 seats

Small bar near front door 9' W with 4 seats

### Occupancy info:

Maximum ~ 90 people

Inside tables: (15) 4-top square tables + (2) 10-top round tables

Inside chairs: 74

Outside tables: (9) 4-top square tables

Outside chairs: 24

(3) Bathrooms: 1 employee bathroom beyond office; 1 ladies bathroom; 1 male's bathroom with toilet and urinal

Wine & liquor storeroom has its own lock inside the office (with its own separate key).

Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

**FIELD NOTES: HONEA BROS. CONST. 90 FT X 40 FT TRACT**

BEING a 90 ft X 40 ft tract of land located at Avenue "D" and Third Street in the City of Clifton, Bosque County, Texas being the W. 40 ft of LOTS 8, 9, & 10 in BLOCK 6 according to the plat thereof recorded in Volume 1, Page 446, Bosque County Plat Records and being that same tract described in a Deed to Honea Brothers Construction dated October 10, 1997 and recorded in Volume 403, Page 906, Bosque County Deed Records. Said 90 ft X 40 ft tract being further described by notes and bounds as follows:

BEGINNING at a 3/8 inch iron stake found in the E. line of AVENUE "D" at the N.W. corner of said LOT 8 for the N.W. corner of this;

THENCE N 67° E 40 ft with N. line of said LOT 8 to a 3/8 inch iron stake found at the N.E. corner of said Honea tract for the N.E. corner of this;

THENCE S 23° E 90 ft across said LOTS 8, 9, & 10 to a 3/8 inch iron stake found in the S. line of LOT 10, being also the N. line of said 3<sup>RD</sup> STREET, said stake being at the S.E. corner of said Honea tract for the S.E. corner of this;

THENCE S 67° W 40 ft with N. line of 3<sup>RD</sup> STREET to its point of intersection with the E. line of AVENUE "D", being the S.W. corner of said LOT 10 and also of said BLOCK 6, being also the S.W. corner of said Honea tract and being also the S.W. corner of this;

THENCE N 23° W 90 ft with the E. line of AVENUE "D" to the place of beginning and being a 90 ft X 40 ft tract of land containing 3600 square feet.

The above bearings are based on those as shown on the above referenced plat of the City of Clifton.

I, James T. Connor, Registered Professional Land Surveyor, do hereby state that the foregoing described survey was performed by me on the ground on July 15, 2010 and is true and correct to the best of my knowledge and belief.



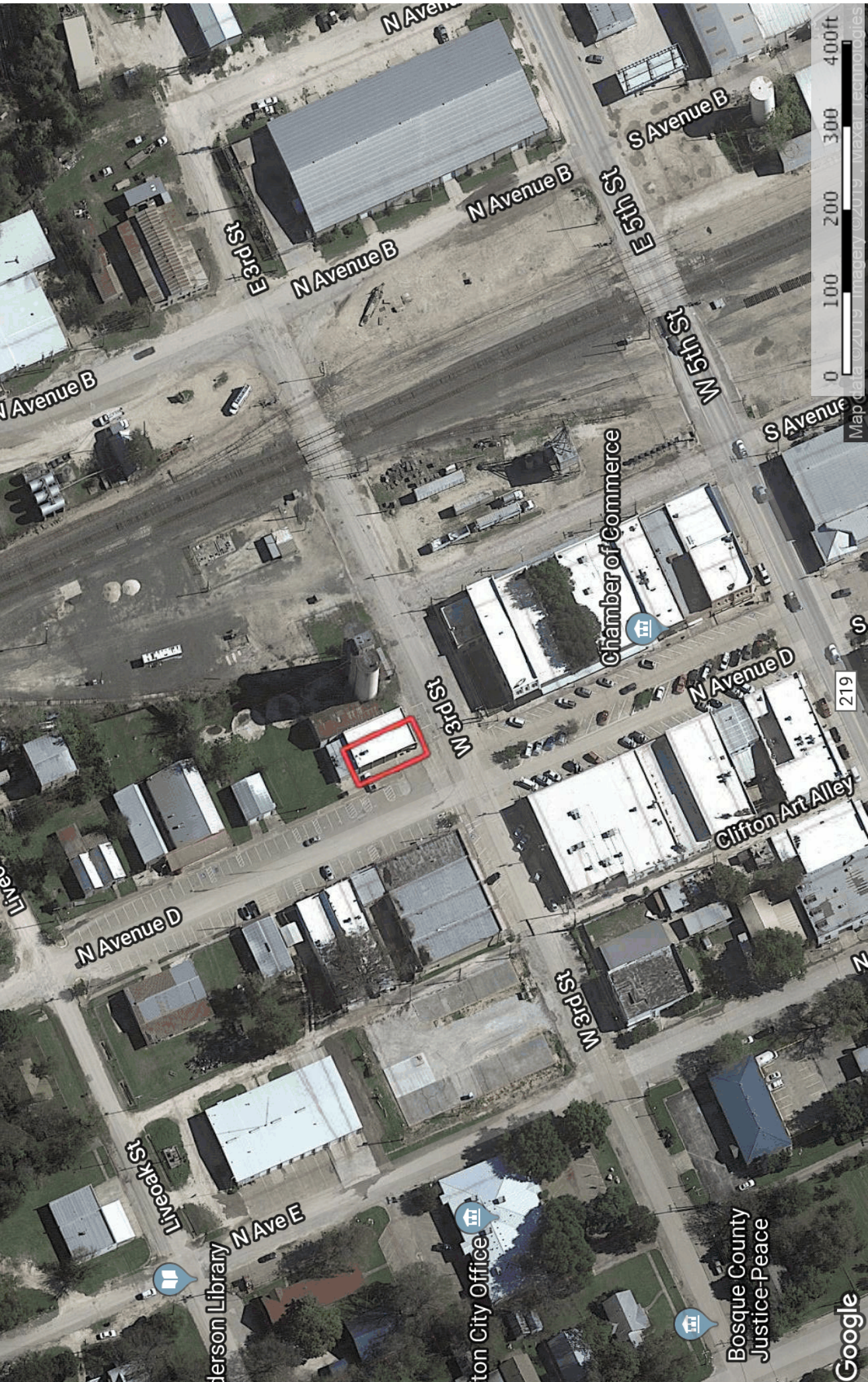
 7-16-10

James T. Connor, R.P.L.S., Texas No. 2139  
804 FM 217  
Valley Mills, TX 76689  
Phone: (214) 932-6268













The Retail Coach®

# PRIMARY RETAIL TRADE AREA PSYCHOGRAPHIC PROFILE

## Clifton, Texas

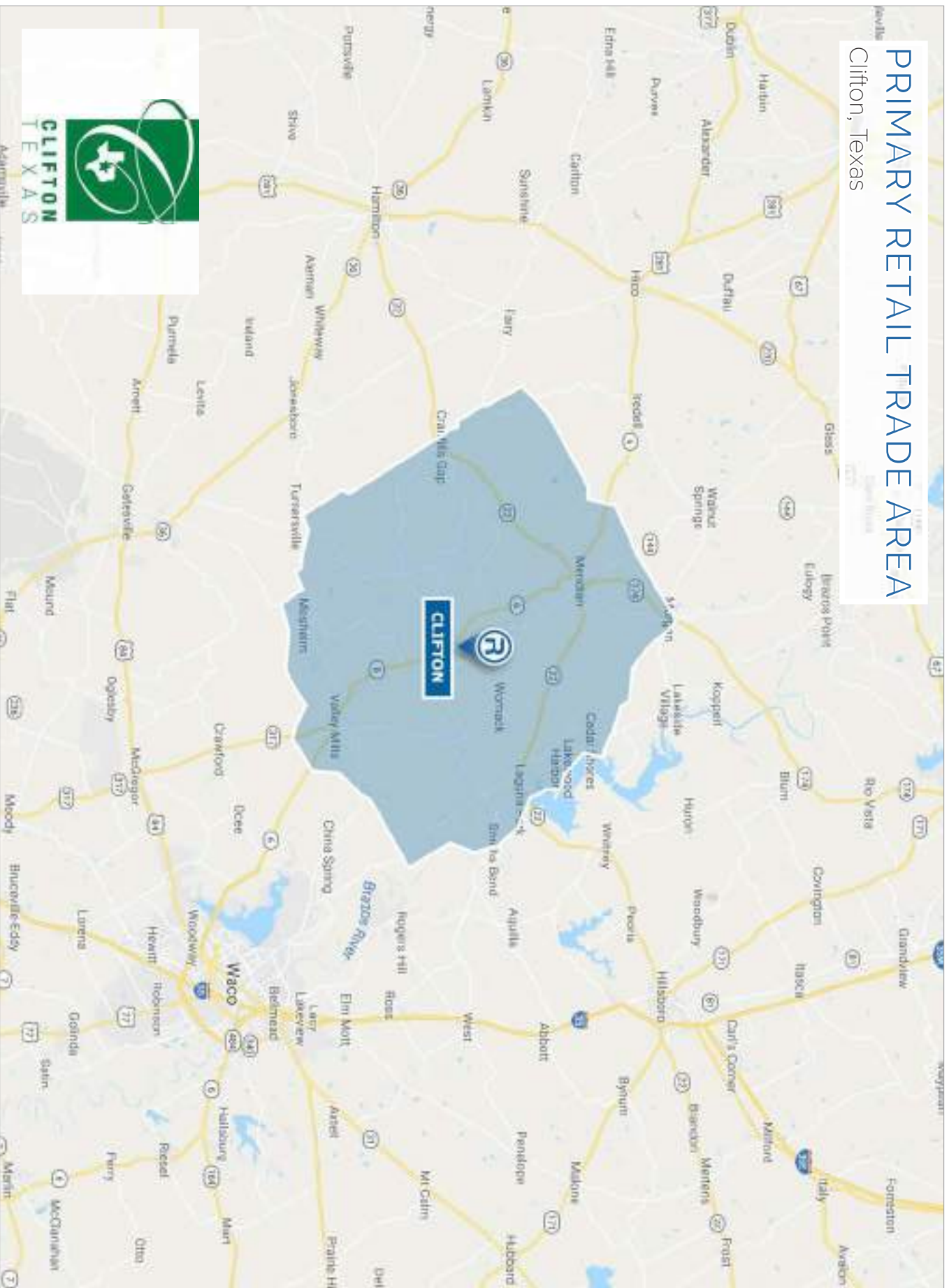
Prepared for  
Clifton Chamber of Commerce  
November 2018





## PRIMARY RETAIL TRADE AREA

Clifton, Texas



### CONTACT

**PAIGE A. KEY, EXECUTIVE VICE PRESIDENT**

Clifton Chamber of Commerce | 115 North Avenue D | Clifton, Texas 76634 | 254.675.3720 | 254.715.1612  
paigekey@cliflontexas.org | www.cliflontexas.org

## TAPESTRY SEGMENTATION PROFILE



### + WHAT IS TAPESTRY SEGMENTATION?

Tapestry Segmentation is a market segmentation system that classifies US neighborhoods based on their socioeconomic and demographic compositions. Tapestry is a system for classifying consumers and constituents using all the variables that can distinguish consumer behavior, from household characteristics such as income and family type to personal traits like age, education, or employment and even housing choices.

Tapestry Segmentation classifies US neighborhoods into 67 distinct market segments. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Tapestry Segmentation combines the “who” of lifestyle demography with the “where” of local neighborhood geography to create a model of various lifestyle classifications, or segments, of actual neighborhoods with addresses—distinct behavioral market segments.

### + WHO SHOULD USE TAPESTRY SEGMENTATION?

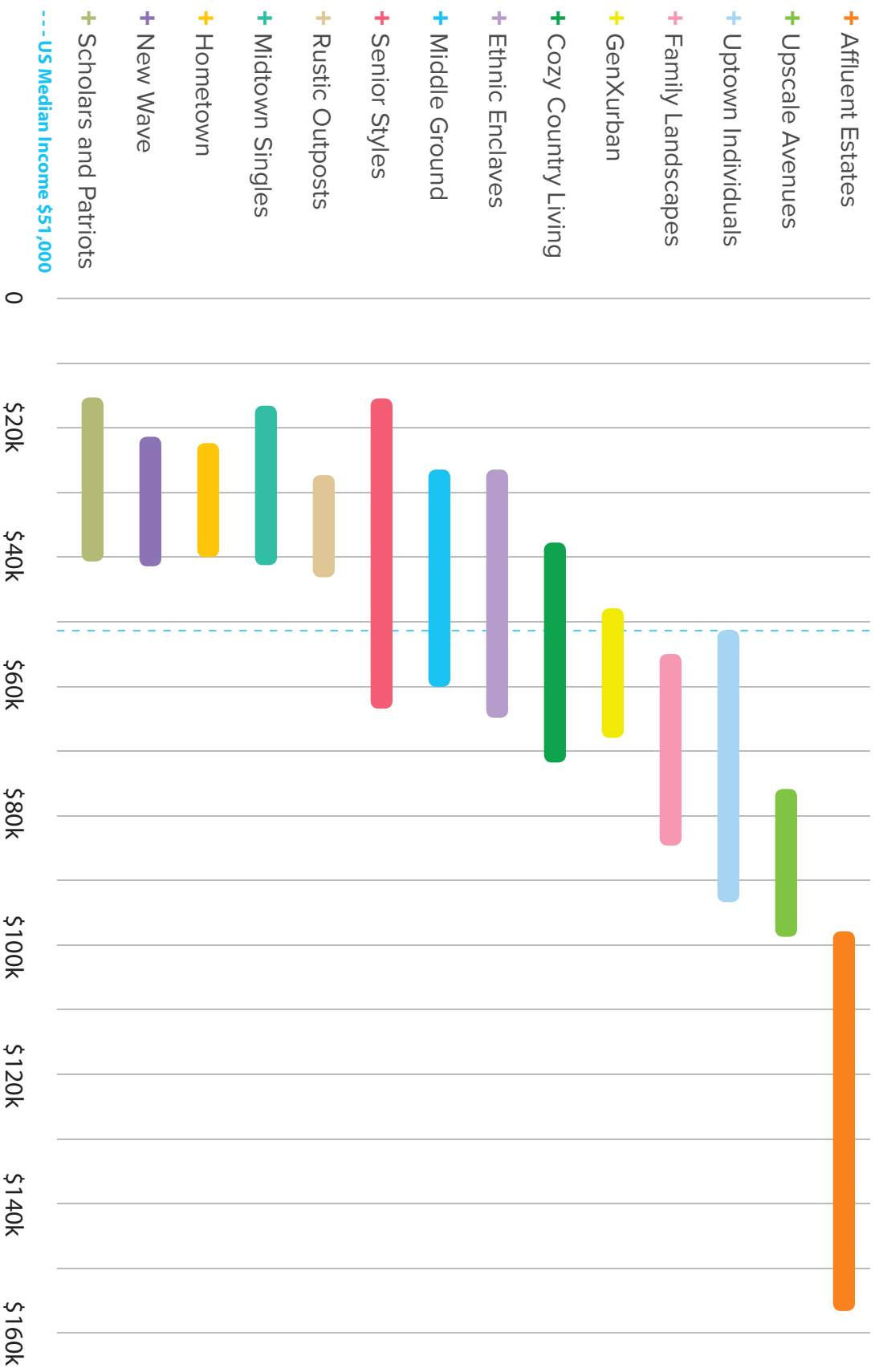
All companies, agencies, and organizations need to understand consumers/constituents in order to supply them with the right products and services and to reach them via their preferred media. These applications require a robust segmentation system that can accurately profile these diverse markets. The versatility and predictive power of Tapestry Segmentation allow users to integrate their own data or national consumer surveys into Tapestry Segmentation to identify their best market segments and reach them through the most effective channels.

### + TAPESTRY SEGMENTATION SUMMARY GROUPS

Esri's Tapestry Segmentation provides a robust, powerful portrait of the 67 US consumer markets. To provide a broader view of these 67 segments, Esri combined them into 14 LifeMode Summary Groups based on lifestyle and lifestyle composition.

- L1 Affluent Estates
- L2 Upscale Avenues
- L3 Uptown Individuals
- L4 Family Landscapes
- L5 GenXurban
- L6 Cozy Country Living
- L7 Ethnic Enclaves
- L8 Middle Ground
- L9 Senior Styles
- L10 Rustic Outposts
- L11 Midtown Singles
- L12 Hometown
- L13 New Wave
- L14 Scholars and Patriots

# INCOME RANGE OF LIFEMODE SUMMARY GROUPS

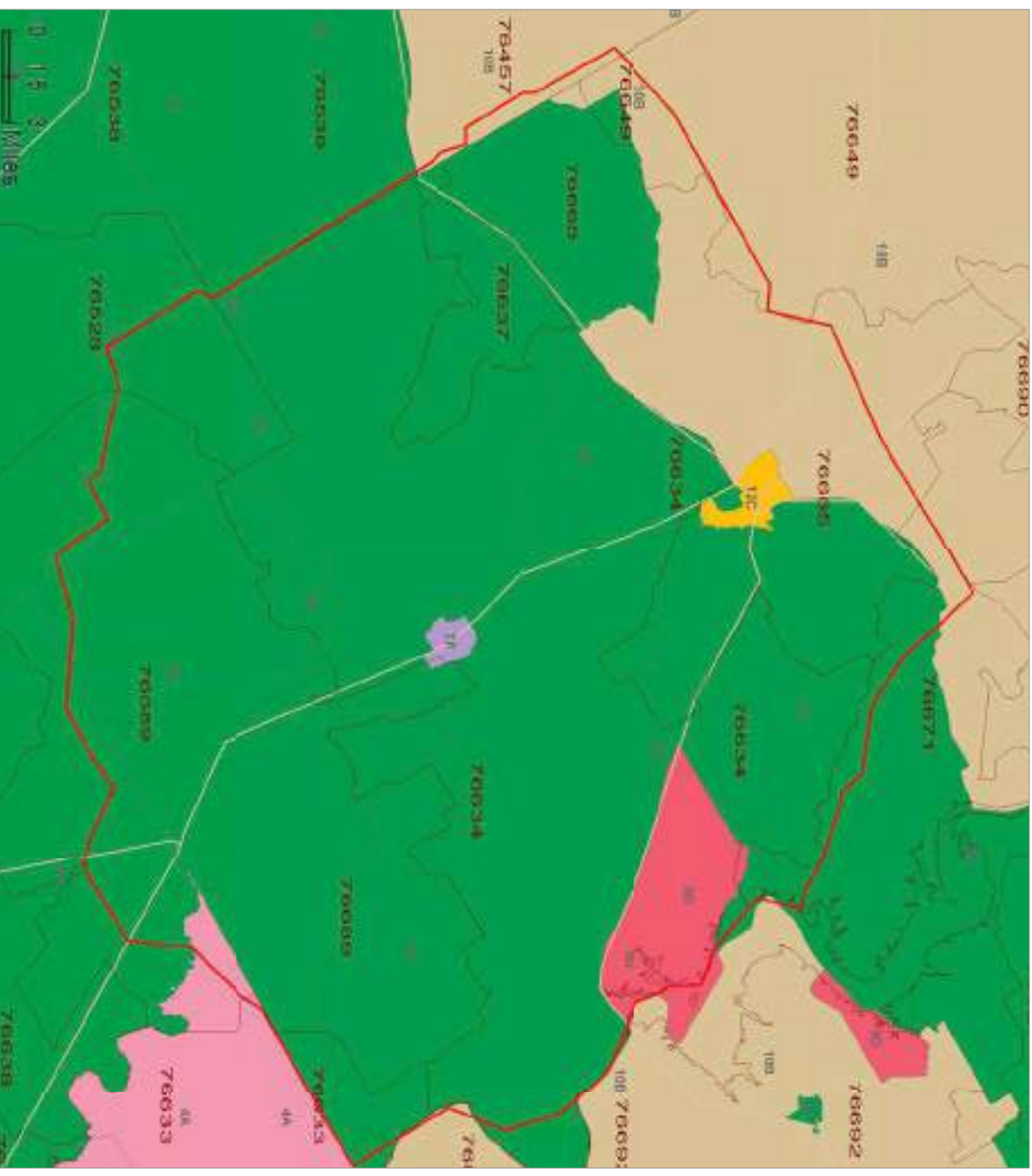




# PRIMARY RETAIL TRADE AREA • LIFEMODE SUMMARY GROUPS MAP

## Clifton, Texas

- + L1 AFFLUENT ESTATES**  
Established wealth — educated, well-traveled married couples
- + L2 UPSCALE AVENUES**  
Prosperous, married couples in higher density neighborhoods
- + L3 UPTOWN INDIVIDUALS**  
Younger, urban singles on the move
- + L4 FAMILY LANDSCAPES**  
Successful younger families in newer housing
- + L5 GENXURBAN**  
Gen X in middle age; families with fewer kids and a mortgage
- + L6 COZY COUNTRY**  
Empty nesters in bucolic settings
- + L7 ETHNIC ENCLAVES**  
Established diversity — young, Hispanic homeowners with families
- + L8 MIDDLE GROUND**  
Lifestyles of thirtysomethings
- + L9 SENIOR STYLES**  
Senior lifestyles reveal the effects of saving for retirement
- + L10 RUSTIC OUTPOSTS**  
Country life with older families, older homes
- + L11 MIDTOWN SINGLES**  
Millennials on the move; single, diverse, and urban
- + L12 HOMETOWN**  
Growing up and staying close to home; single householders
- + L13 NEXT WAVE**  
Urban denizens; young, diverse, hardworking families
- + L14 SCHOLARS AND PATRIOTS**  
College campuses and military neighborhoods



# PRIMARY RETAIL TRADE AREA • TOP TAPESTRY SEGMENTS

## Clifton, Texas

TAPESTRY SEGMENTATION	HOUSEHOLDS PERCENT	CUMULATIVE PERCENT	US HOUSEHOLDS PERCENT	CUMULATIVE PERCENT	INDEX
1 Salt of the Earth (6B)	17.1%	17.1%	2.9%	2.9%	595
2 Small Town Simplicity (12C)	15.3%	32.4%	1.9%	4.8%	826
3 Rural Resort Dwellers (6E)	13.8%	46.2%	1.0%	5.8%	1,376
4 Prairie Living (6D)	9.3%	55.5%	1.1%	6.9%	872
5 Comfortable Empty Nesters (5A)	9.2%	64.7%	2.5%	9.4%	377
<b>Subtotal</b>	<b>64.7%</b>		<b>9.4%</b>		
6 Heartland Communities (6F)	8.2%	72.9%	2.3%	11.7%	359
7 Senior Escapes (9D)	7.9%	80.8%	0.9%	12.6%	867
8 Southwestern Families (7F)	7.7%	88.5%	0.8%	13.4%	929
9 Retirement Communities (9E)	4.3%	92.8%	1.2%	14.6%	358
10 Savvy Suburbanites (1D)	3.8%	96.6%	3.0%	17.6%	126
<b>Subtotal</b>	<b>31.9%</b>		<b>8.2%</b>		
11 Rooted Rural (10B)	2.7%	99.3%	2.0%	19.6%	137
12 Soccer Moms (4A)	0.7%	100.0%	2.9%	22.5%	22
13 Green Acres (6A)	0.1%	100.1%	3.2%	25.7%	2
<b>Subtotal</b>	<b>3.5%</b>		<b>8.1%</b>		
<b>Total</b>	<b>100.0%</b>		<b>25.5%</b>		<b>392</b>





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# 6B SALT OF THE EARTH

Salt of the Earth residents are entrenched in their traditional, rural lifestyles.

Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

US Household // 3,517,000

Average Household Size // 2.58

Median Age // 43.1

Median Household Income // \$53,000



## + OUR NEIGHBORHOOD



- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania, and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Home ownership rates are very high (Index 132). Single-family homes are affordable, valued at 25 percent less than the national market.
- Two in three households are composed of married couples; less than half have children at home.

## + MARKET PROFILE

*(Consumer preferences are estimated from data by GfK MRI)*

- Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips, are popular.
- To support their pastimes, truck ownership is high; many also own an ATV.
- They own the equipment to maintain their lawns and tend to their vegetable gardens.
- Residents often tackle home remodeling and improvement jobs themselves.
- Due to their locale, they own satellite dishes, and many still require dial-up modems to access the Internet.
- These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

## + SOCIOECONOMIC TRAITS

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 42% with a high school diploma only.
- Household income just over the national median, while net worth is double the national median.
- Spending time with family their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

## + HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



### Typical Housing:

Single Family

Median Value:

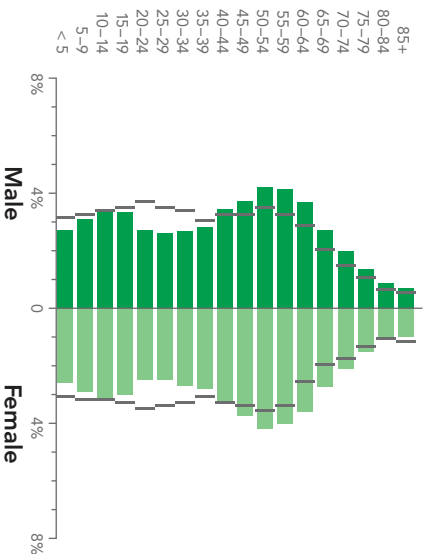
\$134,000

US Median \$177,000

## AGE BY SEX (Esri data)

**Median Age: 43.1** US: 37.6

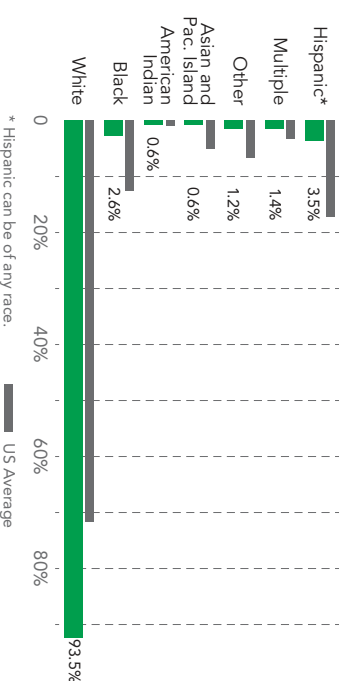
! Indicates US



## RACE AND ETHNICITY (Esri data)

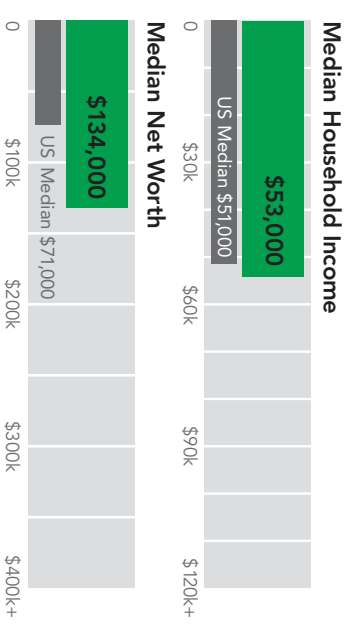
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

**Diversity Index: 18.3** US: 62.1



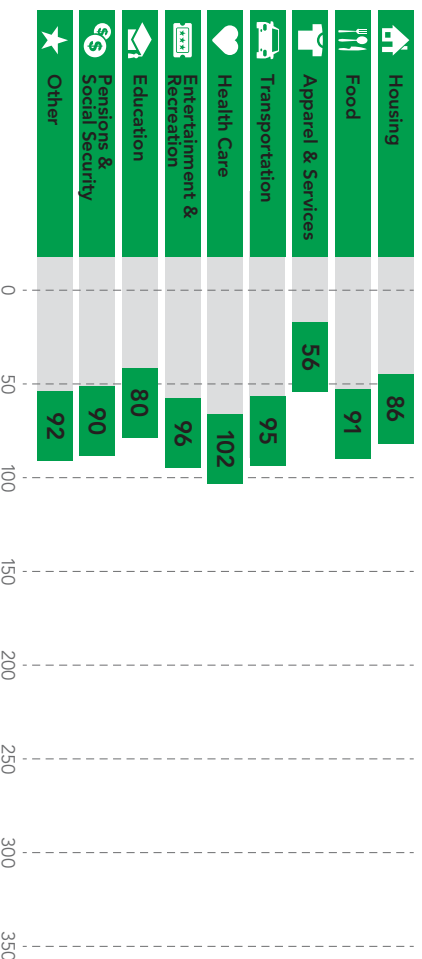
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



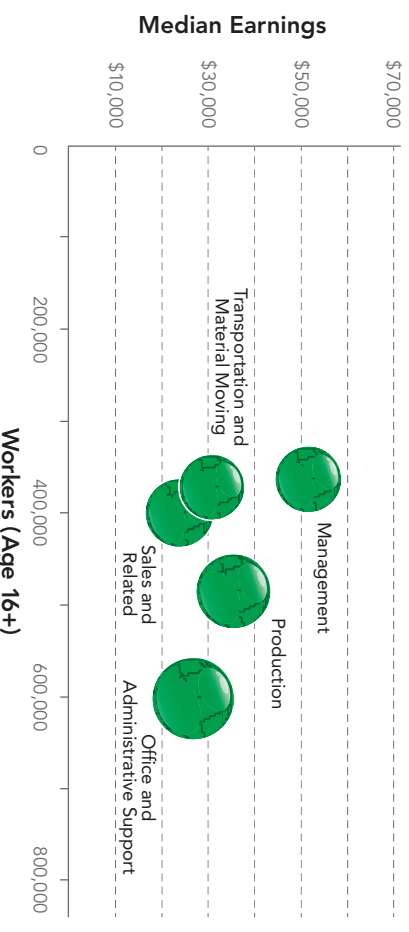
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



## OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







Lifemode Group • Hometown

12C

# SMALL TOWN SIMPLICITY

Small Town Simplicity includes young families and senior householders that are bound by community ties.

The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, scrapbooking, and rural activities like hunting and fishing. Since almost 1 in 4 households is below poverty level, residents also keep their finances simple—paying bills in person and avoiding debt.

US Household // 2,305,000

Average Household Size // 2.25

Median Age // 40.0

Median Household Income // \$27,000





## + OUR NEIGHBORHOOD

- They reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- A majority, 51%, of homes are owner occupied. (Index 80).
- Median home value of \$88,000 is about half the US median.
- Average rent is \$600 (Index 62).
- This is an older market, with almost half of the householders aged 55 years or older, and predominantly single-person households (Index 139).



12C

## + MARKET PROFILE

*(Consumer preferences are estimated from data by GfK MRI)*

- Small Town Simplicity features a semirural lifestyle, complete with trucks (domestic, of course), ATVs, and vegetable gardens.
- Hunting, fishing, and target shooting are favorite pastimes.
- A large senior population visit doctors and health practitioners regularly.
- However, a largely single population favors convenience over cooking—frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

## + SOCIOECONOMIC TRAITS

- Education: 65% with high school diploma or some college.
- Unemployment higher at 11.9% (Index 138).
- Labor force participation lower at 51% (Index 81), which could result from lack of jobs or retirement.
- Income from wages and salaries (Index 82), Social Security (Index 142) or retirement (Index 112), increased by Supplemental Security Income (Index 203).
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-orientated residents; more conservative than middle-of-the-road.
- Rely on television or newspapers to stay informed.

## + HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**

Single Family

**Median Value:**

\$88,000

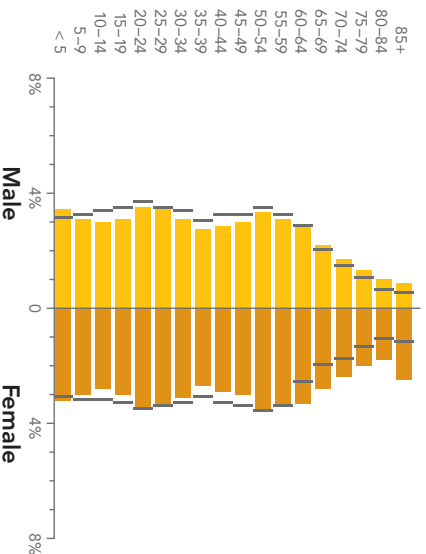
US Median: \$177,000



## AGE BY SEX (Esri data)

**Median Age: 40.0** US: 37.6

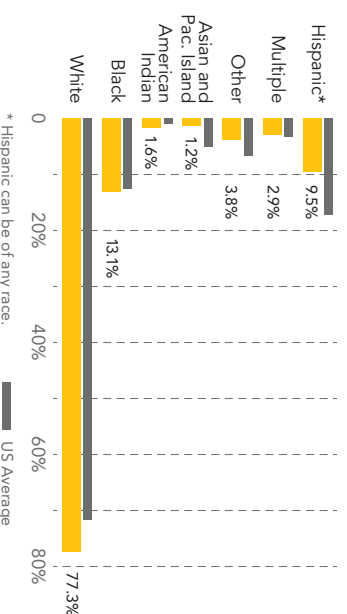
! Indicates US



## RACE AND ETHNICITY (Esri data)

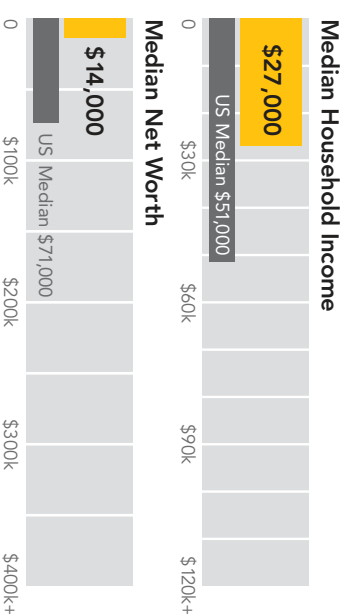
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

**Diversity Index: 49.1** US: 62.1



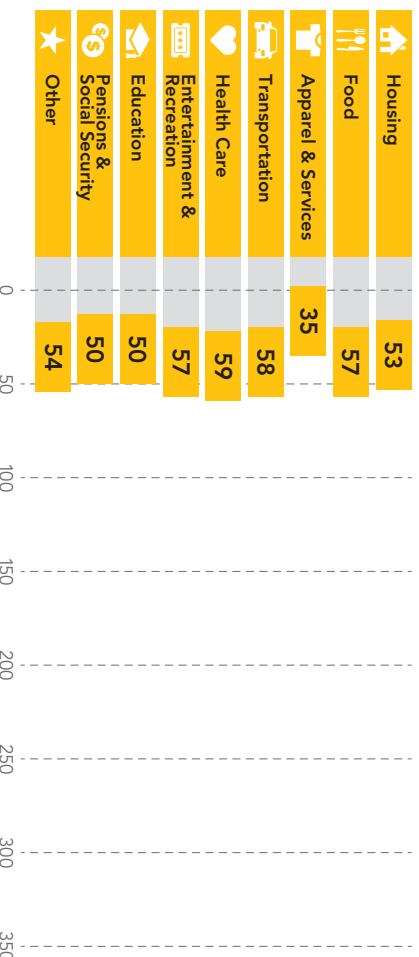
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



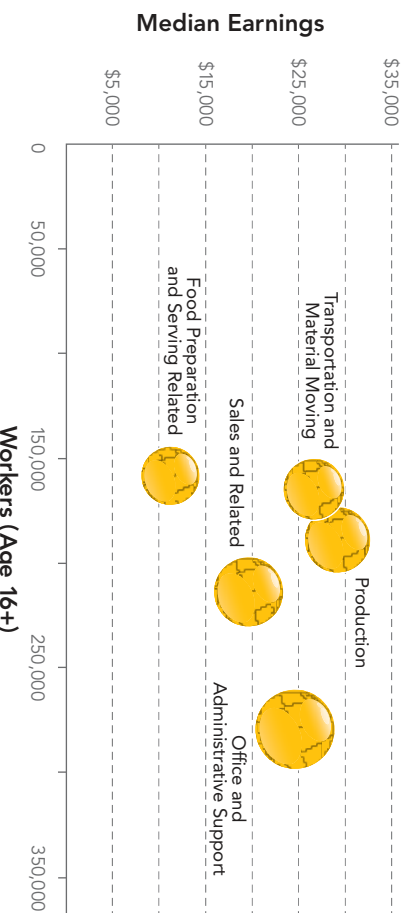
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



## OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







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# RURAL RESORT DWELLERS

Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller.

These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.

US Household // 1,215,000

Average Household Size // 2.21

Median Age // 52.4

Median Household Income // \$46,000



# + OUR NEIGHBORHOOD



- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas provide affordable homes valued at 8% less than the US median home value. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

## + MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

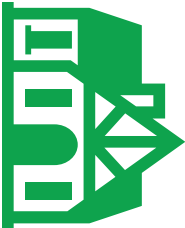
- Residents drive older domestic vehicles and prefer to spend their disposable income on gear to support their hobbies, which include freshwater fishing, hunting with a rifle or shotgun, and motorcycling.
- At home, Rural Resort Dwellers residents spend any free time working on their vehicles and maintaining their gear. They make frequent trips to their local hardware store for parts and tools. These hands-on consumers are also passionate about vegetable gardening.
- Due to their remote locations, these neighborhoods have satellite dishes. A few residents still rely on dial-up modems to stay connected. They don't access the Internet often but will make online purchases for items difficult to find in nearby stores.
- Their taste in TV shows reflects their hobbies—Animal Planet, Discovery Channel, and the DIY Network.

## + SOCIOECONOMIC TRAITS

- Rural Resort Dwellers residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue collar residents. They shop for timeless, comfortable clothing, but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.

## + HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



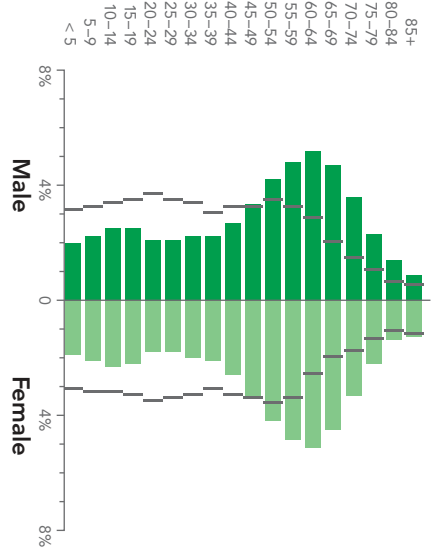
**Typical Housing:**  
Single Family  
**Median Value:**  
\$163,000  
US Median \$177,000

### AGE BY SEX

(Esri data)

Median Age: **52.4**    US: 37.6

I Indicates US

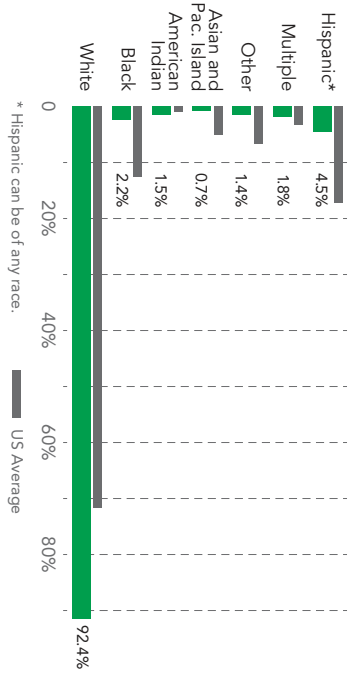


### RACE AND ETHNICITY

(Esri data)

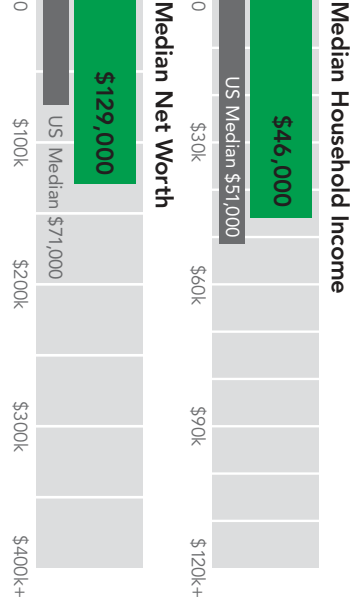
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **21.9**    US: 62.1



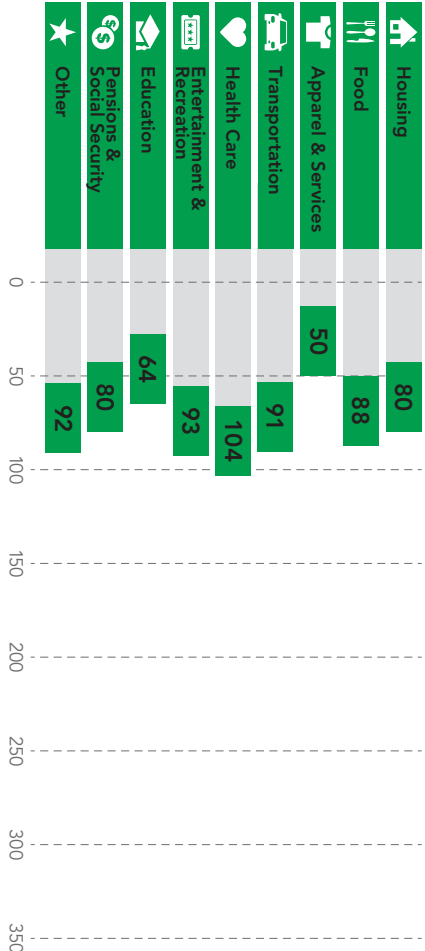
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



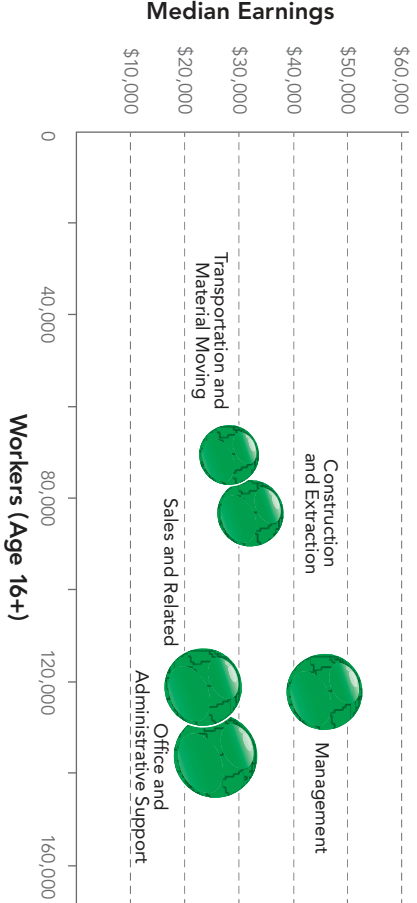
### AVERAGE HOUSEHOLD BUDGET INDEX

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### OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







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# PRAIRIE LIVING

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Prairie Living is Tapestry Segmentation's most rural market, comprising about 1 percent of households, located mainly in the Midwest, with a predominance of self-employed farmers.

These agricultural communities are not diverse, dominated by married-couple families that own single-family dwellings and many vehicles. Median household income is similar to the US, and labor force participation is slightly higher. Faith is important to this hardworking market. When they find time to relax, they favor outdoor activities.

US Household // 1,307,000

Average Household Size // 2.50

Median Age // 43.4

Median Household Income // \$51,000

## + OUR NEIGHBORHOOD

• About four-fifths of households are owner occupied.

• Dominant household type is married-couples with no children.

• Most are single-family homes (87%) built before 1980; a higher proportion were built before 1940 (Index 225).

• Higher percentage of vacant housing units is at 16% (Index 137).

• Most households own 2 or 3 vehicles; this is the highest ranked market for owning 4 or more vehicles.



6D

## + MARKET PROFILE

*(Consumer preferences are estimated from data by GfK MRI)*

- Many own a truck, riding lawn mower, and ATV/UTV and have a satellite dish.
- They purchased plants and seeds in the past year for their vegetable garden, where their tiller comes in handy.
- They favor banking in person, have noninterest checking accounts, invest in CDs (more than 6 months), and have term/whole life insurance.
- They are pet owners.
- Leisure activities include fishing, hunting, boating, camping, and attending country music concerts.
- Residents prefer to listen to faith and inspirational, as well as country music on the radio.
- They read home service, fishing/hunting, and automotive magazines.
- They contribute to religious organizations and belong to religious clubs.
- Walmart is a favorite shopping stop; Subway is a favorite eating spot.

## + SOCIOECONOMIC TRAITS

- Half have completed some college education or hold a degree.
- At 4.1%, the unemployment rate is less than half the US rate.
- Labor force participation rate slightly higher at 66%.
- Wage and salary income for 73% of households plus self-employment income for 27% (Index 242).
- Faith and religion are important to these residents.
- Tend to buy things when they need them, rather than when they want them or to be trendy.
- Somewhat resistant to new technology.
- Creatures of habit when purchasing food items.

## + HOUSING

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**Typical Housing:**  
Single Family  
**Median Value:**  
\$125,000  
US Median \$177,000

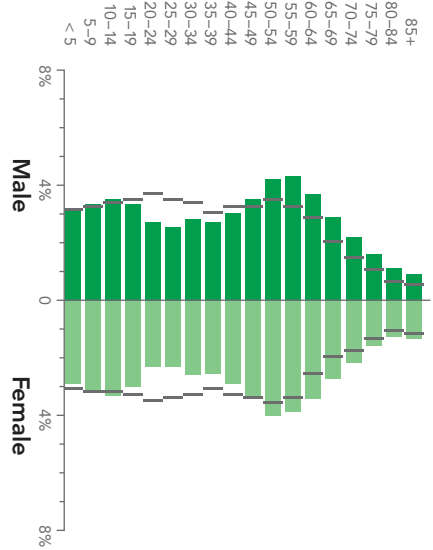




AGE BY SEX (Esri data)

Median Age: **43.4** US: 37.6

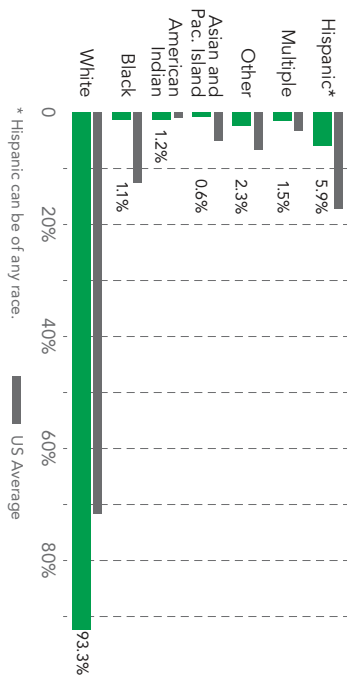
I Indicates US



RACE AND ETHNICITY (Esri data)

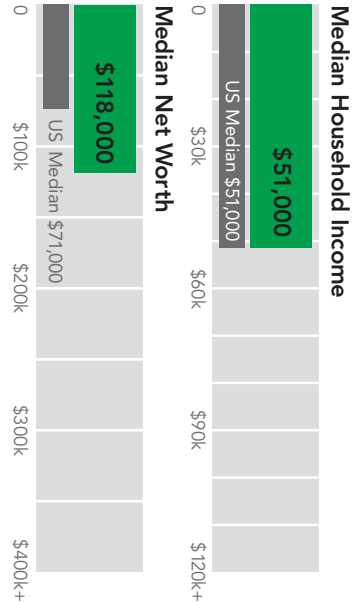
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **22.6** US: 62.1



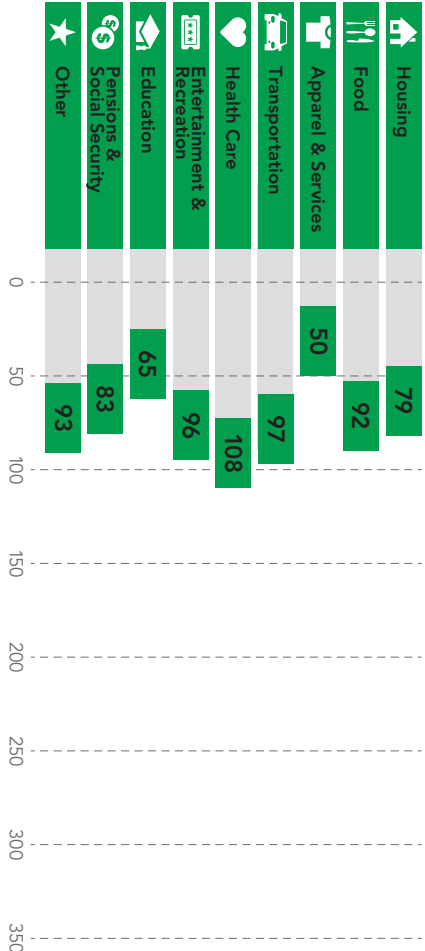
INCOME AND NET WORTH

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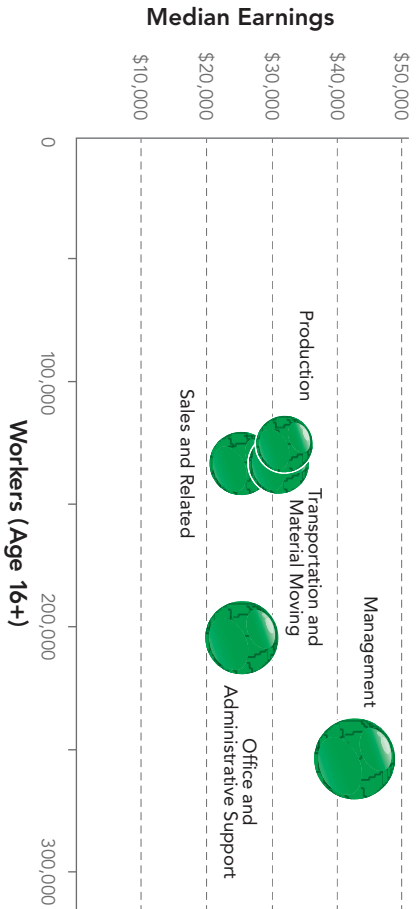
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





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## 5A COMFORTABLE EMPTY NESTERS

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up.

Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average (Index 363). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

US Household // 2,973,000

Average Household Size // 2.50

Median Age // 46.8

Median Household Income // \$68,000



## + OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly lower at 2.50.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 129).
- Households generally have one or two vehicles.



## + MARKET PROFILE

*(Consumer preferences are estimated from data by GfK MRI)*

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

## + SOCIOECONOMIC TRAITS

- Education: 34% college graduates; nearly 66% with some college education.
- Low unemployment at 7%; average labor force participation at 61%.
- Most households income from wages or salaries, but a third also draw income from investments (Index 154) and retirement (Index 166).
- Comfortable Empty Nesters residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

## + HOUSING

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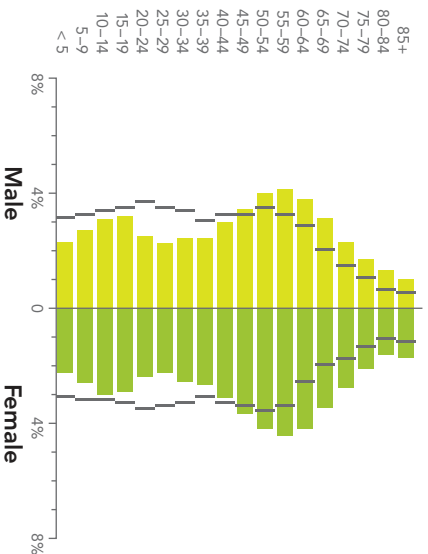
**Typical Housing:**  
Single Family  
**Median Value:**  
\$187,000  
US Median \$177,000



## AGE BY SEX (Esri data)

**Median Age: 46.8** US: 37.6

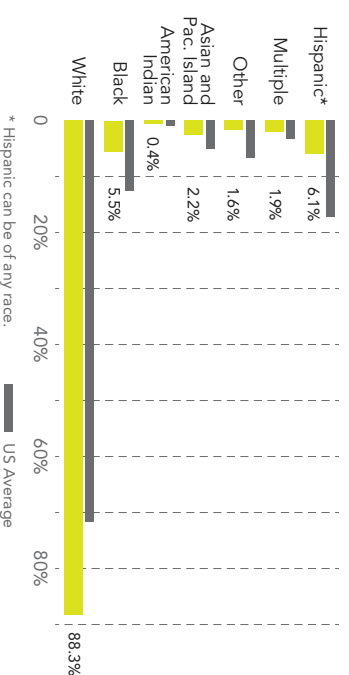
! Indicates US



## RACE AND ETHNICITY (Esri data)

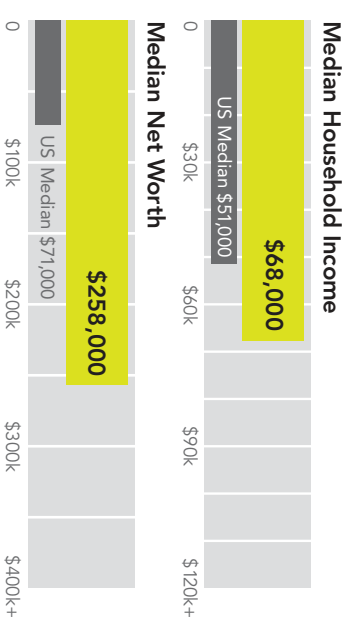
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

**Diversity Index: 30.6** US: 62.1



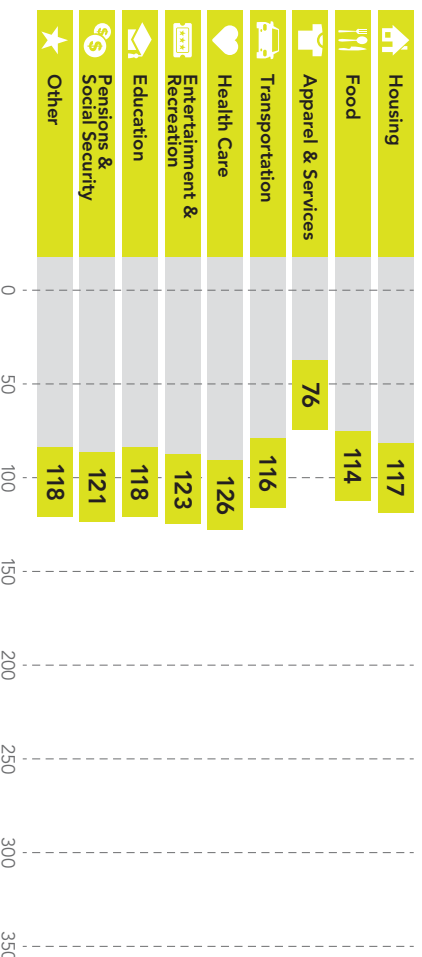
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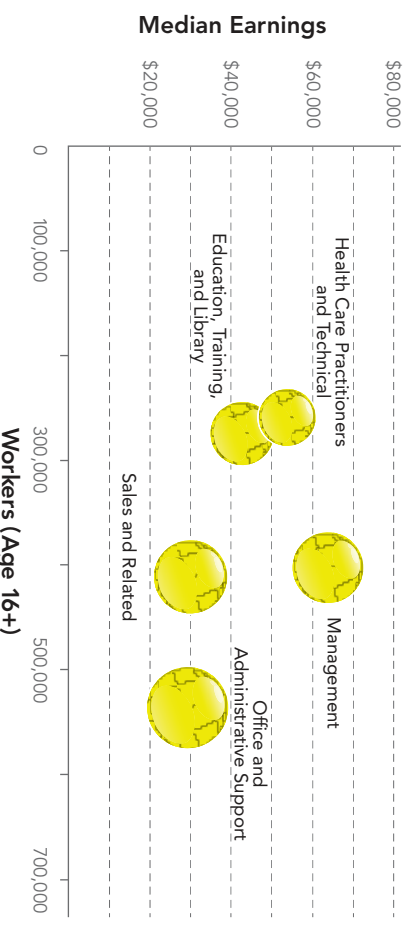
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## OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.







# ABOUT THE RETAIL COACH

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

Through its unique Retail360® process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.



C. Kelly Cofer  
President & CEO  
The Retail Coach, LLC

## Retail360

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through extensive visits within our clients' communities.

Every community is different, and there is no “one size fits all” retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs helps assure our clients that they are receiving the latest and best information for their retail recruitment efforts—all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail360® process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.

**The Retail Coach -**  
*“It's not about data. It's about your success.”*



**TheRetailCoach®**

P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [info@theretailcoach.net](mailto:info@theretailcoach.net) | [www.theretailcoach.net](http://www.theretailcoach.net)



# ACKNOWLEDGEMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Environics Analytics 2018, ESRI 2018, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model.

Mapping data is provided by MapInfo, Nielsen, ESRI and/or Microsoft Corporation.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.



**ESESIS Environmental Corp**

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**Waco, Texas 76710**

**254-751-1961 ☎ Fax 254-235-7038**

**License # 10-0340**

**ASBESTOS SURVEY**

**Vacant Building**

**215 West 3rd**

**Clifton, Texas**

**Completion date: August 16, 2010**

**PERFORMED BY:**

**Chad Cole**

**LICENSES**

**Charles Thorn**

**Department of State Health Services**

**Individual Asbestos Consultant**

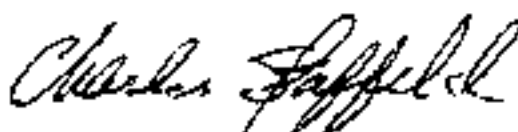
**10-5047 (12/28/12)**

**Charles Staffeld**

**Department of State Health Services**

**Individual Asbestos Consultant**

**10-5691 (01/24/12)**



**Chad Cole**

**Department of State Health Services**

**Asbestos Management Planner**

**20-5607 (07/13/2012)**

**Chris Bolton**

**Department of State Health Services**

**Individual Asbestos Inspector**

**60-2359 (12/04/12)**

**ASBESTOS SURVEY**

**ESESIS Environmental Corp. performed an asbestos sampling inspection for asbestos at Vacant Building, 215 West 3rd Clifton, Texas.** This inspection was performed by Chad Cole a Texas Department of Health licensed asbestos inspector of ESESIS Environmental Corp. Completion date for this inspection was **August 16, 2010**

ACM are assessed as being friable or non-friable. Friable ACM can be pulverized into dust by finger pressure, when dry. ACM that is friable has a higher potential for fiber release than the non-friable variety. The EPA has defined ACM as any material with an asbestos content of greater than one percent (1%).

Suspect asbestos containing materials have been divided into the following categories:

<b>Surfacing Materials</b>	Troweled on texture and spray-on ceilings.
<b>Thermal Insulation</b>	Pipe and boiler insulation.
<b>Miscellaneous Material</b>	Floor tile - sheet goods, ceiling tile, sheetrock, joint compound, etc.

This inspection was an AHERA like inspection and was conducted as such. Materials not sampled during this inspection include concrete, wood, metal doors, in-place electrical wiring and other hidden and/or inaccessible components and materials. No destructive sampling was conducted. The sampling was limited to those areas visible and accessible on interior surfaces of the structure. No sampling was conducted on the roof area. A total of 18 samples were taken and analyzed. Every room or unit was not sampled. Representative samples were collected from material that was assumed to be homogenous based on outward appearance. **Due to the inspection being non- destructive, ESESIS is not responsible for suspect ACM that may exist behind concealing walls, under flooring and/or carpet, above false ceilings, in chases, inaccessible areas, etc.**

## **LIMITATIONS**

This document is prepared for the exclusive use of our client as an Asbestos Survey to provide guidelines in location and handling asbestos materials for the property located at:

### **Vacant Building, 215 West 3rd, Clifton, Texas.**

The procedures utilized to gather the data upon which this report is based, as well as the preparation of this report, were performed in accordance with generally accepted practices and principles of the Asbestos Consulting industry, and with the same degree of care, skill, and accuracy generally used by professionals in the industry, under the same or similar conditions within the geographic area in which this investigation was conducted. The opinions, observations, findings and recommendations contained in this report were based on professional judgment of the data obtained during investigation of the site and results of bulk analysis of samples collected. ESESIS Environmental Corp and retained consultants represent that they utilized due diligence and reasonable care to effect an evaluation of the asbestos considerations and to designate and define areas of asbestos concern. ESESIS Environmental Corp and retained Consultants cannot assume responsibility for determining, locating or reporting concealed, latent or hidden environmental concerns which are not reasonably apparent to ESESIS and other retained professional personnel in conducting its inspection or discovered during testing of the samples.



This report is not intended to convey the opinion that the site contains no other hazardous or toxic material beyond that observed or found by ESESIS Environmental Corp and retained consultants during the site investigation and analysis of bulk samples analyzed.

This report shall be addressed to owner, and may be relied upon by him and his respective attorneys, officers, direct heirs, assigns and representatives as applicable.

Other than indicated above, ESESIS Environmental Corp. and retained consultants make no other warranty, expressed or implied, with regard to any report generated; the work performed by ESESIS Environmental Corp and retained consultants in the course of investigations of the site, analyzation of samples or the preparation of this report.

### **SAMPLE ANALYSIS**

The asbestos samples were analyzed by EMSL Analytical Inc. using Polarized Light Microscopy (PLM) with dispersion staining techniques in accordance with the EPA's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", (40 CFR, Part 763, Sub-part F, Appendix A). ). EMSL Analytical, Inc., Westmont, New Jersey is NVLAP accredited and licensed by the Texas Department of Health. License # 30-0159

### **REVIEW OF BUILDING CONSTRUCTION**

Construction plans for the remodeling were not available for review. The construction of the building and contained rooms, facilities and mechanical appeared to conform to typical design for building uses of this type and as such, it is likely that standard and available building materials were used for the time the building as subsequent modifications were made.

### **REVIEW OF SUSPECT ASBESTOS MATERIALS**

A visual inspection of exposed and accessible building materials was made of each interior space at the subject facility, where available. The purpose of the inspection was to identify any suspect ACM in readily visible areas of the structure and of the areas that will be affected by any planned renovations or repairs. A total of 18 bulk suspect asbestos containing material samples were removed and analyzed by PLM. Other items within the structures that were not readily visible may also be considered as suspect, and may, in fact, contain asbestos, but this report is limited to the analysis of only 1 selected areas, considered homogeneous, for actual asbestos sample analysis. This report is an AHERA designed report and samples were collected that, in the opinion of the inspector, were homogenous.

Homogeneous areas that were identified and sampled are included in the Lab report Chain of Custody.

### **OBSERVATIONS**

**Materials were noted to be in satisfactory condition.**

**The Asbestos survey is limited only to the areas sampled.**

Due to the inspection being non- destructive, ESESIS is not responsible for suspect ACM that may exist behind concealing walls, under flooring and/or carpet, above false ceilings, in chases, inaccessible areas, etc.

### CONCLUSIONS

The Asbestos survey is limited only to the area sampled on the Chain of Custody.

None of the materials tested were found to contain asbestos in amounts >1%,

### RECOMMENDATIONS

None of the materials tested were found to contain asbestos, therefore need not be manipulated by a TDH licensed asbestos abatement contractor or placed into an aggressive asbestos maintenance plan.

### ASBESTOS SAMPLE ANALYSIS RESULTS

Sample No.	Location / Material	Results
------------	---------------------	---------



1. SEE ATTACHED LABORATORY REPORTS.



# Asbestos Lab Services Chain of Custody

EMSL Order Number (Lab Use Only):

041018018

Corporate -  
Westmont/Cinnaminson, NJ  
200 Route 130 North  
Cinnaminson, NJ 08077  
PHONE: 1-800-220-3675  
FAX: (856) 850-4980

Company: ESESIS Environmental Corp		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party	
Street: 5601 Edmond Dr.			
City/State/Zip: Waco, TX 76710			
Report To (Name): Chad Cole		Fax: 254-235-7038	
Telephone: 254-733-1160		Email Address: chadesesis@grandecom.net	
Project Name/Number: 10W/RS 215 West 3rd Clifton TX			
Please Provide Results: Email		Purchase Order:	
State Samples Taken: TX			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
<small>*For TEM Air 3 hours/6 hours, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.</small>			
<b>PCM - Air</b> <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA <b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 800/R-93/118 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NIOSH 9002 (<1%)		<b>TEM - Air</b> <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 <b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 800 sec. 2.5 <b>TEM - Water, EPA 100.2</b> Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
<b>TEM - Dust</b> <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D8486 <input type="checkbox"/> Carpet Sonication (EPA 800/J-93/187) <b>Soil/Rock/Vermiculite</b> <input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity) <input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity) <input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity) <input type="checkbox"/> EPA Protocol (Semi-Quantitative) <input type="checkbox"/> EPA Protocol (Quantitative) <b>Other:</b>			
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group			
Samplers Name:		Samplers Signature:	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
01	Brick Mortar interior walls		
02	" "		
03	" " exterior walls		
04	window caulk exterior windows		
05	" "		
06	" "		
07	Plaster skim Coat front room wall 2		
08	" "		
Client Sample # (s):		Total # of Samples:	
Relinquished (Client):		Date: 8-10-10	Time:
Received (Lab): DMSB-PX-9A		Date: 8-11-10	Time:
Comments/Special Instructions:			

SAMPLES ACCEPTED  
 FOR ANALYSIS BY  
 EMSL ANALYTICAL INC.



## Asbestos Lab Services Chain of Custody

EMSL Order Number (Lab Use Only):

041018018

Location:  
Westport/Gwinnington, AL  
230 Poise 1st North  
Gwinnington, AL 36027  
PHONE: 1-800-220-2677  
Fax: 206-300-1000

Sample #	Sample Description	Volume/Area (Ltr) HAZ (Bulk)	Date/Time Sampled
9			
10	Plaster - Finished	Garage Area	
11	"	"	
12	"	"	
13	Spray on Acoustic	Front Room	
14	"	"	
15	"	"	
16	Insulation	Front Room	
17	"	"	
18	"	"	

Comments/Special Instructions:

SAMPLES ACCEPTED  
FOR ANALYSIS BY  
ASBESTOS ANALYST

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone: (856) 385-4800 Fax: (856) 785-5974 Email: westmontaslab@EMSL.com

Attn: **Chad Cole**  
**ESESIS Environmental Corporation**  
**5601 Edmond Ave**  
**Suite A-1**  
**Waco, TX 76710**

Customer ID: ESES50  
 Customer PO:  
 Received: 08/11/10 9:00 AM  
 EMSL Order: 041016018

Fax: (254) 235-7038 Phone: (254) 751-1961  
 Project: IOW183 215 WEST 3RD CLIFTON TX

EMSL Proj:  
 Analysis Date: 8/15/2010

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
01 041018018-0001	INTERIOR WALLS - BRICK MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
02 041018018-0002	INTERIOR WALLS - BRICK MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
03 041018018-0003	EXTERIOR WALLS - BRICK MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
04 041018018-0004	EXTERIOR WALLS - WINDOW CAULK	Various Non-Fibrous Heterogeneous		100% Non-fibrous (other)	<1% Chrysotile
05 041018018-0005	EXTERIOR WALLS - WINDOW CAULK	Various Non-Fibrous Heterogeneous		100% Non-fibrous (other)	<1% Chrysotile
06 041018018-0006	EXTERIOR WALLS - WINDOW CAULK	Various Non-Fibrous Heterogeneous		100% Non-fibrous (other)	<1% Chrysotile
07 041018018-0007	FRONT ROOM WAIT 2 - PLASTER SKIM COAT	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Initial report from 08/16/2010 07:45:59

## Analyst(s)

Jerry Cherian (16)  
 Leslie McCuskey (2)

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

EMSL maintains liability limited to the cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval or endorsement by NMLAP, NIST or any agency of the federal government. The test results contained within this report meet the requirements of NELAP unless otherwise specified. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. 200 Route 130 North, Cinnaminson, NJ. NMLAP Lab Code 1010480. AHA-LAP LLC-HLAP Lab 100104. NYS ELAP 10572. NJ DEP 03036

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone: (609) 368-4800 Fax: (609) 763-0324 Email: [walmon@emslab.com](mailto:walmon@emslab.com)

Attn: **Chad Cole**  
**ESESIS Environmental Corporation**  
**6601 Edmond Ave**  
**Suite A-1**  
**Waco, TX 76710**

Customer ID: E9E950  
 Customer PO:  
 Received: 08/11/10 9:00 AM  
 EMSL Order: 041010018

Fax: (254) 235-7036 Phone: (254) 751-1961  
 Project: IOW163 216 WEST 3RD CLIFTON TX

EMSL Proj:  
 Analysis Date: 8/16/2010

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
08 OW163-B-0001	FRONT ROOM WAIT 2 - PLASTER SKIM COAT	White Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	None Detected
09 OW163-B-0002	FRONT ROOM WAIT 2 - PLASTER SKIM COAT	White Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	None Detected
10 OW163-B-0010	GARAGE AREA - PLASTER - FINISHED	Brown Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	None Detected
11 OW163-B-0011	GARAGE AREA - PLASTER - FINISHED	Brown Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	None Detected
12 OW163-B-0012	GARAGE AREA - PLASTER - FINISHED	Brown Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	None Detected
13 OW163-B-0013	FRONT ROOM - SPRAY ON ACOUSTIC	Brown/White Fibrous Heterogeneous	15% Cellulose	85% Non-Fibrous (other)	<1% Chrysotile

suggested

Initial report from 08/16/2010 07:46:59

**Analysis(s)**

Jerry Chanon (16)  
 Leslie McCloskey (2)

Stephen Siegel, CEM, Laboratory Manager  
 or other approved signatory

EMSL maintains strict adherence to the goals of analysis. This report relates only to the samples reported above and may not be reproduced, stored or used without written approval by EMSL. EMSL bears no responsibility for sample collection, analysis, or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report should not be used by the client to claim product certification, approval or endorsement by EMSL, FIRST or any agency or the federal government. The test results contained within this report meet the requirements of NELAP unless otherwise specified. Samples received in good condition unless otherwise noted.

EMSL Analytical, Inc. 200 Route 130 North, Cinnaminson, NJ 08077 Lab Code 101048-D. APLA-AP, LLC-AP Lab 100104. NYS ELAP 10872. NJ OEH 03038



**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone: (856) 833-4800 Fax: (856) 788-9974 Email: [yes@emslab.com](mailto:yes@emslab.com)

Attn: **Chad Cole**  
**ESESIS Environmental Corporation**  
**6801 Edmond Ave**  
**Suite A-1**  
**Waco, TX 76710**

Customer ID: **ESES06**  
 Customer PO:  
 Received: **08/11/10 9:00 AM**  
 EMSL Order: **041019018**

Fax: (254) 215-7038 Phone: (254) 751-1881  
 Project: **1047183 215 WEST 3RD CLIFTON TX**

EMSL Proj:  
 Analysis Date: **8/15/2010**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 800/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
14 041019018-0024	FRONT ROOM - SPRAY ON ACOUSTIC	Brown/White Fibrous Heterogeneous	15% Cellulose	85% Non-Fibrous (other)	<1% Chrysotile
suggested item					
15 041019018-0025	FRONT ROOM - SPRAY ON ACOUSTIC	White Non-Fibrous Heterogeneous		100% Non-Fibrous (other)	<1% Chrysotile
suggested item					
16 041019018-0026	FRONT ROOM - INSULATION	Various Fibrous Heterogeneous	30% Cellulose 50% Glass	20% Non-Fibrous (other)	None Detected
17 041019018-0027	FRONT ROOM - INSULATION	Various Fibrous Heterogeneous	30% Cellulose 50% Glass	20% Non-Fibrous (other)	None Detected
18 041019018-0028	FRONT ROOM - INSULATION	Various Fibrous Heterogeneous	30% Cellulose 50% Glass	20% Non-Fibrous (other)	None Detected

Initial report from 08/16/2010 07:45:59

**Analyst(s)**

Jerry Charlen (16)  
 Leslie McCluskey (2)

Stephen Siegel, CHL Laboratory Manager  
 or other approved signatory

EMSL Analytical, Inc. is not responsible for the accuracy of this report. This report contains only the results reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL does not accept responsibility for sample collection, analysis, or analytical method interpretation and use of this report is the responsibility of the client. The report must not be used by the client to claim product certification, approval or endorsement by EMSL, NIST or any agency of the federal government. The test results conform with the requirements of NELAP unless otherwise specified. Samples received in poor condition will be analyzed as noted.

Samples analyzed by EMSL Analytical, Inc. 200 Route 130 North, Cinnaminson, NJ 08077. EMSL Lab Code: 100004. AHR Lab Code: 100004. NIST Lab Code: 100004. NIST Lab Code: 100004.

AFFIDAVIT OF UNDERGROUND STORAGE TANK REMOVAL

Seller's Name and Address: HONEA BROTHERS CONSTRUCTION, INC., a Texas Corporation, 2945 FM 708, Clifton, TX 76634

Buyer's Name and Address: KAYE ROBINSON JOHNSON, P.O. Box 206, Clifton, TX 76634

Description of Property: All that certain lot, tract or parcel of land situated in the Town of Clifton, Bosque County, Texas, and being the West 40' of Lots 8 through 10, Block 6, Clifton, Bosque County, Texas, known as 215 West 3<sup>rd</sup> Street, Clifton, TX 76634.

THIS AFFIDAVIT IS A DISCLOSURE OF KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED.

Before me, the undersigned notary, on this day personally appeared EDWARD HONEA of HONEA BROTHERS CONSTRUCTION, INC., the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

"My name is EDWARD HONEA. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"To the best of my knowledge, no existing Underground Petroleum Storage Tanks are present on the Property, because any and all pre-existing Underground Storage Tanks were removed from the Property prior to my purchase of the Property in 1997.


"I, Seller, shall provide Kaye Robinson Johnson, Buyer, with any and all available records and reports pertaining to removal of Underground Storage Tanks from the Property upon their discovery. As of this date, Seller is providing no records or reports pertaining to Underground Storage Tanks on the Property or any Environmental records of any kind."



EDWARD HONEA  
HONEA BROTHERS CONSTRUCTION, INC.

STATE OF TEXAS                   §  
BOSQUE COUNTY               §

This instrument was acknowledged before me on August 11, 2010 by EDWARD HONEA of HONEA BROTHERS CONSTRUCTION, INC.

  
\_\_\_\_\_  
Notary Public, State of Texas



**Frank W. Neal and Assoc., Inc.**  
Consulting Engineers

June 16, 2011

Re: 215 W. 3<sup>rd</sup> Avenue  
Clifton, Texas 76634  
FWNA Project No. 211315

Dear Mr. Ritzman,

Pursuant to your request I visited the building at 215 W. 3<sup>rd</sup> Ave., Clifton, Texas on June 6, 2011 for the purpose of reviewing the condition of the building and making any recommendations for remedial work, if remedial work is appropriate.

There were no plans of the original building that could be reviewed. During my visit I walked around the outside and walked throughout the interior of the building. I also reviewed the support condition of the wood framing as well as the condition of the wood. The exterior west, south and east walls are multi-wythe brick masonry walls. The roof framing is wood ceiling joists and roof rafters that are supported by the east and west masonry wall and an interior wood beam. The wood beam is supported by wood studs. The floor is a concrete slab that appears to be unreinforced.

Based on my observations I offer the following:

1. The southeast corner of the building has experienced settlement as indicated by the masonry that has shifted.
2. The wood roof framing appears to be in good condition. There do not appear to be any connections between the wood members and the masonry wall except for vertical support of the wood onto the masonry.
3. The north end of the wood interior beam is supported by multiple wood studs. There is considerable rot at the bottom of this support. I recommend the support either be supplemented with more wood studs or a steel pipe column replace the wood studs.
4. There is an opening in the west wall. I recommend an intermediate steel column be provided to support the top of the opening. The foundation wall that is below this area should be maintained and not removed.
5. Given there is no connection of the wood roof framing and the exterior masonry wall I recommend that steel channels be applied to the east wall and tie cables be connected from the new channel to the west wall. A detail is attached.

Thank you for this opportunity to assist you. Please let me know if you have any questions.

Yours truly,

Frank W. Neal, P. E.  
Principal

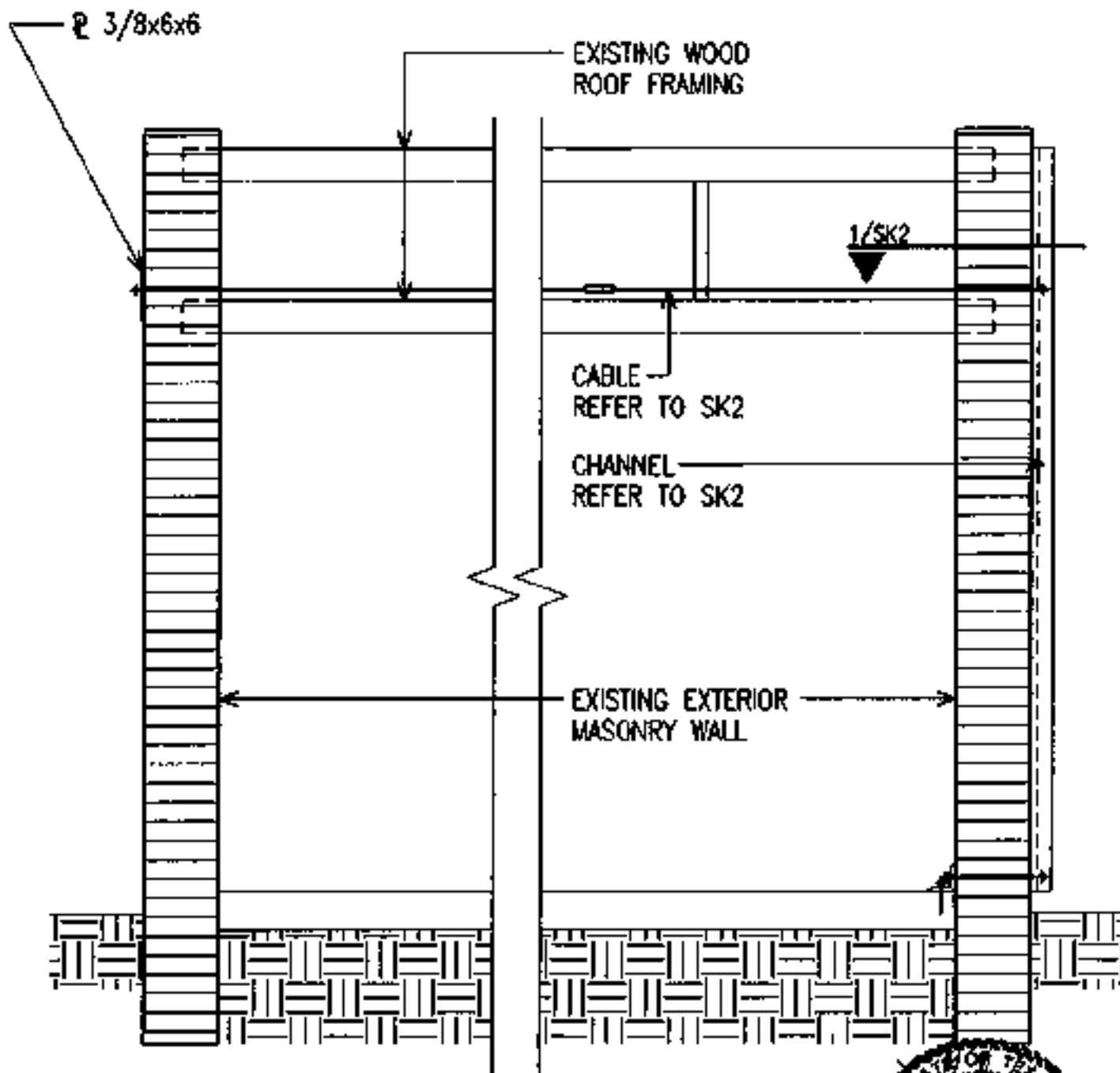
Attachment



1015 W. Broadway  
Fort Worth, Texas 76104  
(817) 332-1944

Fax (817) 336-8620  
fwna-eng.com  
TX Firm Reg. No. F000296





NEW REINFORCING AT EXISTING MASONRY WALLS  
**1** **DETAIL**  
 SCALE: 3/4" = 1'-0"



Frank W. Neal & Assoc., Inc.  
 1015 W. Broadway, Fort Worth, Texas 76104  
 817 332 1988 - Auto program  
 Texas Certificate of Registration No. F-000298

SECTION FOR:

215 W. THIRD AVE.  
 CLIFTON, TEXAS

REVISIONS



DATE:  
06-15-11

SHEET #

SK1

FWNA PROJECT # 211315

3/8" CABLE  
AND TURNBUCKLE

3 CABLE CLAMPS

3/4" EYE BOLTS

EXISTING EXTERIOR  
MASONRY WALL

C8x11.5 - PAINTED (TYPICAL  
OF 5 SPACED 5'-0" FROM  
THE CORNERS THEN  
EQUALLY SPACED)

NEW REINFORCING AT EXISTING MASONRY WALLS  
**1** DETAIL  
SCALE: 3/4" = 1'-0"



Frank W. Neal & Assoc., Inc.  
1015 W. Broadway, Fort Worth, Texas 76104  
817.332.1844, fwna-eng.com  
Texas Certificate of Authority No. 1-000295

DETAIL FOR:

215 W. THIRD AVE.  
CLIFTON, TEXAS

REVISIONS

DATE:  
08-16-11

△

SHEET #

△

SK2

△

FWNA PROJECT # 211315

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

**CLOSED IN THE OFFICE OF:**

Bosque Cen-Tex Title, Inc.  
P.O. Box 899, 202 West Morgan  
Meridian, Tx 76665  
Telephone: 254/435/2722  
GF#100715

**Warranty Deed with Vendor's Lien**

**Date:** August 11, 2010

**Grantor:** Honea Brothers Construction, Inc., a Texas corporation

**Grantor's Mailing Address:**

Honea Brothers Construction, Inc.  
2945 FM 708, Clifton, Tx 76634  
Bosque County

**Grantee:** Kaye Robinson Johnson, a single person

**Grantee's Mailing Address:**

Kaye Robinson Johnson  
P.O. Box 206, Clifton, Tx 76634  
Bosque County

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of First Security State Bank in the principal amount of **FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of First Security State Bank and by a first-lien deed of trust of even date from Grantee to Robert C. Phillips, trustee.

**Property (including any improvements):**

All that certain 90 ft x 40 ft tract of land located at Avenue "D" and Third Street in the City of Clifton, Bosque County, Texas, being more fully described in the attached Exhibit "A".

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs,



successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

First Security State Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of First Security State Bank and are transferred to First Security State Bank without recourse against Grantor.

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

Honea Brothers Construction, Inc., a Texas corporation

David R. Honea

David R. Honea, President

Edward J. Honea

Edward J. Honea, Vice-President

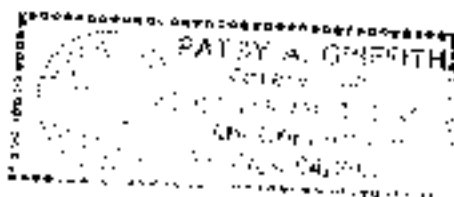
STATE OF TEXAS )

COUNTY OF BOSQUE )

This instrument was acknowledged before me on 8-11, 2010, by David R. Honea, as the President of Honea Brothers Construction, Inc., a Texas corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_



STATE OF TEXAS

)

COUNTY OF BOSQUE

)

This instrument was acknowledged before me on 8-11, 2010, by Edward J. Honea, as the Vice-President of Honea Brothers Construction, Inc., a Texas corporation, on behalf of said corporation.



Notary Public, State of Texas

My commission expires: \_\_\_\_\_

PREPARED IN THE OFFICE OF:

JOHN A HASTINGS JR

P.O. Box 899

Meridian,, Texas 76665

Tel: (254) 435-2373

Fax: (254) 435-2642

AFTER RECORDING RETURN TO:

Bosque Cen-Tex Title, Inc.



## EXHIBIT A

BEING a 90 ft X 40 ft tract of land located at Avenue "D" and Third Street in the City of Clifton, Bosque County, Texas being the W. 40 ft of LOTS 8, 9, & 10 in BLOCK 6 according to the plat thereof recorded in Volume 1, Page 446, Bosque County Plat Records and being that same tract described in a Deed to Honea Brothers Construction dated October 10, 1997 and recorded in Volume 403, Page 906, Bosque County Deed Records. Said 90 ft X 40 ft tract being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron stake found in the E. line of AVENUE "D" at the N.W. corner of said LOT 8 for the N.W. corner of this;

THENCE N 67 deg E 40 ft with N. line of said LOT 8 to a 3/8 inch iron stake found at the N.E. corner of said Honea tract for the N.E. corner of this;

THENCE S 23 deg E 90 ft across said LOTS 8, 9, & 10 to a 3/8 inch iron stake found in the S. line of LOT 10, being also the N. line of said 3rd STREET, said stake being at the S.E. corner of said Honea tract for the S.E. corner of this;

THENCE S 67 deg W 40 ft with N. line of 3rd STREET to its point of intersection with the E. line of AVENUE "D", being the S.W. corner of said LOT 10 and also of said BLOCK 6, being also the S.W. corner of said Honea tract and being also the S.W. corner of this;

THENCE N 23 deg W 90 ft with the E. line of AVENUE "D" to the place of beginning and being a 90 ft X 40 ft tract of land containing 3600 square feet.



# InterFlood

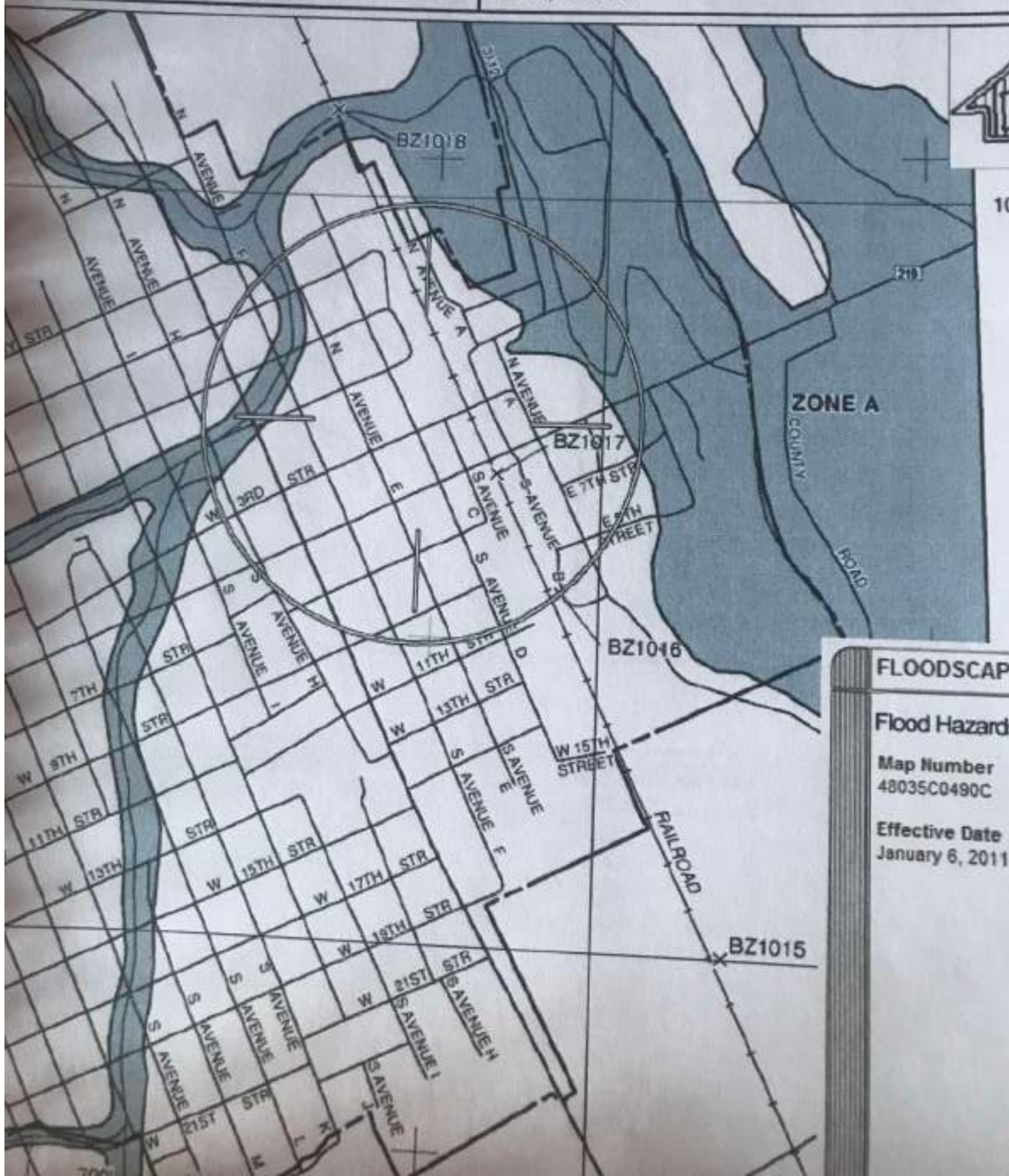


by a la mode

www.interflood.com • 1-800-252-6633

**Prepared for:**  
Cook Appraisals

215 W 3rd St  
Clifton, TX 76634



## FLOODSCAP

### Flood Hazard

Map Number  
48035C0490C

Effective Date  
January 6, 2011



Clifton

Riverside Dr

2nd St

Subject  
215 W 3rd St

N Avenue F  
Hackberry St

N Avenue D

E Pecan St

N Avenue E  
Liveoak St

N Avenue A

N Avenue B

W 3rd St

219

E 7th St

N Avenue E

N Avenue F

S Avenue C

S Avenue B

S Avenue A  
E 9th St

W 5th St

Clifton

E 7th St

S Avenue D

W 7th St

E 9th St

S Avenue F

E 11th St

S Avenue H

th St