



**DRAW REQUEST** Draw 3

DATE 02/23/2023  
ACCOUNT NAME Corick Properties LLC  
LOAN NUMBER 5377374  
MATURITY DATE 12/30/2048  
LOAN AMOUNT \$1,315,150 - 1st Lien  
FUNDS AVAILABLE \$751,644.41 - 1st Lien  
AMOUNT REQUESTED \$147,674.53 + \$375.00 = \$148,049.53  
REQUESTED BY: CR&T Builders, Inc. & CRM (Consturction Resource Managment)

**DISBURSEMENT**

CHECK# \$375.00 mailed to CRM DDA \_\_\_\_\_

**WIRE: Attach wiring instructions** \$147,674.53 - Wired to CR&T Builders

REQUEST RECEIVED BY \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_ FAX \_\_\_\_\_ PERSON \_\_\_\_\_

CUSTOMER SIGNATURE *Francis J. Brzycki*

OFFICER APPROVAL *[Signature]*

REQUEST FUNDED BY \_\_\_\_\_

**OUTGOING WIRE TRANSFER  
CUT OFF TIME 3:00 PM SHARP**

DATE: 02/24/2023 TIME: 9:06 AM/PM

ORIGINATING F. I.: Schertz Bank & Trust \* AMOUNT: \$147,674.53  
ORIGINATING F. I. ABA: 114916103 \* FEE: -0-  
\* ORDER TAKEN BY: Debra Jamerson DS \* TOTAL: \$147,674.53

-----  
\*ORIGINATOR NAME: Schertz Bank & Trust  
\*ADDRESS: 519 Main St. CITY Schertz ST TX  
\*ACCOUNT NUMBER: 103530001 PHONE: 210-945-7400  
\*ORIGINATOR SIGNATURE: Schertz Bank & Trust

-----  
\*BENEFICIARY NAME: CR&T BUILDERS, INC  
\*BENEFICIARY ADDRESS: 811 MOUNTAIN VIEW DR CITY SAN MARCOS ST TX 78666  
\*BENEFICIARY ACCOUNT NUMBER: 48002224  
\*BENEFICIARY BANK: SAGE CAPITAL BANK  
\* BEN BANK ADDRESS: 1606 N. Sarah Dewitt Dr. CITY Gonzales ST TX 78629  
\*BENEFICIARY BANK'S ABA: 1 1 4 9 - 1 3 7 1 - 1

ADDITIONAL INSTRUCTIONS: \_\_\_\_\_  
\_\_\_\_\_

-----  
**FOR BANK USE ONLY**

EMPLOYEE ENTERING WIRE: Amerand CALLBACK: \_\_\_\_\_

VERIFIED/APPROVED BY: \_\_\_\_\_ TRACKING #: 9038

MODIFIED BY: \_\_\_\_\_ SCANNED BY: \_\_\_\_\_

**Wiring Instructions**

*Verified by  
Sheryl Pae  
# 612-392-5588*

Sage Capital Bank

ABA# 114913711 Swift# FRSTUS44

Institution's Address: 1606 N Sarah Dewitt Dr.  
Gonzales, TX 78629

Beneficiary's Name: CR&T BUILDERS INC.

Beneficiary's Address: 811 MOUNTAIN VIEW DR  
SAN MARCOS, TX 78666

Beneficiary account #: 48002224

**Special Instructions:**

Kathy Menk  
02/24/2023 08:39 AM

114916103  
BR01 - Schertz Bank & Trust



**SCHERTZ BANK & TRUST**

## Search ABA Directory

Receiving institutions that are unable to receive wires directly from the Federal Reserve include Correspondent Info. Selecting an institution with this relationship will automatically update the wiring instructions to reflect this relationship when requesting third party wire transfers.

### Receiver FI Info

**114913711**  
SAGE CAPITAL BANK  
SAGE CAPITAL  
1606 N SARAH DEWITT DR  
GONZALES , TX 78629  
Tel: 830-6728585  
Email: Not on File

### Correspondent Info Action

[New Wire - Long Form](#)  
[New Wire - Short Form](#)  
[Recurring Wire - Set Up](#)

[Email](#)

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**Debra Jamerson**

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**From:** David Case  
**Sent:** Friday, February 24, 2023 8:41 AM  
**To:** Debra Jamerson; Sylvia R. Anninos  
**Subject:** Sage Bank

Here is contact info for Sheryl Prai so you may confirm the institutions wire address.

512-392-5588 Phone

**David Case**

**Schertz Bank & Trust**  
2202 Hunter Rd. San Marcos, TX 78666  
Direct 512-754-7401 | [dcase@schertzbank.com](mailto:dcase@schertzbank.com)  
NMLS ID 2011229

Loan Assistant, **Sylvia Anninos** | 512-754-7401 | [sanninos@schertzbank.com](mailto:sanninos@schertzbank.com)

TranSet Number: 842465		
Date	Description	Amount
Feb 24, 2023	Loan Advance #103530001	\$148,049.53
Transaction Number: 842465001 Account Number: Note 5377374 Transaction Code: [305] Loan Advance Date Created: 02/24/2023 08:57 AM Extracted: No Template Number: [506] LOAN to GL Transfer Branch Number: [5] 05-SAN MARCOS BRANCH Responsibility Code: [510] DAVID CASE Institution: [60] SCHERTZ BANK AND TRUST Submitter User Name: DEBRA A JAMERSON Originating Institution: [60] SCHERTZ BANK AND TRUST		
Feb 24, 2023	Advance From #5377374      Corick Properties, LLC	\$148,049.53
Transaction Number: 842465002 Account Number: General Ledger 103530001 Transaction Code: [400] General Ledger Credit Date Created: 02/24/2023 08:57 AM Extracted: No Template Number: [506] LOAN to GL Transfer Branch Number: [1] 01-MAIN BRANCH Responsibility Code: [0] Institution: [60] SCHERTZ BANK AND TRUST Submitter User Name: DEBRA A JAMERSON Originating Institution: [60] SCHERTZ BANK AND TRUST		

**SCHERTZ BANK & TRUST**  
 PO. BOX 801  
 SCHERTZ, TEXAS 76182-0801

**LOAN REMITTANCE CHECK**

NO. 007827

DATE 2/24/2023

AMOUNT  
 \*\*\$375.00\*\*

PAY TO THE ORDER OF CONSTRUCTION RESOURCE MANAGEMENT, LLC

TRV# 132099

DC/81

THE SONS OF AMERICA

*[Signature]*  
 AUTHORIZED SIGNATURE

⑈007827⑈ ⑆114916103⑆ ⑈211070001⑈ 500

**DEBIT** Schertz Bank & Trust CURTIS 1000  
 GENERAL LEDGER

INITIALS *DS* DATE 2-24-23

ACCOUNT NAME *Loan Suspense* EFF DATE APP BY

DESCRIPTION / REMARKS

*Corick Properties, LLC* AMOUNT 375.00

*CRM* # 5377374

*TRV# 132099*

ACCOUNT NUMBER 103530001

⑆5021⑈1000⑆ 500

# 5377374

Construction Resource Management, LLC

13300 Old Blanco Rd  
Suite 307  
San Antonio TX 78216

# Invoice

Date	Invoice #
2/21/2023	132099

Bill To
Schertz Bank & Trust 519 Main Street Schertz, TX 78154



Project
22231143 Corick Auto Group San Marcos

Description	Amount
Construction Monitoring	375.00

Please make checks payable to Construction Resource Management

<b>Total</b>	<b>\$375.00</b>
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**Note 5377374 - CORICK PROPERTIES LLC**

	Relationship	Date of Birth	Phone Number	Tax Identification
 CORICK PROPERTIES LLC  346 STONE PARK NEW BRAUNFELS TX 78130	Owner/Signer		*****	EIN ***-*****

Additional Relationships  
 Tax Name: CORICK PROPERTIES LLC  
 See Mailing Information

**Summary**

Principal Balance:	✓ \$563,505.59	Interest Method:	[6] 365/360 Payments P&I
Interest Balance:	\$2,391.24	Current Payment Due Date:	Feb 28, 2023
Net Payoff:	\$565,896.83	Current Payment Due Amount:	\$2,899.96
Maximum Credit:	\$1,315,150.00	Date Last Payment:	Feb 01, 2023
Maximum Credit Code:	Non-Revolving	Amount Last Payment:	\$2,945.59
Current Available Credit:	✓ \$751,644.41	Current Days Past Due:	
Current Other Escrow Balance:	\$0.00	Total Amount Due:	\$2,899.96
Current Late Charge Balance:	\$0.00	Total Amount Past Due:	\$0.00 ✓
Current Other Escrow Interest Balance:	\$0.00	Payment Frequency:	Monthly
Book Balance:	\$563,505.59	Regular Payment Amount:	\$2,899.96
Total Collateral Value:	\$2,600,000.00	Current Rate Over:	6.500000
LTV:	50.58%	One Day's Interest:	\$101.7440
Payments Scheduled:	312	Current Yield:	6.590277
Payments Billed:	2	Original Note Amount:	\$0.00
Payments Made:	1	Original Note Date:	Dec 30, 2022
Times Extended:		Maturity Date:	Dec 30, 2048 ✓
Times Renewed:	0	Contract Date:	Dec 30, 2022
Times Past Due 1-29 Days:		Months To Maturity:	310.3
Times Past Due 30-59 Days:		Date Accrued Through:	Feb 22, 2023
Times Past Due 60-89 Days:		Date Last Transaction Activity:	Feb 07, 2023
Times Past Due 90+ Days:		Date Principal Paid To:	Jan 30, 2023
		Date Interest Paid To:	Jan 30, 2023
		Date Last Change:	Feb 07, 2023
		Date Last Updated:	Feb 22, 2023

USE OF FORM: Use this form, if a claimant or potential claimant is required to execute this waiver and release in exchange for or to induce the payment of a progress payment and is not paid in exchange for the waiver and release; or if a single payee check or joint payee check is given in exchange for the waiver and release.

Conditional Waiver and Release on Progress Payment  
(Subcontractors and Suppliers)

Project: San Marcos Auto Center  
Job No.:

On receipt by the signer of this document of a check from:  
Schertz Bank & Trust

(maker of check)  
in the sum of \$ 147,874.53 payable to:  
CR&T Builders, Inc.

(payee or payees of check)  
and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Corick Properties LLC, located at 2510 Hunter Road, San Marcos, Texas 78666, to the following extent:

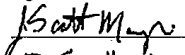
Construction of an automobile workshop center and auto sales center.  
(job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to:  
CR&T Builders, Inc.

(person with whom signer contracted)  
as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer. The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Dated to be effective as of 02/23/2023

Signature line for individual:  
  
\_\_\_\_\_  
J. Scott Maurow  
(printed or typed name)

Signature line for person signing in representative capacity:  
\_\_\_\_\_  
(name of subcontractor or supplier)  
\_\_\_\_\_  
(printed or typed name and capacity)

Attach statement(s) or progress payment request(s).



CONSTRUCTION RESOURCE MANAGEMENT, LLC  
*Construction Consultants*  
 13300 Old Blanco Road, Suite 307  
 San Antonio, Texas 78216

Lender	Project	Contractor
Schertz Bank	San Marcos Auto Center 2510 Hunter Rd San Marcos, TX	CR&T Builders Inc Application: 1 Period To: 02/16/23

Financial Snapshot			
	CRM Records	GC's Request	
Original Contract Sum:	\$ 1,709,493.03	\$ 1,709,493.03	
Net Previous Change Orders:			
Net Current Change Orders:			
Contract Sum to Date:	\$ 1,709,493.03	\$ 1,709,493.03	
Total Completed to Date:	\$ 155,446.87	\$ 155,446.87	
Retainage:	\$ 7,772.34	\$ 7,772.34	
Total Earned Less Retainage:	\$ 147,674.53	\$ 147,674.53	
Less Previous Certificates for Payment:	\$ -	\$ -	
Current Payment:	\$ 147,674.53	\$ 147,674.53	
Balance to Finish Including Retainage:	\$ 1,561,818.50	\$ 1,561,818.50	

**Recommended Items to be Addressed Prior to Funding**  
 A fully signed and notarized copy of the pay application needs to be submitted  
 All lender required lien waivers need to be submitted

**Overall Completion:**  
 Contractors Estimated Percent Complete: 9.09%  
 Consultants Estimated Work In Place: 8.16%  
*Consultant's estimate of work in place does not include stored materials or deposits until they have been incorporated in to construction*  
 The work in place is generally in line with the contractors estimate.  
 Expected Progress To Date: 4%  
 Actual Progress To Date: 8%  
 Site is cleared and building pad is mostly in place.

Lien Waivers Received					
Contractor	Waiver Type	Date	Amount Released	Scope	Notarized

**Recommendation**  
 We recommend funding the requested amount upon the lender's receipt of all required documentation and with regards to the above recommendations

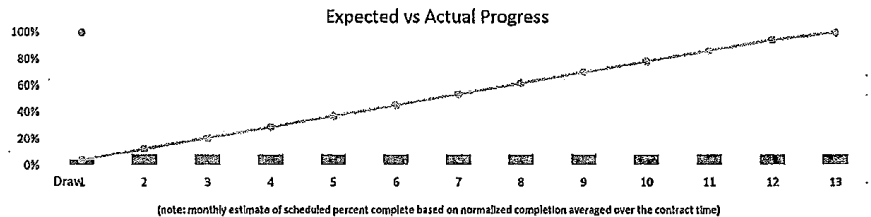
This report is intended for the sole use by the lender with whom our services have been contracted. Any recommendations made are based on the review of the submitted documentation and the observable site conditions at the time of our inspection and are strictly the opinions of CRM. Approval of any payment does not infer quality or code compliance nor should it substitute for owner approval of the work. Except where noted in this report, it is assumed all documentation has been reviewed and approved by the owner, architect, or representative acting on behalf of the owner. This report is to be considered in its entirety.

**Project Description**  
 Construction of an automobile workshop center.

**Overall Work Completed**

Site Construction	Site cleared and graded
Building Envelope/ Exterior Finishes	building pad grading is enaring completion.
Mechanical/ Electrical/ Plumbing	
Interior Finishes	
Misc/ Special Construction	Detention pond is excavated

**Materials Stored On Site**



**Project Schedule**  
 The estimated time for completion within 365 days from the date of commencement. There have been 0 change order days to date.  
 Construction is estimated to have commenced 02/01/2023  
 The estimated date of completion is 02/01/2024

**Outstanding Issues**



One Item Variance					
Description of Work	Contractors Estimate		CRM Estimate		Comments
Permits/Fees/Testing	100%		0%		100%
SWPPP	11%		0%		11%
Surveys	0%		0%		0%
Utility Bills	5%		0%		5%
Portable Latrine	0%		0%		0%
Interior Cleaning	0%		0%		0%
Trash Removal	0%		0%		0%
Rent-a-Fence	86%		0%		86%
Excavation	45%		0%		45%
Site Utilities	0%		0%		0%
Landscaping	0%		0%		0%
Monolithic Foundation	0%		0%		0%
Concrete Waterproofing	0%		0%		0%
Concrete Floor Sealer & RamBoard	0%		0%		0%
Metal Building	0%		0%		0%
Metal Railing	0%		0%		0%
Dumpster Enclosure, Gates, & Bollards	0%		0%		0%
Metal Roofing	0%		0%		0%
Framing Material	0%		0%		0%
Framing Labor	0%		0%		0%
Spray Foam Insulation	0%		0%		0%
Gutters	0%		0%		0%
Windows	0%		0%		0%
Interior Doors	0%		0%		0%
Storefront Doors	0%		0%		0%
Drywall - hang, tape, float & texture	0%		0%		0%
Interior Trim	0%		0%		0%
Interior Trim - Material	0%		0%		0%
Painting	0%		0%		0%
FRP on Walls	0%		0%		0%



Line Item Variance				
Description of Work	Contractors Estimate		CRM Estimate	Comments
Cabinetry	0%		0%	
Countertops	0%		0%	
Wall Tile, Mop Sink, and Shower	0%		0%	
Hardware	0%		0%	
HVAC	0%		0%	
Big Ass Fan	0%		0%	
Plumbing	0%		0%	
Electrical	0%		0%	
Low Voltage	0%		0%	
CR&T - Labor Overhead	0%		0%	
CR&T - Management Fee	26%		-17%	Item is typically drawn in line with the estimated total project.



Percentage Complete Inspection Report

Project:		Owner:		Contractor:								
San Marcos Auto Center 2510 Hunter Rd San Marcos, TX		Cork Auto Center 3600 N Hwy 123 San Marcos, TX		CR&T Builders Inc 16085 Hwy 123 Ste 101 San Marcos, TX								
Application #:		Period To:										
1		2/16/2023										
Application Date:		Inspection Date:										
2/16/2023		2/16/2023										
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description of Work	Original Scheduled Value	Value Item Transfer	Updated Scheduled Value	From Previous Work	This Request	Materials Stored To Date	Total Completed To Date	Per Cent % Complete To Date	Balance to Finish	Retainage	CR% Complete
1	Permits/Fees/Testing	\$ 13,000.00		\$ 13,000.00		\$ 13,000.00		\$ 13,000.00	100%	\$ -	\$ 650.00	100%
2	SWPPP	\$ 9,000.00		\$ 9,000.00		\$ 975.00		\$ 975.00	11%	\$ 8,025.00	\$ 48.75	31%
3	Surveys	\$ 7,500.00		\$ 7,500.00				\$ -	0%	\$ 7,500.00	\$ -	0%
4	Utility Bills	\$ 3,000.00		\$ 3,000.00		\$ 158.59		\$ 158.59	5%	\$ 2,841.41	\$ 7.93	5%
5	Portable Latrine	\$ 2,700.00		\$ 2,700.00				\$ -	0%	\$ 2,700.00	\$ -	0%
6	Interior Cleaning	\$ 5,760.00		\$ 5,760.00				\$ -	0%	\$ 5,760.00	\$ -	0%
7	Trash Removal	\$ 9,600.00		\$ 9,600.00				\$ -	0%	\$ 9,600.00	\$ -	0%
8	Rent-a-Fence	\$ 8,000.00		\$ 8,000.00		\$ 6,865.40		\$ 6,865.40	86%	\$ 1,134.60	\$ 343.27	86%
9	Excavation	\$ 243,400.00		\$ 243,400.00		\$ 108,540.00		\$ 108,540.00	45%	\$ 134,860.00	\$ 5,427.00	45%
10	Site Utilities	\$ 39,900.00		\$ 39,900.00				\$ -	0%	\$ 39,900.00	\$ -	0%
11	Landscaping	\$ 72,000.00		\$ 72,000.00				\$ -	0%	\$ 72,000.00	\$ -	0%
12	Monolithic Foundation	\$ 411,210.00		\$ 411,210.00				\$ -	0%	\$ 411,210.00	\$ -	0%
13	Concrete Waterproofing	\$ 4,500.00		\$ 4,500.00				\$ -	0%	\$ 4,500.00	\$ -	0%
14	Concrete Floor Sealer & RamBoard	\$ 6,500.00		\$ 6,500.00				\$ -	0%	\$ 6,500.00	\$ -	0%
15	Metal Building	\$ 135,000.00		\$ 135,000.00				\$ -	0%	\$ 135,000.00	\$ -	0%
16	Metal Railing	\$ 2,200.00		\$ 2,200.00				\$ -	0%	\$ 2,200.00	\$ -	0%
17	Dumpster Enclosure, Gates, & Bollards	\$ 5,200.00		\$ 5,200.00				\$ -	0%	\$ 5,200.00	\$ -	0%
18	Metal Roofing	\$ 14,905.00		\$ 14,905.00				\$ -	0%	\$ 14,905.00	\$ -	0%
19	Framing Material	\$ 50,500.00		\$ 50,500.00				\$ -	0%	\$ 50,500.00	\$ -	0%
20	Framing Labor	\$ 40,200.00		\$ 40,200.00				\$ -	0%	\$ 40,200.00	\$ -	0%
21	Spray Foam Insulation	\$ 11,750.00		\$ 11,750.00				\$ -	0%	\$ 11,750.00	\$ -	0%
22	Gutters	\$ 3,500.00		\$ 3,500.00				\$ -	0%	\$ 3,500.00	\$ -	0%
23	Windows	\$ 4,575.72		\$ 4,575.72				\$ -	0%	\$ 4,575.72	\$ -	0%
24	Interior Doors	\$ 13,708.74		\$ 13,708.74				\$ -	0%	\$ 13,708.74	\$ -	0%
25	Storefront Doors	\$ 10,000.00		\$ 10,000.00				\$ -	0%	\$ 10,000.00	\$ -	0%
26	Drywall - hang, tape, float & texture	\$ 19,500.00		\$ 19,500.00				\$ -	0%	\$ 19,500.00	\$ -	0%
27	Interior Trim	\$ 5,680.00		\$ 5,680.00				\$ -	0%	\$ 5,680.00	\$ -	0%
28	Interior Trim - Material	\$ 5,000.00		\$ 5,000.00				\$ -	0%	\$ 5,000.00	\$ -	0%
29	Painting	\$ 40,284.87		\$ 40,284.87				\$ -	0%	\$ 40,284.87	\$ -	0%
30	FRP on Walls	\$ 3,000.00		\$ 3,000.00				\$ -	0%	\$ 3,000.00	\$ -	0%
Change Orders Total												
		\$ 1,201,074.33	\$ -	\$ 1,201,074.33	\$ -	\$ 129,538.99	\$ -	\$ 129,538.99	10.79%	\$ 1,071,535.34	\$ 6,476.95	10.87%



A Item No.	B Description of Work	C Original Scheduled Value	D Line Item Transfer	E Updated Scheduled Value	G Work Completed		H Materials Stored To Date	I Total Completed To Date	J Per Cent % Complete To Date	K Balance to Finish	L Retainage	M CRM Est % Complete
					From Previous Work	This Request						
31	Cabinetry	\$ 9,500.00		\$ 9,500.00				\$ -	0%	\$ 9,500.00	\$ -	0%
32	Countertops	\$ 6,800.00		\$ 6,800.00				\$ -	0%	\$ 6,800.00	\$ -	0%
33	Wall Tile, Mop Sink, and Shower	\$ 4,750.00		\$ 4,750.00				\$ -	0%	\$ 4,750.00	\$ -	0%
34	Hardware	\$ 3,000.00		\$ 3,000.00				\$ -	0%	\$ 3,000.00	\$ -	0%
35	HVAC	\$ 27,000.00		\$ 27,000.00				\$ -	0%	\$ 27,000.00	\$ -	0%
36	Big Ass Fan	\$ 9,000.00		\$ 9,000.00				\$ -	0%	\$ 9,000.00	\$ -	0%
37	Plumbing	\$ 43,473.20		\$ 43,473.20				\$ -	0%	\$ 43,473.20	\$ -	0%
38	Electrical	\$ 104,980.00		\$ 104,980.00				\$ -	0%	\$ 104,980.00	\$ -	0%
39	Low Voltage	\$ 15,000.00		\$ 15,000.00				\$ -	0%	\$ 15,000.00	\$ -	0%
40	CR&T - Labor Overhead	\$ 185,195.08		\$ 185,195.08				\$ -	0%	\$ 185,195.08	\$ -	0%
41	CR&T - Management Fee	\$ 99,720.42		\$ 99,720.42		\$ 25,907.88		\$ 25,907.88	26%	\$ 73,812.54	\$ 1,285.39	9%
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
Totals		\$ 1,709,493.03	\$ -	\$ 1,709,493.03	\$ -	\$ 155,446.87	\$ -	\$ 155,446.87	9%	\$ 1,554,046.16	\$ 7,772.34	9%

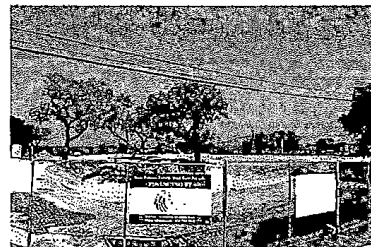
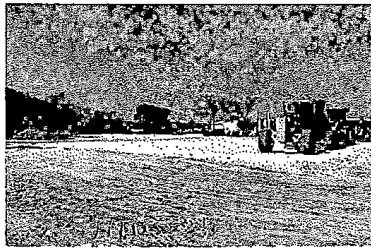
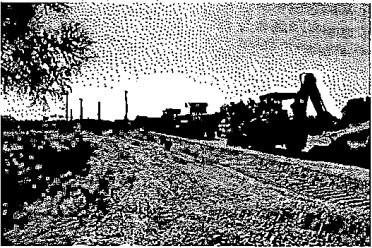
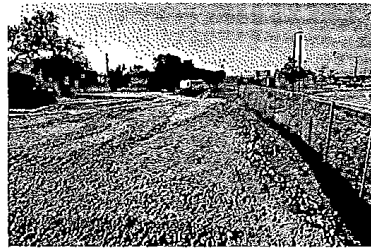
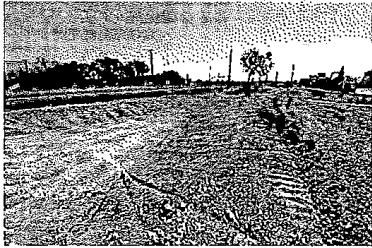


Progress Pictures

February 21, 2023

Project: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX

Lender: Schertz Bank



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

TO OWNER Corick Auto Center  
3600 N. HWY 123  
San Marcos, TX 78666

PROJECT: San Marcos Auto Center  
2510 Hunter Road  
San Marcos, TX 78666

APPLICATION NO: 1

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR:  
CR&T Builders, Inc  
16085 HWY 123, STE.101  
San Marcos, TX 78666  
CONTRACT FOR:

VIA ARCHITECT: Michael Wills

Period To: 4/1/22-02/15/2023

Project #: Corrick Auto Group

CONTRACT DATE 10/28/22

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,709,493.03
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,709,493.03
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	155,446.87
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	7,772.34
b. % of Stored Material (Column F on G703)	\$	n/a
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	7,772.34
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	147,674.53
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	147,674.53
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less 6)	\$	1,561,818.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 2-16-2023

Subscribed and sworn to before me this 16 day of February, 2023  
County of: Guadalupe State of TEXAS  
Notary Public: [Signature]  
My Commission expires on: 2/21/2023



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED .....\$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner Signature & Date: [Signature]

**CONTINUATION SHEET**

ALA DOCUMENT G703

PAGE 1 OF 2 PAGES

ALA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT Project  
 Contractor's signed certification is attached. Corick Auto Center  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1  
 APPLICATION DATE: 2/15/2023  
 PERIOD TO: 04/01/2022-02/15/2023  
 ARCHITECT'S PROJECT NO: .....

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Corick Auto Center								5%
1	Permits/Fees/Testing	\$13,000.00		\$13,000.00	N/A	\$13,000.00	100%	\$0.00	\$650.00
2	SWPPP	\$9,000.00		\$975.00	N/A	\$975.00	11%	\$8,025.00	\$48.75
3	Surveys	\$7,500.00		\$0.00	N/A	\$0.00	0%	\$7,500.00	\$0.00
4	Utility Bills	\$3,000.00		\$0.00	N/A	\$0.00	0%	\$3,000.00	\$0.00
5	Portable Latrine	\$2,700.00		\$158.59	N/A	\$158.59	6%	\$2,541.41	\$7.93
6	Interior Cleaning	\$5,760.00		\$0.00	N/A	\$0.00	0%	\$5,760.00	\$0.00
7	Trash Removal	\$9,600.00		\$0.00	N/A	\$0.00	0%	\$9,600.00	\$0.00
8	Rent-a-Fence	\$8,000.00		\$6,865.40	N/A	\$6,865.40	86%	\$1,134.60	\$343.27
9	Excavation-Circle P Construction	\$243,400.00		\$108,540.00	N/A	\$108,540.00	45%	\$134,860.00	\$5,427.00
10	Site Utilities-Winston Construction	\$39,900.00		\$0.00	N/A	\$0.00	0%	\$39,900.00	\$0.00
11	Landscape-Diamondback Landscapin	\$72,000.00		\$0.00	N/A	\$0.00	0%	\$72,000.00	\$0.00
12	Monolithic Foundation-CL Concrete	\$411,210.00		\$0.00	N/A	\$0.00	0%	\$411,210.00	\$0.00
13	Concrete Waterproofing	\$4,500.00		\$0.00	N/A	\$0.00	0%	\$4,500.00	\$0.00
14	Concrete Floor Sealer & RamBoard	\$6,500.00		\$0.00	N/A	\$0.00	0%	\$6,500.00	\$0.00
15	Metal Building-Irontek	\$135,000.00		\$0.00	N/A	\$0.00	0%	\$135,000.00	\$0.00
16	Metal Railing-Irontek	\$2,200.00		\$0.00	N/A	\$0.00	0%	\$2,200.00	\$0.00
17	Dumpster Enclosure Gates & Bollards	\$5,200.00		\$0.00	N/A	\$0.00	0%	\$5,200.00	\$0.00
18	Metal Roofing-Cadillac Roofing	\$14,905.00		\$0.00	N/A	\$0.00	0%	\$14,905.00	\$0.00
19	Framing Material- McCoy's	\$50,500.00		\$0.00	N/A	\$0.00	0%	\$50,500.00	\$0.00
20	Framing Labor	\$40,200.00		\$0.00	N/A	\$0.00	0%	\$40,200.00	\$0.00
21	Spray Foam Insulation-SVB Conglon	\$11,750.00		\$0.00	N/A	\$0.00	0%	\$11,750.00	\$0.00
22	Gutters-Advance Seamless Gutters	\$3,500.00		\$0.00	N/A	\$0.00	0%	\$3,500.00	\$0.00
23	Windows-McCoy's	\$4,575.72		\$0.00	N/A	\$0.00	0%	\$4,575.72	\$0.00
24	Interior Doors	\$13,708.74		\$0.00	N/A	\$0.00	0%	\$13,708.74	\$0.00
25	Storefront Doors- NB Glass	\$10,000.00		\$0.00	N/A	\$0.00	0%	\$10,000.00	\$0.00
26	Drywall, Hang, Tape, Float & Texture	\$19,500.00		\$0.00	N/A	\$0.00	0%	\$19,500.00	\$0.00
27	Interior Trim Out-Big Tex	\$5,680.00		\$0.00	N/A	\$0.00	0%	\$5,680.00	\$0.00
28	Interior Trim Material	\$5,000.00		\$0.00	N/A	\$0.00	0%	\$5,000.00	\$0.00
29	Painting-360 Painting	\$40,284.87		\$0.00	N/A	\$0.00	0%	\$40,284.87	\$0.00
30	FRP on Walls	\$3,000.00		\$0.00	N/A	\$0.00	0%	\$3,000.00	\$0.00
	<b>SUB TOTALS</b>	<b>\$1,201,074.33</b>	<b>\$0.00</b>	<b>\$129,538.99</b>	<b>\$0.00</b>	<b>\$129,538.99</b>	<b>11%</b>	<b>\$1,071,535.34</b>	<b>\$6,476.95</b>



1/4/23, 7:17 AM

Gmail - Fw: CITY OF SAN MARCOS PER - Transaction Receipt for \$12,100.00



CR&T Office <ort.maupin.office@gmail.com>

**Fw: CITY OF SAN MARCOS PER - Transaction Receipt for \$12,100.00**

1 message

Scott Maupin <maupinbuilders@hotmail.com>  
To: Lynnette <ort.maupin.office@gmail.com>

Tue, Jan 3, 2023 at 3:22 PM

J Scott Maupin  
CR&T Builders, Inc.  
512-738-1911 cell  
512-396-1703 office

From: DoNotReply@billing-notification.com <DoNotReply@billing-notification.com>  
Sent: Tuesday, January 3, 2023 3:05 PM  
To: maupinbuilders@hotmail.com <maupinbuilders@hotmail.com>  
Subject: CITY OF SAN MARCOS PER - Transaction Receipt for \$12,100.00

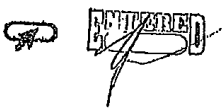
Term ID: 001

**Sale - Approved**

Date: 01/03/23 Time: 16:04:50  
Card Type: MasterCard  
Entry Method: Manual  
Card #: XXXXXXXXXXXX9268

Invoice #: 001  
Approval Code: 03636Q  
AVS Resp: H  
Customer PO: 40660

Amount \$12,100.00



I agree to pay the above total amount according to the card issuer agreement. (Merchant agreement if credit voucher)

**INVOICED**

2-9-23

*Smac*

Customer Copy

*SPARK*

U

5225575  
SAN MARCOS PERMIT CENTER  
630 E HOPKINS ST  
SAN MARCOS TX 78666  
(512) 805-2630

Term ID: 003

**Sale - Approved**

Date: 04/01/22 Time: 12:17:46  
Card Type: MasterCard  
Entry Method: Manual  
Card #: XXXXXXXXXXXX9258

Invoice #: 001  
Approval Code: 02424J  
AVS Resp: H  
Customer PO: 40560

**Amount**                      \$2,013.00 - 900<sup>00</sup> - 1113<sup>00</sup>  
I agree to pay the above total amount according to the card issuer agreement. (Merchant agreement if credit voucher)

1113<sup>00</sup>  
Left to  
be billed

THANK YOU!

Customer Copy

@n Spark Card  
Cory's Auto Shop



12,100 - Invoiced  
900 - from this invoice

1113 00

plus 2410

\$179 511 1111 11  
5:11 1111 11



EAEnvironmental Co.  
 113 N. Johnson Ave.  
 San Marcos, TX 78666  
 512-644-1927  
 lisa@eaenvironmental.net

# Invoice

Date	Invoice #
8/31/2022	20220076

Bill To
CR&T Builders, Inc. Attn: Joe Maupin 16085 Texas Hwy 123 San Marcos, TX 78666

Due Date	P.O. No.
9/30/2022	

Item	Description	Quantity	Rate	Amount
Labor	Prepare SWPPP Binder San Marcos Auto Center W.O. #020-001	1	875.00	875.00
<b>INVOICED</b> 2.9.23			<b>PAID</b> 11/3/22	
Payment due within 30 days of receipt. Thank you for your business.			<b>Total</b>	<b>\$875.00</b>

EAEEnvironmental Co.  
 113 N. Johnson Ave.  
 San Marcos, TX 78666  
 512-644-1927  
 lsa@eaenvironmental.net

# Invoice

Date	Invoice #
1/31/2023	20230013

Bill To
CR&T Builders, Inc. Attn: Joe Mumpkin 16085 Texas Hwy 123 San Marcos, TX 78666

Due Date	P.O. No.
3/2/2023	

Item	Description	Quantity	Rate	Amount
Labor	January SWPPP Inspections for San Marcos Auto Center W.O. #020-001	1	100.00	100.00
<p style="text-align: center;"><del>PAID</del></p> <p style="text-align: center;"><b>INVOICED</b> 2-9-23</p>			<p style="text-align: center;"><del>PAID</del></p>	
Payment due within 30 days of receipt. Thank you for your business.			<b>Total</b>	<b>\$100.00</b>



**Honey Bucket**

PO Box 73399  
 Payallup, WA 98373-0399  
 Phone: (512) 863-8806  
 www.honeybucket.com

CR & T Builders Inc  
 16085 N State Highway 123  
 San Marcos, TX 78666-3897


**INVOICE**

Number	0553270652
Order	213035-0009
Customer	213035
Invoice Date	01/10/23
Due Date	02/17/23
Amount Due	158.59

Questions?  
 (512) 863-8806 or (800) 464-2371

Service Location  
 CR & T Builders Inc  
 2510 Hunter Rd  
 San Marcos, TX 78666

*Corralia*

Service	Delivery	PO #	Job #
OPTIONAL SERVICE FREQUENCY IS LISTED BELOW	01/10/23		
Description	Yrs (Y/N)	Item #	Amount
1 Standard Unit Serviced Weekly 01/10/23 to 02/14/23	Y	1026996	146.50
			
Non Tax Sales	Taxable Sales	Subtotal	Sales Tax
.00	146.50	146.50	12.09
			Paid Amount
			.00
			Amount Due
			158.59

A late fee of 1.0% will be charged if full payment is not received by the due date  
 Detach here and return coupon with payment

CR & T Builders Inc

**PAID**  
 2-15-23

**INVOICED**  
 2-9-23

To view and pay Invoices, please visit Honeybucket.com and select Pay Online

Number	0553270652
Order	213035-0009
Customer	213035
Invoice Date	01/10/23
Due Date	02/17/23
Amount Due	158.59

Honey Bucket  
 PO Box 73399  
 Payallup, WA 98373-0399

Austin Rent Fence LLC

512-308-6780 Fax  
713 W. 14th  
Austin, TX 78701

# Invoice

Date	Invoice #
2/7/2023	31616087

Bill To

*PAID  
02/07/2023*

Ship To

2510 Hunter Rd  
San Marcos, Texas 78666

P.O. Number	Terms	Project
	Due on receipt	2510 Hunter Rd

Quantity	Description	U/M	Price Each	Amount
	Installation Fee		150.00	150.00
4	Damage Waiver		100.00	400.00
1,152	6 X 12 Fencing Panel	ft	4.95	5,702.40
37	Sinks		7.00	259.00
59	Sandbags		6.00	354.00
94	Stands		0.00	0.00

*[Handwritten signature]*

**INVOICED**

2.9.23

**Total** \$6,865.40

# CIRCLE CONSTRUCTION

512-563-1962

Invoice No: 1128  
Date: 02/08/2023  
Terms: NET 7  
Due Date: 02/16/2023  
Bill To: CRRT Construction  
mauphbulldere@hotmail.com  
Hwy 129 San Marcos Tx

## Invoice

1610 Francis Harris Ln  
San Marcos Tx 78666  
512-663-1962  
bpace88@yahoo.com  
crotapcliri@gmail.com

Description	Amount
San Marcos Automotive project	\$108,540.00
Draw #1 50% completion	
	Subtotal \$108,540.00
	TAX 0% \$0.00
	Total \$108,540.00
	PAID \$0.00
	Balance Due \$108,540.00



**INVOICED**  
2-9-23

CR&T Builders, Inc.  
011 Mountain View  
San Marcos, TX 78666  
crt.matpln.office@gmail.com

# Bill

Date	Ref. No.
02/16/2023	Corrick Auto

Vendor
CR&T, INC 16085 N. HWY 123 San Marcos, TX 78666

Bill Due 02/28/2023
Terms
Memo

## Expenses

Account	Memo	Amount	Customer:Job
Management Fee		25,907.88	Corrick Auto Center

*[Handwritten signature and stamp over the table]*

Expense Total : 25,907.88

**INVOICED**

2-16-2023

**Bill Total : \$25,907.88**



5225575  
SAN MARCOS PERMIT CENTER  
630 E HOPKINS ST  
SAN MARCOS TX 78666  
(512) 805-2630

Term ID: 003

**Sale - Approved**

Date: 04/01/22 Time: 12:17:46  
Card Type: MasterCard  
Entry Method: Manual  
Card #: XXXXXXXXXXXXX9258

Invoice #: 001  
Approval Code: 02424J  
AVS Resp: H  
Customer PO: 40560

**Amount**

**\$2,013.00** - 900<sup>00</sup> - 1113<sup>00</sup>

Left to  
be billed

I agree to pay the above total amount according to the card issuer agreement. (Merchant agreement if credit voucher)

THANK YOU!

Customer Copy

*an Spark Card  
Copy's Auto Shop*



12,100 - INVOICE A  
900 - from this invoice

1113 00

plus 2410

5,119



EAEvironmental Co.  
 113 N. Johnson Ave.  
 San Marcos, TX 78666  
 512-644-1927  
 lisa@eaenvironmental.net

# Invoice

Date	Invoice #
8/31/2022	20220076

Bill To
CR&T Builders, Inc. Attn: Joe Maupin 16085 Texas Hwy 123 San Marcos, TX 78666

Due Date	P.O. No.
9/30/2022	

Item	Description	Quantity	Rate	Amount
Labor	Prepare SWPPP Binder San Marcos Auto Center W.O. #020-001	1	875.00	875.00
<b>INVOICED</b> 2.9.23			<b>PAID</b> 12/13/22	
Payment due within 30 days of receipt. Thank you for your business.			<b>Total</b>	\$875.00

EAEnvironmental Co.  
 113 N. Johnson Ave.  
 San Marcos, TX 78666  
 512-644-1927  
 lisa@eaenvironmental.net

# Invoice

Date	Invoice #
1/31/2023	20230013

Bill To
CR&T Builders, Inc. Attn: Joe Maupin 16085 Texas Hwy 123 San Marcos, TX 78666

Due Date	P.O. No.
3/2/2023	

Item	Description	Quantity	Rate	Amount
Labor	January SWPPP Inspections for San Marcos Auto Center W.O. #020-001	1	100.00	100.00

**PAID**  
**INVOICED**  
 2.9.23

~~PAID~~

Payment due within 30 days of receipt. Thank you for your business.	<b>Total</b>	\$100.00
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**Honey Bucket**

PO Box 73399  
 Puyallup, WA 98373-0399  
 Phone: (512) 863-8806  
 www.honeybucket.com

**INVOICE**

Number	0553270652
Order	213835-0009
Customer	213835
Invoice Date	01/18/23
Due Date	02/17/23
Amount Due	158.59

CR & T Builders Inc  
 16085 N State Highway 123  
 San Marcos, TX 78666-3897

Questions?  
 (512) 863-8806 or (800) 444-2371

Service Location:  
 CR & T Builders Inc  
 2510 Hunter Rd  
 San Marcos, TX 78666

*Carriale*

Service	Delivery	PO #	Job #
OPTIONAL SERVICE FREQUENCY IS LISTED BELOW		01/18/23	
Description	Tax (Y/N)	Item #	Amount
1 Standard Unit Serviced Weekly 01/18/23 to 02/14/23	Y	1026996	146.50
<b>Non Tax Sales</b>	<b>Taxable Sales</b>	<b>Subtotal</b>	<b>Sales Tax</b>
.00	146.50	146.50	12.09
		<b>Paid Amount</b>	<b>Amount Due</b>
		.00	158.59

A late fee of 1.0% will be charged if full payment is not received by the due date

Detach here and return coupon with payment

CR & T Builders Inc

**PAID**  
 2-15-23

**INVOICED**  
 2-9-23

To view and pay invoices, please visit Honeybucket.com and select Pay Online

Number	0553270652
Order	213835-0009
Customer	213835
Invoice Date	01/18/23
Due Date	02/17/23
Amount Due	158.59

Honey Bucket  
 PO Box 73399  
 Puyallup, WA 98373-0399

Austin Rent Fence LLC

512-308-6780 Fax  
713 W. 14th  
Austin, TX 78701

# Invoice

Date	Invoice #
2/7/2023	31616087

**PAID**  
02/07/2023

Bill To

Ship To
2510 Hunter Rd San Marcos, Texas 78666


P.O. Number	Terms	Project
	Due on receipt	2510 Hunter Rd

Quantity	Description	U/M	Price Each	Amount
	Installation Fee		150.00	150.00
4	Damage Waiver		100.00	400.00
1,152	6 X 12 Fencing Panel	ft	4.95	5,702.40
37	Stakes		7.00	259.00
59	Sandbags		6.00	354.00
94	Stands		0.00	0.00

*[Handwritten signature]*  
*[Stamp]*

<b>INVOICED</b>	<b>Total</b>	\$6,865.40
-----------------	--------------	------------

2.9.23

CIRCLE  CONSTRUCTION  
512-563-1962

Invoice No: 1128  
Date: 02/08/2023  
Terms: NET 7  
Due Date: 02/15/2023  
Bill To: CR&T Construction  
maupinbuilders@hotmail.com  
Hwy 123 San Marcos Tx

Invoice

1610 Francis Harris Ln  
San Marcos Tx 78666  
512-563-1962  
bpace88@yahoo.com  
circlepdirt@gmail.com

Description	Amount
San Marcos Automotive projec:	\$108,540.00
Draw #1 50% completion	

Subtotal \$108,540.00  
TAX 0% \$0.00  
Total \$108,540.00  
PAID \$0.00

Balance Due \$108,540.00



INVOICED  
2.9.23

# Bill

CR&T Builders, Inc.  
811 Mountain View  
San Marcos, TX 78666  
crt.maupin.office@gmail.com

Date	Ref. No.
02/16/2023	Corrick Auto

Vendor
CR&T, INC 16085 N. HWY 123 San Marcos, TX 78666

Bill Due 02/26/2023
Terms
Memo

## Expenses

Account	Memo	Amount	Customer:Job
Management Fee		25,907.88	Corrick Auto Center

*[Handwritten signature and stamp over the Management Fee row]*

Expense Total : 25,907.88

**INVOICED**

*2-16-2023*

**Bill Total : \$25,907.88**

**Debra Jamerson**

---

**From:** Sylvia R. Anninos  
**Sent:** Friday, February 24, 2023 7:53 AM  
**To:** Draws  
**Cc:** David Case  
**Subject:** FW: Message from "S23887"  
**Attachments:** 20230223150709269.pdf

Good Ladies

We have a draw for you.  
Have a great Friday

Sylvia

SYLVIA R ANNINOS  
SCHERTZ BANK & TRUST  
SAN MARCOS BRANCH  
512-754-7401  
SANNINOS@SCHERTZBANK.COM

-----Original Message-----

From: Do Not Reply <donotreply@schertzbank.com>  
Sent: Thursday, February 23, 2023 2:07 PM  
To: Sylvia R. Anninos <sanninos@schertzbank.com>  
Subject: Message from "S23887"

This E-mail was sent from "S23887" (IM C3500).

Scan Date: 02.23.2023 15:07:09 (-0500)  
Queries to: donotreply@schertzbank.com