



**Board of Directors
Lake Dallas Community Development Corporation
Regular Meeting
City Hall, 212 Main Street, Lake Dallas, TX 75065
January 5, 2026, at 6:00 p.m.
Agenda**

- 1. Call to Order & Determination of Quorum**
- 2. Citizen Agenda & Public Comment:** An opportunity for citizens to address the Lake Dallas Community Development Corporation (CDC) Board on matters which are not scheduled for consideration by the CDC on this agenda. The Texas Open Meeting Act prohibits deliberation by the CDC of any subject which is not on the posted agenda; therefore, the CDC Board will not be able to discuss or take any action on items discussed during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.
- 3. Discuss and consider any action on the approval of the CDC minutes for January 6, 2025, February 10, 2025, March 3, 2025, April 14, 2025, August 11, 2025, August 19, 2025, September 16, 2025 and November 3, 2025.**
- 4. Discuss and consider any action regarding asbestos removal and demo of 109 and 111 S. Lake Dallas Drive.**
- 5. Consider and make recommendations to City Council for appointments to various positions on the Community Development Corporation**
- 6. Executive Session:** As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda items listed above or herein.
 - a. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Sections 551.071 and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: 312 Main Street.**
 - b. Executive Session: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.**

8. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.
9. **Announcements or requests for future agenda items.**
10. **Adjourn**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on December 29, 2025, before 5:00 PM.



Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on January 6, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:01 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Francesco Murga	Member 4
Evan Huff	Member 5
Glynn Vrba	Member 7

Absent: None

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary and City Manager Luke Olson.

2. Citizen Agenda & Public Comment:

Terry Lantrip, 109 Market Street, stated that the renovation of 303 Alamo was progressing well. He reported that the property will include four retail spaces available for lease, and that one space has already been leased to Lake Dallas Saloon.

3. Discuss and take appropriate action regarding a BIG Grant application for Cowboy Car Wash and Twice the Ice located at 304 S. Shady Shores Drive.

Motion to approve BIG Grant application for Cowboy Car Wash and Twice the Ice located at 304 S. Shady Shores Drive was made by Evan Huff and seconded by Megan Ray.

Ayes: Mike Mayberry, Terry Tuck, Megan Ray, Evan Huff, Rick Lewelling and Francesco Murga.

Noes: Glynn Vrba

Motion Passed 6-1

4. Discuss and take appropriate action regarding the September 2024, October 2024 and November 2024 financials.

No action taken.

5. Announcements or requests for future agenda items.

6. Adjourn

Mike Mayberry adjourned the meeting at 6:22 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

6. Adjourn

Mike Mayberry adjourned the meeting at 6:36 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on March 3, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Francesco Murga	Member 4
Glynn Vrba	Member 7

Absent: Evan Huff Member 5

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary and City Manager Luke Olson.

2. Citizen Agenda & Public Comment: None

3. Receive and accept the annual audited financial statements for Fiscal Year 2023-2024.

Carl Deaton with Hankins, Eastup, Deaton, Tonn, Seay & Scarborough presented the CDC with the FY 2023-2024 audited financial statements. No action was taken.

4. Discuss and consider any action regarding the BIG Grant application form and process.

CDC discussed the BIG Grant application form and process. The CDC decided to make the BIG Grant a 1:1 (50%) match grant up to \$10,000 in all district. The CDC removed the higher match 2:1 (66%) matching grant up to \$10,000 in the Downtown Overlay District.

Motion to approve the amend the BIG Grant Program Guidelines by

1. removing the last paragraph “Projects in the City’s Downtown Overlay District may be eligible for 2:1 (66%) matching grant” located on Page 1, Section 1;
2. removing the last paragraph “Projects in the city’s Downtown Overlay district may be eligible for sixty six percent (66 %) of total project costs, up to \$10,000 maximum match for eligible exterior improvements”, located on page 3, Section IV. Program Assistance, A. Financial Assistance.;
3. remove scoring sheet

was made by Glynn Vrba and seconded by Megan Ray.
Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.
Noes: None

Motion Passed 6-0

5. Discuss and take appropriate action regarding approval of an amended elevations for remodel of 303 Alamo.

Motion to approve the amended elevations as presented for 303 Alamo by Glynn Vrba and seconded by Megan Ray.
Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.
Noes:

Motion Passed 6-0

6. Consider and make recommendations to City Council for appointments to various positions on the Community Development Corporation.

Motion to recommend to City Council appointment of Megan Ray, Place 1 was made by Terry Tuck and seconded by Mike Mayberry.
Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.
Noes:

Motion Passed 6-0

Motion to recommend to City Council appointment of Rick Lewelling, Place 3 was made by Megan Ray and seconded by Francesco Murga.
Ayes: Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.
Noes: Glynn Vrba

Motion Passed 5-1

Motion to recommend to City Council appointment of Cheryl McClain, Place 5 was made by Glynn Vrba and seconded by Francesco Murga.
Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Francesco Murga.
Noes: None

Motion Passed 6-0

Motion to recommend to City Council appointment of Glynn Vrba, Place 7 was made by Mike Mayberry and seconded by Terry Tuck.
Ayes: Mike Mayberry, Terry Tuck, Megan Ray, Glynn Vrba and Francesco Murga.
Noes: Rick Lewelling

Motion Passed 5-1

7. Announcements or requests for future agenda items.

8. Adjourn

Mike Mayberry adjourned the meeting at 6:59 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**State of Texas
County of Denton
City of Lake Dallas**

The Community Development Corporation of the City of Lake Dallas met for a special called meeting on April 14, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 5:30 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Francesco Murga Member 4

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary and City Manager Luke Olson.

2. Citizen Agenda & Public Comment:

Terry Lantrip, 109 Market Street, stated that work at 303 Alamo was progressing well. He further noted that parking in the downtown area has been an ongoing issue for approximately 20 years, and that little has been done to address it. He suggested that the parking area at the fire station be restriped to increase the number of available parking spaces. He also stated that there are multiple potential solutions to increase downtown parking without significant financial expenditure.

3. Discuss and take appropriate action on request from Hardware Properties, LLC to subordinate the CDC's deed of trust lien dated May 15, 2024, on the property located generally at the southwest corner of S. Lake Dallas Drive and Hundley Drive. (Project Hammer)

Motion to move to authorize the Board President to negotiate and sign such documents as may be reasonable and necessary to subordinate the Corporation's Deed of Trust Lien Dated May 15, 2024, on the property owned by Hardware Properties, LLC, generally located at the southwest corner of the intersection of Hundley Drive and S. Lake Dallas Drive, in favor of such Owner's construction lender and , if requested, permanent financing lender was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Cheryl McClain.

Noes: None

Motion Passed 6-0

4. Adjourn

Mike Mayberry adjourned the meeting at 5:39 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**State of Texas
County of Denton
City of Lake Dallas**

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on August 11, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Francesco Murga	Member 4
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: None

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson and Finance Director Sarah Cochran.

2. Citizen Agenda & Public Comment:

Terry Lantrip, 109 Market Street, stated he was disappointed with the decrease in funding this year. He stated that the \$800,000 fund balance needs to be spent.

3. Discuss and consider any action regarding the Downtown District.

The CDC received a presentation from City Manager Luke Olson regarding the Downtown District. Mr. Olson stated that the estimated cost to place utilities underground would be approximately \$3.8 million. He reported that staff have been evaluating alternative options to increase parking within the district. One option discussed was leasing a church-owned parking lot for use as public parking during daytime hours, noting that the church primarily uses the lot during non-peak business hours.

Mr. Olson stated that the parking lot would require improvements, and that bids received for the work ranged from \$20,000 to \$67,000. He also noted that staff received a bid of \$748.00 for the striping of the fire department parking lot, and that additional signage would be required for the fire station parking area.

Motion to move to authorize the Board President to negotiate and execute any documents for the striping of the fire department parking lot and the purchase of signage in an amount not to exceed \$1000.00 was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Francesco Murga, Rick Lewelling and Cheryl McClain.

Noes: None

Motion Passed 7-0

4. Discuss and take action on the approval of FY 25-26 Budget.

Motion to approve the FY 25-26 budget with the amendment of increase the Capital Outlay- CDC line item to \$400,000 was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Francesco Murga, Rick Lewelling and Cheryl McClain.

Noes: None

Motion Passed 7-0

5. Announcements or requests for future agenda items.

6. Adjourn

Mike Mayberry adjourned the meeting at 6:40 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met for a special called meeting on August 19, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 5:30 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Francesco Murga Member 4

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson and Finance Director Sarah Cochran.

2. Citizen Agenda & Public Comment: None

3. Discuss and act on purchasing 109 and 111 South Lake Dallas Drive and authorizing the CDC President to negotiate and execute all necessary documents to complete acquisition.

Motion to approve the purchase 109 and 111 South Lake Dallas Drive and authorizing the CDC President to negotiate and execute all necessary documents to complete acquisition was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Cheryl McClain.

Noes: None

Motion Passed 6-0

4. Adjourn

Mike Mayberry adjourned the meeting at 5:40 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**State of Texas
County of Denton
City of Lake Dallas**

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on September 16, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Rick Lewelling	Member 3
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Francesco Murga Member 4

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson and Finance Director Sarah Cochran.

2. Citizen Agenda & Public Comment: None

3. Discuss and take action on a maximum not to exceed \$50,000 match for City Park improvements with the National Soccer Roots and US Soccer Foundation.

Motion to approve amount not to exceed \$50,000 match for City Park improvements with the National Soccer Roots and US Soccer Foundation for was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Rick Lewelling and Cheryl McClain.

Noes: None

Motion Passed 6-0

4. Adjourn

Mike Mayberry adjourned the meeting at 5:40 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on November 3, 2025, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Megan Ray	Member 1
Terry Tuck	Member 2
Francesco Murga	Member 4
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent: Rick Lewelling Member 3

Staff members: Codi Delcambre, Director of Administrative Services/City Secretary, City Manager Luke Olson, Finance Director Sarah Cochran and Administrative Assistant Cole Howell.

2. Citizen Agenda & Public Comment: None

3. Discuss and consider any action regarding the resurfacing and painting of the tennis courts.

Motion to authorize the City Manager to negotiate and execute a contract for the resurfacing of the tennis courts and the removal of one light pole in an amount not to exceed \$40,000 was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Terry Tuck, Megan Ray, Francesco Murga and Cheryl McClain.

Noes: None

Motion Passed 6-0

4. Discuss and consider any action regarding asbestos removal and demo of 109 and 111 S. Lake Dallas Drive.

The CDC received an update from City Manager Luke Olson regarding the estimated cost of asbestos removal. Mr. Olson stated that an asbestos survey has not yet been conducted; however, he noted that the cost is expected to be similar to the property located north of the site, which was approximately \$15,000. He stated that quotes would be required to determine the actual cost and that he could arrange for a company to conduct an asbestos survey, with results available for the next meeting.

5. Discuss and consider any action regarding contract for drainage study and conceptual plan for 109 and 111 S. Lake Dallas Drive.

CDC received a presentation regarding the cost to do a drainage study and conceptual plan for 109 and 111 S. Lake Dallas Drive. The Board discussed the drainage study and conceptual plan, but no action was taken.

6. Discuss and consider any action regarding project at 312 Main Street.

The CDC received an update from Isabel Ramos regarding the status of her project at 312 Main Street. Ms. Ramos stated that the only remaining requirement is to secure the loan through the SBA; however, she noted that the current government shutdown has delayed the process.

7. Executive Session: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda items listed above or herein

8. Return to Open Session Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

9. Announcements or requests for future agenda items.

10. Adjourn

Mike Mayberry adjourned the meeting at 6:43p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

LIMITED ASBESTOS SURVEY

Conducted at:

**109 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065**

Prepared for:

The City of Lake Dallas

Prepared by:



Asbestos Consultant Agency
DSHS License No. 10-0546
Phone 940-597-2673

November 11, 2025

Reviewed By:

A handwritten signature in blue ink, appearing to read "Brian Jacobs", with a stylized flourish at the end.

Brian Jacobs
Asbestos Consultant
DSHS License No. 10-5896

Performed By:

A handwritten signature in blue ink, appearing to read "Brian Jacobs", with a stylized flourish at the end.

Brian Jacobs
Asbestos Inspector
DSHS License No. 10-5896

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LIMITED ASBESTOS SURVEY**

**109 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065**

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LIMITED ASBESTOS SURVEY

109 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065

1.0 INTRODUCTION

Precision Environmental Services (Precision) was retained by The City of Lake Dallas to conduct a limited asbestos survey of the house located at 109 SOUTH LAKE DALLAS DRIVE in Lake Dallas, Texas.

Precision's Scope of Work included:

- a. Visually inspect and identify suspect asbestos containing material (ACM) and collect a representative number of samples for analysis
- b. Estimate approximate quantities and general locations of ACM; and
- c. Assess the condition of any ACM identified.

2.0 SURVEY SUMMARY

On November 5, 2025, A Department of State Health Services-licensed Asbestos Inspector conducted a limited asbestos survey of the house located at 109 SOUTH LAKE DALLAS DRIVE in Lake Dallas, Texas.

Precision performed a visual assessment of the area for suspected ACM and collected seventeen (17) bulk samples for laboratory analysis.

3.0 ASBESTOS SAMPLE COLLECTION PROCEDURES

The sampling protocol focused on suspected ACM identified during Precision's visual assessment. The space was visually assessed to determine the presence, location, and condition of suspected ACM. Suspected asbestos-containing materials that were identified and sampled during the survey are presented in the following tables:

SUSPECTED MATERIAL	NUMBER OF SAMPLES
Roofing, Exterior	1
Door/Window Caulking, Exterior	3
Brick w/Mortar, Exterior	1
Drywall/Joint Compound/Texture (Circles), Ceiling, Entrance	3
Drywall w/Wall Covering, Entrance, Office, Hallway	3
Drywall/Joint Compound/Texture (Popcorn), Hallway, North Office, South Office Ceilings	3
12" x 12" Floor Tile w/Mastic (Black), Under Carpet	3

*Asbestos Containing Material

The number and location of samples collected was based on the type of material, the manner of application, and the homogeneity of the ACM (similarity of color, texture, and type). Each sample was collected and placed into an individual sample container. The sample location was noted on the field survey form and assigned an individual identification number. This number was affixed to the sample container as the sample was collected. The survey form was also used to note the material type and general condition of the material

4.0 LABORATORY ANALYSIS METHOD

MoldLab of Carrollton, Texas, a NVLAP certified and Department of State Health Services-Licensed laboratory, analyzed the samples for asbestos content. Seventeen (17) samples were collected for laboratory analysis. The samples were analyzed using Polarized Light Microscopy (PLM), in conjunction with dispersion staining techniques as outlined in EPA AHERA Method 40 CFR, Chapter 1, Part 763, Subpart F, Appendix A. The bulk asbestos laboratory analysis report provided the percentage of asbestos, asbestos type and identification of other non-asbestos fibers and associated percentages.

The laboratory report is included in Appendix A.

5.0 ANALYTICAL RESULTS

Federal and Texas state regulatory agencies define asbestos-containing materials as materials containing greater than 1% asbestos by weight. ACM is divided into the following two categories:

1. Friable-material that contains asbestos which can be crumbled, pulverized, or reduced to powder by hand pressure when dry; and
2. Non-friable material that contains asbestos in which the fibers have been locked in by a bonding agent, coating, binder, cementitious or other material so that the asbestos is well bound.

Laboratory analysis indicated that the following sampled materials contain greater than 1% asbestos:

Material Type	Location	Friable Y or N	Condition	Asbestos Content %
Roofing	Exterior	N	Undamaged	2% Chrysotile – Roofing
Drywall/Joint Compound/Texture (Circles)	Ceiling Entrance	Y	Undamaged	5-6% Chrysotile – Texture 4-5% Chrysotile – Joint Compound
Drywall/Joint Compound/Texture (Sandy)	Living Room, Hallway, Bedroom Walls	Y	Undamaged	4-6% Chrysotile – Texture 5% Chrysotile – Joint Compound
Drywall/Joint Compound/Texture (Popcorn)	Hallway, North Office, South Office Ceilings	Y	Undamaged	3-5% Chrysotile – Joint Compound
12" x 12" Floor Tile w/Mastic (Black)	Under Carpet	N	Undamaged	3% Chrysotile – Floor Tile 2-5% Chrysotile – Black Mastic

6.0 CONCLUSIONS AND RECOMMENDATIONS

Precision Environmental Services (Precision) was retained by The City of Lake Dallas to conduct a limited asbestos survey of the house located at 109 SOUTH LAKE DALLAS DRIVE in Lake Dallas, Texas. Precision performed a visual assessment of the area for suspected ACM and collected seventeen (17) bulk samples for laboratory analysis.

The roofing, drywall joint compound and texture and floor tile w/black mastic was found to contain asbestos. The areas that contain these materials and would be disturbed by the planned renovation/ demolition activities should be removed by a licensed asbestos abatement contractor under the supervision of an asbestos consultant prior to renovation /demolition.

Regardless of the thoroughness of this survey, it is possible that suspected asbestos-containing materials were not observed at the time of the survey. If, during Demolition or demolition activities, materials not addressed in this survey are discovered, the materials should be sampled and analyzed for asbestos content prior to disturbance.

Federal and Texas State regulatory agencies require asbestos-containing materials to be removed prior to activities that may disturb those materials.

The TDSHS regulates asbestos activity within the City of Lake Dallas. Precision recommends that the above-mentioned ACBMs be removed and handled in accordance with Federal, State, and local regulations.

A 10-day notification to the TDSHS is required prior to any Demolition activity involving any amount of interior ACBMs, or greater than 160 square feet, 260 linear feet or 35 cubic feet of exterior ACBMs, or any demolition project. It is also recommended that all debris be disposed of as asbestos containing material.

7.0. LIMITATIONS OF INVESTIGATION

This report has been prepared for the use of The City of Lake Dallas and their agents. Our investigation was performed using the degree of care and skill ordinarily exercised under similar circumstances by professional consultants practicing in this or similar localities. No other warranty or guarantee, expressed or implied, is made as to the conclusions included in this report.

APPENDIX A

LABORATORY REPORTS

CLIENT INFORMATION
Precision Environmental Service
702 Houston Street
Fort Worth, Texas 76201

PROJECT INFORMATION
 Vacant House #1
 109 S. Lake Dallas Dr.
 Lake Dallas, Texas 75065
 Project No.: Not Provided

Report
 Test Code 7: PLM



This test report contains the following sections: Cover, and Report

Sample Identifier*	Location	Layer Type	Characteristics	Asbestos		Non-Asbestos		Comments	Point Count
				Fibrous	Non-Fibrous	Fibrous	Non-Fibrous		
1-1-a	Exterior Roofing	Roofing	Homog., Black, Fib.	2% Chrysotile	1% Cellulose	97%			
1-2-b	Exterior Roofing	Roof Felt	Homog., Black, Fib.	NAD	15% Cellulose	80%			
1-3-c	Exterior Roofing	Roof Felt	Homog., Black, Fib.	NAD	5% Fibrous Glass	80% Cellulose	15%		
1-4-d	Exterior Roofing	Texture	Homog., Black, Fib.	NAD	5% Fibrous Glass	5% Cellulose	95%		
2-1-a	Exterior Window / Door Caulking	Caulking	Homog., Brown, Fib.	NAD	1% Cellulose	99%			
3-1-a	Exterior Window / Door Caulking	Caulking	Homog., Gray, Fib.	NAD	1% Cellulose	99%			
4-1-a	Exterior Window / Door Caulking	Caulking	Homog., Grey, Fib.	NAD	1% Cellulose	99%			
5-1-a	Exterior Brick W/ Mortar	Brick	Homog., Red, Non-Fib.	NAD		100%			
5-2-b	Exterior Brick W/ Mortar	Mortar	Homog., Gray, Fib.	NAD	<1% Cellulose	99%			
6-1-a	Entrance Drywall Ceiling / JC / Tex (Circle)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose	94%			
6-2-b	Entrance Drywall Ceiling / JC / Tex (Circle)	Joint Comp.	Homog., Cream, Fib.	5% Chrysotile	1% Fibrous Glass	1% Cellulose	94%		
6-3-c	Entrance Drywall Ceiling / JC / Tex (Circle)	Texture	Homog., Off-White, Fib.	6% Chrysotile	2% Cellulose		92%		
7-1-a	Entrance Drywall Ceiling / JC / Tex (Circle)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose	94%			
7-2-b	Entrance Drywall Ceiling / JC / Tex (Circle)	Joint Comp.	Homog., Cream, Fib.	5% Chrysotile	1% Fibrous Glass	1% Cellulose	94%		
7-3-c	Entrance Drywall Ceiling / JC / Tex (Circle)	Texture	Homog., Off-White, Fib.	5% Chrysotile	1% Cellulose		94%		
8-1-a	Entrance Drywall Ceiling / JC / Tex (Circle)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose	94%			
8-2-b	Entrance Drywall Ceiling / JC / Tex (Circle)	Joint Comp.	Homog., Cream, Fib.	4% Chrysotile	1% Fibrous Glass	1% Cellulose	95%		
8-3-c	Entrance Drywall Ceiling / JC / Tex (Circle)	Texture	Homog., Off-White, Fib.	5% Chrysotile	1% Cellulose		94%		
9-1-a	Entrance Drywall W/ Wall Covering	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose	94%			
9-2-b	Entrance Drywall W/ Wall Covering	Joint Comp.	Homog., Cream, Fib.	5% Chrysotile	1% Fibrous Glass	1% Cellulose	94%		
9-3-c	Entrance Drywall W/ Wall Covering	Texture	Homog., Off-White, Fib.	4% Chrysotile	1% Cellulose		95%		
9-4-d	Entrance Drywall W/ Wall Covering	Covebase	Homog., Beige, Fib.	NAD	90% Cellulose	5%	5% Cotton		

Tech Notes:

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Submitted By: Brian Jacobs | via: Hand Delivered | Submittal Date: 11/6/2025 | Sample Date: 10/5/2025 | Report Date: 11/8/2025 | Lab Job No.: 25-114655 | Analyst: Steven Reese

This test report contains the following sections: Cover, and Report

Sample Identifier*	Location	Layer Type	Characteristics	Asbestos		Non-Asbestos		Comments	Point Count
				Fibrous	Non-Fibrous	Fibrous	Non-Fibrous		
10-1-a	Office Drywall W/ Wall Covering	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
10-2-b	Office Drywall W/ Wall Covering	Texture	Homog., Off-White, Fib.	6% Chrysotile	1% Cellulose	93%			
10-3-c	Office Drywall W/ Wall Covering	Covering	Homog., Beige, Fib.	NAD	90% Cellulose 5% Cotton	5%			
11-1-a	Hallway Drywall W/ Wall Covering	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
11-2-b	Hallway Drywall W/ Wall Covering	Texture	Homog., Off-White, Fib.	6% Chrysotile	1% Cellulose	93%			
11-3-c	Hallway Drywall W/ Wall Covering	Covering	Homog., Beige, Fib.	NAD	90% Cellulose 5% Cotton	5%			
12-1-a	Hallway Drywall Ceiling / JC / Tex (Popcorn)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
12-2-b	Hallway Drywall Ceiling / JC / Tex (Popcorn)	Joint Comp.	Homog., Cream, Fib.	3% Chrysotile	1% Cellulose	96%			
12-3-c	Hallway Drywall Ceiling / JC / Tex (Popcorn)	Texture	Homog., Off-White, Fib.	NAD	1% Cellulose	99%			
13-1-a	N. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
13-2-b	N. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Joint Comp.	Homog., Cream, Fib.	4% Chrysotile	1% Cellulose	95%			
13-3-c	N. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Texture	Homog., Off-White, Fib.	NAD	2% Cellulose	98%			
14-1-a	S. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
14-2-b	S. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Joint Comp.	Homog., Cream, Fib.	5% Chrysotile	1% Cellulose	94%			
14-3-c	S. Office Hallway Drywall Ceiling / JC / Tex (Popcorn)	Texture	Homog., Off-White, Fib.	NAD	2% Cellulose	98%			
15-1-a	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Floor Tile	Homog., Beige, Fib.	3% Chrysotile	1% Cellulose	96%			
15-2-b	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Mastic	Homog., Black, Fib.	4% Chrysotile	1% Cellulose	95%			
16-1-a	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Floor Tile	Homog., Beige, Fib.	3% Chrysotile	1% Cellulose	96%			
16-2-b	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Mastic	Homog., Black, Fib.	5% Chrysotile	1% Cellulose	94%			
17-1-a	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Floor Tile	Homog., Beige, Fib.	3% Chrysotile	1% Cellulose	96%			
17-2-b	Under Carpet Entrance 12x12 Floor Tile W / Mastic (Black)	Mastic	Homog., Black, Fib.	2% Chrysotile	1% Cellulose	97%			

Tech Notes:

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NAD indicates "No Asbestos Detected". Test Code 7. PLM indicates analysis by improved interim Method 40 CFR Part 763 Appendix E to subpart E and/or EPA/600/R-93/116. Results only apply to samples tested. All samples were received in acceptable condition unless noted in the sample comment section. Results may not be reported or reproduced, except in full, without prior written approval from Moldlab, Ltd. Moldlab, Ltd. assumes no responsibility for sample collection or handling prior to receipt at the laboratory. The test report should not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other agency of the U.S. government. Estimated uncertainty of measurement data is available upon request. Samples will be disposed of 90 days after the results have been reported. If a received sample is inhomogeneous, subsamples of the components are analyzed separately and reported by layer. * The sample identifier is the Client Sample Number followed by the Lab Sample Number followed by a letter to indicate the layer. LAB202431 by the Texas Department of State Health Services



2501 Mayes Rd #110
Carrollton, Texas 75006
P - (972) 820-9373
Toll Free (866) 416-6653
Website - www.moldlab.com

Analyst / Approved
Signatory Signature:



Steven Reese,
Quality Manager

APPENDIX B

PICTURES



APPENDIX C

CERTIFICATIONS



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Control Number: 97709

Jennifer Shuford, MD
Jennifer Shuford, MD, MPH,
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Jennifer Shuford, MD
Jennifer Shuford, MD, MPH,
Commissioner of Health

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Health and Human
Services

Texas Department of State
Health Services

Asbestos Individual Consultant

BRIAN D JACOBS

License Number: 105896

Control Number: 98441

Expiration Date: 28-Jun-2026



LIMITED ASBESTOS SURVEY

Conducted at:

**111 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065**

Prepared for:

The City of Lake Dallas

Prepared by:



Asbestos Consultant Agency
DSHS License No. 10-0546
Phone 940-597-2673

November 11, 2025

Reviewed By:

A handwritten signature in blue ink, appearing to read "Brian Jacobs", with a stylized flourish at the end.

Brian Jacobs
Asbestos Consultant
DSHS License No. 10-5896

Performed By:

A handwritten signature in blue ink, appearing to read "Brian Jacobs", with a stylized flourish at the end.

Brian Jacobs
Asbestos Inspector
DSHS License No. 10-5896

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LIMITED ASBESTOS SURVEY**

**111 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065**

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LIMITED ASBESTOS SURVEY

111 SOUTH LAKE DALLAS DRIVE
LAKE DALLAS, TEXAS 75065

1.0 INTRODUCTION

Precision Environmental Services (Precision) was retained by The City of Lake Dallas to conduct a limited asbestos survey of the house located at 111 South Lake Dallas Drive in Lake Dallas, Texas.

Precision's Scope of Work included:

- a. Visually inspect and identify suspect asbestos containing material (ACM) and collect a representative number of samples for analysis
- b. Estimate approximate quantities and general locations of ACM; and
- c. Assess the condition of any ACM identified.

2.0 SURVEY SUMMARY

On November 5, 2025, A Department of State Health Services-licensed Asbestos Inspector conducted a limited asbestos survey of the house located at 111 South Lake Dallas Drive in Lake Dallas, Texas.

Precision performed a visual assessment of the area for suspected ACM and collected seventeen (17) bulk samples for laboratory analysis.

3.0 ASBESTOS SAMPLE COLLECTION PROCEDURES

The sampling protocol focused on suspected ACM identified during Precision's visual assessment. The space was visually assessed to determine the presence, location, and condition of suspected ACM. Suspected asbestos-containing materials that were identified and sampled during the survey are presented in the following tables:

SUSPECTED MATERIAL	NUMBER OF SAMPLES
Roofing, Exterior	1
Door/Window Caulking, Window, Door, Garage, Exterior	3
Brick w/Mortar, Exterior	1
Drywall/Joint Compound/Texture (Circles), Ceiling	3
Drywall/Joint Compound/Texture (Sandy), Living Room, Hallway, Bedroom	3
Ceramic Tile w/Grout, Floor and Wall, Restrooms	3
Ceramic Tile w/Grout, Kitchen	3

*Asbestos Containing Material

The number and location of samples collected was based on the type of material, the manner of application, and the homogeneity of the ACM (similarity of color, texture, and type). Each sample was collected and placed into an individual sample container. The sample location was noted on the field survey form and assigned an individual identification number. This number was affixed to the sample container as the sample was collected. The survey form was also used to note the material type and general condition of the material

4.0 LABORATORY ANALYSIS METHOD

MoldLab of Carrollton, Texas, a NVLAP certified and Department of State Health Services-Licensed laboratory, analyzed the samples for asbestos content. Seventeen (17) samples were collected for laboratory analysis. The samples were analyzed using Polarized Light Microscopy (PLM), in conjunction with dispersion staining techniques as outlined in EPA AHERA Method 40 CFR, Chapter 1, Part 763, Subpart F, Appendix A. The bulk asbestos laboratory analysis report provided the percentage of asbestos, asbestos type and identification of other non-asbestos fibers and associated percentages.

The laboratory report is included in Appendix A.

5.0 ANALYTICAL RESULTS

Federal and Texas state regulatory agencies define asbestos-containing materials as materials containing greater than 1% asbestos by weight. ACM is divided into the following two categories:

1. Friable-material that contains asbestos which can be crumbled, pulverized, or reduced to powder by hand pressure when dry; and
2. Non-friable material that contains asbestos in which the fibers have been locked in by a bonding agent, coating, binder, cementitious or other material so that the asbestos is well bound.

Laboratory analysis indicated that the following sampled materials contain greater than 1% asbestos:

Material Type	Location	Friable Y or N	Condition	Asbestos Content %
Door/Window Caulking	Exterior Window, Door, Garage	N	Undamaged	3% Chrysotile – Caulking
Drywall/Joint Compound/Texture (Circles)	Living Room, Hallway, Bedroom Ceilings	Y	Undamaged	3% Chrysotile – Texture 5% Chrysotile – Joint Compound
Drywall/Joint Compound/Texture (Sandy)	Living Room, Hallway, Bedroom Walls	Y	Undamaged	3% Chrysotile – Texture 5% Chrysotile – Joint Compound
Ceramic Tile w/Grout	Kitchen	N	Undamaged	3% Chrysotile – Black Mastic

6.0 CONCLUSIONS AND RECOMMENDATIONS

Precision Environmental Services (Precision) was retained by The City of Lake Dallas to conduct a limited asbestos survey of the house located at 111 South Lake Dallas Drive in Lake Dallas, Texas. Precision performed a visual assessment of the area for suspected ACM and collected seventeen (17) bulk samples for laboratory analysis.

The door/window caulking, drywall texture and joint compound and black mastic under ceramic tile was found to contain asbestos. The areas that contain these materials and would be disturbed by the planned renovation/ demolition activities should be removed by a licensed asbestos abatement contractor under the supervision of an asbestos consultant prior to renovation /demolition.

Regardless of the thoroughness of this survey, it is possible that suspected asbestos-containing materials were not observed at the time of the survey. If, during Demolition or demolition activities, materials not addressed in this survey are discovered, the materials should be sampled and analyzed for asbestos content prior to disturbance.

Federal and Texas State regulatory agencies require asbestos-containing materials to be removed prior to activities that may disturb those materials.

The TDSHS regulates asbestos activity within the City of Lake Dallas. Precision recommends that the above-mentioned ACBMs be removed and handled in accordance with Federal, State, and local regulations.

A 10-day notification to the TDSHS is required prior to any Demolition activity involving any amount of interior ACBMs, or greater than 160 square feet, 260 linear feet or 35 cubic feet of exterior ACBMs, or any demolition project. It is also recommended that all debris be disposed of as asbestos containing material.

7.0. LIMITATIONS OF INVESTIGATION

This report has been prepared for the use of The City of Lake Dallas and their agents. Our investigation was performed using the degree of care and skill ordinarily exercised under similar circumstances by professional consultants practicing in this or similar localities. No other warranty or guarantee, expressed or implied, is made as to the conclusions included in this report.

APPENDIX A

LABORATORY REPORTS

CLIENT INFORMATION
Precision Environmental Service
702 Houston Street
Fort Worth, Texas 76201

PROJECT INFORMATION
 Vacant House #2
 111 S. Lake Dallas Dr.
 Lake Dallas, Texas 75065
 Project No.: Not Provided

Report
 Test Code 7: PLM



This test report contains the following sections: Cover, and Report

Sample Identifier*	Location	Layer Type	Characteristics	Asbestos		Non-Asbestos		Comments	Point Count
				Fibrous	Non-Fibrous	Fibrous	Non-Fibrous		
1-1-a	Exterior Roofing	Roofing	Homog., Black, Fib.	NAD	6% Cellulose 4% Fibrous Glass	90%			
1-2-b	Exterior Roofing	Tar	Homog., Black, Fib.	NAD	10% Cellulose	90%			
2-1-a	Exterior Window - Door/Window Caulking	Caulking	Homog., White, Fib.	3% Chrysotile	1% Cellulose	96%			
3-1-a	Exterior Door - Door/Window Caulking	Caulking	Homog., White, Fib.	3% Chrysotile	1% Cellulose	96%			
4-1-a	Exterior Garage - Door/Window Caulking	Caulking	Homog., White, Fib.	NAD	<1% Cellulose	99%			
5-1-a	Exterior - Brick w/ Mortar	Brick	Homog., Red, Non-Fib.	NAD		100%			
5-2-b	Exterior - Brick w/ Mortar	Mortar	Homog., Gray, Fib.	NAD	1% Cellulose	99%			
6-1-a	Living Room - Drywall Ceiling/JC/Tex (Circles)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
6-2-b	Living Room - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Yellow, Fib.	3% Chrysotile	1% Cellulose	96%			
6-3-c	Living Room - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Off-White, Fib.	3% Chrysotile	1% Cellulose	96%			
7-1-a	Hallway - Drywall Ceiling/JC/Tex (Circles)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
7-2-b	Hallway - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Yellow, Fib.	3% Chrysotile	1% Cellulose	96%			
7-3-c	Hallway - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Off-White, Fib.	3% Chrysotile	1% Cellulose	96%			
8-1-a	Bedroom - Drywall Ceiling/JC/Tex (Circles)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
8-2-b	Bedroom - Drywall Ceiling/JC/Tex (Circles)	Joint Comp.	Homog., Yellow, Fib.	5% Chrysotile	1% Cellulose	94%			
8-3-c	Bedroom - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Yellow, Fib.	3% Chrysotile	1% Cellulose	96%			
8-4-d	Bedroom - Drywall Ceiling/JC/Tex (Circles)	Texture	Homog., Off-White, Fib.	5% Chrysotile	1% Cellulose	94%			
9-1-a	Living Room - Drywall/JC/Tex(Sandy)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
9-2-b	Living Room - Drywall/JC/Tex(Sandy)	Joint Comp.	Homog., Yellow, Fib.	5% Chrysotile	1% Cellulose	94%			
9-3-c	Living Room - Drywall/JC/Tex(Sandy)	Texture	Homog., Off-White, Fib.	4% Chrysotile	1% Cellulose	95%			
10-1-a	Hallway - Drywall/JC/Tex(Sandy)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose 1% Fibrous Glass	94%			
10-2-b	Hallway - Drywall/JC/Tex(Sandy)	Joint Comp.	Homog., Yellow, Fib.	5% Chrysotile	1% Cellulose	94%			
10-3-c	Hallway - Drywall/JC/Tex(Sandy)	Texture	Homog., Off-White, Fib.	4% Chrysotile	1% Cellulose	95%			

Tech Notes:

This test report contains the following sections: Cover, and Report

Sample Identifier*	Location	Layer Type	Characteristics	Asbestos		Non-Asbestos		Comments	Point Count
				Fibrous	Non-Fibrous	Fibrous	Non-Fibrous		
11-1-a	Bedroom - Drywall/JC/Tex(Sandy)	Drywall	Homog., Light Pink, Fib.	NAD	5% Cellulose	94%			
11-2-b	Bedroom - Drywall/JC/Tex(Sandy)	Texture	Homog., Off-White, Fib.	NAD	1% Fibrous Glass 1% Cellulose	99%			
12-1-a	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Ceramic Tile	Homog., White, Fib.	NAD	1% Ceramic Fiber	99%			
12-2-b	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Mortar	Homog., Gray, Fib.	NAD	<1% Cellulose	99%			
13-1-a	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Ceramic Tile	Homog., White, Fib.	NAD	1% Ceramic Fiber	99%			
13-2-b	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Grout	Homog., White, Fib.	NAD	<1% Cellulose	99%			
13-3-c	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Mortar	Homog., White, Fib.	NAD	<1% Cellulose	99%			
14-1-a	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Ceramic Tile	Homog., White, Fib.	NAD	1% Ceramic Fiber	99%			
14-2-b	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Grout	Homog., White, Fib.	NAD	<1% Cellulose	99%			
14-3-c	Restrooms - Ceramic (Floor & Wall) Tile w/ Grout	Mortar	Homog., Grey, Fib.	NAD	<1% Cellulose	99%			
15-1-a	Kitchen - Ceramic Floor Tile w/ Grout	Ceramic Tile	Homog., Red, Fib.	NAD	<1% Cellulose	99%			
15-2-b	Kitchen - Ceramic Floor Tile w/ Grout	Grout	Homog., Tan, Non-Fib.	NAD		100%			
15-3-c	Kitchen - Ceramic Floor Tile w/ Grout	Mortar	Homog., Tan, Non-Fib.	NAD		100%			
16-1-a	Kitchen - Ceramic Floor Tile w/ Grout	Ceramic Tile	Homog., Red, Fib.	NAD	1% Ceramic Fiber	99%			
16-2-b	Kitchen - Ceramic Floor Tile w/ Grout	Grout	Homog., Tan, Non-Fib.	NAD		100%			
16-3-c	Kitchen - Ceramic Floor Tile w/ Grout	Mortar	Homog., Tan, Non-Fib.	NAD		100%			
16-4-d	Kitchen - Ceramic Floor Tile w/ Grout	Mastic	Homog., Black, Fib.	3% Chrysotile	1% Cellulose	96%			
17-1-a	Kitchen - Ceramic Floor Tile w/ Grout	Ceramic Tile	Homog., Red, Fib.	NAD	1% Cellulose	99%			
17-2-b	Kitchen - Ceramic Floor Tile w/ Grout	Grout	Homog., Tan, Non-Fib.	NAD		100%			
17-3-c	Kitchen - Ceramic Floor Tile w/ Grout	Mortar	Homog., Tan, Non-Fib.	NAD		100%			
17-4-d	Kitchen - Ceramic Floor Tile w/ Grout	Mastic	Homog., Black, Fib.	3% Chrysotile	1% Cellulose	96%			

Tech Notes:

Submitted By: Brian Jacobs | via: Hand Delivered | Submittal Date: 11/6/2025 | Sample Date: 10/5/2025 | Report Date: 11/8/2025 | Lab Job No.: 25-114656 | Analyst: Steven Reese

"NAD" indicates "No Asbestos Detected". Test Code 7: PLM indicates analysis by improved interim Method 40 CFR Part 763 Appendix E to subpart E and/or EPA/600/R-93/116. Results only apply to samples tested. All samples were received in acceptable condition unless noted in the sample comment section. Results may not be reported or reproduced, except in full, without prior written approval from Moldlab, Ltd. Moldlab, Ltd. assumes no responsibility for sample collection or handling prior to receipt at the laboratory. The test report should not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other agency of the U.S. government. Estimated uncertainty of measurement data is available upon request. Samples will be disposed of 90 days after the results have been reported. If a received sample is inhomogeneous, subamples of the components are analyzed separately and reported by layer. * The sample identifier is the Client Sample Number followed by the Lab Sample Number followed by a letter to indicate the layer. LMS202431 by the Texas Department of State Health Services



2501 Mayes Rd #110
Carrollton, Texas 75006
P - (972) 820-9373
Toll Free (866) 416-6653
Website - www.moldlab.com

Analyst / Approved
Signatory Signature:



Steven Reese,
Quality Manager

APPENDIX B

PICTURES AND SAMPLE LOCATIONS



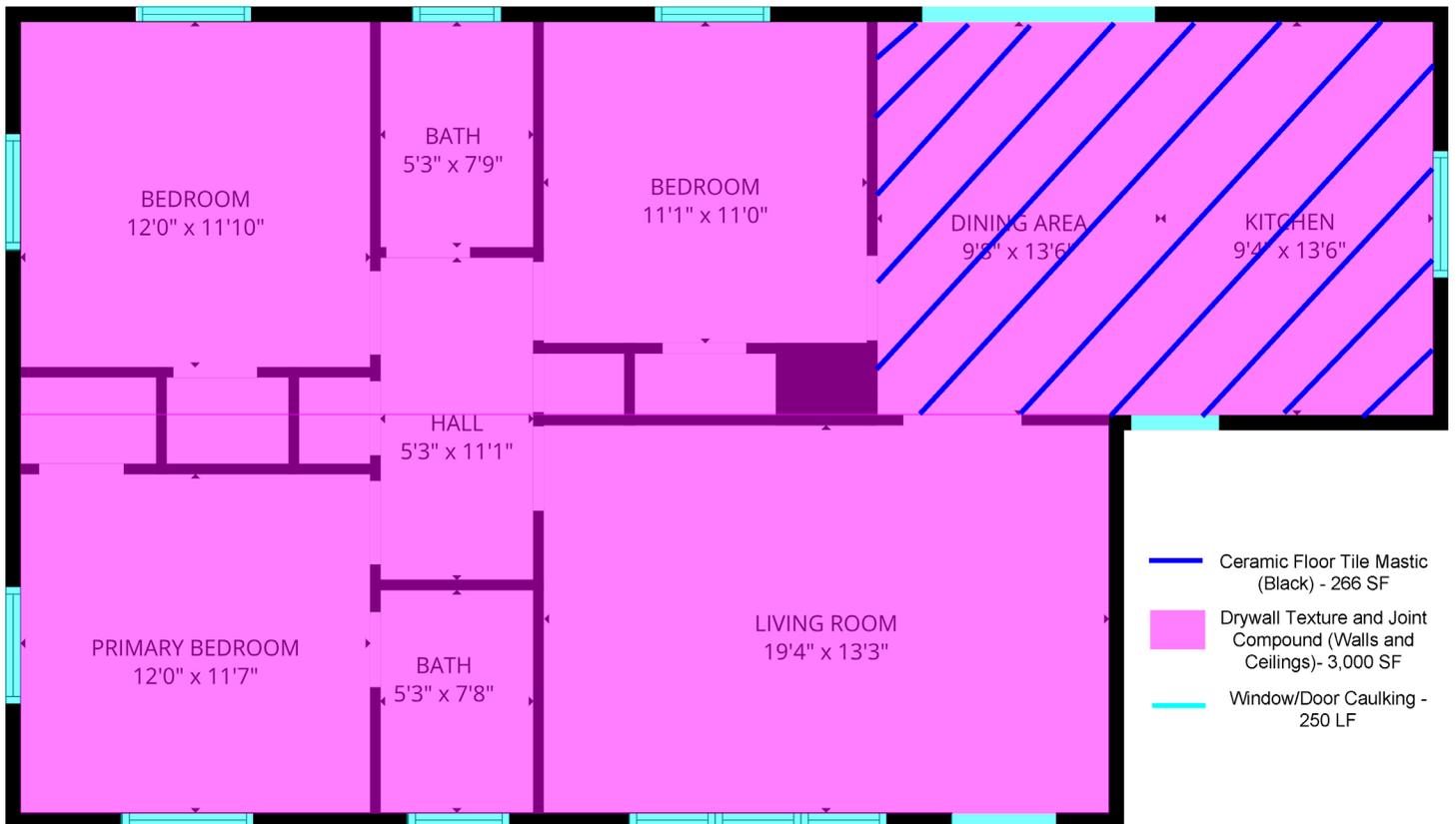
1101 South Lake Dallas Drive
Lake Dallas, Texas, 75065



APPENDIX C

MATERIAL LOCATIONS

1101 South Lake Dallas Drive
Lake Dallas, Texas, 75065



APPENDIX D

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Expiration Date: 28-Jun-2026

