

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

**DEVELOPMENT AGREEMENT  
FOR 220 EAST PARK DRIVE**

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This Development Agreement for 220 East Park Drive (“**Agreement**”) is entered into between Jaser Moini, the property owner, (“**Developer**”), whose address for purposes of this Agreement is 220 East Park Drive, Little Elm TX 75068, and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W. Eldorado Pkwy, Little Elm, Texas 75068. Developer and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

**Recitals:**

1. Developer is the owner of .1173 acres generally located at 220 East Park Drive, on the east side of East Park Drive, approximately 300 feet south of Main Street, identified as Lot 15R-1, Block 1 of the Frisco Park Estates, in the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.

2. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.

3. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

**NOW, THEREFORE**, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

**Section 1.     Incorporation of Premises.** The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.     Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so (“**Effective Date**”). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing, or until all obligations in the Agreement have been fulfilled (“**Term**”).

**Section 3.     Agreements.** The Parties agree as follows:

A. The negotiated and agreed upon development plans attached hereto as **Exhibit B**, which incorporate by reference the general zoning regulations of the Town’s zoning ordinance, are hereby adopted and incorporated into this agreement as contractually-binding obligations of the Developer.

**Section 4.     Miscellaneous.**

A. **Applicability of Town Ordinances.** When the Property is developed, Developer shall construct all structures on the Property, in accordance with all applicable Town

ordinances and building/construction codes, whether now existing or arising prior to such construction in the future.

**B. Default/Mediation.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

**C. Venue.** This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

**D. Relationship of Parties.** It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

**E. Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

**F. Cumulative Rights and Remedies.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this

Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

**G. Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

**H. Surviving Rights.** Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

**I. Applicable Laws.** This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

**J. Authority to Execute.** The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

**K. Amendments.** This Agreement may be only amended or altered by written instrument signed by the Parties.

**L. Headings.** The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

**M. Entire Agreement.** This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

**N. Filing in Deed Records.** This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon Developer and all of Developer's heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

**O. Notification of Sale or Transfer; Assignment of Agreement.** Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "**Assignee**") that is or will

become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Developer or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Developer or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor developer, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

**P. Sovereign Immunity.** The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

**Q. Exactions/Infrastructure Costs.** Developer has been represented by legal counsel, or has had an opportunity to do so, in the negotiation of this Agreement, and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town in this Agreement are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

**R. Waiver of Texas Government Code § 3000.001 et seq.** With respect to the improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

**S. Rough Proportionality.** Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to infrastructure requirements imposed by this Agreement. Developer and the Town further agree to waive and release all claims one may have

against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to infrastructure requirements imposed by this Agreement.

**T. Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

**U. Undocumented Workers Provision.** The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120<sup>th</sup> day after the date the Town notifies Developer of the violation.

**V. Non-Boycott of Israel Provision.** In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

**W. Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

**X. Report Agreement to Comptroller's Office.** Town covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021). [For Chapter 380 Agreements]

**Y. Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19,

87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

**Z. Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

**EXECUTED** by the Parties on the dates set forth below, to be effective as of the date first written above.

**DEVELOPER**

\_\_\_\_\_

By: Jaser Maini

Date: 10/1/23

**TOWN OF LITTLE ELM, TEXAS**

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

Matt Mueller  
Town Manager

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

ATTEST:

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

Caitlan Biggs  
Town Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

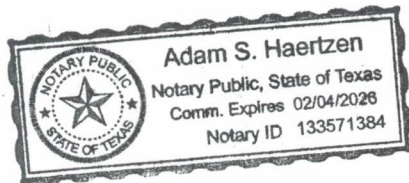
[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas  
  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF Denton   §

Before me, the undersigned authority, on this 1 day of oct, 2023, personally appeared Jager Moiré, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of Lone Star Modern homes LLC.

[Seal]



By: Adam S Haerten  
Notary Public, State of Texas  
  
My Commission Expires: 02/04/2026

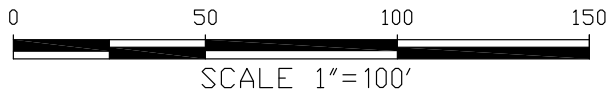
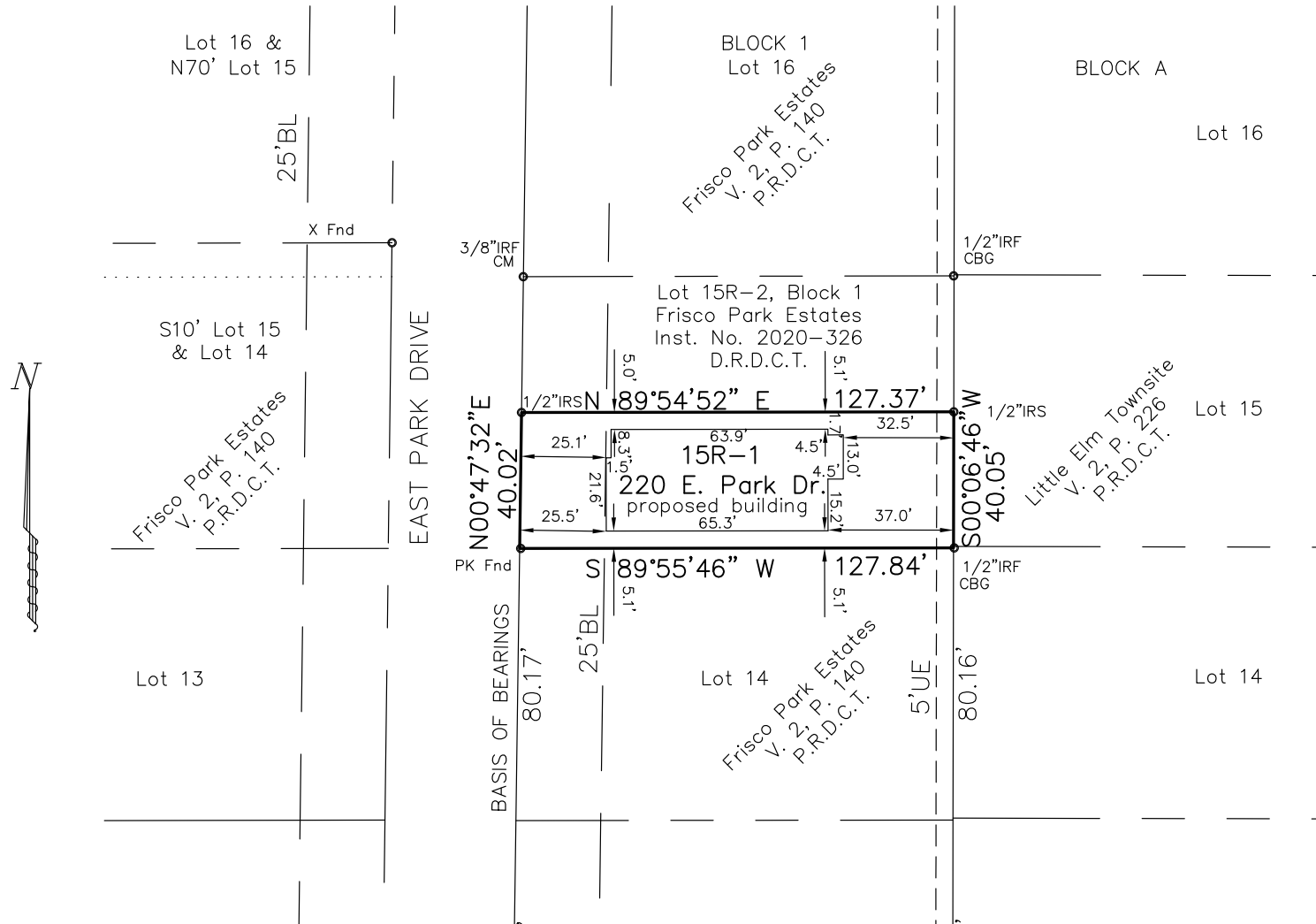
**EXHIBIT A**

Property Description





Prepared July 6, 2023



Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.  
 Grid Scale Factor: 0.99985259079

**SITE PLAN**  
**LOT 15R-1, BLOCK 1**  
**FRISCO PARK ESTATES**

**EXHIBIT B**

Development Plans

# NATIONAL RENOVATION GROUP INC. /

## LONE STAR MODERN HOMES, LLC

220 E. PARK DRIVE,  
FRISCO PARK SUBDIVISION,  
LITTLE ELM, TX 75068



### REVISION LOG

NO.	DESCRIPTION	DATE	BY
0	NEW CONSTRUCTION PLAN	06/26/2023	BM
1	COLORED ELEVATIONS & LANDSCAPE PLAN	07/26/2023	BM
2	LANDSCAPE PLAN UPDATE PER CITY COMMENTS	08/28/2023	BM
3	GARAGE DOOR WITH 4 LIGHT ADDED PER CITY COMMENTS	09/14/2023	BM

### AREA CALCULATIONS

FIRST FLOOR	1464 SF
SECOND FLOOR	1160 SF
Gross Building Area	2624 SF
GARAGE	438 SF
PATIO	37 SF
PORCH	59 SF
Exterior Area	535 SF
TOTAL SQ.FT. UNDER ROOF	3159 SF

### SHEET LIST

SHEET NO.	SHEET NAME
A0.00	COVER SHEET
A1.00	FIRST FLOOR PLAN
A1.01	SECOND FLOOR PLAN
A1.02	FIRST FLOOR ELECTRICAL PLAN
A1.03	SECOND FLOOR ELECTRICAL PLAN
A1.04	PLUMBING ROUGH
A2.00	FRONT & REAR ELEVATIONS
A2.01	SIDE ELEVATIONS
A2.02	ROOF PLAN
A2.03	INTERIOR ELEVATIONS
A2.04	SECTIONS
D1.00	BATH / CLOSET GENERIC DETAILS
L1.00	CONCEPTUAL LANDSCAPE PLAN



**BORIS MUNOZ**  
Design • Construction • Remodel  
EMAIL: BORIS@MUNOZDESIGN.COM  
PHONE: 214-407-3604

#### Client Information

NATIONAL RENOVATION  
GROUP INC. /  
LONE STAR MODERN  
HOMES, LLC.

220 E. PARK DRIVE  
LITTLE ELM, TX 75068

Project #:  
23014.00  
Issue Date:  
09/14/2023  
Drawn By:  
BM

DUE TO VARIATIONS IN CITY  
REQUIREMENTS, CONSTRUCTION  
TECHNIQUES, AND DIVERSITY IN  
MATERIALS, ALL DIMENSIONS AND  
ELEVATIONS ARE APPROXIMATE AND  
MAY VARY PER PLAN.

Sheet Name  
**COVER SHEET**

Plan:  
**3159**

Sheet Number  
**A0.00**

SCALE: 1/8" = 1'-0"



**BORIS MUNOZ**  
Design + Construction + Remodel  
EMAIL: BORIS@MUNOZDESIGN+OUTLOOK.COM  
PHONE: 214-402-3404

Client Information

NATIONAL RENOVATION  
GROUP INC. /  
LONE STAR MODERN  
HOMES, LLC.

220 E. PARK DRIVE  
LITTLE ELM, TX 75068

Project #: 23014.00  
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DUE TO VARIATIONS IN CITY  
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MATERIALS, ALL DIMENSIONS AND  
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MAY VARY PER PLAN.

Sheet Name  
**FRONT & REAR  
ELEVATIONS**

Plan:  
**3159**

Sheet Number  
**A2.00**

SCALE: 1/8" = 1'-0"

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FRONT ELEVATION

1/8" = 1'-0"

NON-MASONRY SQ.FT. FRONT	
NON-MASONRY	75 SF
NON-MASONRY	124 SF
Grand total	199 SF

MASONRY SQ.FT. FRONT	
MASONRY	50 SF
MASONRY	67 SF
MASONRY	78 SF
Grand total	195 SF

MASONRY % FRONT	
MASONRY	55%
NON-MASONRY	45%



REAR ELEVATION

1/8" = 1'-0"

NON-MASONRY SQ.FT. REAR	
NON-MASONRY	17 SF
NON-MASONRY	107 SF
NON-MASONRY	113 SF
Grand total	237 SF

MASONRY SQ.FT. REAR	
MASONRY	71 SF
MASONRY	88 SF
Grand total	159 SF

MASONRY % REAR	
MASONRY	46%
NON-MASONRY	54%



NATIONAL RENOVATION  
GROUP INC. /  
LONE STAR MODERN  
HOMES, LLC.

220 E. PARK DRIVE  
LITTLE ELM, TX 75068

Project #: 23014.00  
Issue Date: 09/14/2023  
Drawn By: BM

DUE TO VARIATIONS IN C  
REQUIREMENTS, CONSTRUCT  
TECHNIQUES, AND DIVERSIT  
MATERIALS, ALL DIMENSIONS  
ELEVATIONS ARE APPROXIMATE  
MAY VARY PER PLAN.

Sheet Name  
**SIDE ELEVATIONS**

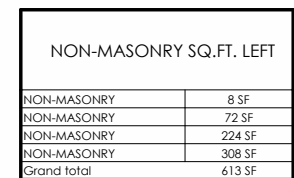
Plan:

**3159**

Sheet Number

## A2.01

SCALE: 1/8" = 1'-0"

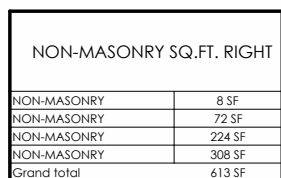


MASONRY SQ.FT. LEFT	
MASONRY	37 SF
MASONRY	53 SF
MASONRY	406 SF
Grand total	496 SF

MASONRY % LEFT	
MASONRY	52%
NON-MASONRY	48%

LEFT ELEVATION

---


$$1/8'' = 1'-0''$$


MASONRY SQ.FT. RIGHT	
MASONRY	37 SF
MASONRY	53 SF
MASONRY	406 SF
Grand total	496 SF

MASONRY % RIGHT	
MASONRY	55%
NON-MASONRY	45%

RIGHT ELEVATION

$$1/8'' = 1'-0''$$





NATIONAL RENOVATION  
GROUP INC. /  
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Drawn By: BM

DUE TO VARIATIONS IN CITY REQUIREMENTS, CONSTRUCTION TECHNIQUES, AND DIVERSITY IN MATERIALS, ALL DIMENSIONS AND NOTATIONS ARE APPROXIMATE AND MAY VARY PER PLAN.

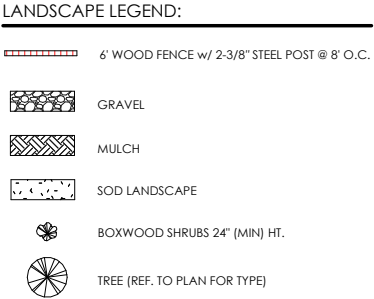
et Name

**CONCEPTUAL  
LANDSCAPE  
PLAN**

3159

et Number  
**L1.00**

CALE:As indicated



LANDSCAPE CHART:

QTY.	TYPE	SIZE
2	TEXAS RED OAK	4" (MIN.) CAL. 12" (MIN.) HT.
1	CRAPE MYRTLE	7" (MIN.) HT.
9	CARISSA HOLLYS	5 GALLON 24" HT.

## CONCEPTUAL LANDSCAPE PLAN

$$1/16'' = 1'-0''$$



**BORIS MUNOZ**  
Design • Construction • Remodel  
EMAIL: BOB@MUNOZDESIGN.COM  
PHONE: 214-407-3404

Client Information

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LONE STAR MODERN  
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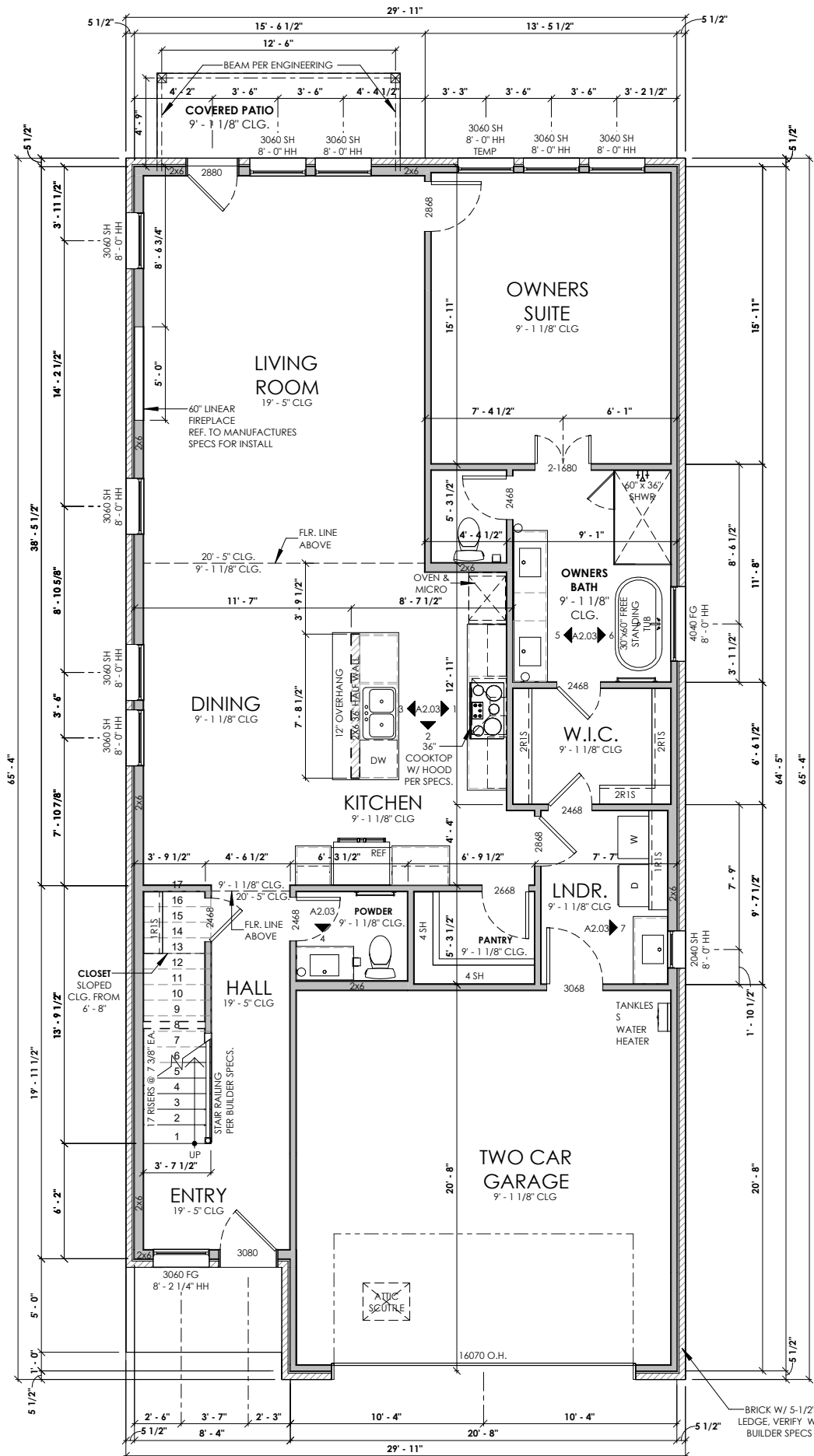
Project #:  
23014.00  
Issue Date:  
09/14/2023  
Drawn By:  
BM

DUE TO VARIATIONS IN CITY  
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MATERIALS, ALL DIMENSIONS AND  
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MAY VARY PER PLAN.

Sheet Name  
**FIRST FLOOR  
PLAN**

Plan:  
**3159**  
Sheet Number  
**A1.00**

SCALE: 1/8" = 1'-0"



## FIRST FLOOR PLAN

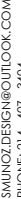
1/8" = 1'-0"

### FLOOR PLAN NOTES

- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES, REGULATIONS AND LAWS.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES.
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS SHALL BE 2x6 MIN AT FIRST FL. UNLESS NOTED OTHERWISE.
- WATER HEATER LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION.
- THE DOOR BETWEEN GARAGE AND LIVING SPACE/ATTIC SPACE SHALL BE A MINIMUM "B" LABEL, 20 MINUTE SELF-CLOSING STEEL DOOR.
- ALL DRYERS ARE TO BE VENTED TO EXTERIOR.
- TYPICAL ATTIC STAIR IS 25 1/2" x 54 1/2" PULL DOWN STAIR, EXCEPT WITH 10" PLATE ATTIC STAIR IS 25 1/2" x 60"; RATED @ A 350 LB MIN LOAD; ATTIC ACCESS FROM GARAGE TO BE FIRE-RATED.
- ALL WALLS ARE TO BE 3 1/2" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE SET AT 45 DEGREES UNLESS NOTED OTHERWISE.
- INTERIOR AND EXTERIOR PLATE HT. ARE TO BE AS NOTED ON ELEVATION AND SECTIONS SHEETS.
- BOTTOM PLATE AT FIRST FLOOR WALLS TO BE PRESSURE TREATED.
- ALL BALUSTERS AND RAIL SPACES SHALL BE SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. TYP. AT ALL HANDRAILS AND GUARDRAILS.
- DOORS:
  - A. FIRST FLOOR - ALL DOORS INTERIOR TO BE: g. 6'-8" HEIGHT W/ 9'-1 1/8" FIRST FL. CLG. HT.
  - B. SECOND FLOOR - ALWAYS 6'-8"
  - C. FRONT DOOR - 8'-0" HEIGHT
- STAIRS - RISE - 7 3/4" MAX. TREADS - 10" MINIMUM PLUS 1" NOSING
- HANDRAILS SHALL BE TYPE II & HAVE A FINISHED RAILING HEIGHT OF 34"-38" ABOVE NOSING, AND DESIGNED FOR A CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT AT THE TOP, PER R301.5. NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS
- GUARDRAILS SHALL HAVE FINISHED RAILING HEIGHT OF 37" ABOVE SUB-FLOOR, AND DESIGNED FOR A CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT AT THE TOP, PER R301.5. NAILERS SHALL BE INSTALLED FOR ALL GUARDRAILS



- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES, REGULATIONS AND LAWS.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENING ARE DIMENSIONED TO CENTER OF ROUGH FOR FINISH. REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS AND CEILING SLOPES.
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE.
- ALL PLUMBING WALLS SHALL BE 2x6 MIN AT FIRST FLOOR.
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE.
- WATER HEATER LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION.
- THE DOOR BETWEEN GARAGE AND LIVING SPACE AT TYPIC SHALL BE A MINIMUM "B" LABEL, 20 MINUTE SELF CLOSING STEEL DOOR.
- ALL DRYERS ARE TO BE VENTED TO EXTERIOR.
- TYPICAL ATTIC STAIR IS 25 1/2" x 54 1/2" PULL DOWN STAIR, EXCEPT WITH 10' PLATE ATTIC STAIR IS 25 1/2" x 60"; RATED @ A 350 LB MIN LOAD; ATTIC ACCESS FROM GARAGE TO BE FIRE-RATED.
- ALL WALLS ARE TO BE 3 1/2" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE SET AT 45 DEGREES UNLESS NOTED OTHERWISE.
- INTERIOR AND EXTERIOR PLATE HT. ARE TO BE AS NOTED ON ELEVATION AND SECTIONS SHEETS.
- BOTTOM PLATE AT FIRST FLOOR WALLS TO BE PRESSURE TREATED.
- ALL BALUSTERS AND RAIL SPACES SHALL BE SPACED SO THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. TYP. AT ALL HANDRAILS AND GUARDRAILS.
- DOORS:
  - A. FIRST FLOOR - ALL DOORS INTERIOR TO BE: 6'-0" HIGH W/ 1'-1/8" FIRST FL. CLG. HT.
  - B. SECOND FLOOR - ALWAYS 6'-8"
  - C. FRONT DOOR - 8'-0" HEIGHT
- STAIRS - RISE - 7 3/4" MAX. TREADS - 10" MINIMUM PLUS 1" NOSING
- HANDRAILS SHALL BE 1/2" & HAVE A FINISHED RAILING HEIGHT OF 34'-38" ABOVE NOSING, AND DESIGNED FOR A CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT AT THE TOP, PER R301.5. NAILERS SHALL BE INSTALLED FOR ALL HANDRAILS GUARDRAILS SHALL HAVE FINISHED RAILING HEIGHT OF 37" ABOVE SUB-FLOOR, AND DESIGNED FOR A CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT AT THE TOP, PER R301.5. NAILERS SHALL BE INSTALLED FOR ALL GUARDRAILS

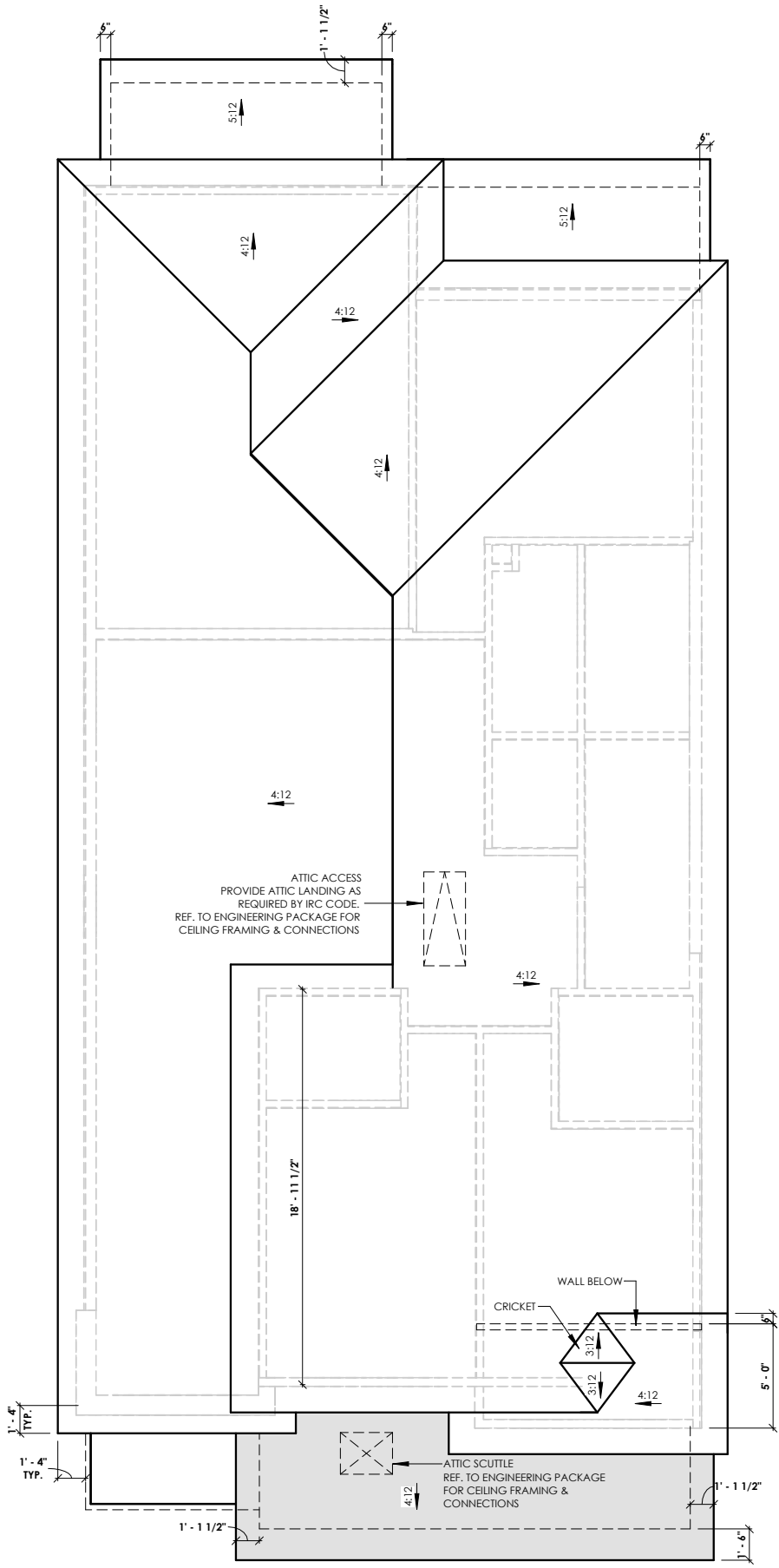


NATIONAL RENOVATION  
GROUP INC. /  
LONE STAR MODERN  
HOMES, LLC.

220 E. PARK DRIVE  
LITTLE ELM, TX 75068

SCALE: 1/8" = 1'-0"





ROOF PLAN

1/8" = 1'-0"

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**BORIS MUNOZ**  
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Client Information

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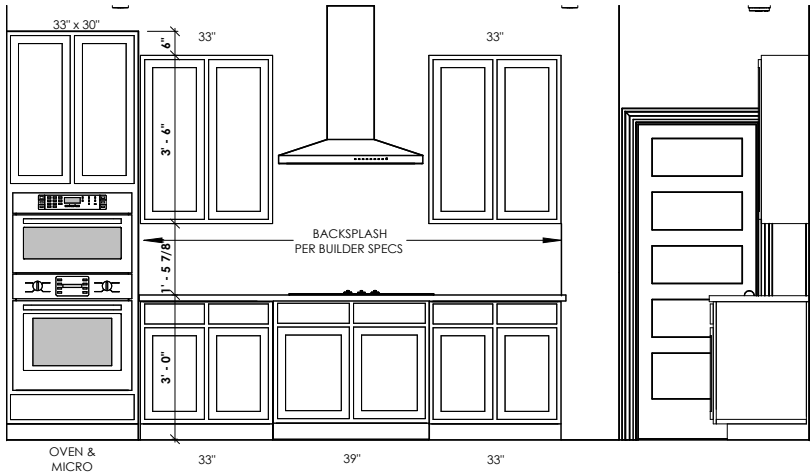
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Issue Date: 09/14/2023  
Drawn By: BM.

DUE TO VARIATIONS IN CITY REQUIREMENTS, CONSTRUCTION TECHNIQUES, AND DIVERSITY IN MATERIALS, ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND MAY VARY PER PLAN.

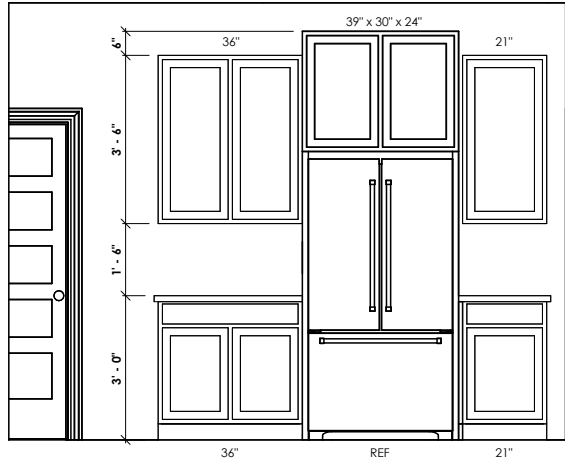
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ROOF PLAN

Plan: 3159  
Sheet Number  
A2.02

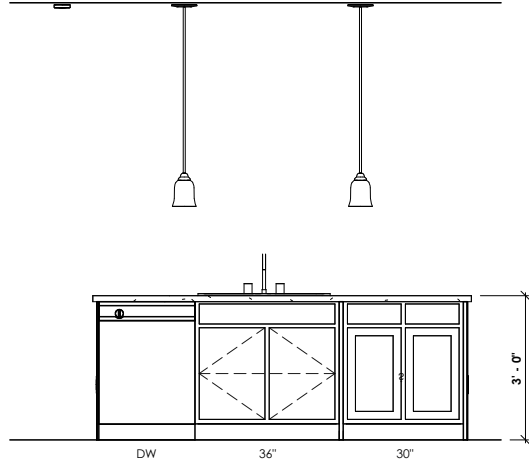
SCALE: 1/8" = 1'-0"



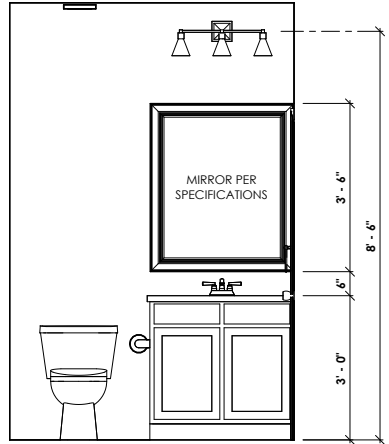
1 KITCHEN  
1/4" = 1'-0"



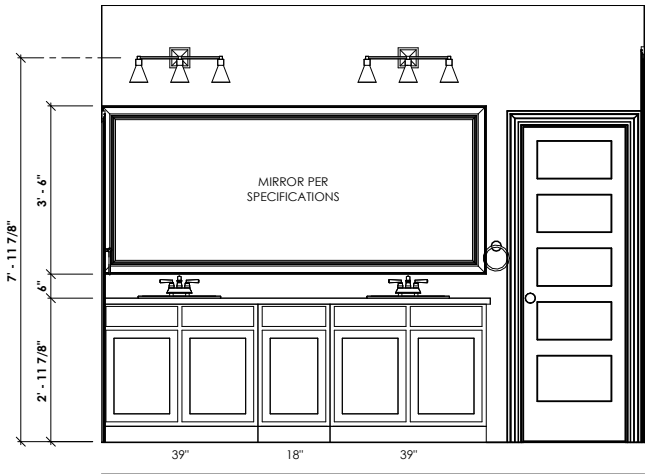
2 KITCHEN  
1/4" = 1'-0"



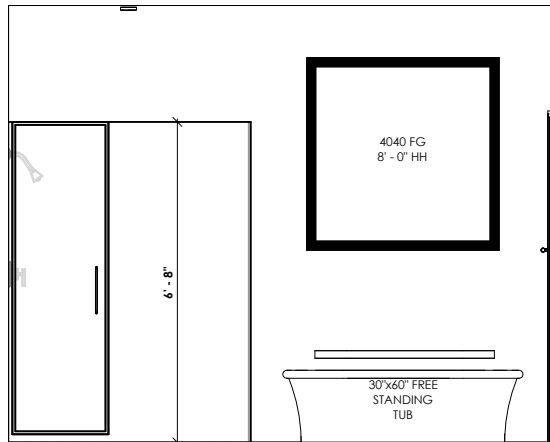
3 KITCHEN ISLAND  
1/4" = 1'-0"



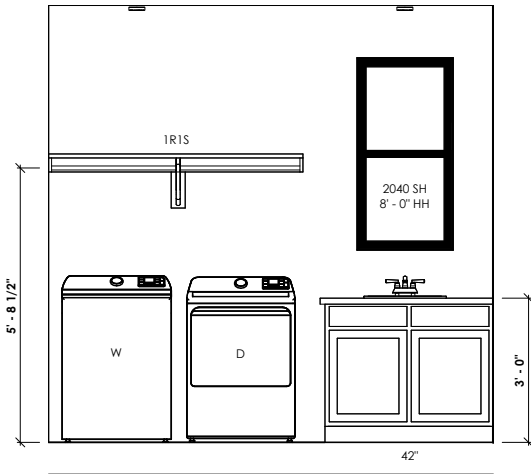
4 POWDER BATH  
1/4" = 1'-0"



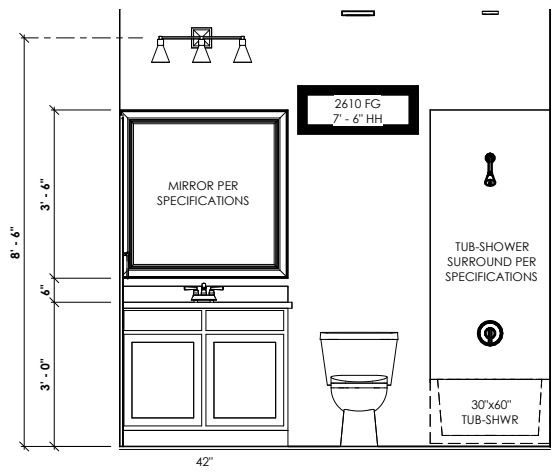
5 OWNERS BATH  
1/4" = 1'-0"



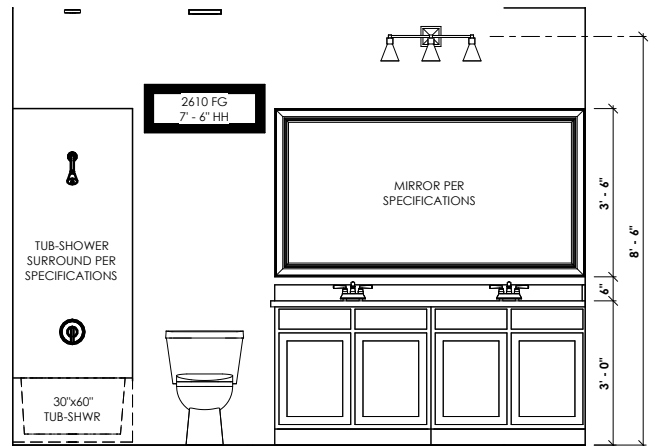
6 OWNERS BATH  
1/4" = 1'-0"



7 LAUNDRY  
1/4" = 1'-0"



8 BATH 2  
1/4" = 1'-0"



9 BATH 3  
1/4" = 1'-0"



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MATERIALS, ALL DIMENSIONS AND  
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MAY VARY PER PLAN.

Sheet Name  
INTERIOR  
ELEVATIONS

Plan: 3159  
Sheet Number

A2.03

SCALE: 1/4" = 1'-0"



## Colors and Materials

Exterior paint over brick on 4 side elevations  
Sherwin Williams Exterior Attitude Gray 7060

SW 7060  
**Attitude Gray**  
Interior / Exterior  
Location Number: 237-C5

Exterior paint over Board & Batten siding on 4 side elevations  
Sherwin Williams Exterior Illusive Green 9164

SW 9164  
**Illusive Green**  
Interior / Exterior  
Location Number: 237-C4

Acme Brick - Item: 897135 Description: Golden Sunset B, Brick 673105-KSZ-FBR-VEL---B B/P: 167300  
Color: Tan/Brown, Tan/Brown - Primary



Horizontal wood siding on Front and Left Elevations

NewTechWood All Weather System 5.5 in. x 96 in. Composite Siding Board in Peruvian Teak color



Coach Light

Millennium Lighting Light Powder Coat Black Outdoor Wall-Light Sconce with Clear Glass



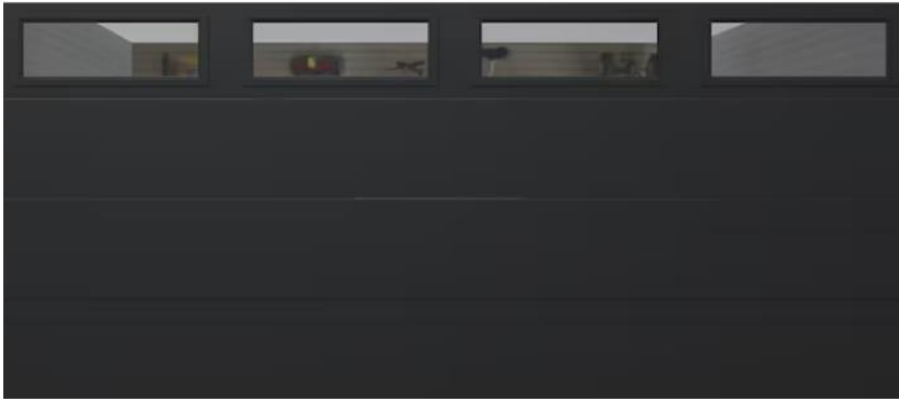
Front Door

Sartodoors 4002 36 in. x 96 in. Single Panel No Bore Frosted Glass Black Finished



#### Garage Door

Wayne Dalton Classic Steel Model 8300 16-ft x 7-ft Insulated Black Double Garage Door with Windows - Contemporary flat panel design



#### Roof

GAF Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles



#### BOARD & BATTEN

James Hardie, James Hardie Primed Fiber Cement Panel Siding 1/4 in x 48 in x 96 in



## Gift to the Street

- 1- Accent metal roof in front over the garage and a flat metal awning canopy for front porch
- 2- 6 feet deep recessed entry from the main front façade
- 3- Coach lights at entrance