

STATE OF TEXAS       §  
                                     §  
  
COUNTY OF DENTON   §

**DEVELOPMENT AGREEMENT  
FOR FRISCO PARK ESTATES  
BLOCK 2, LOTS 31R-1 & 31R-2**

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This Development Agreement for Frisco Park Estates, Block 2, Lots 31R-1 & Lots 31R-2 (“**Agreement**”) is entered into between Elaine Torres, the property owner, (“**Developer**”), whose address for purposes of this Agreement is 117 W Park Dr, 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 .24 acres generally located at 122 W Park Drive and 124 W Park Drive, south of Main Street and 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**

**TOWN OF LITTLE ELM, TEXAS**

\_\_\_\_\_

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

Matt Mueller  
Town Manager

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

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

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

ATTEST:

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


Caitlan Biggs  
Town Secretary

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

**DEVELOPER**



By: Elaine Torres

Date: 8-29-24

**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 \_\_\_\_\_, 2024, 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 \_\_\_\_\_ §

Before me, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_.

[Seal]

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

My Commission Expires: \_\_\_\_\_



STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

Before me, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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: \_\_\_\_\_

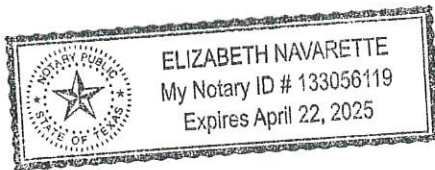
STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

Before me, the undersigned authority, on this 29 day of AUGUST, 2024, personally appeared Elaine Torres, 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 Owner - Self.

[Seal]

By: *L. Navarette*  
Notary Public, State of Texas

My Commission Expires: 4/22/2025

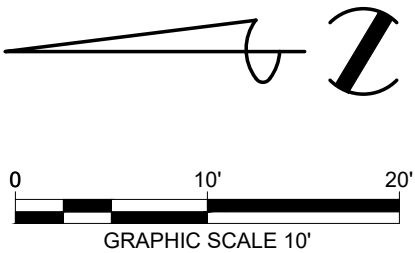
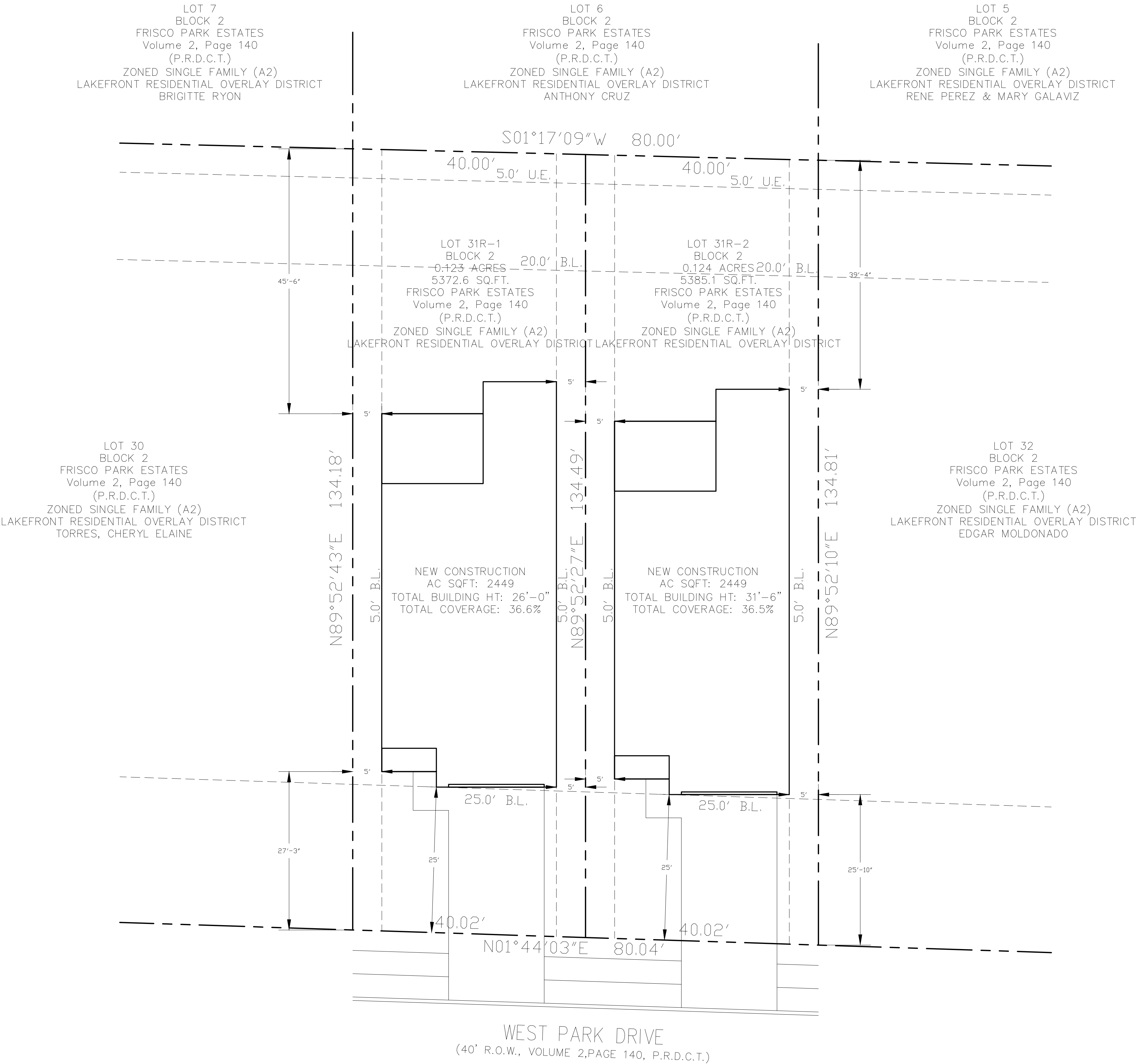


**EXHIBIT A**

Property Description

FRISCO PARK ESTATES  
LOTS 31R-1 AND 31R-2, BLOCK 2

0.247 ACRES - 10,757.7 SQ.FT.  
BEING LOT 31, BLOCK 2, FRISCO PARK ESTATES,  
RICHARD HENSWORTH SURVEY, ABSTRACT #577  
THE TOWN OF LITTLE ELM,  
DENTON COUNTY, TEXAS



SITE PLAN

ISSUE DATE: 6/13/2024

FRISCO PARK ESTATES  
LOTS 31R-1 AND 31R-2, BLOCK 2  
0.247 ACRES - 10,757.7 SQ.FT.  
BEING LOT 31, BLOCK 2, FRISCO PARK ESTATES,  
RICHARD HENSWORTH SURVEY, ABSTRACT #577  
THE TOWN OF LITTLE ELM,  
DENTON COUNTY, TEXAS

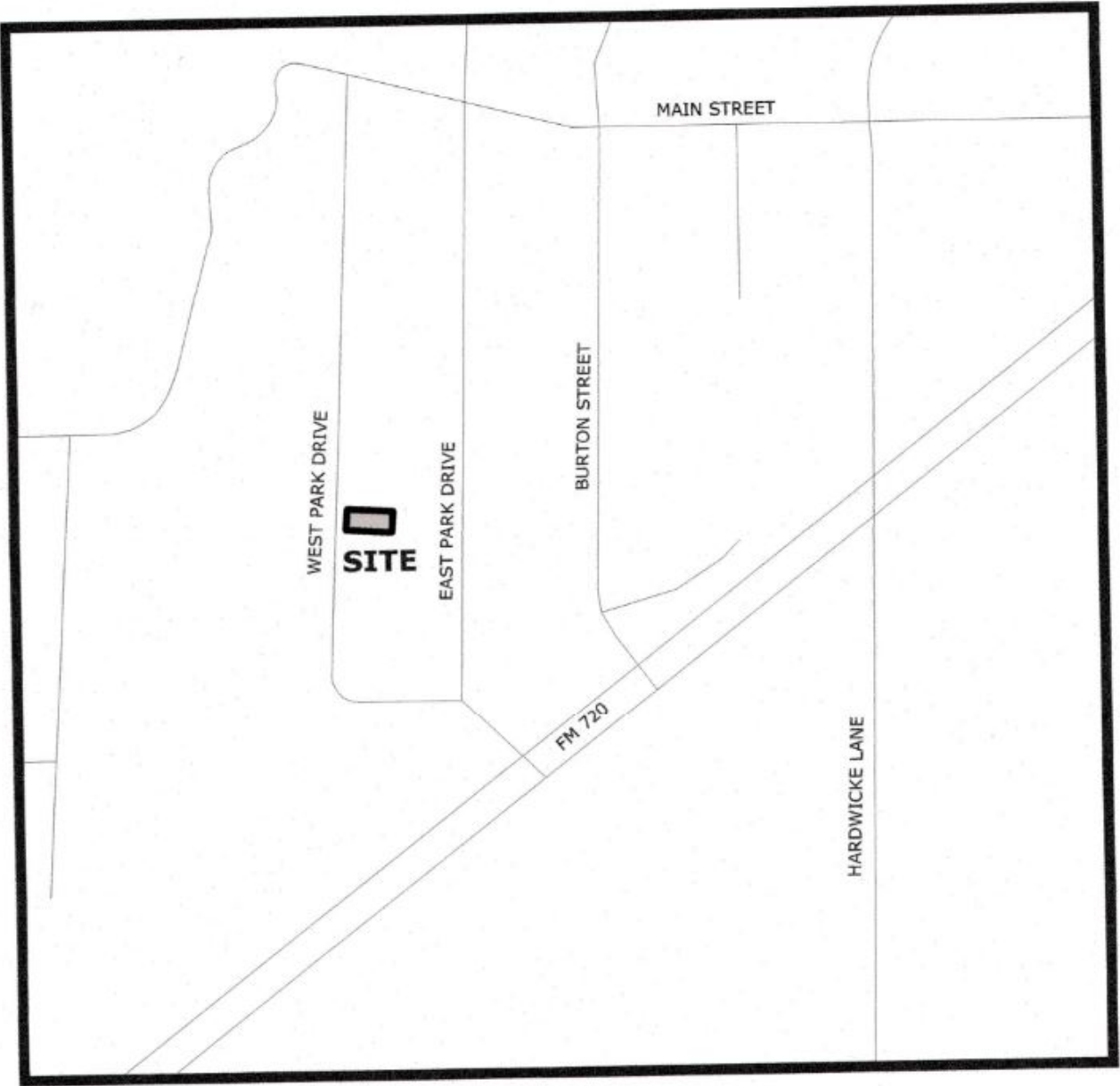
The designer assumes no liability for any structure built from these plans before construction. The purchaser is responsible for verifying all dimensions, building codes, and incorporate site conditions. Only a qualified designer is permitted to alter these plans with written release of the designer.

**EXHIBIT B**

Development Plans

Owner: Cheryl Elaine Torres  
117 W Park Dr. Little Elm  
972-467-5214  
elaine.torres@lgihomes.com

Designer: John Olvera  
972-897-5825  
john.olvera@yahoo.com



VICINITY MAP  
(NOT TO SCALE)

SQUARE FOOTAGES	
First Floor	1224
Second Floor	1225
Total Living Area	2449
Garage	497
Porch	231
Patio	209
Total Under Roof	3386

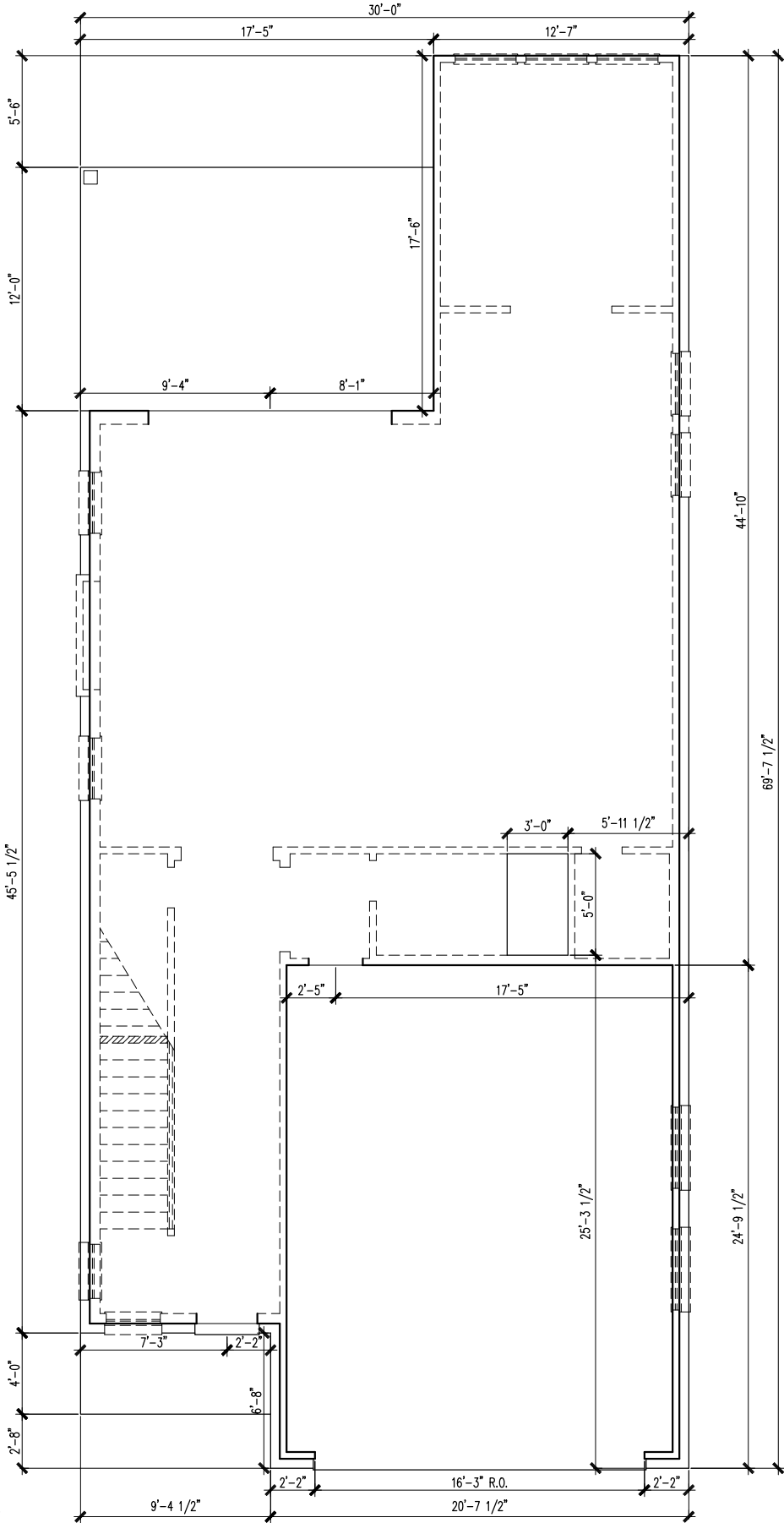
122 & 124 W. Park Dr. Propose Residences  
Lot 31R-1 and R-2, Block 2  
.247 acres - 10,757.7 square feet  
Richard Hensworth Survey, Abstract #577  
The Town of Little Elm, Denton County, TX

Owner: Cheryl Elaine Torres  
117 W Park Dr. Little Elm  
972-467-5214  
Designer: John Olvera  
972-897-5825  
Issue Date: 6-24-24

The designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the designer.

FIRST FLOOR PLAN

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



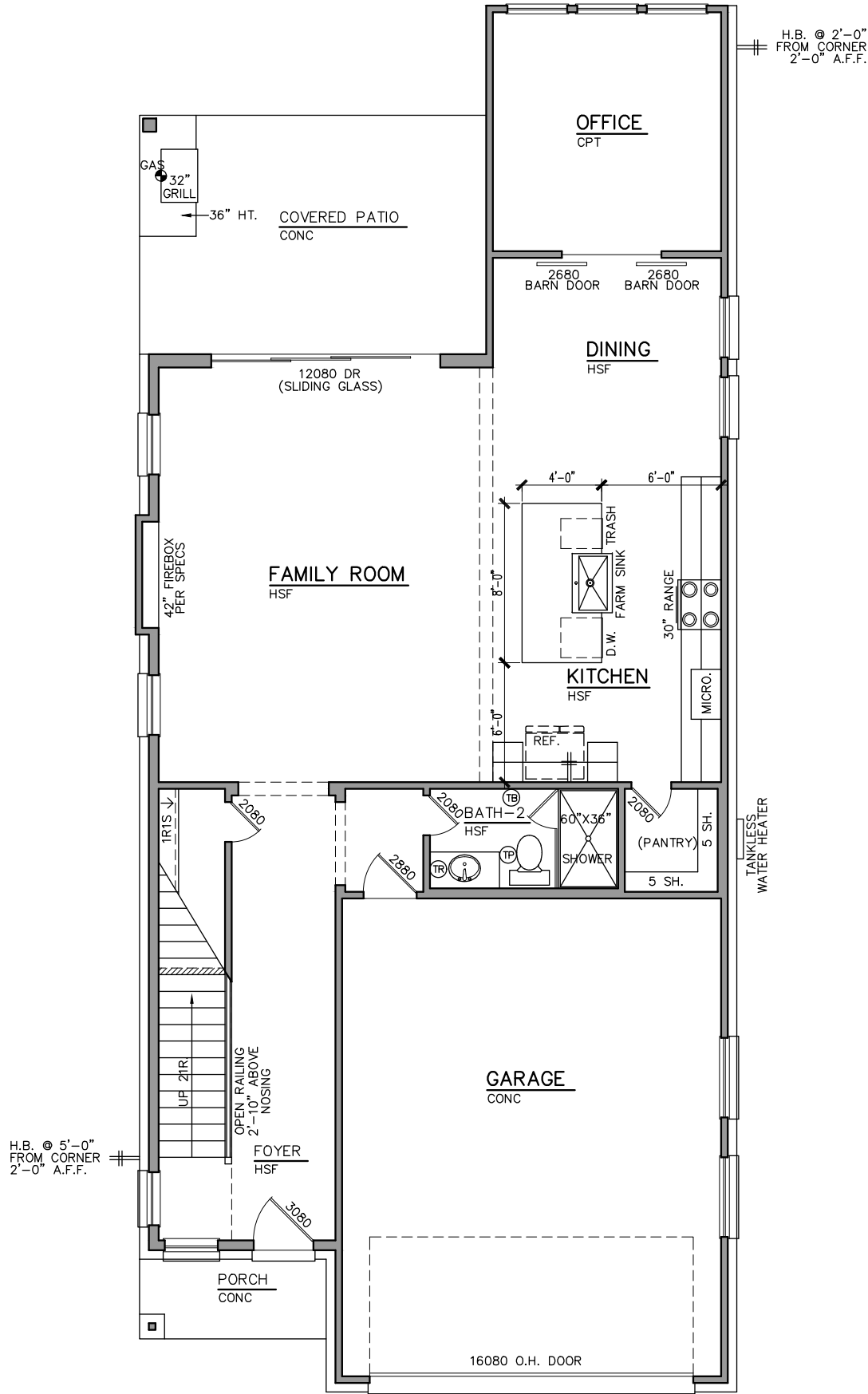
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Owner: Cheryl Elaine Torres  
117 W Park Dr. Little Elm  
972-467-5214  
Designer: John Olvera  
972-897-5825  
Issue Date: 6-24-24

122 & 124 W. Park Dr. Propose Residences  
Lot 31R-1 and R-2, Block 2  
.247 acres - 10,757.7 square feet  
Richard Hensworth Survey, Abstract #577  
The Town of Little Elm, Denton County, TX

SQUARE FOOTAGES	
First Floor	1224
Second Floor	1225
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Total Under Roof	3386

FORMS  
0.0



FIRST FLOOR PLAN

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

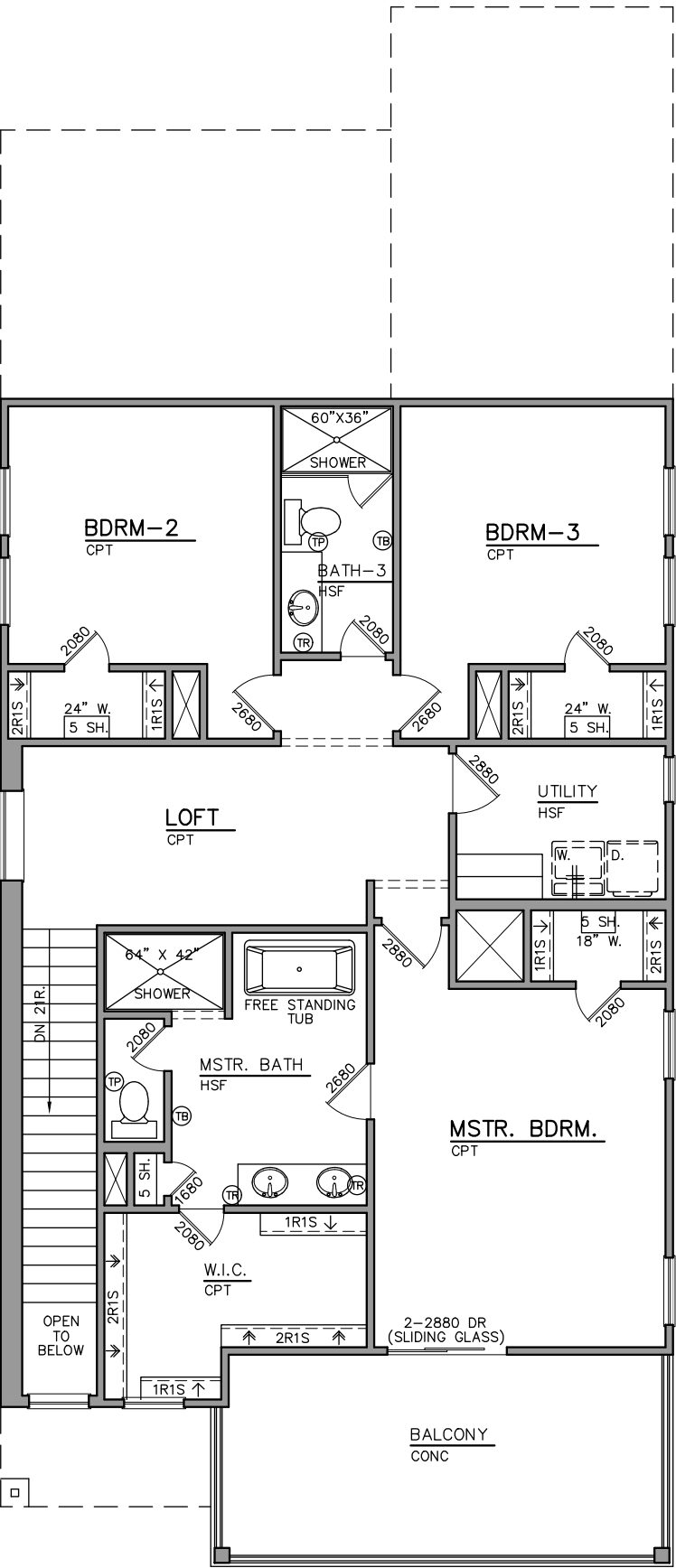
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972-897-5825  
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122 & 124 W. Park Dr. Propose Residences  
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Richard Hensworth Survey, Abstract #577  
The Town of Little Elm, Denton County, TX

SQUARE FOOTAGES	
First Floor	1224
Second Floor	1225
Total Living Area	2449
Garage	497
Porch	231
Patio	209
Total Under Roof	3386

TRIM/  
FINISH-OUT  
1.2



SECOND FLOOR PLAN

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

The designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the designer.

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972-467-5214  
Designer: John Olvera  
972-897-5825  
Issue Date: 6-24-24

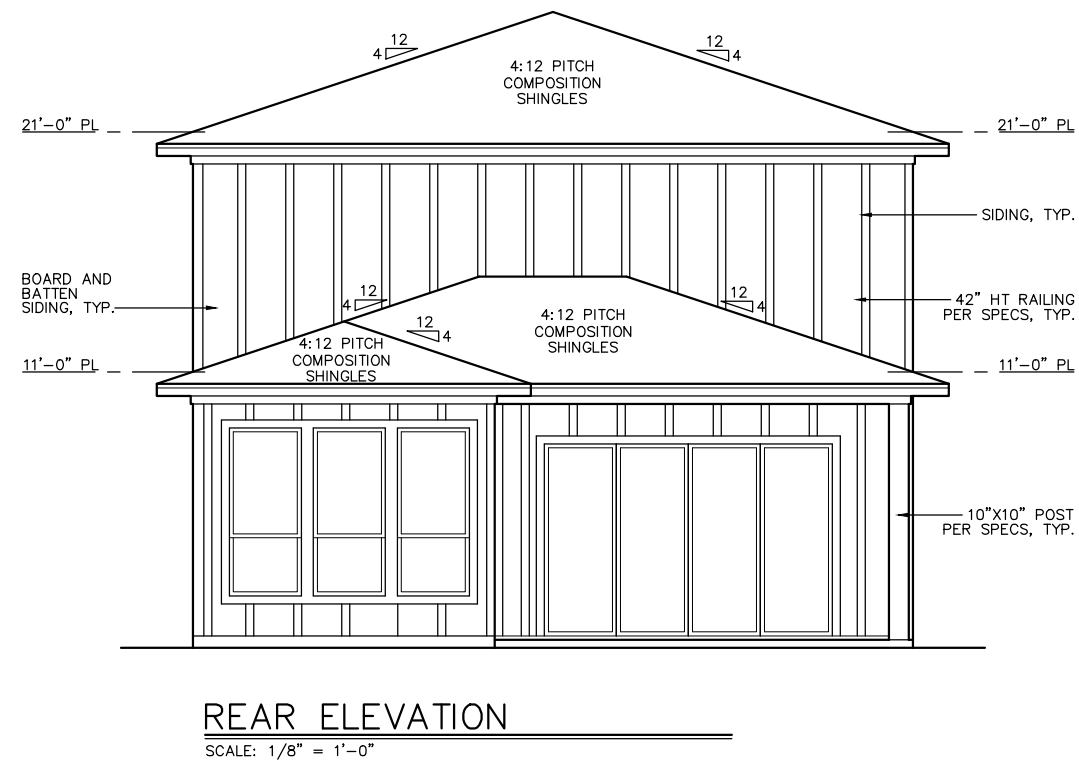
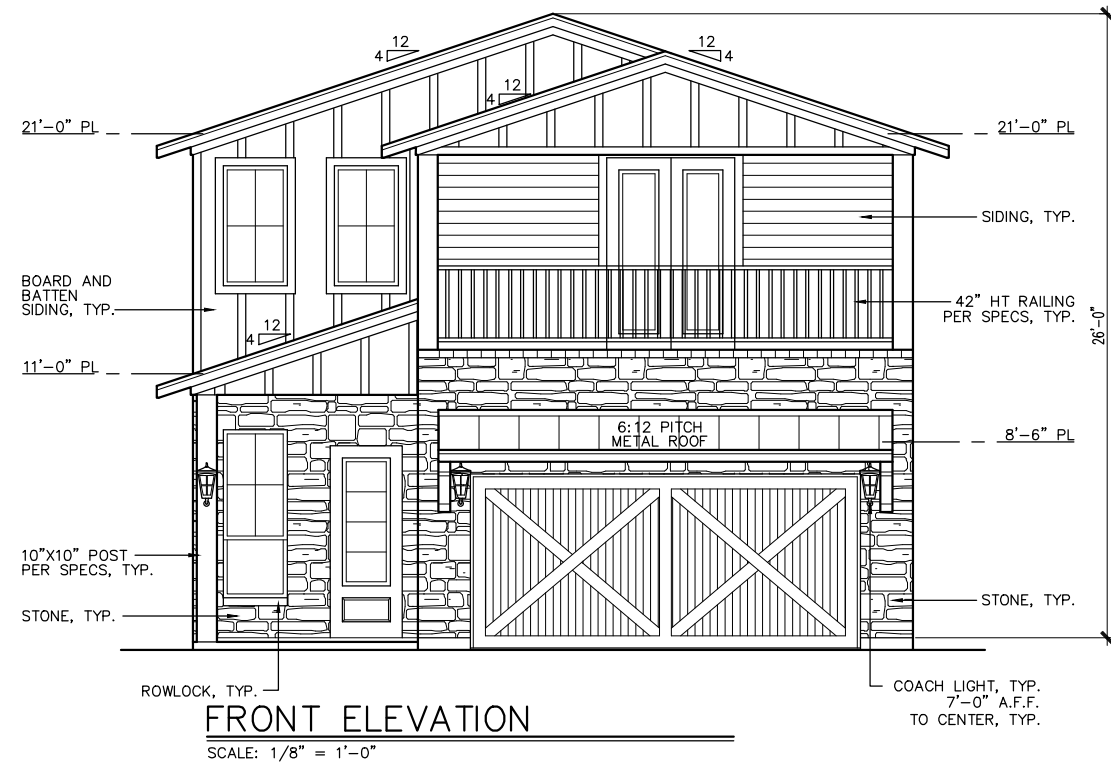
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TRIM/  
FINISH-OUT  
1.2



124 W Park



The designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the designer.

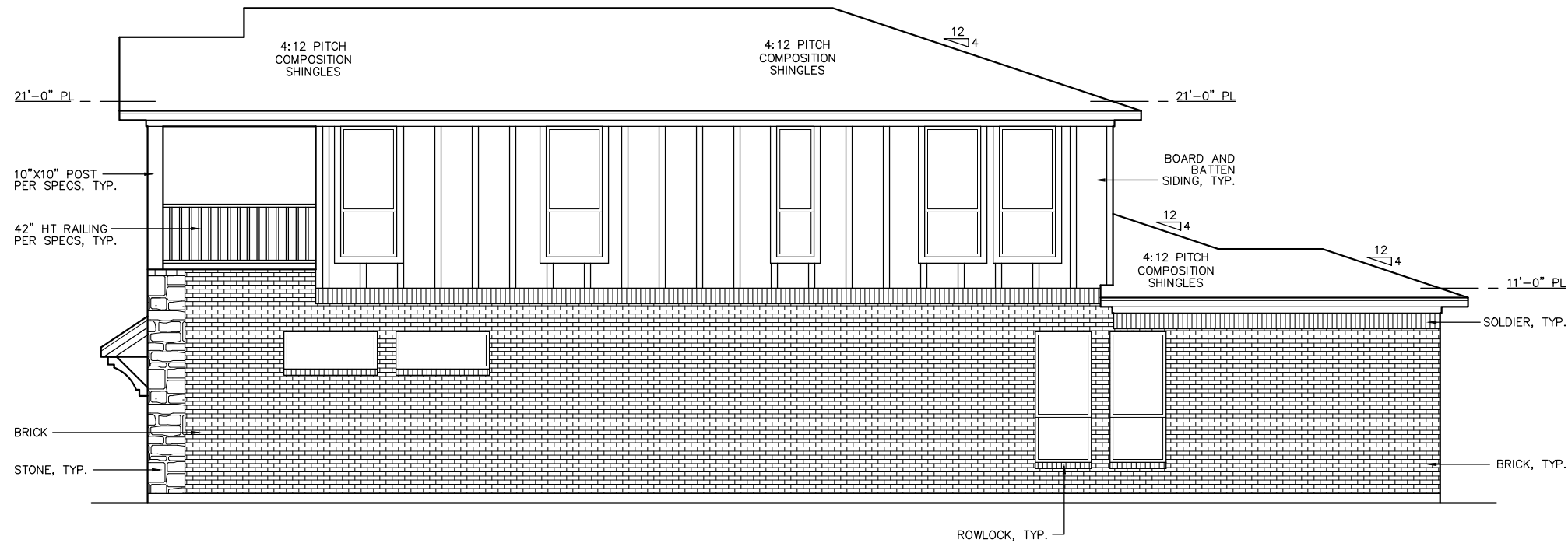
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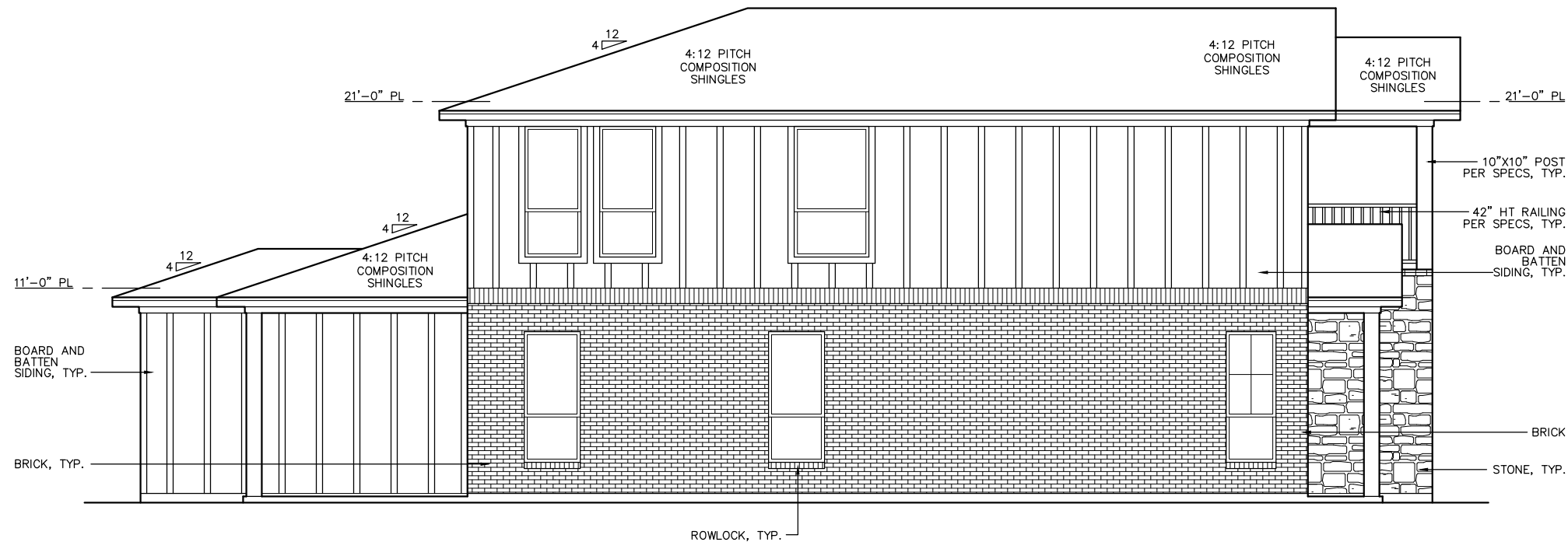
ELEVATION

3.1



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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ELEVATION

3.1

Board & Batten  
LP Smartside siding  
Color is Blue Secure  
by Sherwin Williams



FRONT ELEVATION - WEST

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

LP Smartside lap textured siding

Oklahoma Silver Mist chopped stone

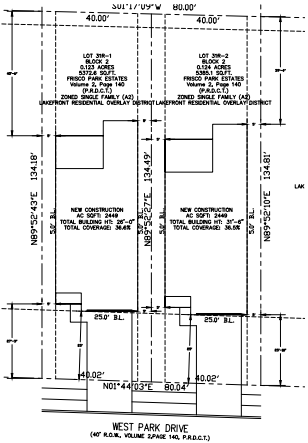


Board & Batten  
LP Smartside siding.  
Color is Blue Secure by  
Sherwin Williams

REAR ELEVATION - EAST

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

MATERIALS SQFT LIST					
	FRONT	% OF MATERIAL		REAR	% OF MATERIAL
BRICK:	0	0%		0	0%
STONE:	189	47%		0	0%
SIDING:	125	31%		0	0%
BOARD & BATTEN	44	11%		319	84%
GLAZING	45	11%		63	16%
TOTAL:	403			382	
MATERIALS SQFT LIST					
	RIGHT	% OF MATERIAL		LEFT	% OF MATERIAL
BRICK:	680	62%		453	40%
STONE:	24	2%		69	6%
SIDING:	0	0%		0	0%
BOARD & BATTEN	272	25%		489	44%
GLAZING	119	11%		112	10%
TOTAL:	1095			1123	



122 & 124 W. Park Dr. Propose Residences  
Lot 31R-1 and R-2, Block 2  
.247 acres - 10,757.7 square feet  
Richard Hensworth Survey, Abstract #577  
The Town of Little Elm, Denton County, TX

SQUARE FOOTAGES

First Floor	1224
Second Floor	1225
Total Living Area	2449
Garage	497
Porch	231
Total Under Roof	3386

ELEVATION

The designer assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the designer.

Owner: Cheryl Elaine Torres  
117 W Park Dr. Little Elm  
972-467-5214  
Designer: John Olvera  
972-897-5825  
Issue Date: 6-24-24

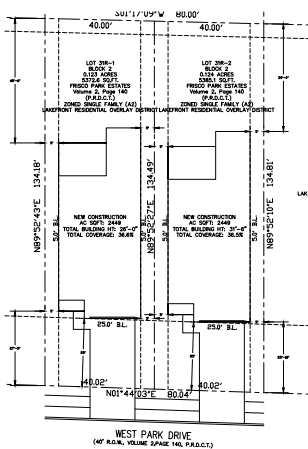




RIGHT SIDE ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION NORTH  
SCALE: 1/8" = 1'-0"



MATERIALS SQFT LIST					
	FRONT	% OF MATERIAL		REAR	% OF MATERIAL
BRICK:	0	0%		0	0%
STONE:	189	47%		0	0%
SIDING:	125	31%		0	0%
BOARD & BATTEN	44	11%		319	84%
GLAZING	45	11%		63	16%
TOTAL:	403			382	
MATERIALS SQFT LIST					
	RIGHT	% OF MATERIAL		LEFT	% OF MATERIAL
BRICK:	680	62%		453	40%
STONE:	24	2%		69	6%
SIDING:	0	0%		0	0%
BOARD & BATTEN	272	25%		489	44%
GLAZING	119	11%		112	10%
TOTAL:	1095			1123	

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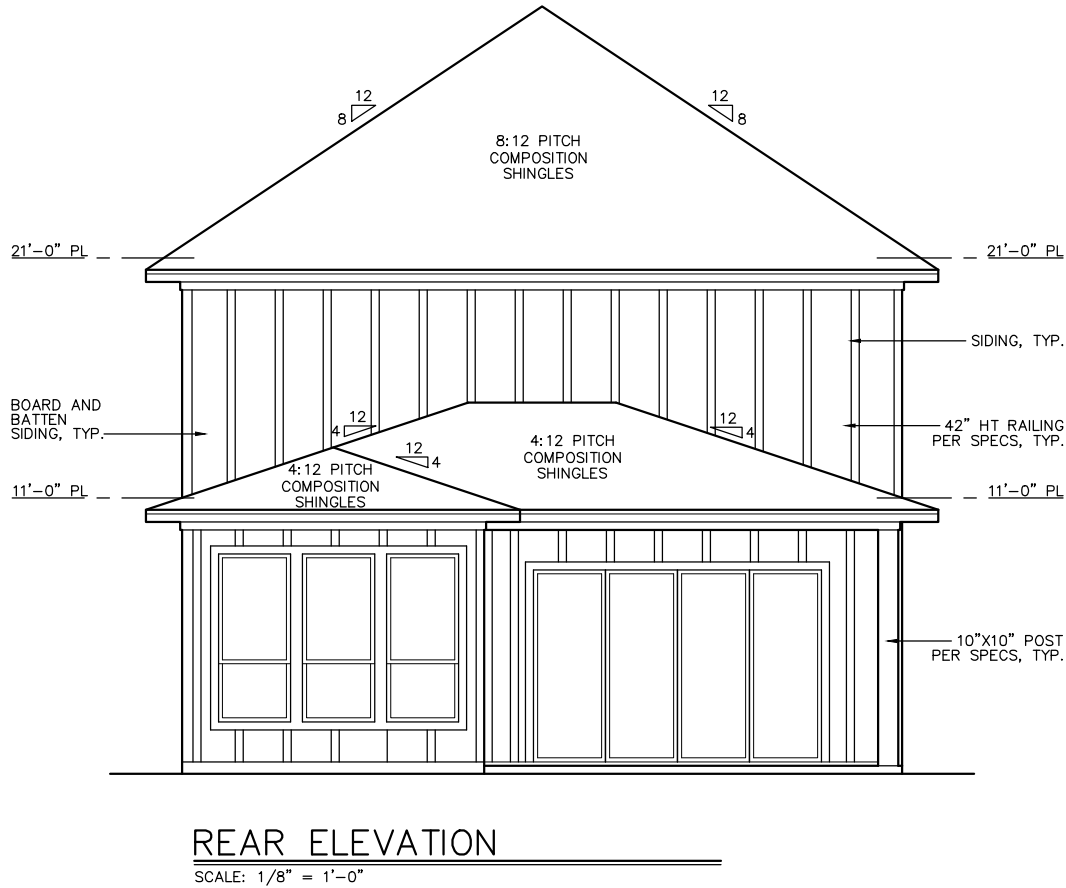
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SQUARE FOOTAGES		
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Second Floor	1225	
Total Living Area	2449	
Garage	497	
Porch	231	
Total Under Roof	209	
	3386	

ELEVATION

122 W Park

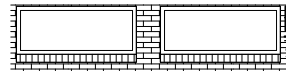
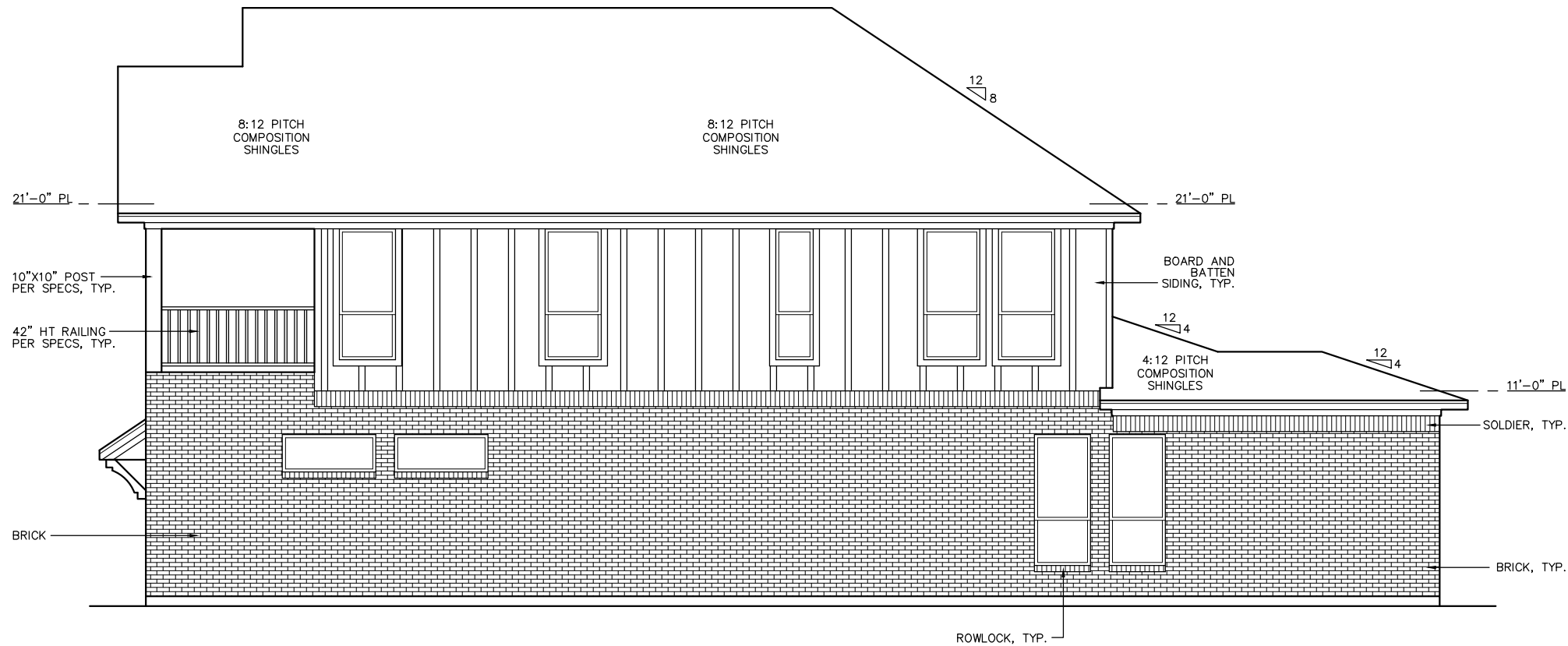


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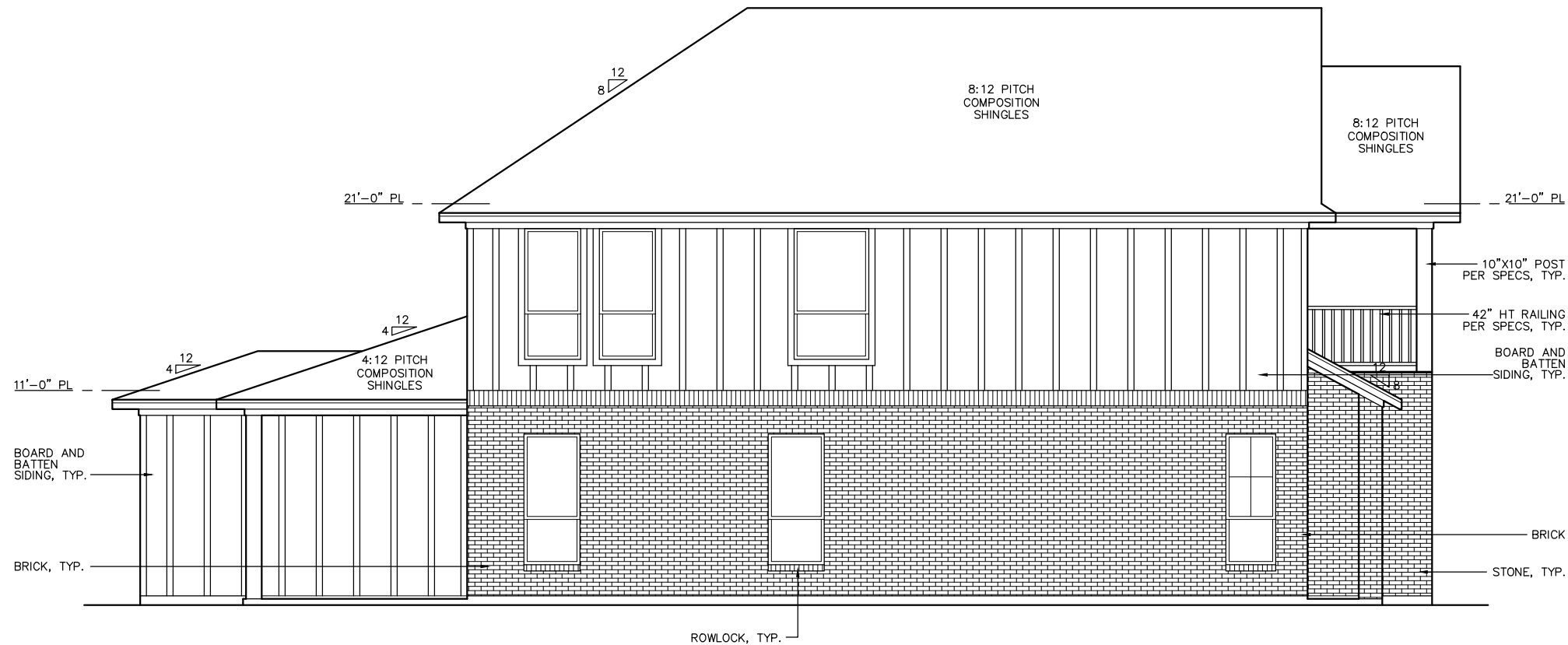
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Total Under Roof	209
	3386



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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Board & Batten - LP Smartside Lap siding.  
Paint color is North Star by Sherwin Williams



Knob Hill by Triangle Brick Company

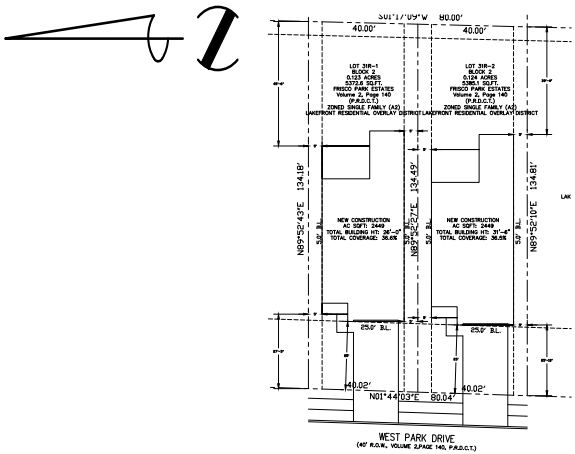
FRONT ELEVATION - WEST

Board & Batten - LP Smartside siding.  
Paint color is North Star by Sherwin Williams



REAR ELEVATION - EAST

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



MATERIALS SQFT LIST					
	FRONT	% OF MATERIAL		REAR	% OF MATERIAL
BRICK:	223	47%		0	0%
STONE:	0	0%		0	0%
SIDING:	0	0%		0	0%
BOARD & BATTEN	203	43%		319	84%
GLAZING	45	10%		63	16%
TOTAL:	471			382	
MATERIALS SQFT LIST					
	RIGHT	% OF MATERIAL		LEFT	% OF MATERIAL
BRICK:	704	64%		533	47%
STONE:	0	0%		0	0%
SIDING:	0	0%		0	0%
BOARD & BATTEN	272	25%		489	43%
GLAZING	119	11%		112	10%
TOTAL:	1095			1134	

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ELEVATION



RIGHT SIDE ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"

Board & Batten - LP Smartside Lap Textured siding.  
Paint color is North Star by Sherwin Williams

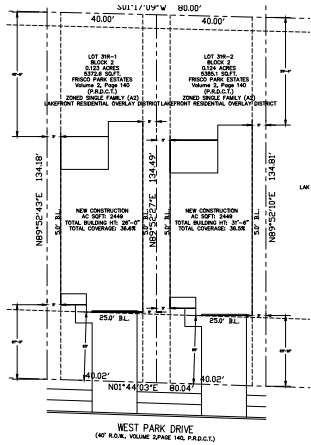
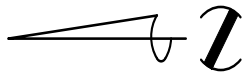
Knob Hill by Triangle Brick Company



LEFT SIDE ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"

Board & Batten - LP Smartside Lap Textured siding.  
Paint color is North Star by Sherwin Williams

Knob Hill by Triangle Brick Company



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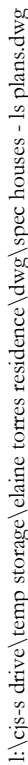
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STONE:	0	0%	0	0%	
SIDING:	0	0%	0	0%	
BOARD & BATTEN	203	43%	319	84%	
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MATERIALS SQFT LIST					
	RIGHT	% OF MATERIAL	LEFT	% OF MATERIAL	
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STONE:	0	0%	0	0%	
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BOARD & BATTEN	272	25%	489	43%	
GLAZING	119	11%	112	10%	
TOTAL:	1095		1134		

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ELEVATION





A north arrow pointing to the left, indicating that North is oriented towards the left side of the map. Below the north arrow is a graphic scale bar with markings for 10, 5, 0, and 10 feet. The text "SCALE 1" = 10'" is printed below the scale bar.