

RESOLUTION NO. 2025-118



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A CONTRACT WITH BUILDERS OF HOPE COMMUNITY DEVELOPMENT CORPORATION TO DEMOLISH EXISTING STRUCTURES AND CONSTRUCT UP TO TEN (10) NEW SINGLE-FAMILY HOMES AS PART OF THE VALWOOD PARK REVITALIZATION PROJECT IN AN AMOUNT NOT TO EXCEED \$2,500,000.00; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch, Texas, and Builders of Hope Community Development Corporation have negotiated a construction contract to demolish existing structures and construct up to ten (10) new single-family homes as part of the Valwood Park Revitalization Project in conformance with City Bid #25-25 (the "Project"); and

WHEREAS, City Administration recommends approval of the construction contract with Builders of Hope Community Development Corporation for the Project; and

WHEREAS, upon full review and consideration of the proposed contract and all matters related thereto, the City Council finds that the terms and conditions thereof should be approved and that the City Manager, or designee, should be authorized to execute the contract on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The City Manager is hereby authorized to approve and execute the construction contract between the City of Farmers Branch and Builders of Hope Community Development Corporation to demolish existing structures and construct up to ten (10) new single-family homes as part of the Valwood Park Revitalization Project in an amount not to exceed \$2,500,000.00, and is further authorized to accept and approve such additional change orders and contract amendments as the City Manager deems reasonable, necessary, in the public interest, in compliance with applicable law and City policy, and, in the case of an increase in contract price, subject to the availability of funds.

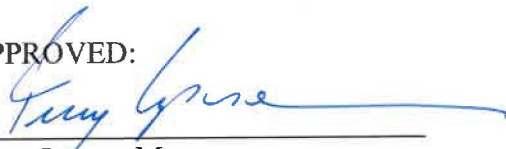
SECTION 2. This Resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 15th DAY OF JULY, 2025.

ATTEST:


Erin Flores, City Secretary

APPROVED:


Terry Lynne, Mayor

APPROVED AS TO FORM:



Nicole Corr, City Attorney

[vf_07.08.25]

CONSTRUCTION SERVICES AGREEMENT
Valwood Park Revitalization Project RFP# 25-25

This CONSTRUCTION SERVICES AGREEMENT ("Agreement") is made as of the Effective Date by and between Builders of Hope Community Development Corporation, a Texas nonprofit corporation, hereinafter called "Contractor", and the City of Farmers Branch, Texas, hereinafter called "City".

RECITALS

WHEREAS, the City desires the Contractor to perform certain work and services set forth in Section 1, below; and

WHEREAS, Contractor has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents and Section 1 of this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, City and Contractor agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment, and supplies to demolish existing structures and construct up to ten (10) new single-family homes as part of the Valwood Park Revitalization Project (the "Project"), such services being more fully described in Contractor's Proposal in response to RFP# 25-25 dated July 7, 2025, attached hereto as Exhibit A ("Proposal") and pursuant to the plans and specifications identified in the Contract Documents (defined below).

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

- (a) This Agreement is a part of the "Contract Documents", which include:
- (1) This Agreement, including all exhibits and addenda hereto;
 - (2) City's plans, specifications, and all other contract documents for the Project referenced and contained in RFP# 25-25 for the Project;
 - (3) City's written notice(s) to proceed to the Contractor;
 - (4) Properly authorized change orders;
 - (5) Contractor's Proposal; and
 - (6) Any other materials distributed by the City that relate to the Project.

In the event there exists a conflict between any term, provision, and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section (which shall supersede any conflicting provision concerning priority of contract documents contained in the Bid Packet). If discrepancies are found that may impact Contractor's performance of the services for the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the Project. Should the Contractor fail or refuse

to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the Project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

(a) Performance of Services. To the extent reasonably necessary for Contractor to perform the services under this Agreement, Contractor shall be authorized to engage the services of any agents, assistants, persons, or corporations that Contractor may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of City. The cost of such personnel and assistance shall be a reimbursable expense to the Contractor only if authorized in writing in advance by City. Unless otherwise agreed, Contractor shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the Project.

(b) Quality Materials. Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by Contractor under this Agreement. Unless otherwise specified in writing by City, all materials shall be new and both workmanship and materials shall be of a good quality. Contractor shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in the Contract Documents that, so applied, have well known, technical or trade meaning shall be held to refer to such recognized standards. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

(c) Additional Services. All minor details of the work not specifically mentioned in the Contract Documents but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. Contractor will not be entitled to any additional compensation therefor unless specifically stated otherwise. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City, and without decreasing the effectiveness of the performance of services required under this Agreement. The terms "extra work" and "additional services" as used in this Agreement shall be understood to mean and include all work that may be required by City to be done by Contractor to accomplish any alteration or addition to the work as shown on the Project plans and drawings. It is agreed that Contractor shall perform all extra work under the direction of the City's representative when presented with a written work/change order signed by the City's representative, subject, however, to the right of Contractor to require written confirmation of such extra work order by City. No claims for extra services, additional services or changes in the services whatsoever, including any change in pricing or time for performance related to the services will be made by Contractor without first obtaining the City's written agreement and approval of a work/change order reflecting the same.

(d) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's acts or omissions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(e) Inspection of Records. Contractor grants City and its designees the right to audit, examine, or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination, or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours unless City has provided advance written notice of an alternate time. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection, or examination.

(f) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

(g) No Waiver of City's Rights. Neither City's review, approval or acceptance of, nor payment for any of the materials or services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(h) Rights-of-Access. City will endeavor to provide such rights of access on any project site as may be reasonably necessary for Contractor to perform any required preliminary site studies, surveys, tests, or other necessary investigations prior to mobilization for the Project. Contractor will take all necessary and reasonable precautions to minimize damage to all personal and real property in the performance of such surveys, tests, studies and investigations.

(i) Compliance with Laws. Contractor shall comply with all laws, ordinances, rules, policies, orders, directives, and other regulations governing Contractor's performance of this Agreement.

Section 5. Payment

(a) Compensation. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in conformance with the fee schedule set forth in Exhibit A, with a total amount not to exceed TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00) ("Contract Price"), subject to additions or deletions for change orders and/or extra work agreed upon in writing.

(b) Method of Payment. Unless otherwise agreed by the parties in writing, payment to Contractor shall be monthly based on a monthly progress report and detailed monthly itemized statement for services submitted by Contractor that shows the names of the Contractor's employees, agents, or subcontractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt of a completed submission and City's verification of the services performed.

(c) Deductions; Withholding. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any

provision or obligation of this Agreement, or in the event of the assertion by any third-party of a claim or lien against City, or the City's premises, arising out of Contractor's performance under this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect the City from any and all loss, damage or expense therefrom, until the breach, claim, or lien has been satisfactorily remedied by Contractor. Additionally, City may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) defective work not remedied;
- (2) claims filed or reasonable evidence indicating possible filing of claims;
- (3) failure of Contractor to make payments promptly to subcontractors or for material or labor which City may pay as an agent for the Contractor; or
- (4) damages to another contractor or subcontractor.

When the above grounds are removed, or Contractor provides a letter of credit, or similar guaranty satisfactory to City (to be determined in City's sole discretion) which will protect City in the amount withheld because of said grounds, City will release the amounts withheld.

Section 6. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with the City's requirements.

(b) Extensions: Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure), shall be claimed by or granted to Contractor, unless (i) Contractor shall have made written request to City for such extension within forty-eight (48) hours after the cause for such extension occurred, and (ii) City and Contractor have agreed in writing that such additional time shall be granted. As used in this section, the term "Force Majeure" shall mean that Contractor's performance of the services under this Agreement is prevented or delayed, in whole or in part, to such an extent that Contractor would not be able to complete the services (or any partial component thereof) within the time for performance set forth herein by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, pandemic, or other specific cause reasonably beyond Contractor's control and not attributable to its malfeasance, neglect or nonfeasance. Should Contractor timely request an extension of time due to an event of force majeure under this section, City and Contractor may agree in writing to suspended Contractor's performance until such disability to perform (other than a payment obligation) is removed; provided, that Contractor shall use commercially reasonable efforts to remove any such causes and resume performance of the services under this Agreement as soon as reasonably practicable.

(c) Costs of Delay. Contractor understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the City may withhold permanently from the Contract Price an amount equal to the reasonable estimation of the actual costs that are incurred by the City in the event of such delay. In the event Contractor's performance under this Agreement is delayed or interfered with, regardless of reason, Contractor shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

Section 7. Ownership of Project; Bill of Sale; No Liens

(a) Title of Ownership. Contractor warrants that title to all services, including all equipment and materials incorporated into the Project, will pass to City no later than the time of final payment. Contractor further warrants that upon payment by City, all services for which payments have been received from City shall be free and clear of liens, claims, security interests or other encumbrances in favor of Contractor or any other person or entity whatsoever.

(b) Assignment; Bill of Sale. Contractor agrees, no later than the time of completion of the Project, to assign to City all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees it will at all times perform the services in a manner that will, to the greatest extent possible, preserve all manufacturer's warranties. If necessary as a matter of law, Contractor may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City; provided that City's rights related to the same shall not be subordinate to Contractor's enforcement rights.

CONTRACTOR AGREES TO INDEMNIFY, DEFEND, AND SAVE CITY HARMLESS FROM ALL CLAIMS RELATED TO ANY DEMANDS OF SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIALMEN, AND SUPPLIERS OF MACHINERY AND PARTS THEREOF, EQUIPMENT, POWER TOOLS, AND ALL SUPPLIES ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE THAT ALL OBLIGATIONS DESCRIBED HEREIN HAVE BEEN PAID, DISCHARGED, OR WAIVED UPON THE CITY'S WRITTEN REQUEST.

Section 8. Default; Termination; Abandonment

(a) Default by Contractor. Should Contractor fail to comply with any term or condition this Agreement applicable to Contractor, or become disabled and unable to comply with any provisions of this Agreement related to the quality or character of the services or time of performance, Contractor shall be deemed in default of this Agreement. If such default is not corrected within ten (10) days after written notice by City to Contractor, City may, at its sole discretion and without prejudice to any other right or remedy:

- (1) terminate this Agreement and be relieved of any further payment or consideration to Contractor except for all services determined by City to be satisfactorily completed prior to such termination. Payment for work satisfactorily completed shall be for actual costs incurred and non-refundable, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. City may further proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by resubletting to others; or
- (2) City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at Contractor's sole expense.

(b) Suspension or Termination by City. City may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to Contractor. In the event suspension or termination is without cause, payment to Contractor, in accordance with the terms of this Agreement, will be made based on services reasonably determined by City to be satisfactorily performed as of the date of suspension or termination. Such payment will become payable upon delivery of all instruments of service to City and City's acceptance of the same. If City requires a modification of the services under this

Agreement, and in the event City and Contractor fail to agree upon such modification(s), City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor in accordance with the terms of this Agreement for the services reasonably determined by City to be properly performed prior to such termination date.

(c) Abandonment. If Contractor should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if Contractor fails to timely comply with the orders of the City, when such orders are consistent with the Contract Documents, then, and in that case, where a performance bond(s) exists, the surety on the bond(s) may be notified in writing by City and directed to complete the work (at City's sole discretion), and a copy of said notice shall be delivered to Contractor. After receiving said notice of abandonment, Contractor shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the City or the surety on the performance bond, or another Contractor in completion of the work; and Contractor shall not receive any rental or credit therefor, having hereby acknowledged that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. In the event a surety fails to comply with City's written notice provided for herein, then the City may provide for completion of the work in either of the following elective manners:

- (1) the City may employ such labor and use such machinery, equipment, tools, materials and supplies as said City may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to Contractor, which shall be deducted and paid by City out of such amounts as may be due, or that may thereafter at any time become due to the Contractor under this Agreement. In case such expense is less than the sum which would have been payable under this Agreement if the same had been completed by the Contractor, then Contractor shall receive the difference. In case such expense is greater than the sum which would have been payable under this Agreement if the same had been completed by said Contractor, then the Contractor and/or its surety (ies) shall pay the amount of such excess to the City; or
- (2) the City may (under sealed bids when and in the manner required by law) let the contract to another Contractor for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the City under the new contract as compared to what would have been the cost under this Agreement, such increase shall be charged to the Contractor and its surety (ies) shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the Contractor and/or its surety (ies) shall be credited therewith.

(d) Remedies Cumulative. The remedies in this section are cumulative and nothing herein shall be deemed a waiver of any other remedy available to the City under this Agreement, including its remedies upon default provided herein above.

Section 9. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City and in compliance with the Contract Documents. Contractor's obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City's purchasing department.

Section 10. Indemnification

(a) Release of liability. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS “CITY”) FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY’S OBLIGATIONS HEREUNDER.

(b) Contractor’s Indemnity Obligation. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS’ FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR’S PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE, IN WHOLE OR IN PART, FROM OR ARE ATTRIBUTED TO THE GROSS NEGLIGENCE OF CITY, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

(c) Notice of Claim(s). Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor’s acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor’s sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder.

CONTRACTOR’S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 11 SHALL SURVIVE TERMINATION OF THIS AGREEMENT.

Section 11. Notice

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) email of a pdf document containing the required notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery

report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient.

Section 12. Sales and Use Taxes

Contractor understands and acknowledges that City is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. City agrees to provide Contractor such documentation as may otherwise be required by state law to allow Contractor to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Section 13. Texas Government Code Verifications

(a) Contractor's execution of this Agreement shall serve as its acknowledgement and written verification that:

(1) the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;

(2) pursuant to Texas Government Code Chapter 2271, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

(3) pursuant to Texas Government Code Chapter 2274, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 14. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, policies, orders, and directives applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) 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 any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of

copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY –
SIGNATURES ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

For Contractor:

CITY OF FARMERS BRANCH, TEXAS

BUILDERS OF HOPE CDC

By: _____
Benjamin Williamson
City Manager

By: _____
James Armstrong
President & CEO

Date: _____

Date: _____

Notice Address:

City of Farmers Branch
Attn: City Manager
13000 William Dodson Parkway
Farmers Branch, Texas 75234
E: benjamin.williamson@farmersbranchtx.gov

Notice Address:

Builders of Hope CDC
Attn: President & CEO
603 Munger Avenue, Suite 100
Dallas, Texas 75202
E: _____



BUILDERS OF HOPE
COMMUNITY DEVELOPMENT CORPORATION

PROPOSAL FOR VALWOOD PARK REVITALIZATION PROJECT



RFP# 25-25

Submitted to:

City of Farmers Branch
Attn: Camille Alford, Office of the Purchasing Agent
13000 William Dodson Parkway
Farmers Branch, TX 75234

Date: July 7, 2025

Submitted by:

Builders of Hope CDC
603 Munger Ave., Suite 100
Dallas, TX 75202

(214) 920-9850
Info@bohcdc.com

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EXECUTIVE SUMMARY

Builders of Hope Community Development Corporation (BOHCDC) is pleased to submit this proposal for the Valwood Park Revitalization Project. We are committed to constructing ten (10) high-quality, energy-efficient single-family homes that will serve low- to moderate-income residents while enhancing the character and vitality of the Farmers Branch community.

Our approach combines proven construction expertise, community-centered design, and efficient project management to deliver homes that meet all specifications while staying within budget and timeline constraints. With our extensive experience in accessible housing development and deep understanding of community needs, we are uniquely positioned to make this revitalization project a resounding success.

The Scale of the Crisis

Based on the critical housing gap in cities like Farmers Branch, where affordable workforce housing below 80% Area Median Income (AMI) remains severely limited, organizations like Builders of Hope play an essential role in addressing this pressing community need. Texas ranks as the 6th worst state in the nation for affordable housing, with a statewide shortage of 674,648 affordable and available rental homes, while the Dallas metropolitan area alone is currently short an estimated 33,600 rental homes that lower-income people can afford—a deficit expected to more than double by the end of the decade. In the Dallas-Fort Worth metropolitan area, where Farmers Branch is located, median home prices reached 4.4 times the region's median income, with families earning below 80% AMI—roughly \$66,258 in the Dallas-Fort Worth area—facing extremely limited for-sale housing options. This crisis forces essential workers like teachers, first responders, and other vital community members to seek housing far from their workplaces, with individuals in the lowest income bracket spending 80 percent of their income on rent and nearly 80% of these households considered severely cost burdened.

The Human Impact

The shortage of affordable for-sale housing below 80% AMI represents a critical barrier to homeownership and community stability, as the gap is projected to grow to 76,073 units by 2035 and begin affecting higher income households, with a specific gap of 62,747 units for households earning up to 80% of AMI. Builders of Hope's commitment to constructing affordable workforce housing below the 80% AMI threshold directly tackles this challenge by creating sustainable homeownership opportunities that allow working families to remain in the communities they serve. This type of targeted development is crucial for maintaining diverse, vibrant neighborhoods while ensuring that essential workers can afford to live near their jobs, reducing commute times, strengthening local economies, and fostering the kind of mixed-income communities that benefit all residents. Without intervention from organizations like Builders of Hope, working families will continue facing impossible choices between rent, food, and medications, undermining both individual financial stability and the broader economic health of communities like Farmers Branch.

SECTION 2: PROPOSAL CONTENTS

SECTION 2.2: COMPANY INFORMATION

A. Company Overview

Year Founded and Business History

Since 1998, BUILDERS OF HOPE Community Development Corporation (BOHCDC) has demonstrated an unwavering commitment to transforming underserved Dallas County communities. Beginning in West Dallas to address crime and substandard housing, we have evolved into a comprehensive community development organization that has built over 500 quality, energy-efficient affordable homes, provided homebuyer education to more than 5,000 families, and created \$30 million in wealth for Dallas County residents. Our proven model focuses on neighborhood revitalization, housing access, and financial education in areas where economic mobility is hindered by high crime rates, low educational attainment, and generational poverty.

Service Experience

Builders of Hope has provided comprehensive housing development services for 25 years, with specific expertise in:

- Constructing and preserving affordable housing using federal and state grant funding
- Community development in low- to moderate-income areas
- Energy-efficient home construction and green building practices
- Public-private partnerships with municipal governments

Ownership Status

501(c)(3) Non-profit Corporation

Federal Tax Identification Number

75-2756681

Primary Contact Information

Name: James Armstrong, III

Title: President & CEO

Address: 603 Munger Ave., Dallas, TX 75202

Phone: (214) 920-9850

Email: info@bohcdc.com

Key Personnel

- President & CEO: James Armstrong, III: Institute the firm's vision and oversee its operation with key areas of focus including fundraising, project sourcing, securing capital, and partnerships.
- Chief Housing Development Officer: Christopher Lewis - Overall project oversight and community relations.
- Director of Construction Services: Stephen Ross - Day-to-day construction management and quality control.
- General Contractors:

- Bethel Construction, a licensed general contracting company based in Dallas, Texas. With over 25 years of experience participating in home repair programs and affordable workforce housing developments for local municipalities, Bethel has established themselves as a dedicated advocate for community development and accessible housing solutions. For more than 15 years, Bethel has served as a trusted consultant and general contractor for Builders of Hope, demonstrating his long-standing commitment to affordable housing initiatives and community partnerships. His extensive experience in municipal projects, combined with his company's strong industry ratings and active license status, has made him a notable and reliable figure in the Dallas construction community, particularly specializing in residential developments, commercial building projects, and community-focused construction services throughout the region.
- Vaughn Models Group, LLC is a residential construction company based in Mansfield, Texas, specializing in semi-custom home building. The company builds semi-custom homes that people can afford, starting from \$245K and up. With over ten years of experience in the industry, Vaughn Models Group offers comprehensive services that extend beyond construction to include architectural design and 3D modeling capabilities, providing clients with a full-service approach from initial concept through final construction.

Primary Proposer(s) Resumes

See Appendix A

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- Public-private partnerships with municipal governments

Insurance Coverage

See Appendix B

B. Statement of Interest and Qualifications

Why Builders of Hope CDC is the Right Fit

Builders of Hope Community Development Corporation stands as the ideal partner for the Valwood Park Revitalization Project due to our unwavering commitment to community-driven development and our proven track record of transforming neighborhoods while preventing displacement. Our organization embodies a unique approach that prioritizes neighborhood self-determination and ensures that residents are active participants in local revitalization efforts.

What sets us apart is our holistic understanding that housing is more than just shelter—it's the foundation for building wealth, strengthening families, and creating resilient communities. We don't simply construct buildings; we build pathways to prosperity while preserving the cultural fabric and character of the neighborhoods we serve.

Our vision for more equitable neighborhoods directly aligns with projects that seek sustainable, community-centered solutions. We understand that neighborhoods are facing fast-paced urban renewal pressures, the need for responsible, inclusive development has never been more critical.

Detailed Qualifications

Proven Track Record of Excellence

- Over 25 years of dedicated service in community development
- Successfully constructed over 500 homes through both in-fill lot development and subdivision build-out
- Generated over \$75 million in real estate value for Dallas communities
- Expertly managed and deployed over \$10 million in government subsidies for affordable housing initiatives

Wealth Building and Community Impact

- Created more than \$25 million in wealth for low-to-moderate-income families
- Demonstrated expertise in transforming communities while building strong neighborhoods
- Specializing in quality, energy-efficient, and equitable housing solutions
- Leading affordable housing producer in Dallas County

Comprehensive Service Delivery Our multifaceted approach encompasses four core service areas:

- **Affordable Housing Development:** Including new construction, existing home revitalization, and strategic demolition/rebuilding of substandard properties
- **Financial Fitness Education:** Providing residents with the tools and knowledge needed for long-term financial stability
- **Family Support Services:** Offering holistic support systems that address the broader needs of families and individuals
- **Community Mobilization:** Engaging residents as active stakeholders in their neighborhood's transformation
- **Grant Management Expertise:** Experienced in managing ARPA, CDBG, and HOME funds with 100% compliance record as the only Dallas County designated Community Development Housing Organization (CDHO)
- **Established Relationship:** Rapport with City of Farmers Branch staff, Valwood Park community, and comprehensive understanding of local development codes (R-6 District) based on successful completion of **The Porches at Valwood Park** project

Innovation and Anti-Displacement Leadership

- Developed the "Right to Stay Anti-Displacement Toolkit" to equip leaders and policymakers with actionable strategies
- Pioneer in preservation-focused affordable housing approaches
- Expertise in protecting legacy residents while fostering community resilience
- Champion of equitable, inclusive, and non-disruptive development practices

Organizational Strength and Values

- a. Committed to ensuring quality affordable housing options are accessible regardless of income
- b. Strong track record of collaborative partnerships with residents, community leaders, and stakeholders
- c. Mission-driven approach that prioritizes lasting solutions over short-term gains

Geographic and Market Expertise

- Deep understanding of Dallas County housing market dynamics and challenges
- Established relationships with local government entities, financial institutions, and community organizations
- Member of professional organizations including the Texas Association of Builders

Our Commitment to Excellence

Builders of Hope CDC brings to this project not just our technical expertise and financial acumen, but our unwavering dedication to ensuring that every family has the right to stay and thrive in their neighborhood. Our approach goes beyond traditional development—we create sustainable, community-controlled solutions that honor existing residents while building bridges to opportunity.

We understand that successful community development requires more than construction expertise; it demands cultural competency, deep community relationships, and a commitment to equity that permeates every aspect of our work. Our 25-year journey has taught us that the most impactful projects are those that emerge from genuine partnership with the communities we serve.

Through this project, we are prepared to leverage our comprehensive experience, proven methodologies, and unwavering commitment to community self-determination to deliver outcomes that not only meet project objectives but exceed expectations for sustainable, equitable community development.

Project Team Organizational Chart

Builders of Hope CDC



James oversees the firms' vision and its operation. Key areas of focus include fundraising, project sourcing, securing capital, and partnerships. James' background is banking and finance, and he has worked for top fortune 500 companies.



Chris oversees all housing development including construction and administration. He serves as lead developer and project manager. Chris is also a veteran with an extensive background as an electrical engineer.



Sophia manages operations of the organization including account payables, payroll, office management, and policy and procedures. Sophia has over 10 years of experience in corporate operations and management.



Steve leads all construction activities including contractor management and site control. He oversees property management and maintenance. Steve has been with BOH for over 20 years.

General Contractors



VMG is a Mansfield, Texas-based residential construction company with over ten years of experience specializing in affordable semi-custom homes starting at \$245K, offering comprehensive services including architectural design, 3D modeling, and construction.



Bethel Enterprise is a licensed Dallas-based general contracting company with over 25 years of experience in home repair programs and affordable workforce housing developments for local municipalities to custom homes.

Resumes of Key Personnel

- See Appendix A

C. References

Reference 1: The Porches at Valwood Park

Chief Legal Officer, Benchmark Bank: John Jackson

Phone: (214) 485-6841

Email: jjackson@benchmarkbank.com

Project Details: 5 single-family homes, tiered land acquisition structure to build in subsidy for affordability, completed in Q2 2025. Lot acquisition financed by Benchmark Bank.

Reference 2: West Dallas Scattered Sites Phase II (Revitalize West Dallas)

Dallas County – Planning & Development Department: Rachel Brown

Phone: (214) 653-6359

Email: Rachel.Brown@DallasCounty.org

Project Details: 19 workforce development housing units, \$595,000 Dallas County CHDO funding, completed in 2024.

Reference 3: South Dallas Phase II - Mill City Neighborhood Infill Development

Real Property Manager, Housing and Community Development: Tyrone Wilson

Phone: (214) 671-5337

Email: Tyrone.Wilson@Dallas.gov

Project Details: 3 energy-efficient homes, acquired lots with targeted annual median income (AMI) restrictions and covenants per Land Bank and Transfer Program, completed in 2023.

D. Accessible Housing Project Experience

Project Portfolio Overview

Over the past 25 years, Builders of Hope has successfully completed 500 accessible housing units across Dallas County, representing over \$10 million in federal funding. Our experience includes:

Recent Comparable Projects

The Porches at Valwood Park – Farmers Branch, TX (2024-2025)

Project Overview: Builders of Hope Community Development Corporation successfully completed Phase I of the Porches at Valwood Park project, a strategic workforce housing initiative designed to provide quality affordable housing options for Farmers Branch's workforce while revitalizing the Valwood Park neighborhood in a responsible and sustainable manner. This project exemplifies our commitment to creating accessible homeownership opportunities through innovative partnerships with municipal governments and targeted community development.

Housing Units Constructed: Phase I delivered five single-family homes strategically located throughout the Valwood Park neighborhood:

- **2568 Greenhurst Dr.** - Closed January 27, 2025
- **2646 Greenhurst Dr.** - Closed March 21, 2025
- **2563 Wasina Dr.** - Closed March 7, 2025
- **2629 Squire Pl.** - Closed May 14, 2025
- **2560 Wicker Ave.** - Closed May 27, 2025

Project Timeline and Development Cycle: The complete development cycle spanned approximately one year, with construction phases lasting 4.5 months from concrete pour to certificate of occupancy. The project timeline demonstrates our systematic approach to affordable housing development:

Q1 2024:

- Closed on land acquisition with the City of Farmers Branch
- Initiated minor lot preparation and permit applications
- Finalized preliminary floor plans

Q2-Q3 2024:

- Completed extensive design phase collaboration with Farmers Branch staff (6-month design discussion period)
- Secured permit approvals
- Closed on construction financing
- Finalized design selections and construction standards

Q4 2024:

- Construction commenced between August/September
- Completed home framing and concrete pouring
- Conducted first municipal inspections
- Initiated marketing at city events and local schools

Q1 2025:

- Conducted two open houses for community preview
- Completed final construction draws and received certificates of occupancy
- Successfully closed on all five qualified buyer purchases (January through May 2025)

Funding Structure and Municipal Partnership: The project was structured through an innovative partnership with the City of Farmers Branch, utilizing municipal land disposition programs to ensure affordability. Land costs were strategically priced at below 15% of sales price to guarantee affordable pricing for targeted workforce buyers. This funding approach demonstrates our ability to leverage municipal partnerships and creative financing structures to achieve accessibility goals without traditional grant funding.

Target Demographics and Accessibility Success: The project successfully served diverse workforce families earning below typical market-rate thresholds:

Buyer Profile Examples:

- **Special Education Teacher:** Mid-50s male with tenure and community ties to Farmers Branch, earning below \$60,000 annually
- **Auto Body Shop Associate:** Early-20s male with 8-year employment history, earning below \$75,000 annually
- **Small Business Owners:** Mid-50s married couple operating local flower shop and volunteering in Farmers Branch schools, earning \$80,000 annually

Methods for Completion: Our completion methodology emphasized community integration and workforce accessibility:

Community Engagement:

- Community meetings to discuss project phases and gather resident input
- Marketing integration with city events and local educational institutions

- Quarterly reporting to the city of Farmers Branch

Construction Management:

- Systematic 4.5-month construction timeline from concrete to occupancy
- Regular municipal inspection coordination
- Quality control through staged construction draws

Affordability Maintenance:

- Below-market land acquisition costs (under 15% of sales price)
- Builders of Hope absorption of all closing costs
- Homebuyer education classes for qualified purchasers available upon request

Community Impact and Neighborhood Revitalization: The Porches at Valwood Park Phase I project achieved significant community development objectives:

- **Market Stabilization:** Established new pricing floor for neighborhood housing market
- **Workforce Retention:** Created homeownership opportunities for local workforce, including educators and service professionals
- **Neighborhood Engagement:** Promoted community stability through resident participation and volunteer integration
- **Infill Development:** Strategic use of municipal land holdings for responsible neighborhood enhancement

Measurable Economic Impact: The project generated substantial economic benefits for both individual families and the City of Farmers Branch through strategic municipal investment.

Municipal Investment and Returns:

- **City Land Subsidy:** \$1.8 million initial investment by the City of Farmers Branch in subsidized land costs
- **Land Sale Revenue:** \$1 million generated in direct land sale revenue to the city
- **Real Estate Value Created:** \$5.8 million in taxable real estate value added to the community
- **Infrastructure Enhancement:** Improved site infrastructure contributing to enhanced quality of life for residents

Year 1 Economic Impact Analysis: Based on National Association of Home Builders (NAHB) methodology, the project generated significant first-year economic activity:

- **Local Income Generation:** \$5.4 million in local income created through construction and related economic activity
- **Tax and Revenue Impact:** \$684,000 in taxes and other revenue generated for local government
- **Employment Creation:** 74 construction jobs supported during the development phase
- **Return on Investment:** The city's \$1.8 million investment generated over \$6.8 million in direct revenue and real estate value, representing a 278% return on public investment

This Porches at Valwood Park Phase I project demonstrates Builders of Hope's proven capacity to deliver accessible workforce housing through innovative municipal partnerships, community engagement, and efficient construction management while serving diverse demographic groups within targeted income ranges.

West Dallas Scattered Sites Phase II (Revitalize West Dallas) - Dallas, TX (2023-2025)

Project Overview: Builders of Hope Community Development Corporation successfully completed the construction of 19 single-family homes as part of the comprehensive West Dallas Revitalization Project, strategically located within the Neighborhood Empowerment Zone in Census Tract 101. This transformative initiative represents our organization's commitment to creating sustainable, accessible housing solutions that address both immediate housing needs and long-term community development goals.

Funding Structure and Amount: The project was funded through a comprehensive combination of private, federal and local resources, including \$860,000 in HOME Investment Partnerships Program funds and an additional \$595,000 in Dallas County subsidies, bringing the total public investment approximately \$1.46 million, and \$5M General Line of Credit with Benchmark Bank. This funding was complemented by strategically acquired lots through the City of Dallas's New Construction and Substantial Rehabilitation Program and Land Transfer Program, demonstrating our ability to leverage multiple funding streams to maximize project impact and cost-effectiveness.

Project Timeline and Completion Methods: Our systematic approach to project completion involved several key phases, with an average construction timeline of 4-5 months per home:

- **Pre-Development Phase:** Site acquisition and preparation through partnership with Dallas land transfer programs (6-8 months)
- **Design and Permitting Phase:** Development of accessible, family-oriented home designs meeting all federal accessibility standards (2-3 months)
- **Construction Phase:** Implementation of efficient construction methods ensuring quality while maintaining affordability targets, utilizing four qualified general contractors to manage simultaneous builds (10-12 months)
- **Community Integration Phase:** Marketing and sales specifically targeting households earning 60-80% of Area Median Income (6 months)

General Contractor Management: To ensure efficient project delivery and maintain our 4-5 month per home construction timeline, Builders of Hope partnered with four experienced general contractors.

This multi-contractor approach allowed for overlapping construction schedules, ensuring consistent progress across all 19 homes while maintaining quality standards and meeting accessibility requirements. Each contractor was vetted for experience with affordable housing projects and familiarity with HOME Program compliance standards such as Davis Bacon.

Housing Units Constructed: The project delivered 19 thoughtfully designed single-family homes, each featuring:

- **Square Footage:** 1,300-1,700 livable square feet optimized for accessibility and family living
- **Layout Configuration:** 3-4 bedrooms and 2-2.5 bathrooms to accommodate diverse family sizes
- **Accessibility Features:** Walk-in showers and walk-in closets designed for universal access
- **Living Space Design:** Open floor plans creating bright, flowing living spaces that enhance mobility and accessibility
- **Parking Solutions:** 2-car garage providing secure, weather-protected vehicle access
- **Complete Appliance Package:** Fully equipped kitchens including stove, dishwasher, refrigerator, and microwave

Community Impact and Fair Housing Objectives: This initiative directly supported the City of Dallas's broader goals to create and maintain affordable housing throughout the city while promoting greater fair housing choices. By strategically locating these homes in the Neighborhood Empowerment Zone, the project actively works to overcome historical patterns of segregation and poverty concentration. Our

targeted marketing to households earning 60-80% of AMI ensures that working families have access to quality, accessible housing in a revitalizing neighborhood.

Measurable Economic Impact: The West Dallas Revitalization Project generated substantial economic benefits for both individual families and the broader community:

- **Real Estate Value Created:** \$7.6 million in total real estate value developed through the 19-home construction
- **Wealth Generation:** \$3 million in wealth created specifically for low-to-moderate income families through homeownership opportunities
- **Return on Investment:** The \$1.46 million in public investment leveraged private investment and created over \$7.6 million in community assets
- **Long-term Benefits:** Homeownership opportunities that build generational wealth and community stability

Methods for Completion: Our completion methodology emphasized:

- **Quality Construction Standards:** All homes built to exceed minimum accessibility requirements
- **Efficient Timeline Management:** 4-5 month construction cycle per home through strategic contractor coordination
- **Multi-Contractor Coordination:** Simultaneous construction management across four general contractors to optimize project flow
- **Cost Management:** Efficient construction processes to maintain affordability without compromising quality
- **Community Engagement:** Active outreach to ensure homes reached target income demographics
- **Partnership Coordination:** Seamless collaboration with city programs and funding agencies
- **Compliance Oversight:** Systematic project phases ensuring on-time, on-budget delivery while meeting all HOME Program requirements

This West Dallas Revitalization Project demonstrates Builders of Hope's proven capacity to successfully manage complex, multi-funded accessible housing initiatives that serve both immediate housing needs and broader community development objectives.

South Dallas Phase II - Mill City Neighborhood Infill Development (2022-2023)

Project Overview: Builders of Hope Community Development Corporation successfully completed the South Dallas Phase II project, a strategic residential infill development consisting of three single-family homes in the historic Mill City neighborhood. This initiative exemplifies our commitment to accessible housing development through collaborative community partnerships, completed in partnership with the Mill City Neighborhood Association and the City of Dallas. The project demonstrates our ability to deliver quality affordable housing that respects existing community character while meeting the needs of families earning up to 80% of Area Median Income.

Funding Structure and Total Investment: The South Dallas Phase II project represented a comprehensive investment of \$731,622, encompassing both hard construction costs and soft development costs. This funding structure demonstrates our ability to manage complete project budgets while maintaining cost efficiency in affordable housing development. The project leveraged collaborative partnerships to maximize funding effectiveness and ensure successful project completion within budget parameters.

Housing Units Constructed: The project delivered three thoughtfully designed single-family homes, each featuring:

- **Square Footage:** 1,400-1,600 square feet of livable space optimized for family accessibility and comfort
- **Layout Configuration:** 3-4 bedrooms with 2 bathrooms to accommodate diverse family sizes and accessibility needs
- **Single-Story Design:** One-story construction ensuring universal accessibility and aging-in-place capabilities
- **Affordability Target:** Homes priced in the mid-\$200,000 range, specifically targeting families earning up to 80% of Area Median Income

Timeline and Project Completion: The South Dallas Phase II project was completed within an efficient 4-month timeframe in 2023, demonstrating our organization's capacity for rapid project delivery without compromising quality or accessibility standards. This accelerated timeline reflects our streamlined construction processes and effective project management capabilities.

Design Features and Accessibility Elements: Each home was designed with distinctive architectural elements that enhance both accessibility and community integration:

- **Masonry Front Elevations:** Distinctive design elements that respect the Mill City neighborhood's architectural character
- **Energy-Efficient Appliances:** Fully equipped with energy-efficient appliances to reduce long-term utility costs for homeowners
- **Universal Design Features:** Recessed ceilings and functional kitchen layouts designed for accessibility and ease of use
- **Kitchen Accessibility:** Functional kitchen layouts with bar seating that accommodate various mobility needs
- **Outdoor Living Spaces:** Select floor plans featuring covered patios for accessible outdoor living and community interaction

Methods for Completion: Our completion methodology for the South Dallas Phase II project emphasized:

- **Community Collaboration:** Active partnership with the Mill City Neighborhood Association ensuring community input and support
- **Efficient Timeline Management:** 4-month construction cycle through streamlined processes and effective contractor coordination
- **Quality Construction Standards:** All homes built to exceed minimum accessibility requirements while maintaining neighborhood character
- **Cost Management:** Comprehensive budget management encompassing both hard and soft costs to maintain affordability
- **Stakeholder Integration:** Seamless collaboration with community organizations and city agencies
- **Design Sensitivity:** Thoughtful architectural choices that enhance accessibility while respecting community character

Community Impact and Accessibility Objectives: This Mill City infill development represents a significant investment in neighborhood revitalization while addressing critical housing accessibility needs. By focusing on single-story construction and universal design principles, the project serves families requiring accessible housing options while contributing to the broader community development goals. The strategic location and thoughtful design ensure that accessibility improvements enhance rather than compromise the neighborhood's existing character.

Affordability and Target Demographics: The project successfully served families in the 80% Area Median Income range, providing homeownership opportunities for working families who might otherwise be priced out of quality housing options. The mid-\$200,000 price point, combined with energy-efficient features that reduce ongoing costs, creates sustainable homeownership opportunities for moderate-income families.

This South Dallas Phase II project demonstrates Builders of Hope's proven capacity to deliver accessible, affordable housing through collaborative partnerships while maintaining efficient timelines and respecting community character. The project's success in serving 80% AMI families within a 4-month completion timeframe showcases our organization's expertise in rapid, quality affordable housing development.

Grant Management Expertise

Our organization has successfully managed over \$12 million in federal, state, and local grant funding with a 100% compliance record. We maintain dedicated grant compliance staff and have established procedures for:

- Detailed financial tracking and reporting
- Regular progress documentation
- Stakeholder communication and transparency
- Regulatory compliance monitoring

E. Project Financing Capability

Established Banking Relationships and Credit Facilities

Builders of Hope Community Development Corporation maintains robust financial capacity through strategic partnerships with established local and regional financial institutions. Our organization has cultivated a strong banking relationship with Benchmark Bank, which has extended a \$5 million General Line of Credit (GLOC) to support our development activities. This substantial credit facility demonstrates the financial sector's confidence in our organization's creditworthiness, project management capabilities, and track record of successful project completion.

Financial Stability and Balance Sheet Strength

Our organization maintains a positive balance statement, reflecting sound financial management practices and operational sustainability. This positive financial position provides the foundation necessary for:

- **Construction Management:** Financial capacity to manage cash flow during construction phases
- **Risk Mitigation:** Financial reserves to address unforeseen project challenges or market fluctuations
- **Ongoing Operations:** Sustained organizational capacity throughout project development cycles

Project Development Management Capability

The combination of our \$5 million credit facility and positive balance sheet positions Builders of Hope to effectively manage all elements of project development, including:

Pre-Development Financing:

- Site acquisition and due diligence costs
- Architectural and engineering design fees
- Permitting and regulatory compliance expenses
- Market analysis and feasibility studies

Construction Phase Management:

- Construction draws and contractor payments
- Material procurement and inventory management
- Change order accommodation and cost overrun protection
- Quality control and inspection processes

Project Completion and Close-Out:

- Final construction payments and warranty reserves
- Marketing and sales activities for affordable housing units
- Buyer financing coordination and closing support
- Post-completion compliance and reporting requirements

Strategic Financial Institution Partnerships

Our relationship with Benchmark Bank and other local and regional financial institutions provides several competitive advantages:

- **Local Market Knowledge:** Banking partners understand regional affordable housing market conditions
- **Flexible Financing Solutions:** Access to various financing products tailored to community development needs
- **Expedited Processing:** Established relationships enable faster loan processing and funding decisions
- **Risk Sharing:** Bank partnerships demonstrate third-party validation of our project viability

Financial Management Systems

Builders of Hope employs comprehensive financial management systems that ensure:

- **Budget Control:** Real-time monitoring of project costs against approved budgets
- **Cash Flow Management:** Systematic management of construction draws and operational expenses
- **Compliance Tracking:** Financial reporting that meets all grant and regulatory requirements
- **Risk Assessment:** Ongoing evaluation of financial risks and mitigation strategies

This comprehensive financial capacity, anchored by our \$5 million credit facility with Benchmark Bank and maintained through positive financial performance, positions Builders of Hope to successfully secure equity, manage all aspects of project development, and deliver affordable housing projects on time and within budget. Our established banking relationships and sound financial management practices provide the stability and flexibility necessary for complex affordable housing development initiatives.

Project Development Approach

Our financial management strategy for the Valwood Park project includes:

- Established relationships with construction lenders familiar with grant-funded projects
- Dedicated project accounting systems for real-time financial tracking
- Pre-approved vendor networks for competitive pricing
- Contingency planning for cost overruns or delays

SECTION 2.3: PROPOSAL NARRATIVE

A. Project Management Plan

Construction Approach

Our construction approach prioritizes quality, efficiency, and community engagement. We will implement a phased construction schedule that minimizes disruption to existing residents while maintaining steady progress toward project completion.

Stakeholder Coordination Strategy

- **Municipal Agency:** Monthly progress reporting and coordination of quarterly meetings with city of Farmers Branch appointed staff upon request
- **Subcontractors:** Pre-selected licensed and bonded subcontractors with demolition and rebuild housing experience
- **Community Members:** Progress meetings and bilingual communication materials will be available upon request
- **Homeowners:** Individual consultation meetings, regular updates, final walk-through coordination

Site-Specific Approach

Understanding that each home will be built on individual lots with unique characteristics, our approach includes:

- Individual site surveys and soil testing for each location
- Customized foundation design based on site conditions
- Coordination with utility providers for underground service connections
- Careful attention to existing neighborhood architectural character
- Temporary housing coordination during construction (where applicable)

Detailed Project Schedule

Phase 1: Pre-Construction (August – September 2025)

- Finalize design and permitting
- Conduct individual site surveys
- Coordinate temporary housing arrangements
- Initiate community engagement process
- Finalize subcontractor agreements

Phase 2: Demolition and Site Preparation (October to November 2025)

- Coordinate utility disconnections
- Complete demolition of existing structures
- Site clearing and preparation
- Foundation excavation and inspection

Phase 3: Construction (December 2025 to May 2026)

- Foundation and framing (2 months per home)
- Mechanical, electrical, plumbing rough-in
- Insulation and drywall
- Interior and exterior finishing
- Final inspections and corrections

Phase 4: Final Phase (May to June 2026)

- Final walk-throughs with homeowners
- Warranty documentation and training
- Project closeout and final reporting

Permit and Approval Management

Our team has extensive experience with Farmers Branch development processes and will manage all required permits and approvals:

- Building permits for all 10 homes
- Utility connection permits
- Demolition permits where required
- Certificate of occupancy for each unit
- Any required variances or special approvals

Community Engagement Strategy

Recognizing the importance of community buy-in and transparency, our approach includes:

- Groundbreaking event to introduce project and team in collaboration with city of Farmers Branch
- Monthly progress updates through multiple channels (reporting, meetings as needed, and social media)
- Bilingual communication materials as needed
- Regular coordination with City Council and staff
- Final community celebration upon project completion

B. Construction Plan and Specifications

Detailed Floor Plans – See Appendix D

Our proposed floor plan averages 1,600 square feet while providing comfortable, functional living spaces that meet all RFP requirements:

The following limited modifications are available for the participants of the program:

- Color selections for interior/exterior paint and cabinetry
- Flooring options (vinyl plank or carpet in bedrooms)
- Front elevation (Board and Batten or all Allura)

Specifications – See Appendix E

**Specifications are subject to change to meet the city of Farmers Branch development codes*

Comprehensive Construction Plan

Detailed Timeline with Key Milestones

Milestone	Target Date	Deliverable
Contract Award	July 15, 2025	Signed agreement
Permit Submission	July 28, 2025	Permit-ready plans for all 10 homes
Permit Approval	September 22, 2025	All building permits issued
Demolition (<i>If required</i>)	September 29, 2025	All existing structures removed
First Foundation	October 6, 2025	Construction officially begins
50% Construction Complete	February 16, 2026	10 homes at various completion stages
First Home Complete	February 27, 2026	First family move-in ready
All Construction Complete	June 12, 2026	All 10 homes are ready for occupancy
Final Project Closeout	June 15, 2026	All documentation and warranties are delivered

**All proposed dates and timelines are contingent upon permit approval and contract award. Final project schedule will be confirmed upon contract execution.*

Foundation and Structure (September or October 2025)

- Concrete slab foundation with proper drainage and vapor barriers
- Wood frame construction with engineered lumber where appropriate
- 16" on-center framing for enhanced structural integrity
- Properly sized footings based on individual site soil conditions

Building Envelope (February 2026)

- Energy-efficient exterior wall system above the minimum R-value requirement
- High-performance windows (single-hung with low-E glass)
- Properly sealed building envelope to minimize air infiltration
- Durable exterior siding materials appropriate to neighborhood character

Mechanical Systems (February to March 2026)

- High-efficiency HVAC system sized for each home's specific requirements
- Energy-efficient water heater (electric)
- Proper ventilation systems, including bathroom exhaust fans

Electrical and Plumbing (April 2026)

- 200-amp electrical service with modern panels and proper grounding
- LED lighting throughout for energy efficiency
- GFCI protection in all required areas
- Modern plumbing with efficient fixtures and proper water pressure

Interior Finishes (May 2026)

- Durable flooring appropriate for each space
- Quality interior paint with primer
- Efficient kitchen layout with adequate storage and counter space
- Modern bathroom fixtures and finishes

Construction Plan Considerations

Timeline and Resource Management

- Dedicated project superintendent for quality control
- Internal weekly progress meetings with all trades
- Material delivery coordination to minimize delays
- Weather contingency planning
- Regular quality inspections at each construction phase

Cost Management Strategies

- Bulk purchasing agreements with suppliers
- Standardized floor plans to maximize efficiency
- Experienced subcontractor network for competitive pricing
- Comprehensive project scheduling to avoid delays and cost overruns
- Regular cost monitoring and reporting

C. Detailed Cost Estimate

Sources and Uses

Capital Sources		
Interim Construction Loan	78%	\$2,202,695
Developer Fee	12%	\$297,305
Total Permanent Uses	100%	\$2,500,000

Uses			
	%	10 Homes	Cost per Home
Hard Costs	80%	\$1,988,500	\$198,850
Soft Costs	4%	\$102,684	\$10,268
Financing Costs	4%	\$111,512	-
Developer Fee	12%	\$297,305	-
Total Dev. Uses	100%	\$2,500,000	-

Hard and Soft Cost Breakdown

Soft Costs

Category	Cost per Home Total (10 Homes)	
Architectural/Engineering	\$967	\$9,665
Permits & Fees	\$2,263	\$22,629
Surveys	\$2,000	\$20,000
Insurance & Bonding	\$4,550	\$45,500
Contingency (5%)	\$489	\$4,890
Total Soft Costs	\$10,268	\$102,684

Hard Costs

**Includes materials, labor, and equipment*

Description of Work	Cost per Home	Total (10 Homes)
Portable Toilet	\$700.00	\$7,000.00
Lot Preparation	\$2,900.00	\$29,000.00
Site Erosion Control	\$200.00	\$2,000.00
Site Security (During Construction)	\$1,500.00	\$15,000.00
Dirt Work/ Select Fill / Cushion Sand	\$1,381.00	\$13,810.00
Plumbing - Underground	\$3,500.00	\$35,000.00
Electrical - T Pole	\$350.00	\$3,500.00
Foundation - Form Board Survey	\$500.00	\$5,000.00
Foundation - Concrete	\$22,560.00	\$225,600.00
Framing	\$25,000.00	\$250,000.00
Roof	\$6,000.00	\$60,000.00
Doors & Windows	\$5,340.00	\$53,400.00
Termite	\$400.00	\$4,000.00
Electrical Rough	\$5,400.00	\$54,000.00
Plumbing Top Out	\$4,300.00	\$43,000.00

Mechanical Rough	\$6,650.00	\$66,500.00
Insulation	\$4,000.00	\$40,000.00
Flatwork	\$7,000.00	\$70,000.00
Sheetrock (Tape bed & texture)	\$8,400.00	\$84,000.00
Casework	\$7,200.00	\$72,000.00
Countertops	\$2,300.00	\$23,000.00
Millwork	\$5,100.00	\$51,000.00
Flooring (Tile & Carpet/Laminate)	\$8,700.00	\$87,000.00
Mechanical Trim	\$2,850.00	\$28,500.00
Plumbing Trim	\$4,100.00	\$41,000.00
Electrical Trim	\$3,520.00	\$35,200.00
Security System (hard wired)	\$1,200.00	\$12,000.00
Hardware / Lights	\$2,700.00	\$27,000.00
Mirrors & Glass / Shower Door	\$850.00	\$8,500.00
Appliances	\$3,300.00	\$33,000.00
Painting (Exterior & Interior)	\$6,849.00	\$68,490.00
Garage Doors	\$1,250.00	\$12,500.00
Window Covering & Screens	\$800.00	\$8,000.00
Landscaping	\$1,600.00	\$16,000.00
Fence	\$2,500.00	\$25,000.00
Gutters (Front Entry & HVAC)	\$650.00	\$6,500.00
Final Clean	\$1,000.00	\$10,000.00
Miscellaneous / Site Mgt	\$12,800.00	\$128,000.00
Testing	\$500.00	\$5,000.00
Contingency (%)	\$2,000.00	\$20,000.00
Trash Haul	\$2,500.00	\$25,000.00
Utilities	\$2,000.00	\$20,000.00
Grading - Rough & Final	\$1,500.00	\$15,000.00
GC Profit & Overhead	\$15,000.00	\$150,000.00
Total Hard Costs	\$198,850.00	\$1,988,500.00

****Pro Forma is available in Appendix D.***

SECTION 2.4: ADDED VALUE SOLUTIONS

Energy Efficiency & Sustainability Enhancements

- ENERGY STAR certified appliances (exceeding minimum requirements)
- LED lighting throughout all homes
- Foam spray to improve insulation ratings
- High-performance windows for improved insulation
- Accessible electrical outlets for ease of TV mounting
- Root barrier installation to prevent foundation and plumbing degradation from tree root growth

Community Benefits

- Available bidding from local suppliers and subcontractors
- Neighborhood revitalization without displacement of residents

Extended Warranty Program

- Two-year comprehensive workmanship warranty
- Dedicated customer service line for warranty issues
- Annual home maintenance training for new homeowners
- Preventive maintenance reminders and scheduling within the Builders of Hope Listserv

CONCLUSION

Builders of Hope Community Development Corporation is uniquely qualified to successfully complete the Valwood Park Revitalization Project. Our combination of technical expertise, community engagement experience, and commitment to quality construction makes us the ideal partner for the City of Farmers Branch.

We understand that this project represents more than just construction – it's about creating homes, strengthening community, and improving lives. Our proven track record, detailed planning, and community-centered approach position us to deliver exceptional results that will serve Farmers Branch residents for generations to come.

We appreciate the opportunity to submit this proposal and look forward to partnering with the City of Farmers Branch to make the Valwood Park Revitalization Project a tremendous success.

Respectfully submitted,

James A. Armstrong, III – President & CEO
Builders of Hope Community Development Corporation
July 2, 2025

This proposal represents a firm commitment to deliver the services described herein at the prices quoted, subject to the terms and conditions outlined in the RFP. Our proposal is valid for six months from the submission date.

APPENDIX A – BOH CDC KEY PERSONNEL RESUMES

James Alvin Armstrong III

1839 Leath Street Dallas, TX 75212 (c) 214-836-7505 (E) jamesarmstrongiii@outlook.com

Executive Summary

A mission driven, collaborative, impact-oriented leader with strong analytical, organizational and problem-solving skills, committed to the highest levels of ethical and professional excellence. Expertise in affordable housing, community revitalization, public policy, community development, and real estate development.

Education

Baylor University | Hankamer School of Business - B.B.A. Finance concentration

Princeton Theological Seminary- Post Graduate Certification in Theology

Rice | Jones School of Business– Certificate in Real Estate Investment & Development
(current)

-Award Highlights-

- Dallas Business Journal – 40 under 40 (2017 Class)
- The Dallas Assembly, Class of 2025
- National Audrey Nelson Community Development Award Recipient
- Candidate for Texas State House District 100 2019/2020
- Contributing Columnist, The Dallas Morning News

Summary of Skills

- | | |
|---|---|
| <ul style="list-style-type: none"> • Corporate Finance & Banking • Affordable Housing and HUD Finance | <ul style="list-style-type: none"> • Non-profit Executive Management • Economic/Housing Development |
|---|---|

Community Service & Volunteer Work

- Lead Pastor- Community Fellowship Church-Dallas
- Sports Arena Tax Increment Finance Board, Chair (Mayor's Appointee)
- Trinity Park Conservancy Community Development Corporation, Board member
- Dallas Housing Finance Corporation, Executive Board member (Mayor's Appointee)
- Texas Association of Community Development Corporations- Executive Board member
- Sr. Housing Advisor for Congressional District 30
- BcWorskshop - Board member
- President Bill Clinton Global Initiative Ambassador

Professional Experience

02/2018 – Present Builders of Hope Community Development Corp. Dallas, TX President & CEO

- Created and implemented a 3-year resurgence plan that included reduction in force, asset liquidation, and restructuring of agency's mission. (90% completed in Year 2)
- Led the creation and implementation of a 4-year strategic plan and proprietary model for housing development and community programming.
- Grew agency's budget by \$1.5M in three years, net revenue by more than 10% year of year, sources of revenue by triple, and service area to include Dallas County.
- Raised over \$20M in capital for housing development projects, and \$5M in community

development programming including a citywide initiative regarding displacement.

- Created and secured over \$1M for innovative investment strategies to increase the agency's capacity and impact.
- Led the development of \$30M in real estate value by structuring and raising complex and diverse capital stacks with layers of federal compliance.
- Coordinated deal partners and capital for real estate project with federal compliance.
- Created over \$15M in wealth for low to moderate income families.

06/2014 – 01/2018 New York Life Securities Dallas, TX Licensed Broker |Sr. Associate of Brokerage Services

- Advise NYL agents on Investment Strategies/Options, Equities, Mutual Funds, EFT's and alternative investments and managed trading desk coordinating investment sales and stock liquidations.
- Research, resolve, and made decisions regarding various inquiries for clients, financial advisors and client associates within New York Life Securities.

01/2012 – 05/2014 BBVA Compass Dallas, TX Regional Investment Relationship Manager

- Managed portfolio of \$30M composed of 500 Mass affluent consumer/ business clients with deposits, investments, and assets of \$3-5 million in the Highland Park area.
- Managed banking relationships of high-net-worth clients and their financial well-being according to investment needs assessment and objectives.

10/2009 - 01/2012 JPMorgan Chase Dallas, TX Licensed Private Banker

- Managed portfolio of high-net-worth clients valued at over \$20 million.
- Supported private wealth management investment banker in investment sales.
- Developed and maintained client relationships.

01/2007 - 12/2009 Greater New Light Inc. Waco, TX Director of Development

- Develop fundraising agenda to achieve and exceed annual revenue goals through the solicitation of individuals, corporate, and foundation support.
- Managed state funded grant that supported three major community initiatives.
- Assisted committee with creating a yearly budget of \$500k.

08/2006 - 10/2009 City of Waco Waco, TX Intern for Director of Community Development & Housing

- Managed responses to general inquiries from members, staff, and clients via mail, e-mail and fax. Assisted Director of department in staff development training and budget planning.
- Conducted and compiled analytical research on census data for housing studies.
- Led team in completing housing project that was awarded the national Audrey Nelson Community Development Award.
- Assisted in creating a citywide plan to address homelessness.

Publications & Social Media

- LinkedIn: www.linkedin.com/in/jaarmstrong-iii
- Article – How Dallas Can Overcome Its Crushing Income Segregation
 - Dallas Morning News: [Dallas Morning News Article on Income Segregation](#)

Christopher B. Lewis

Highly Adaptable Professional

P (214) 803-9826 **E** Clewis785@gmail.com **A** 427 Brook Valley Cir Dallas, TX 75232 **M** [LinkedIn](#)

Summary

Electrical engineer with real estate acquisition and development experience. Contributed analysis, community engagement, and strategic planning for public-private developments throughout Dallas County. Detail oriented with considerable leadership abilities. Highly adaptable and dedicated to producing desired results within a multitude of environments.

Professional Experience

May 2023 – Current

Chief Operations & Housing Development Officer · Builders of Hope CDC · Dallas, TX

- Oversee the day-to-day operations of the firm, execution of projects, internal processes, and future housing development which resulted in 2x production of homes constructed.
- Leading and driving the implementation of internal and external impact as it relates to operation and housing development of ~400 single/multi-family units in the firm's pipeline.
- Lead community-building initiatives including planning and neighborhood capacity-building.

June 2017 – April 2023

Senior Electronics Product Lead · Lockheed Martin · Fort Worth, TX

- Handled managerial duties to sustain product integration and scheduling with suppliers via contractual agreements approximately amounting to \$5B.
- Applied data quality forensics and prepared daily metric assessments for management review upon a multitude of
- Tested and troubleshoot subsystem integration in lab and flight line environments for Integrated Fighter Group (F-16/GF-22).

May 2016 – Mar 2017

Patent Examiner · U.S. Patent & Trademark Office · Dallas, TX

- Completed searches of existing technologies relative to the claimed invention for novelty inventions domestically and internationally.
- Completed analysis of the invention per patent law specifications via in-depth reports (office actions).

Jan 2014 – May 2016

Subscriber Data Management Engineer · Nokia · Las Colinas, TX

- Acted as a customer interface for advanced care services and delivered support per service agreements with clients such as AT&T and T-Mobile.
- Led planning efforts of special care projects with Global Delivery Center (GDC) India.

Nov 2003 – Jan 2011

Aviation Electrician's Mate · U.S. Navy · Jacksonville, FL (Active) & Fort Worth, TX (Reservist)

- Supervised 40 subordinates which included delegating duties, competency review, and on-the-job training.
- Conducted electronic quality checks and oversaw safety protocols for avionic sealed instruments.

Relevant Civic Experience

Urban Land Institute Dallas-Ft. Worth Center for Leadership Class ('24-'25)
 Omega Psi Phi Fraternity, Inc., Theta Alpha (Financial Member and STEM Committee Lead)
 Housing Finance Corporation (City of Dallas), District 4 ('21 – '23)
 City Plan Commission (City of Dallas), District 8 ('18 - '20)

EDUCATION

University of North Texas
 Denton, Texas

- Electrical Engineering, B.S.
- Mathematics, Minor

KEY SKILLS

Strategic Planning
 Technical Writing
 Project Management
 Public Speaking
 Data Analytics

AWARDS & RECOGNITION

CITY OF DALLAS

Special Recognition – City Plan
 Commission

U.S. Navy

Honor Recruit

2x Bluejacket of the Year

2x Seaman on the Year

[DallasISD alumNOW](#)

Feature In [Mayor Rawlings Grow](#)

[South 2018 Report/ Video](#)

Dallas weekly covers

[The Men Behind Hope](#)

Engineer of Hope

Millennials to Watch

[Dallas Morning News](#)

CERTIFICATIONS

- Lean Six Sigma (White Belt)

The National Society of Black Engineers (DFW Pres. '17, Regional Chair '19)
Univ. of North Texas at Denton Student Veterans Center Advisory Board ('17)
The Real Estate Council (TREC) Community Fund Advisory Board ('17)
Engage Dallas (Formerly Dallas Mayor's Star Council) ('15)

APPENDIX B – BOH CDC CURRENT CERTIFICATE OF INSURANCE & COVERAGES

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)
7/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hotchkiss Insurance Agency, LLC 4120 International Parkway Suite 2000 Carrollton TX 75007		CONTACT NAME: PHONE (A/C, No, Ext): 800-899-3750 E-MAIL ADDRESS: info@hiallc.com		FAX (A/C, No): 972-512-7799
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Gotham Insurance Company		25569
INSURED Builders of Hope Community Development Corp. P.O. Box 224723 Dallas TX 75222		BUILOFH-01		
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 43688030**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS- ☒ MADEOCCUR AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC OTHER: ☒			GL202500029930	2/25/2025	2/25/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB EXCESS LIAB DED ☐ RETENTION \$ ☐						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 General Liability Deductibles: Property Damage/Bodily Injury - \$1,000

CERTIFICATE HOLDER**CANCELLATION**

City of Farmers Branch
 Attn: Risk Manager
 Office of Human Resources
 13000 William Dodson Parkway
 Farmers Branch TX 75234

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE
 THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN
 ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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APPENDIX C – SPECIFICATIONS

SPECIFICATION SHEET



Standard						
Concrete						
Foundation	3500 PSI	Drive	Rebar - No Mesh	Approach & Drive	Expansion JTS ½" Deep	4" (min)
Flooring						
*FHA approved nylon carpet, 25 oz(s) with 15-year warranty for stain. Pad ½" 6 lb. Density re-bond.						
**Flooring Thickness: A7, A10, or A12 (10-12mm)						
Entry Foyer	(1) Ceramic or (2) Laminate/Vinyl	Utility		(1) Ceramic or (2) Laminate/Vinyl	Family Room	Laminate/Vinyl
Gallery	Laminate/Vinyl	Master Bedroom		Carpet*	Kitchen & Nook	Laminate/Vinyl
Living Room	Laminate/Vinyl	Master Bathroom		Laminate/Vinyl	Guest Beds	Same as Master
Dining Room	Laminate/Vinyl	Guest Bath		Laminate/Vinyl	Backyard Foyer	(1) Ceramic or (2) Laminate/Vinyl
		Master & Guest Tub/Shower		Ceramic (Floor to ceiling)		
Texture (Walls & Ceiling)						
Kitchen & Nook	Light splatter	One (1) wall paint color (Sherman Wms or Cashmere or Emerald or Equivalent upon approval)		Exterior A100 or Super (Semi-Gloss)		
All Other Areas	Texture with			Interior A200 or Super (Egg Shell/Low Shine)		
Master Bath	textured ceilings			Ceilings Textured		
Interior Trim						
Trim Options (Requires BOH Approval)		Corner (preferred)		Rounded	*Contractor must have the proper tools	
	Thickness	Type/Dimension		Lumber	Casing	Interior Window Trim
Door	(1) 2 ½ " (Preferred)	Pine (1'x4")		(1) Finger Jointed	Colonial	Sheetrock (Interior)
Base	(2) 3 ¼ "			(2) Solid		*No MDF
Closet	Rods and shelves according to size of closet					
Doors						
Front Door	Garage Door	Interior Doors		Door Jams	Front Door Design	Glass at Top Peep Hole
	Steel (foam-filled)	Five (5) (Preferred) or Six (6) Panel Hardboard		Shaker (square)	Self- Closing Hinges	Thumb bolts handle on outside Fire-Rated
Cabinets (Approved oak stained per available standard colors)						
Kitchen	Per Plan	Baths		Per Plan	Laundry	Shelf
Countertops						
Kitchen	Granite (preferred), quartz, or equivalent material with complete wall backsplash					
Master Bath	Granite (preferred), quartz, or equivalent material with 4" wall backsplash					
Guest Bath						
Garage						
Walls / Ceiling	Tape, Bed, Texture medium splatter	Wired for garage door opener		Exterior Flood Lights	One (1) – Front of House One (1) – Back of House	
Windows (Single hung vinyl, Low E, with half screens)						
U Factor	0.34	Solar Heat		0.22	Color: White (Preferred) or Black	
Hardware						
Doorknobs	Brushed	Door stoppers		Toilet Paper Holders	Master/Guest Baths	Framed Mirrors
Towel Bars	Nickel	Mini-Blinds (All Windows) - White or Faux Wood		Dead Bolts	Front and Back Doors	
Appliances	Middle Grade GE or Equivalent Designer (Black or White) – Energy Star Rated					
Electric Range	Range Hood with Vent	One (1) vent to outside. Pipe to be placed in wall or cabinet.		Garbage Disposal – One (1)	Dishwasher – One (1)	
Security				Roofing		
Pre-Wired for Camera	Non-Racetrack Lighting	One (1) keypad near garage door		30-Yr Composition Shingles	Vent (Low Profile per code)	Flashings Metal per code
Insulation	Foam	Ventilation				

Ducts (Insulated Flex)		R6 (Preferred) or R8		If no foam is used	
Plumbing (American Standard or Equivalent via approval)					
Master/Guest Bath	Steel with shower	Toilet Handicapped Round Front (0.8 GPF Single Flush)			Exhaust Fan (Energy Star Rated) – Must terminate outside the attic
Kitchen	Stainless steel, double compartment, 8” deep, 1.5 GPM Dual Spray Aerator with swivel and pause, Valve chrome hose spray				
Faucet - Dual Thread Aerators, 0.5 GPM	Kitchen & Bath	Delta (Preferred Brand or comparable pending approval	Outdoor Brass and Frost Free	Circulating Pump	Water Heater Rheem or Equivalent (Electric, 50 gal, 5500 watt, 12-Yr Warranty, 30,000 BTU)
Master/Guest Bath		Pop Up Drain	Shower Heads – Transitional, 1.5 GPM or Less		
Electrical					
Lighting	100% LED (Same Color)	Baths	Single Mount Light Bar over Vanity	Wired for garage door opener	Closet Lighting
Kitchen	Air Switch (Garbage Disposal)	Phone/Ethernet	Per Plan	Heater Heat Pump with 10-15KW auxiliary heat strip with programming thermostat	
Other	One (1) Living Room outlet for TV Mounting			Ceiling Fans	Per Plan Cable Per Plan
HVAC *Professionally designed system adequate to heat and cool to industry standards					
SEER	15-16	3-4 Ton with One (1) Phase Heat Pump		A/C Cage installed around unit with lock	
Sod	Bermuda in front, back, and sides		Mailbox Attached near Front Door One (1)		
Other	Soaker Hose One (1)	Fire Extinguishers Kitchen Sink & Near Garage Door Two (2)			
Framing	Ladder Blocking at Exterior Intersections. Limited Framing at Windows and Doors.				
Exterior	Gutters Entry Way	Gutter Splash Guard above AC unit			Lumber Dimension 2’x4”
Patio	Concrete	Walkway Concrete Stepping Stones *May be standard per plan			Brick Per Plan
Additional Features	Concrete Siding Per Plan				
Must Meet City of Dallas/Enterprise Green Bldg. Criteria Sheet. Must Pass Energy Code Inspections.					

The following specifications are not included in the standard design and requires the homebuyer to purchase separately once the foundation has been poured.

Luxury				
Windows	Solar Screens	Electrical	Outlets with Type-C USB Chargers	
Master/Guest Beds		Ceiling Fans (Pre-Wired)	Front Door Full View Storm Door	Sprinkler System
Security	Video Doorbell (Ring)	Additional Keypads		

APPENDIX D – PRO FORMA

Sources & Uses

Valwood Park Revitalization Project
Farmers Branch, TX 75234

As of 7/2/2025

Sources	% of Project	Amount	Uses	% of Project	Amount
Benchmark LOC	100.00%	\$2,500,000.00	Lot Acquisition Cost	0%	\$ -
Construction Loan *	0.00%	\$ -	Construction Hard Costs	80%	\$1,988,500.00
HOME Funds	0.00%	\$ -	Soft Costs/Professional Fees	4%	\$ 102,683.70
BOH Equity	0.00%	\$ -	Financing Costs	4%	\$ 111,511.66
			BOH Profit / Developer Fee	12%	\$ 297,304.64
	100%	\$2,500,000		100%	\$2,500,000

Profit & Loss

Valwood Park Revitalization Project
Farmers Branch, TX 75234

As of 7/2/2025

Profit & Loss Proforma				
Sale Proceeds	Totals	Totals/Unit	Total/Land Sq Ft	Total/Living Sq Ft
Total SFR Sales	\$2,500,000	\$250,000	\$33.33	\$160.15
Less: Closing Costs on Sales (3%)	\$0	\$0	\$0.00	\$0.00
Subtotal	\$2,500,000	\$250,000	\$33.33	\$160.15
Total Development Costs				
Acquisition Costs	\$0	\$0	\$0.00	\$0.00
Construction	(\$1,988,500)	(\$198,850)	(\$26.51)	(\$127.39)
Soft Costs/Professional Fees	(\$102,684)	(\$10,268)	(\$1.37)	(\$6.58)
Financing Costs	(\$111,512)	(\$11,151)	(\$1.49)	(\$7.14)
Subtotal	(\$2,202,695)	(\$220,270)	(\$29.37)	(\$141.11)
Net Income / (Loss)	\$297,305	\$29,730	\$3.96	\$19.05

Proposed Property Summary	
Total Square Footage in Units	15,610
Total Project Square Footage	75,000
Number of Units	10

Development Costs

Valwood Park Revitalization Project
Farmers Branch, TX 75234

As of 7/2/2025

Development Costs by Line Item			
Acquisition Costs	Total Cost	Cost/Land Sq Ft	Cost/Living Sq Ft
Lot Acquisition - Lot #1	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #2	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #3	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #4	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #5	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #6	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #7	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #8	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #9	\$0	\$0.00	\$0.00
Lot Acquisition - Lot #10	\$0	\$0.00	\$0.00
Subtotal	\$0	\$0.00	\$0.00
Construction			
Hard Costs (including Contingency & Builder's Profit) - Lot #1	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #2	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #3	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #4	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #5	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #6	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #7	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #8	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #9	\$198,850	\$26.51	\$170.98
Hard Costs (including Contingency & Builder's Profit) - Lot #10	\$198,850	\$26.51	\$170.98
Subtotal	\$1,988,500	\$26.51	\$127.39
Soft Costs/Professional Fees			
Design/Architect Fees & Site Planning	\$3,415	\$0.05	\$0.22
Engineering Fees (Green Energy)	\$6,250	\$0.08	\$0.40
Legal Fees	\$0	\$0.00	\$0.00
Surveys	\$20,000	\$0.27	\$1.28
Title & Acquisition Closing Costs	\$0	\$0.00	\$0.00
Appraisals & Market Study	\$0	\$0.00	\$0.00
Environmental Reports	\$0	\$0.00	\$0.00
Property Conditions Assessment	\$0	\$0.00	\$0.00
Marketing	\$0	\$0.00	\$0.00
Insurance	\$0	\$0.00	\$0.00
Bonded Contractors	\$0	\$0.00	\$0.00
Building Permit Fees	\$22,629	\$0.30	\$1.45
Other Fees (Insurance for BOH, GCs, & Subs)	\$45,500	\$0.61	\$2.91
Soft Cost Contingency (% of Soft Costs above) 5.00%	\$4,890	\$0.07	\$0.31
Existing liens / maintenance / deferred taxes	\$0	\$0.00	\$0.00
Other (Insurance)	\$0	\$0.00	\$0.00
Subtotal	\$102,684	\$1.37	\$6.58
Financing Costs			
Loan Origination Fee 0.50%	\$0	\$0.00	\$0.00
Interest on acquisition LOC	\$111,512	\$1.49	\$7.14
Construction Loan Interest Reserves	\$0	\$0.00	\$0.00
Subtotal	\$111,512	\$1.49	\$7.14
TOTAL Development Expenses	\$2,202,695	\$29.37	\$141.11

Proposed Property Summary	
Total Square Footage in Units	15,610
Total Project Square Footage	75,000
Number of Units	10

Cash Flow

Vahwood Park Revitalization Project
Farmers Branch, TX 75234
As of 2/2/2022

Project Cash Flow Analysis			PERMITTING & SITE DEVELOPMENT, SFR CONSTRUCTION & SALES ACTIVITY												
	ACQUISITION		Beginning Site Development	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
	Closing Month 0		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	
Number of Housing Starts	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Houses Under Construction	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Number of Houses Completed, pending sales	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Number of New Construction Sales	0		0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Sales	0		0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME															
SFR Sales	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
Less: Closing Costs	(\$100,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$100,000)	\$0
Net Monthly Revenue	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
BUDGET															
CUMULATIVE															
Acquisition Costs															
Property Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction															
Hard Costs (Including Contingency & Builder's Profit) - Lot #1	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #2	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #3	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #4	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #5	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #6	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #7	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #8	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #9	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #10	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #11	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #12	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #13	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #14	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Lot #15	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Address #16	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Address #17	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Address #18	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Address #19	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Hard Costs (Including Contingency & Builder's Profit) - Address #20	\$168,850	\$168,850	\$0	\$0	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$0	\$0
Soft Costs/Professional Fees															
Design/Architect Fees & Site Planning	\$2,415	\$2,415	\$1,138	\$1,138	\$1,138	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering Fees	\$0,250	\$0,250	\$2,083	\$2,083	\$2,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Survey	\$20,000	\$20,000	\$8,867	\$8,867	\$8,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Title & Acquisition Closing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Appraisals & Market Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Condition Assessment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonded Contractors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Permit Fees	\$22,829	\$22,829	\$7,543	\$7,543	\$7,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Misc Fees	\$48,500	\$48,500	\$15,167	\$15,167	\$15,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Cost Contingency (% of Soft Costs above)	\$4,680	\$4,680	\$1,020	\$1,020	\$1,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing lease / maintenance / deferred taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financing Costs															
Loan Origination Fee	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Benchmark LOC Interest Payments	\$0,107	\$0,107	\$108	\$374	\$0	\$0,061	\$0,775	\$11,564	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542	\$0	\$0
Construction Loan Interest Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL Monthly Expenses	\$4,182,281	\$4,182,281	\$0	\$34,154	\$24,852	\$101,840	\$488,173	\$801,088	\$1,001,817	\$1,001,854	\$1,001,854	\$1,001,854	\$1,001,854	\$1,001,854	\$0
MONTHLY CASH FLOW															
Summarized Investment															
Benchmark LOC	\$2,500,000	\$0	\$34,414	\$34,403	\$591,540	\$488,373	\$501,083	\$501,817	\$376,108	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw		\$0	\$34,414	\$68,816	\$628,356	\$1,118,830	\$1,620,017	\$2,122,334	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000
Required Interest Expense Payment	\$111,812	\$0	\$189	\$374	\$1,361	\$6,861	\$3,775	\$11,604	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542	\$13,542
HOME Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Loan *	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Max Outstanding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Required Interest Expense Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Draw		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Proposed Property Summary	
Total Square Footage In Units	15,610
Total Project Square Footage	75,000
Number of Units	10
Beginning Construction Month	Month 3
Months to Build	8
Months to Sell	1

Unit Mix

Valwood Park Revitalization Project
Farmers Branch, TX 75234
 As of 7/2/2025

Unit Mix							
Name (Type)	Living Sq Ft	Bedrooms	Bathrooms	# of Units	Total SF	% of Total SF	% of Total Units
Lot #1	1,163	3.00	2.00	1	1,561	10%	10%
Lot #2	1,163	3.00	2.00	1	1,561	10%	10%
Lot #3	1,163	3.00	2.00	1	1,561	10%	10%
Lot #4	1,163	3.00	2.00	1	1,561	10%	10%
Lot #5	1,163	3.00	2.00	1	1,561	10%	10%
Lot #6	1,163	3.00	2.00	1	1,561	10%	10%
Lot #7	1,163	3.00	2.00	1	1,561	10%	10%
Lot #8	1,163	3.00	2.00	1	1,561	10%	10%
Lot #9	1,163	3.00	2.00	1	1,561	10%	10%
Lot #10	1,163	3.00	2.00	1	1,561	10%	10%
Totals	11,630	30	20	10	15,610	100%	100%

Unit Mix - Proposed Sales					
Name (Type)	Living Sq Ft	Bedrooms	Bathrooms	Proposed Sales Price	Proposed Price / Living SF
Lot #1	1,163	3.00	2.00	\$250,000	\$214.96
Lot #2	1,163	3.00	2.00	\$250,000	\$214.96
Lot #3	1,163	3.00	2.00	\$250,000	\$214.96
Lot #4	1,163	3.00	2.00	\$250,000	\$214.96
Lot #5	1,163	3.00	2.00	\$250,000	\$214.96
Lot #6	1,163	3.00	2.00	\$250,000	\$214.96
Lot #7	1,163	3.00	2.00	\$250,000	\$214.96
Lot #8	1,163	3.00	2.00	\$250,000	\$214.96
Lot #9	1,163	3.00	2.00	\$250,000	\$214.96
Lot #10	1,163	3.00	2.00	\$250,000	\$214.96
Totals				\$2,500,000	#DIV/0!

Loan Assumptions

Valwood Park Revitalization Project
Farmers Branch, TX 75234
 As of 7/2/2025

CONSTRUCTION LOAN ASSUMPTIONS

Proposed Loan Terms	
Interest Rate	6.50%
Origination Fee	0.50%
Interest Deferred (Yes/No)	No
Max Loan Commitment (per Term Sheet)	\$5,000,000
Max Outstanding Loan Amount (per cash flow table)	

Comparables

Valwood Park Revitalization Project Farmers Branch, TX 75234

As of 7/2/2025

Comparable Sales - RECENTLY SOLD - West Dallas									
Address	Year Built	Lot Area (SF)	Living Area (SF)	Sales Price	Sales Date	Price per Lot SF	Price per Living SF	Bedrooms	Bathrooms
12923 Epps Field Rd, Farmers Branch, TX 75234	2008	24,829	5,044	\$998,000	1/23/2024	\$40.19	\$197.86	5	5
2947 Marsann Ln, Farmers Branch, TX 75234	1972	10,019	2,336	\$424,900	1/22/2024	\$42.41	\$181.89	4	3
2544 Valwood Pkwy, Farmers Branch, TX 75234	1955	7,492	906	\$295,000	2/23/2024	\$39.38	\$325.61	3	1
2561 Brandywine Dr, Farmers Branch, TX 75234	1958	7,410	1,008	\$301,000	2/23/2024	\$40.62	\$298.61	3	1
12926 Harrisburg Cir, Farmers Branch, TX 75234	1953	7,971	1,645	\$384,900	2/21/2024	\$48.29	\$233.98	4	2
13756 Pyramid Dr, Farmers Branch, TX 75234	1956	8,756	1,228	\$304,000	2/20/2024	\$34.72	\$247.56	3	1
2965 Phyllis Ln, Farmers Branch, TX 75234	1954	9,757	2,348	\$485,000	2/16/2024	\$49.71	\$206.56	4	3
3017 Valwood Pkwy, Farmers Branch, TX 75234	1957	9,374	1,744	\$320,000	2/16/2024	\$34.14	\$183.49	5	2
12206 Ridgeland Pl, Farmers Branch, TX 75234	1963	11,326	2,366	\$487,000	2/14/2024	\$43.00	\$205.83	4	3
2948 Harlee Dr, Farmers Branch, TX 75234	1972	10,019	1,906	\$379,000	2/9/2024	\$37.83	\$198.85	4	2.5
13626 Jarwood Ln, Farmers Branch, TX 75234	1958	8,756	1,352	\$264,900	2/9/2024	\$30.25	\$195.93	3	2
2710-2712 Golfing Green Dr, Farmers Branch, TX 75234	1971	8,494	2,741	\$567,000	2/2/2024	\$66.75	\$206.86	4	4
2521 Collingwood Dr, Farmers Branch, TX 75234	1955	7,492	962	\$332,000	2/1/2024	\$44.31	\$345.11	3	1
2648 Leta Mae Ln, Farmers Branch, TX 75234	1954	7,797	1,269	\$400,000	1/31/2024	\$51.30	\$315.21	4	2
13532 Jarwood Ln, Farmers Branch, TX 75234	1959	8,756	1,468	\$290,000	1/30/2024	\$33.12	\$197.55	4	2
2626 Fieldale Dr, Farmers Branch, TX 75234	1956	7,492	1,172	\$269,900	1/24/2024	\$36.03	\$230.29	3	1
3027 Primrose Ln, Farmers Branch, TX 75234	1946	13,068	1,641	\$400,000	1/8/2024	\$30.61	\$243.75	3	2
AVERAGES		9,930	1,832	\$406,035	2/6/2024	\$41.33	\$236.17	3.71	2.21

Comparable Sales - CURRENT LISTINGS - West Dallas (as of 2/19/2025)									
Address	Year Built	Lot Area (SF)	Living Area (SF)	Listed Price	Days on Market	Price per Lot SF	Price per Living SF	Bedrooms	Bathrooms
13840 Stardust Ln, Farmers Branch, TX 75234	1956	8,102	1,012	\$349,000	18 days	\$43.08	\$344.86	3	1
13850 Birchlawn Dr, Farmers Branch, TX 75234	1957	8,756	1,342	\$379,000	38 days	\$43.28	\$282.41	3	2
13637 Onyx Ln, Farmers Branch, TX 75234	1960	8,494	1,812	\$430,000	2 days	\$50.62	\$237.31	4	2.5
13821 Sundown Trl, Farmers Branch, TX 75234	1955	7,492	1,291	\$325,000	60 days	\$43.38	\$251.74	4	2
2528 Greenhurst Dr, Farmers Branch, TX 75234	1956	9,296	920	\$306,000	15 days	\$32.92	\$332.61	3	1
13925 Bee St, Farmers Branch, TX 75234	1956	7,797	1,020	\$320,000	14 days	\$41.04	\$313.73	3	1
AVERAGES		8,323	1,233	\$351,500		\$42.39	\$293.78	3.33	1.58

Comparable Sales - RECENTLY SOLD LAND LOTS - West Dallas				
Address	Lot Area (SF)	Sales Price	Sales Date	Price per Lot SF
2930 N Sunbeck Cir, Farmers Branch, TX 75234	25,265	\$399,500	10/9/2023	\$15.81
1815 Gravelly Dr, Carrollton, TX 75006	9,235	\$169,000	1/25/2024	\$18.30
12131 Fieldwood Ln, Dallas, TX 75244	16,553	\$925,000	5/11/2023	\$55.88
11907 Quincy, Dallas, TX 75230	17,424	\$725,000	6/15/2023	\$41.61
5841 Mcshann Rd, Dallas, TX 75230	19,602	\$725,825	6/21/2023	\$37.03
AVERAGES	17,616	\$588,865	8/16/2023	\$33.73

Property Summary

Valwood Park Revitalization Project

See Address Breakdown

Farmers Branch, TX 75234

As of 7/2/2025

W. Dallas Scattered Sites - Address Breakdown				
Address	Tax ID	Lot Size (SF)	Total SFR (Proposed SF)	SFR Living Area (Proposed SF)
Lot #1	TBD	7,500	1,561	1,163
Lot #2	TBD	7,500	1,561	1,163
Lot #3	TBD	7,500	1,561	1,163
Lot #4	TBD	7,500	1,561	1,163
Lot #5	TBD	7,500	1,561	1,163
Lot #6	TBD	7,500	1,561	1,163
Lot #7	TBD	7,500	1,561	1,163
Lot #8	TBD	7,500	1,561	1,163
Lot #9	TBD	7,500	1,561	1,163
Lot #10	TBD	7,500	1,561	1,163
TOTALS		75,000	15,610	11,630

Soft Costs

Soft Costs/Professional Fees	Itemized Cost
Design/Architect Fees & Site Planning	\$3,415
Engineering Fees	\$6,250
Legal Fees	\$0
Surveys	\$20,000
Title & Acquisition Closing Costs	\$0
Appraisals & Market Study	\$0
Environmental Reports	\$0
Property Conditions Assessment	\$0
Marketing	\$0
Building Permit Fees	\$22,629
Other Fees (Ins)	\$45,500

SOFT COST

Estimated Permit cost per home	
Fee	Amount Owed
BP: Electrical GC (Res) Dwelling - New	\$83.70
BP: Mechanical/HVAC GC (Res) Dwelling - New	\$83.70
BP: Permit Deposit Fee - 100% New (SqFt)	\$2,008.80
BP: Plumbing GC (Res) Dwelling - New	\$83.70
BP: Technology Fee	\$3.00
Subtotal	\$2,262.90

Insurance	Description	Duration	Min	Max
Builders Risk	\$4800 to 5500	12-mo policy	\$4,800.00	\$5,500.00
General Liability: \$1MM/\$2MM/\$2MM Limits	\$10,000 minimum premium + taxes/fees		\$10,000.00	\$10,000.00
Excess Liability: \$10MM Limit	\$20-25,000 + taxes/fees		\$20,000.00	\$25,000.00
Pollution Liability: \$5MM – Will vary depending on mold sublimits, any extended reporting periods, etc.	Will start at \$5,000 minimum premium + taxes/fees		\$5,000.00	\$5,000.00
Ins. Total			\$39,800.00	\$45,500.00

Hard Costs

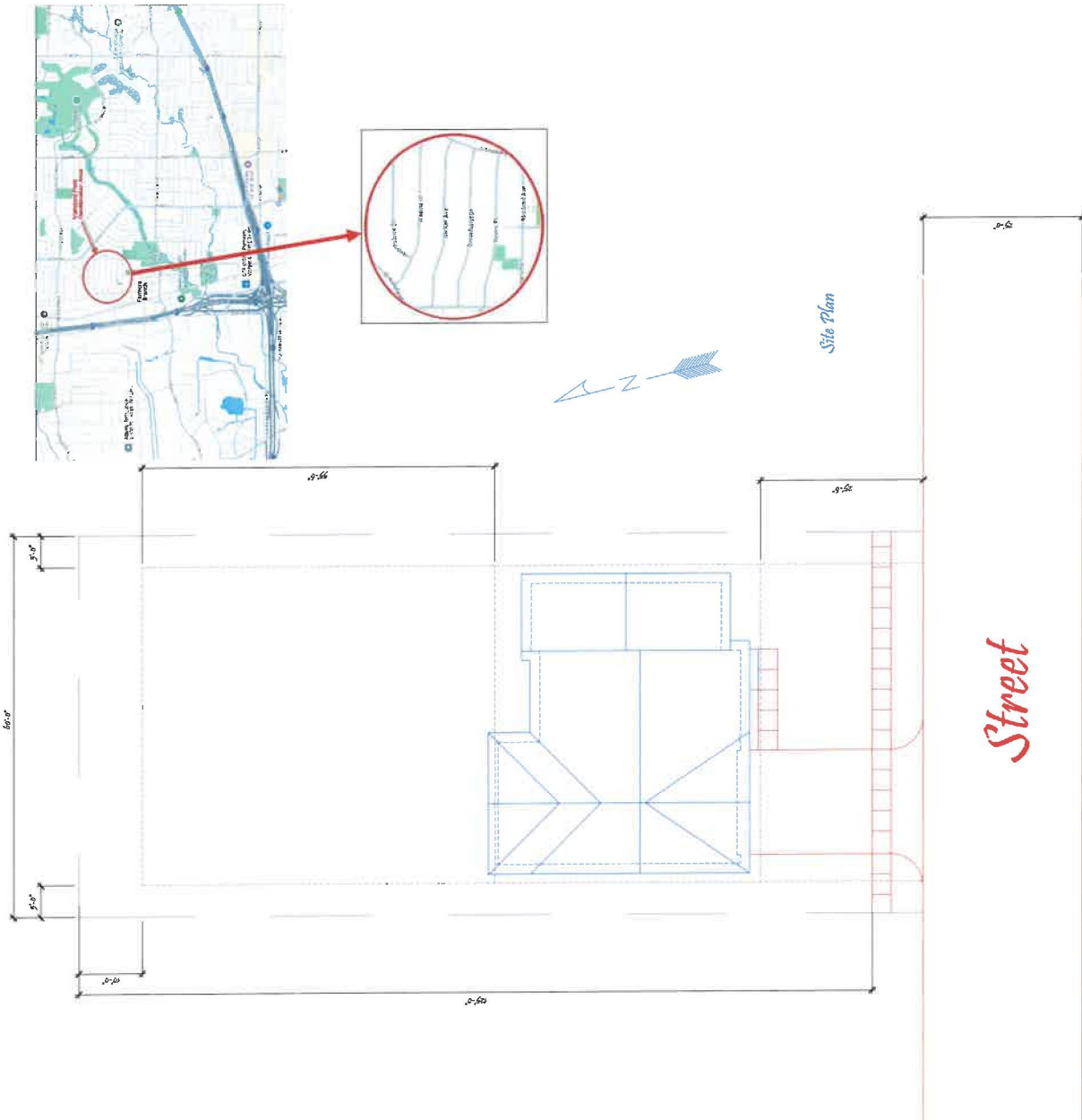
Description of Work	Cost per Home	Total (Homes)
Portable Toilet	\$700.00	\$7,000.00
Lot Preparation	\$2,900.00	\$29,000.00
Site Erosion Control	\$200.00	\$2,000.00
Site Security (During Construction)	\$1,500.00	\$15,000.00
Dirt Work/ Select Fill / Cushion Sand	\$1,381.00	\$13,810.00
Plumbing - Underground	\$3,500.00	\$35,000.00
Electrical - T Pole	\$350.00	\$3,500.00
Foundation - Form Board Survey	\$500.00	\$5,000.00
Foundation - Concrete	\$22,560.00	\$225,600.00
Framing	\$25,000.00	\$250,000.00
Roof	\$6,000.00	\$60,000.00
Doors & Windows	\$5,340.00	\$53,400.00
Termite	\$400.00	\$4,000.00
Electrical Rough	\$5,400.00	\$54,000.00
Plumbing Top Out	\$4,300.00	\$43,000.00
Mechanical Rough	\$6,650.00	\$66,500.00
Insulation	\$4,000.00	\$40,000.00
Flatwork	\$7,000.00	\$70,000.00
Sheetrock (Tape bed & texture)	\$8,400.00	\$84,000.00
Casework	\$7,200.00	\$72,000.00
Countertops	\$2,300.00	\$23,000.00
Millwork	\$5,100.00	\$51,000.00
Flooring (Tile & Carpet/Laminate)	\$8,700.00	\$87,000.00
Mechanical Trim	\$2,850.00	\$28,500.00
Plumbing Trim	\$4,100.00	\$41,000.00
Electrical Trim	\$3,520.00	\$35,200.00
Security System (hard wired)	\$1,200.00	\$12,000.00
Hardware / Lights	\$2,700.00	\$27,000.00
Mirrors & Glass / Shower Door	\$850.00	\$8,500.00
Appliances	\$3,300.00	\$33,000.00
Painting (Exterior & Interior)	\$6,849.00	\$68,490.00
Garage Doors	\$1,250.00	\$12,500.00
Window Covering & Screens	\$800.00	\$8,000.00
Landscaping	\$1,600.00	\$16,000.00
Fence	\$2,500.00	\$25,000.00
Gutters (Front Entry & HVAC)	\$650.00	\$6,500.00
Final Clean	\$1,000.00	\$10,000.00
Miscellaneous / Site Mgt	\$12,800.00	\$128,000.00
Testing	\$500.00	\$5,000.00
Contingency (%)	\$2,000.00	\$20,000.00
Trash Haul	\$2,500.00	\$25,000.00
Utilities	\$2,000.00	\$20,000.00
Grading - Rough & Final	\$1,500.00	\$15,000.00
GC Profit & Overhead	\$15,000.00	\$150,000.00
Total Hard Costs	\$198,850.00	\$1,988,500.00

APPENDIX E – DETAILED FLOOR PLANS

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1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES WHILE THE HOUSE IS TO BE CONSTRUCTED.
2. OBTAIN PERMITS FOR DESIGN, SIZE AND BUILDING MATERIALS FROM LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLAN IDENTICAL LOCATIONS ONLY: ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SIZE AND SOIL CONDITIONS.



General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THIS BUILDING. ALL OTHERS, SUCH AS STRUCTURE, MECHANICAL, ELECTRICAL, AND PLUMBING, MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDING ARCHITECT BEFORE ANY CONSTRUCTION OR ADDITION IS FOUND TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY PURCHASES HAVE BEEN MADE.
2. THESE PLANS ARE CONSIDERED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE. THE CONSTRUCTION SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL ORDINANCES. THESE CODES SHALL TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL EXISTING UTILITIES AND DIMENSIONS. ALL UTILITIES SHALL BE 4" NOMINAL BRICK SIZES AND "T" TYPICAL WALLS 2" NOMINAL.
5. LINEN CLOSETS AND DRESSERS HAVE 5 HIGH SHELVES UNLESS NOTED OTHERWISE.
6. ALL COLD WATER LINE TO REFRIGERATOR.
7. GAS WATER HEATERS IN THE GARAGE ARE TO BE ON 18" PLATFORM.
8. AIR CONDITIONER CONDENSER MUST BE 2' ABOVE GRADE.
9. ALL EXTERIOR FINISHES TO BE PREPARED BY THE ARCHITECT ON ENGINEER, AND ACCEPTED BY BUILDING OFFICIAL USE TABLE 1001 OF THE INTERNATIONAL RESIDENTIAL CODE.
10. REFER TO ENGINEER.
11. LOT DAMAGE TO COMPLY WITH THE INTERNATIONAL BUILDING CODE.
12. BUILDING AREA TO BE CLEARED OF ALL LIMBS AND VEGETATION. CUT STUMPS AND EXISTING DRIVEWAY GRADE AND 1' BELOW BASE.
13. CHECK PLUMB FOR LEVELS, CHANGES, FLOOR OUTLETS, AND PLUMBING.

[illegible]

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1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.

3. PLANS INDICATE LOCATIONS ONLY:
ENGINEERING ASPECTS SHOULD INCORPORATE
ACTUAL SIZE AND SOIL CONDITIONS.

LIMIT OF DESIGNERS' LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS NOR DO WE ASSUME NO LIABILITY FOR ADVICE GIVEN OR METHODS USED BY THE BUILDER, CONTRACTOR, OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF A HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, LLC IS NOT A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP LLC, HAS DESIGNED HOMES WITHIN MULTIPLE COUNTIES OF THE DALLAS FORT WORTH METROPLEX AND REMAINS IN GOOD STANDINGS.

Window Schedule

Size	Count	Name
3'0"x5'0"	1	Single Hung Twin
3'0"x5'0"	6	Single Hung
3'0"x3'0"	1	Single Hung Twin
3'0"x1'0"	2	Frosted Sliding

Door Schedule

Size	Count	Name
2'8" x 6'8"	7	Interior Hollow Core
3'0" x 6'8"	3	Exterior Solid Core
4'6" x 6'8"	4	Interior Hollow Core

Area Total

Living Area	1,163
Front Porch	18
2 Car Garage	380
Total Slab	1,561



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Date July 7th, 2025
Sheet 2 of 14

Q—Should I always use the same type of paper for all my drawings?

Valwood Park
Farmers Branch, Texas
75234

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Project: Revitalization Proj
Date: July 7th, 2025
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General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY FOR THE INSTALLATION OF THIS PLANT. ALL CHANGES MUST BE VERIFIED AND CHECKED FOR COMPLETENESS BY THE BUILDER. ANY DISCREPANCIES OR QUESTIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY PURCHASES HAVE BEEN MADE.
2. THESE PLANS ARE COMPLIANCE WITH THE 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODE AS WELL AS ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES. NO VARIATIONS OR FIELD WORK SHALL BE PERMITTED ON ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DIMENSIONS.
4. ALL STUD WALLS ARE DIMENSIONED TO BE 8' HIGH, 6" THICK, UNLESS OTHERWISE NOTED, AND WITH TYPICAL JOINTS AND WALLS 2" NOMINAL.
5. LINER CLOSETS AND PARTIES HAVE 6" MINIMUM CLEARANCE TO OTHER WSE.
6. PROVIDE 3/4" INCH WATER LINE TO REFRIGERATOR.
7. PROVIDE 1/2" INCH GAS LINE TO THE GASES LANE TO BE ON PLATFORM.
8. AIR CONDITIONER CONDENSER MUST BE 3' ABOVE GRADE.
9. IN ABSENCE OF BUILDING SCHEDULE PREPARED BY THE ARCHITECT OR OWNER, THE CONTRACTOR SHALL BUILDING OFFICIAL USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
10. REFER TO ENGINEER FOR SPECIFICATIONS TO COMPANY.
11. SEE DRAWING FOR CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. BUILDING AREA OF ALL HALLWAYS LOCATED AT ALL HALLWAYS ROOMS SHALL BE A MINIMUM OF 6' BELOW GRADE AND 4' BELOW BEAMS.
13. CHECK FLOOR FOR LEVEL, CHANGES, FLOOR OUTLETS,

[illegible]

Vaughn Models Group
 P.O. Box 1908
 Mansfield, TX 76063
vaughnmodels.com

Project Name and Address

Project Revitalization Proj	Date July 7th, 2025	Sheet 2 of 14
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1. VERY DIMENSIONS AND ALL ASPECTS OF THE PLANS SHALL BE CONSIDERED AS APPROXIMATE. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY BUILDING WITHOUT THE WRITTEN PERMISSION OF VAUGHN MODELS GROUP, LLC. THESE PLANS ARE THE PROPERTY OF VAUGHN MODELS GROUP, LLC.

2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.

3. VERIFY ALL ELECTRICAL, PLUMBING, AND MECHANICAL ASPECTS SHOULD INCORPORATE ACTUAL SIZE AND SOIL CONDITIONS.

LIMIT OF DESIGNERS LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY DAMAGE TO THESE PLANS FOR DO WE ASSUME NO LIABILITY FOR ADVICE GIVEN OR METHODS USED BY THE BUILDER, CONTRACTOR, OR OTHER PROFESSIONALS. THESE PLANS, VAUGHN MODELS GROUP, LLC IS NOT A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP, LLC, HAS DESIGNED HOMES WITHIN THE METROPOLIS AND REMAINS IN GOOD STANDINGS.

General Notes

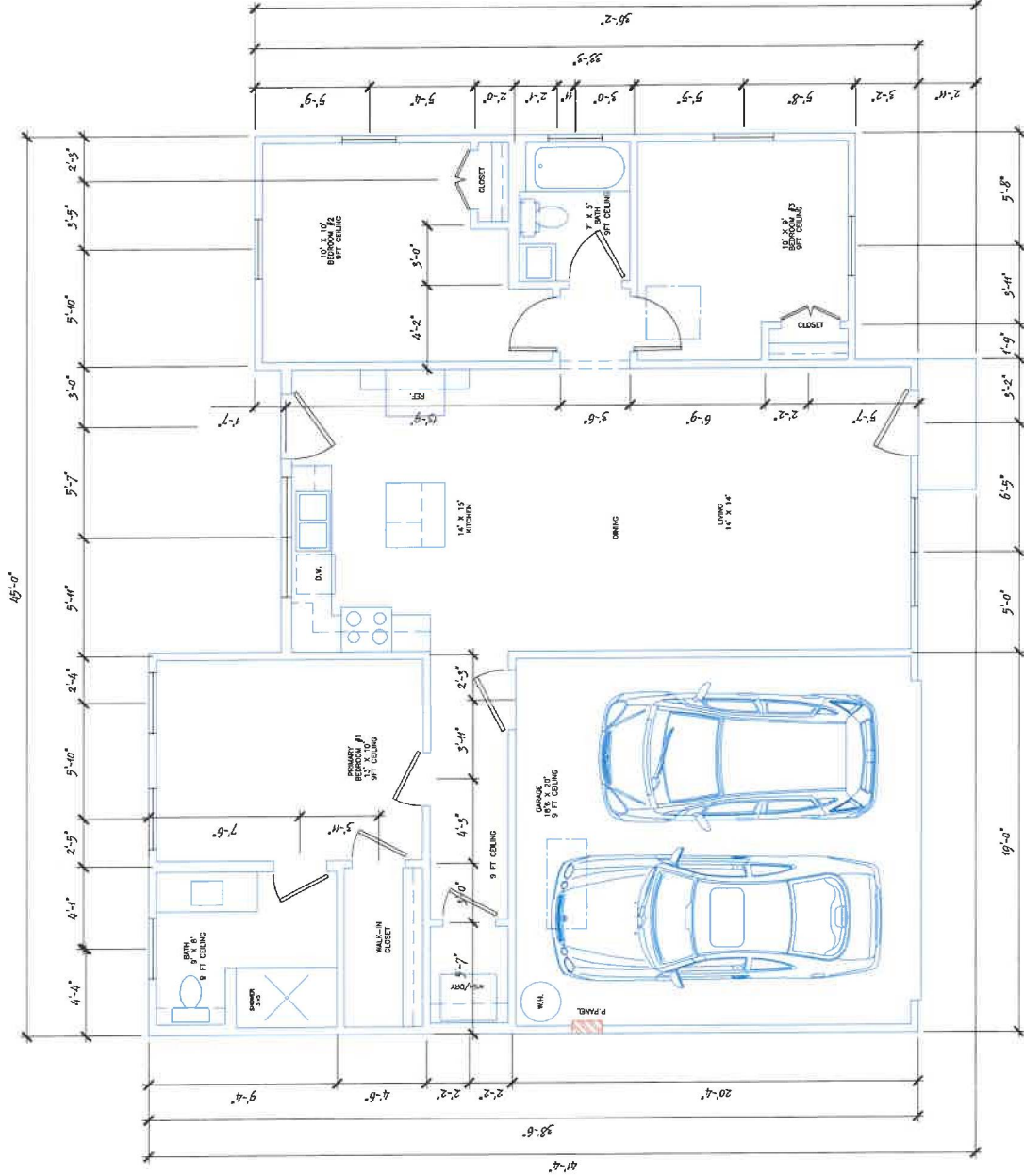
1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION FOR THE HOME. THESE PLANS MUST BE SUBSTANTIALLY COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED FOR ANY DISCREPANCY, ERROR AND/OR OMISSION IS FOUND IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ANY CONSTRUCTION WORK OR PURCHASES HAVE BEEN MADE.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, THE CONSTRUCTION SHALL CONFORM TO ALL NATIONAL STATE AND LOCAL CODES AND ORDINANCES. THESE CODES SHALL TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ALL ASPECTS OF THE PLANS SHALL BE CONSIDERED AS APPROXIMATE. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY BUILDING WITHOUT THE WRITTEN PERMISSION OF VAUGHN MODELS GROUP, LLC. THESE PLANS ARE THE PROPERTY OF VAUGHN MODELS GROUP, LLC.
4. 4" NOMINAL BRICKS 7" NOMINAL AND THIN WALLS 7" NOMINAL.
5. LINEN CLOSETS AND PANTRIES HAVE 5 HIGH SHELVES UNLESS NOTED OTHERWISE.
6. GAS WATER HEATERS IN THE GARAGE ARE TO BE ON 18" PLATFORM.
7. AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
8. ALL ELECTRICAL WORK SHALL BE PREPARED BY THE ARCHITECT ON ENGINEER, AND ACCEPTED BY BUILDING OFFICIAL USE TABLE RESIDENTIAL CODE.
9. REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
10. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
11. CLEARANCE OF ALL HANDS, ROOTS AND VEGETATION. CUT STUMPS A MINIMUM OF 6" BELOW GRADE AND 4" BELOW BRUSH.
12. CHECK ALL LOCAL CODES, PLUMBING, FLOOR OUTLETS, AND PLUMBING.

No.	Revisions/Issues	Date

Drawn by and issued by
Vaughn Models Group
 P.O. Box 1908
 Mansfield, TX 76063
vaughnmodels.com

Project Name and Address
Valwood Park
 Farmers Branch, Texas
 75234

Project
Regularization Proj
 Date
 July 7th, 2025
 Sheet
 3 of 14
 Scale
 3/8" = 1'



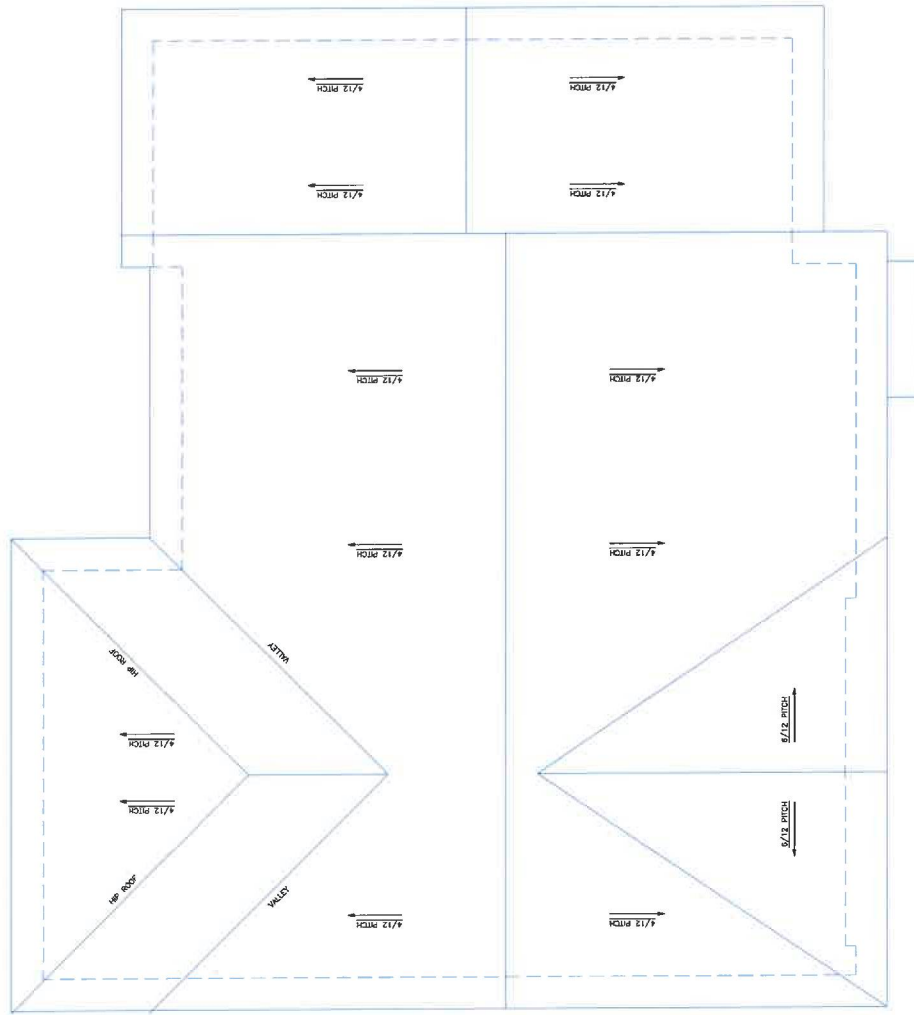
Dimensioned Floor Plan



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1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLANS INDICATE LOCATIONS ONLY: FOUNDATIONS, ROOF, AND SOIL CONDITIONS. LIMIT OF DESIGNER'S LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE BY ANY OTHER PARTY. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE BY BUILDER, CONTRACTOR, OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF A HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP, LLC, HAS DESIGNED HOMES WITHIN MULTIPLE COUNTIES OF THE DALLAS FORT WORTH METRO AREA AND IS NOT A REGISTERED ARCHITECT.



Roof Plan



General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO BUILD THE HOUSE AS SHOWN. STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER. ANY CHANGES MUST BE MADE BEFORE THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. ANY PURCHASES HAVE BEEN MADE IN SUBSTANTIAL COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE. CONSTRUCTION SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS. ALL STUD WALLS ARE DIMENSIONED TO THE INSIDE FACE OF THE WALL AND THIN WALLS 7" NOMINAL.
3. LINEN CLOSETS AND PANTRIES HAVE 5 HIGH SHELVES UNLESS NOTED OTHERWISE.
4. PROVIDE 3/8 INCH WATER LINE TO REFRIGERATOR. REFRIGERATORS IN THE GARAGE ARE TO BE ON 3" PLATFORM.
5. AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
6. IN ABSENCE OF MAILING SCHEDULE, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND ACCEPTED BY BUILDING OFFICIAL USE TABLE 602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
7. SEE FOR ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
8. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
9. BUILDING AREA TO BE USED FOR LANDSCAPING, TREES AND VEGETATION. CUT STUMPS A MINIMUM OF 6" BELOW GRADE AND 4" BELOW BEAMS.
10. CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING.

No.	Revision/Issue	Date
Plan Name and Address Vaughn Models Group P.O. Box 1908 Mansfield, TX 76063 vaughnmodels.com		
Project Name and Address Vahwood Park Farmers Branch, Texas 75234		
Project Revolutionation Proj	Date July 7th, 2025	Sheet 4 of 14

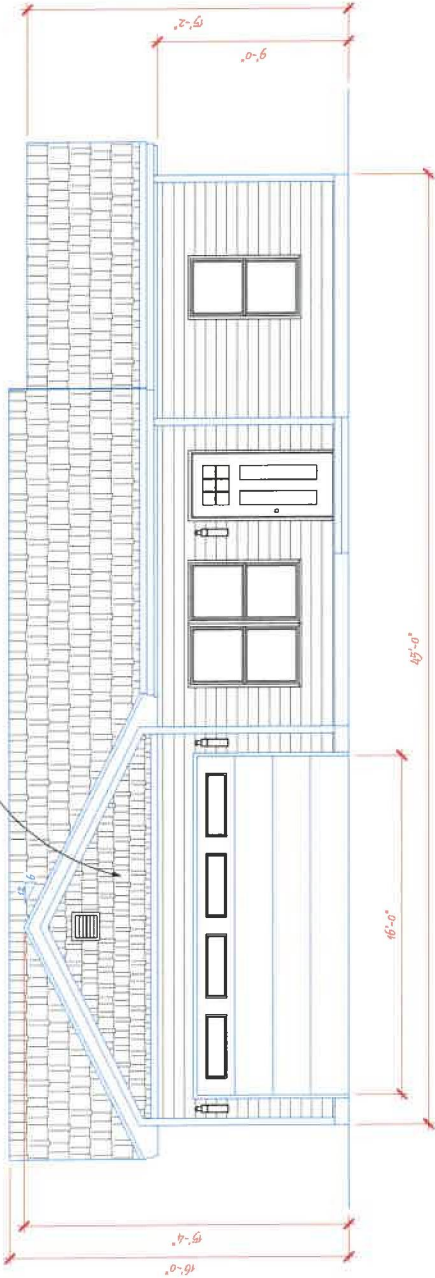
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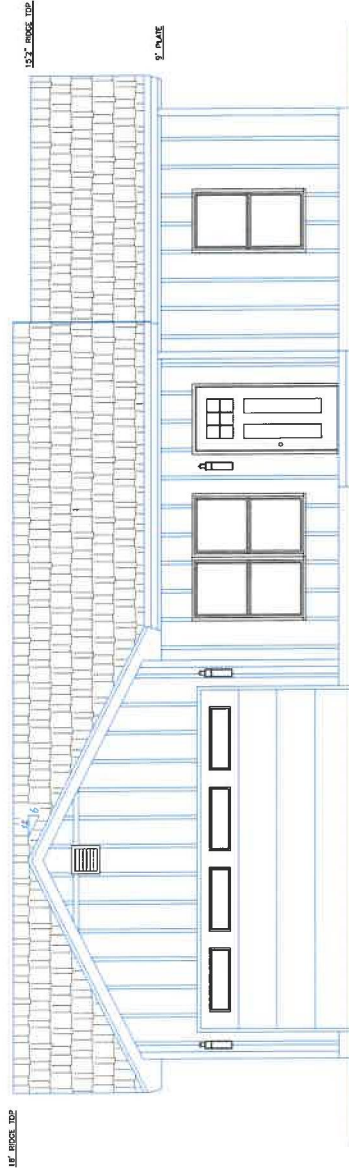
VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER.

1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL ORDINANCES AND CODES. WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLANS INDICATE LOCATIONS ONLY. THE USER MUST CORROBORATE ACTUAL SIZE AND SOIL CONDITIONS.
LIMIT OF DESIGNER'S LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY THE USER.

CEDAR - 100% SHINGLES - IN SPOKE



Front Elevation Allura Cedar Look Siding Vaneer Stone Option A



Front Elevation Board & Bat Siding Vaneer Brick Option B

General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO BUILD THE HOUSE. THE USER MUST BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CHECKING ALL LOCAL ORDINANCES AND CODES. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER. ANY OMISSIONS OR ERRORS IN THE PLANS ARE THE USER'S RESPONSIBILITY. THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODES. THE CONSTRUCTION SHALL CONFORM TO ALL NATIONAL STATE AND LOCAL CODES. THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS. TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
4. 4" NOMINAL BRICKS 5" NOMINAL AND THIN WALLS 7" NOMINAL.
5. LINEN CLOSETS AND PANTRIES HAVE 5 HIGH SHELVES UNLESS NOTED OTHERWISE.
6. ADD 2" TO EACH WATER LINE TO EACH SIDE OF THE PIPE.
7. GAS WATER HEATERS IN THE GARAGE ARE TO BE ON 18" PLATFORM.
8. AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
9. IN ABSENCE OF MANUFACTURER'S SCHEDULE, THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. THE USER MUST BRING TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS.
10. REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
11. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. PAVING AREA TO BE CLEAR OF ALL OBSTACLES AND VEGETATION. CUT STUMPS A MINIMUM OF 8" BELOW GRADE AND 4" BELOW BRIMS.
13. CHECK PLANS FOR LEVEL CHANGES, CURB CUTTERS, AND PLUMBING.

No.	Revision/Issue	Date
1	1	1

From: **Vaughn Models Group**
P.O. Box 1908
Mansfield, TX 76063
vaughnmodels.com

Project Name and Number
Vaughn Park
Farmers Branch, Texas
75234

Project
Revision
Date
5 of 14
July 7th, 2025
3/8'-1'



COPYRIGHT AND OWNERSHIP

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1976. ANY REPRODUCTION OF THESE PLANS OR DESIGNS THEREIN IN WHOLE OR IN PART, INCLUDING AND FORM AND/OR PREPARATION OF DERIVED WORKS, WITHOUT THE WRITTEN PERMISSION OF VAUGHN MODELS GROUP, LLC, IS PROHIBITED. THE PURCHASER OF THESE PLANS IN NO MANNER TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE BUYER EXCEPT FOR A LIMITED INTEREST IN THE USE OF THE PLANS FOR THE CONSTRUCTION OF ONE DWELLING UNIT. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND DESIGN OF THE PLANS. ANY VIOLATION OF THE DESIGN, THESE PLANS ARE THE PROPERTY OF VAUGHN MODELS GROUP, LLC.

VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN, OR FOR ANY DAMAGE TO PERSONS OR PROPERTY TO PERFORM THE FOLLOWING BEFORE BEGINNING ANY CONSTRUCTION.

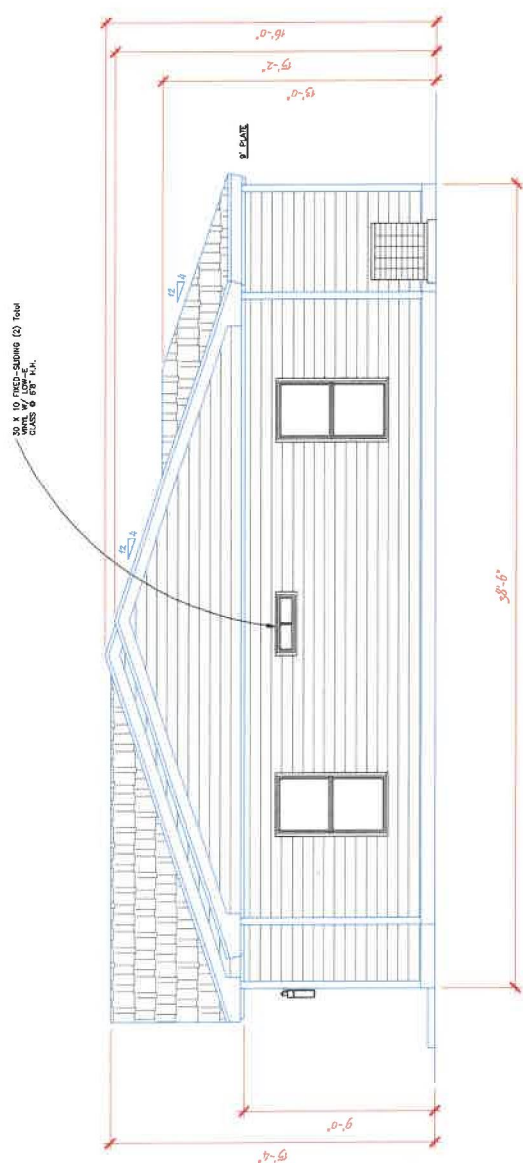
1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS WHERE THE HOUSE IS TO BE CONSTRUCTED.
 2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
 3. PLANS INDICATE LOCATIONS ONLY:
 - a. SEWER, WATER, GAS, AND ELECTRIC SERVICE
 - b. ACTUAL SIZE AND SOIL CONDITIONS
- LIMIT OF DESIGNER'S LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY ANY OTHER PARTY. THE BUYER'S RESPONSIBILITY FOR ADVICE ON HOW OR METHODS USED BY THE BUILDER, CONTRACTOR, OR OTHER PROFESSIONALS IN THE CONSTRUCTION OF THE HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, LLC IS NOT A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP, LLC, HAS DESIGNED HOMES WITHIN THE STATE OF TEXAS UP TO 3,000 SQUARE FEET WITH METHODS AND DETAILS IN ACCORDANCE WITH TEXAS STANDARDS.

General Notes

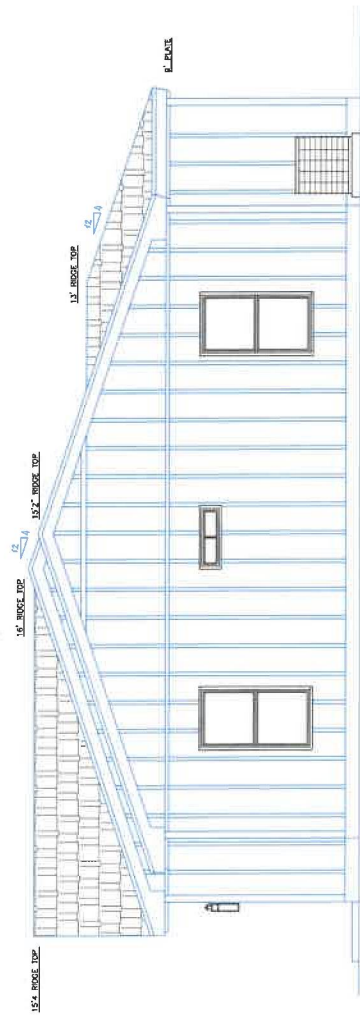
1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO BUILD A HOUSE. ALL DIMENSIONS, MATERIALS, FINISHES, AND EQUIPMENT MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER. ANY DIMENSIONS FOUND TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. THE PURCHASER HAS BEEN MADE.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE. CONSTRUCTION SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES. THE BUILDER SHALL TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS.
4. ALL STUD WALLS ARE DIMENSIONED TO BE 2" MINIMUM. ALL INTERIOR AND EXTERIOR WALLS 2" MINIMUM. ALL INTERIOR AND EXTERIOR WALLS 2" MINIMUM.
5. LINEN CLOSETS AND PANTRIES HAVE HIGH SHELVES UNLESS NOTED OTHERWISE.
6. PROVIDE 3/8" INCH WATER LINE TO THE HOUSE.
7. GAS WATER HEATERS IN THE GARAGE ARE TO BE ON 18" PLATFORM.
8. AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
9. IN ABSENCE OF MAINTENANCE SCHEDULE, THE BUILDER SHALL MAINTAIN THE BUILDING OFFICIAL USE TABLE 403.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
10. NEED TO CHECK DRAWINGS FOR ALL FOUNDATIONS.
11. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. BUILDING AREA TO BE COVERED BY ROOFING. MINIMUM OF 8" BELOW GRADE AND 4" BELOW BEAMS.
13. CHECK PLANS FOR LEVEL, ELEVATIONS, FLOOR OUTLETS, AND PLUMBING.

No.	Revision/Issue	Date
Plan Name and Address Vaughn Models Group P.O. Box 1908 Mansfield, TX 76063 vaughnmodels.com		
Project Name and Address Vahwood Park Farmers Branch, Texas 75234		

Project	Revision	Date
Revitalization Proj	6 of 14	July 7th, 2025
Scale	3/8" = 1'	



Side Elevation Allura Cedar Look Siding Option A



Side Elevation Board & Bat Option B



COPYRIGHT AND OWNERSHIP

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER THE COPYRIGHT ACT OF 1976, AND ARE THE PROPERTY OF VAUGHN MODELS GROUP, L.L.C. AS AMENDED OCTOBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. REPRODUCTION OF THESE HOME PLANS OR ANY PART THEREOF FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED. THE BUYER OF THESE PLANS AGREES TO HOLD VAUGHN MODELS GROUP, L.L.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY VAUGHN MODELS GROUP, L.L.C. OR ITS AGENTS, EMPLOYEES OR SUBSIDIARIES, IN CONNECTION WITH THE PROTECTION OF THE RIGHTS OF VAUGHN MODELS GROUP, L.L.C. IN THESE PLANS.

VAUGHN MODELS GROUP, L.L.C. ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN OR ANY PART THEREOF, OR FOR THE FAILURE OF THIS PLAN TO PERFORM THE FUNCTIONS FOR WHICH IT WAS DESIGNED OR FOR ANY CONSTRUCTION.

1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL ORDINANCES, INCLUDING BUT NOT LIMITED TO, ZONING, SETBACKS, AND HEIGHTS, WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLANS INDICATE LOCATIONS ONLY: FOUNDATIONS, WALLS, ROOFS, AND SOIL CONDITIONS. ACTUAL SIZE AND SOIL CONDITIONS.

LIMIT OF DESIGNER'S LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, L.L.C. ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS OR FOR ANY DAMAGE TO PROPERTY OR PERSONS OR FOR ANY LOSS OF PROFITS OR BUSINESS OR FOR ANY OTHER LOSS OR DAMAGE, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE BUYER, CONTRACTOR, OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF A HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, L.L.C. IS NOT A REGISTERED ARCHITECT. HOWEVER, VAUGHN MODELS GROUP, L.L.C. HAS DESIGNED HOMES WITHIN MULTIPLE COUNTIES OF THE DALLAS FORT WORTH METROPOLIS AND REMAINS IN GOOD STANDING.

General Notes

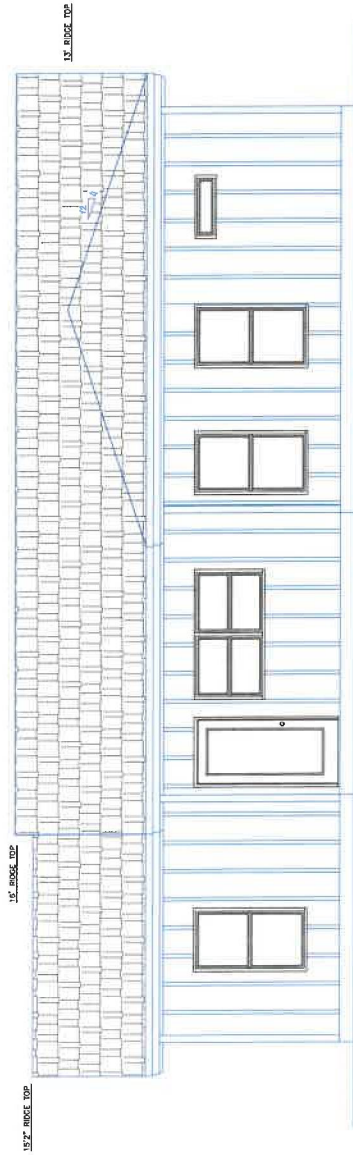
1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT A HOUSE. ALL DIMENSIONS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER. ANY DISCREPANCY, ERROR AND/OR OMISSION IS THE RESPONSIBILITY OF THE ARCHITECT BEFORE ANY CONSTRUCTION WORK BEGINS. PURCHASERS HAVE BEEN MADE AWARE OF THIS BY THE ARCHITECT.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE. ALL CONSTRUCTION SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES. THE BUILDER SHALL TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL WALLS 2" NOMINAL AND THIN WALLS 2" NOMINAL.
4. ALL STUD WALLS ARE DIMENSIONED TO BE 2" NOMINAL. ALL OTHER WALLS AND THIN WALLS 2" NOMINAL.
5. LINEN CLOSETS AND PANTRIES HAVE HIGH SHELVES UNLESS NOTED OTHERWISE.
6. PROVIDE 3/8" INCH WATER LINE TO REFRIGERATOR.
7. GAS WATER HEATERS IN THE PLANTING AREA MUST BE ON 1/2" PLANTING.
8. AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
9. IN ABSENCE OF FINISHING SCHEDULE PREPARED BY THE ARCHITECT OR BUILDER, THE BUILDER SHALL FOLLOW THE BUILDING OFFICIAL USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
10. REFER TO ENGINEER'S DRAWINGS FOR FOUNDATIONS.
11. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. BUILDING AREA TO BE CLOSED OFF ALL HUMUS ROOFS MINIMUM OF 8" BELOW GRADE AND 4" BELOW BEAMS.
13. CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING.

No.	Description/Issue	Date
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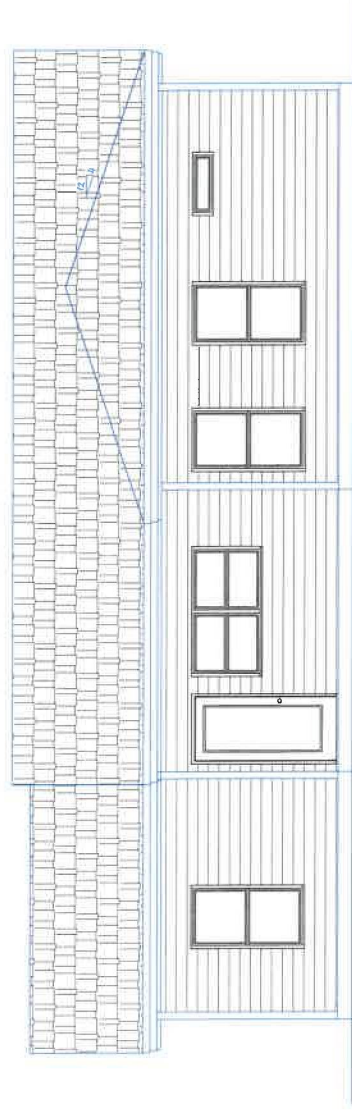
For more information
Vaughn Models Group
P.O. Box 1908
Manfield, TX 76063
vaughnmodels.com

Project Name and Address
Valwood Park
Farmers Branch, Texas
75234

Revision
Revision Proj
July 7th, 2025
7 of 14
3/8" = 1'



Rear Elevation Board & Bat Siding Option B



Rear Elevation Allura Cedar Look Siding Option A

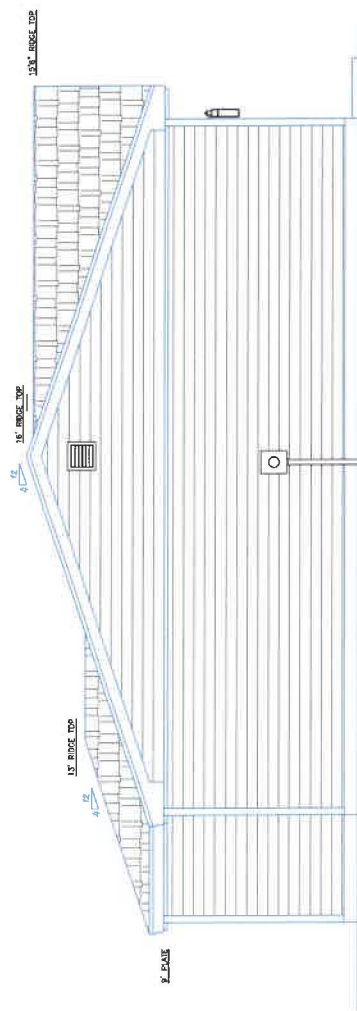
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1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLANS INDICATE LOCATIONS ONLY: ENGINEERING ASPECTS SHOULD INCORPORATE

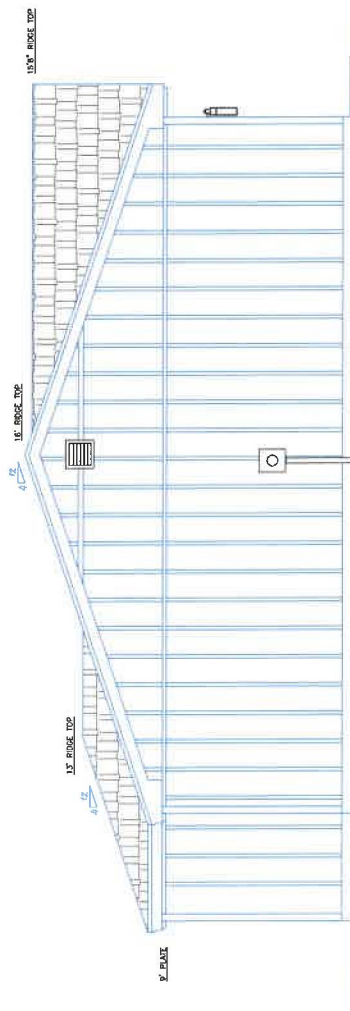
ACTUAL SIZE AND SOIL CONDITIONS.

LIMIT OF DESIGNERS LIABILITY IS NOT TO EXCEED PRICE PAID FOR PLANS. VAUGHN MODELS GROUP, LLC ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS NOR DO WE ASSUME NO LIABILITY FOR ANY ADVICE GIVEN OR METHODS USED BY THE ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF A HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, LLC IS NOT A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP LLC, HAS DESIGNED HOMES WITHIN MULTIPLE COUNTIES OF THE DALLAS FORT WORTH METROPLEX AND REMAINS IN GOOD STANDINGS.

Side Elevation Allura Cedar Look Siding Option A



Side Elevation Board & Bat Siding Option B



General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONCEPTS TO INFORMATION NECESSARY TO CONSTRUCT THE BUILDING. THE STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED FOR COMPLETENESS BY THE BUILDING ARCHITECT. THE BUILDING ARCHITECT'S RESPONSIBILITY IS FOUND TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY PURCHASES HAVE BEEN MADE.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2021 INTERNATIONAL CONSTRUCTION MINIMUM COMPLIANCE CONSTRUCTION MINIMUM COMPLIANCE TO ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE PLANS TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS.
4. ALL UTILITY WELLS ARE DIMENSIONED AND LOCATED TO ACCOMMODATE A MINIMUM 3' DIA. WELLS AND 4" MIN. WALLS 3' NOMINAL.
5. UNFINISHED CLOSETS AND PANTRIES HAVE 5' HIGH CLOSETS UNLESS NOTED OTHERWISE.
6. PROVIDE 12 INCH WATER LINE TO GAS WATER LINE TO THE GARAGE ARE TO BE ON 18" PLATFORM.
7. AIR CONDITIONER CONDENSER MUST BE 3' AWAY FROM GRADE.
8. IN THE PRESENCE OF A SCHEDULING CONFLICT, THE SCHEDULING ENGINEER OR ARCHITECT OR BUILDING OFFICIAL USE TABLE B.902.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
9. REFER TO THE DRAWINGS FOR ALL FOUNDATIONS.
10. LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
11. BUILDING AREA TO BE GRADED TO MATCH EXISTING GRADE. CONSTRUCTION OF STUMPS A MINIMUM OF 6" BELOW GRADE AND 2" BELOW GRADE.
12. CHECK PLANS FOR LEVEL, ELEVATIONS, AND LOOK OVER FOR MISSING.

No.	Revision / Issue	Date

Vaughn Models Group
P.O. Box 1908
Mansfield, TX 76063
vaughnmodels.com

Subject Name and Address

Vahwood Park
Farmers Branch, Texas
75234

Project <i>Revitalization Proj.</i>	Sheet <i>8 of 14</i>
Date <i>July 7th, 2025</i>	
Scale <i>2" = 1'</i>	

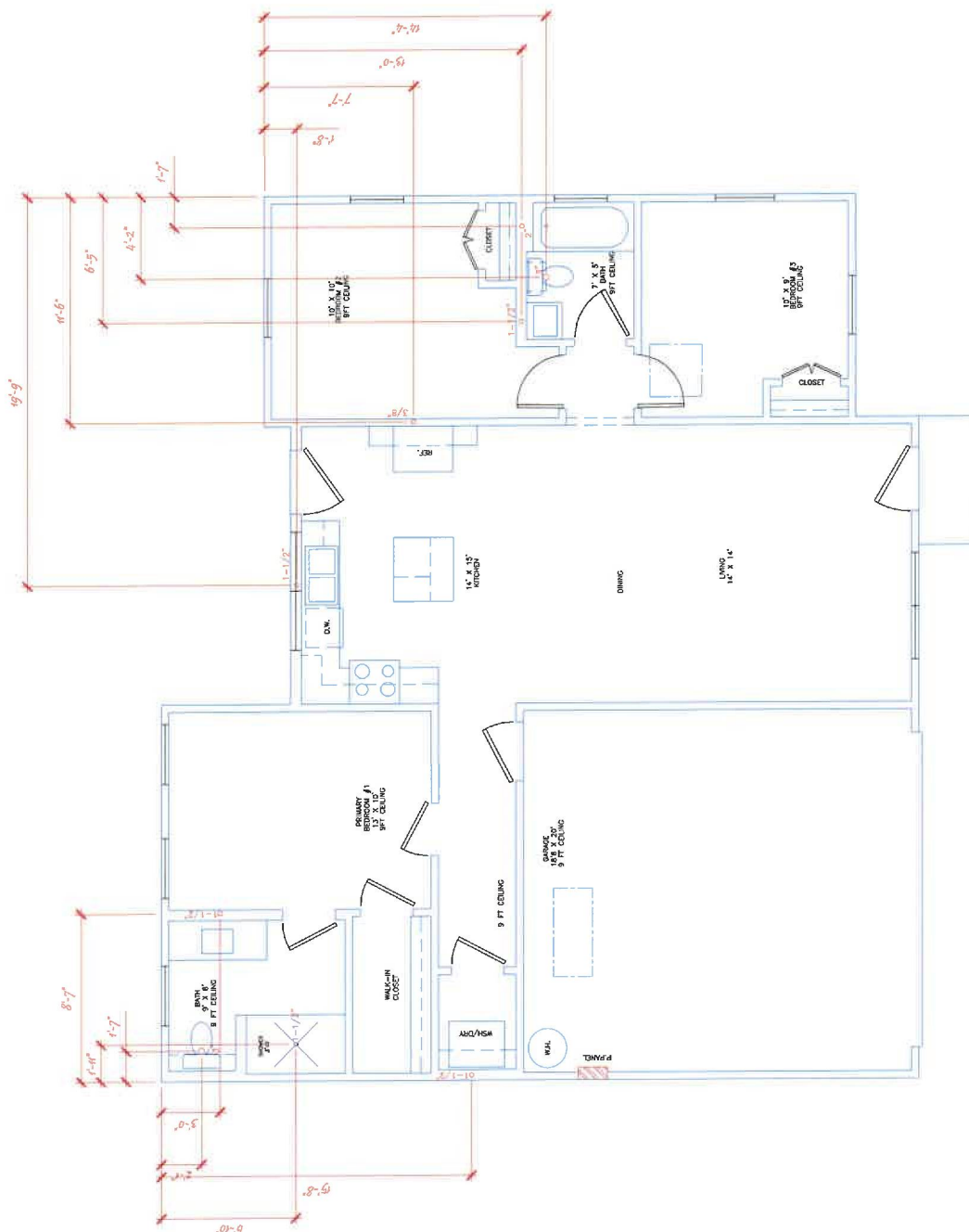


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1. VERIFY DIMENSIONS AND ALL ASPECTS OF PLANS FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES WHERE THE HOUSE IS TO BE CONSTRUCTED.
2. VERIFY ALL STRUCTURAL FOR DESIGN, SIZE AND REINFORCEMENT WITH LOCAL ENGINEER AND BUILDING OFFICIALS.
3. PLANS INDICATE LOCATIONS ONLY: ENGINEERING ASPECTS SHOULD INCORPORATE

ACTUAL SIZE AND SOIL CONDITIONS.

AMOUNT OF DESIGNERS LIABILITY IS NOT TO EXCEED \$100,000 PER PROJECT. VAUGHN MODELS GROUP, L.L.C. ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS NOR DO WE ASSUME NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE USE OF ANY INFORMATION OR METHODS USED BY THE ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER PROFESSIONALS INVOLVED IN THE CONSTRUCTION OF A HOUSE FROM THESE PLANS. VAUGHN MODELS GROUP, L.L.C. IS NOT A REGISTERED ARCHITECT HOWEVER, VAUGHN MODELS GROUP L.L.C., HAS DESIGNED HOMES WITHIN MULTIPLE COUNTRIES OF THE DALLAS FORT WORTH METROPLEX AND BEARINGS IN GOOD STANDING.



Plumbing Plan

General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS PROJECT. THE CONTRACTOR MUST VERIFY AND CHECK ALL INFORMATION COMPLETELY BY THE BUILDER. ANY DISCREPANCY, ERROR AND/OR OMISSION WILL BE THE RESPONSIBILITY OF THE BUILDER. IT IS BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY PURCHASE OF MATERIALS OR CONSTRUCTION BEGINS.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODES AND ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND ALL APPLICABLE ORDINANCES. THE CONTRACTOR MUST FOLLOW THE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS.
4. ALL UTILITY LINES ARE DIMENSIONED TO EXISTING CONDITIONS AND SHALL BE MAINTAINED AND SHALL NOT BE REMOVED OR ALTERED.
5. UNRAIL CLOSETS AND PARTIES HAVE SHOWN SIZES UNLESS NOTED OTHERWISE.
6. PROVIDE 3/4 INCH WATER UNIT TO REFRIGERATOR.
7. GAS WATER HEATERS IN THE KITCHEN SHALL BE ON AN 18" PLATFORM.
8. AIR CONDITIONING CONDENSER MUST BE 3" ABOVE GRADE.
9. IN AVERAGE MAKING SCHEDULE PREPARED BY THE ARCHITECT ON THESE PLANS, THE CONTRACTOR SHALL BUILDING OFFICIAL USE THESE PLANS IN THE INTERNATIONAL RESIDENTIAL CODE.
10. REFER TO ENGINEER.
11. DRAINAGE FOR ALL FOUNDATIONS, WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. CLEARED OF ALL HAZARDOUS MATERIAL OF 1" BELOW GRADE AND 1" BELOW BEAMS.
13. CHECK FLOOR FOR LEVEL, CHASES, FLOOR DRAIN.

No.	Revision / Issue	Date

Vaughn Models Group
P.O. Box 1908
Mansfield, TX 76063
vaughnmodels.com

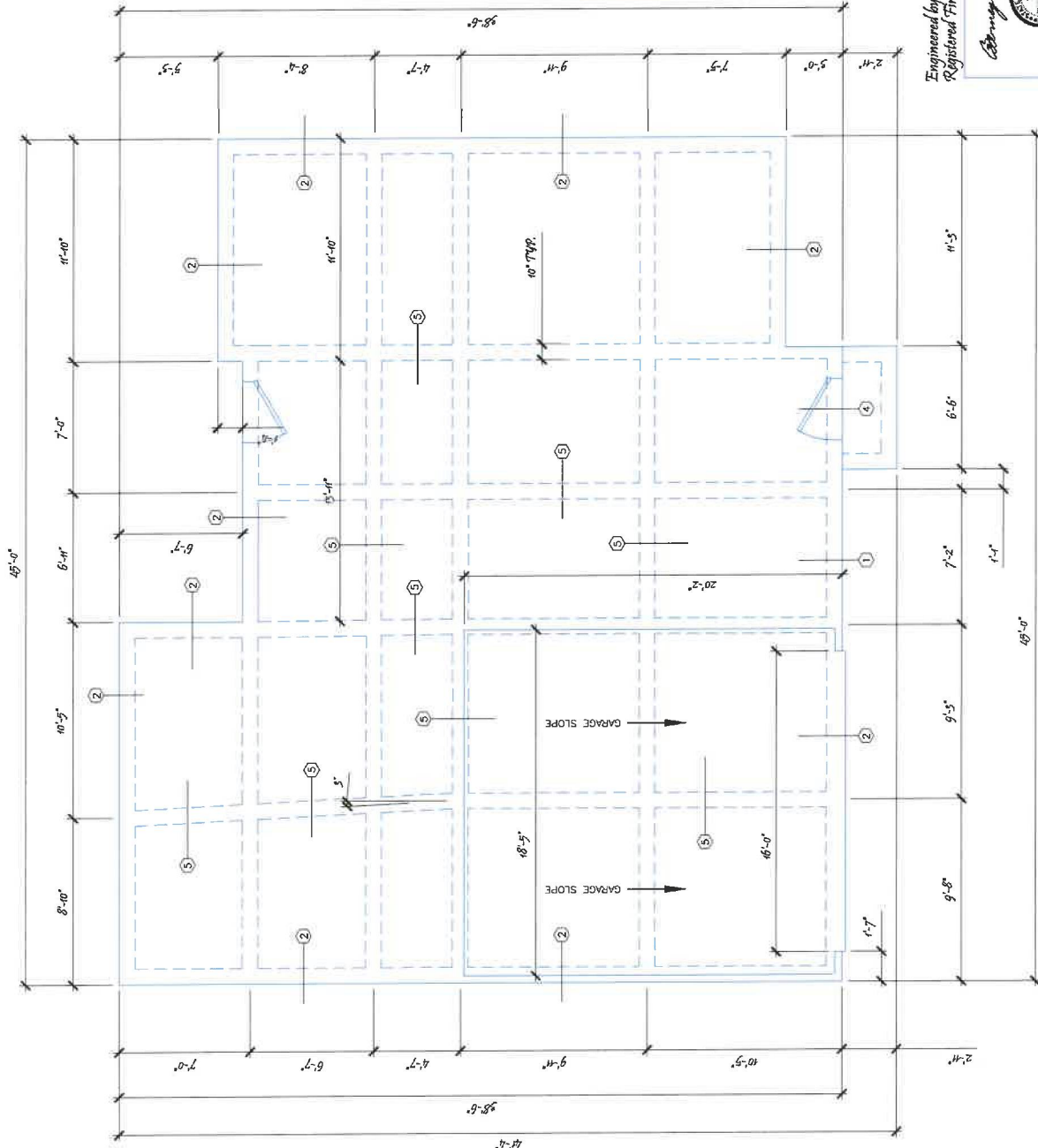
Standard Name and Address

Valwood Park
Farmers Branch, Texas
75234

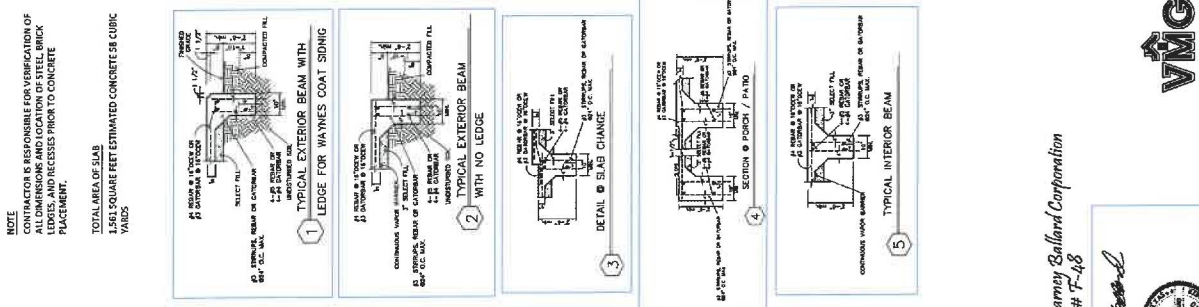
Project Revitalization Proj	Date July 7th, 2025	Sheet 218 of 41	Drawn 10 of 14
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NOTE
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF
ALL DIMENSIONS AND LOCATION OF STEEL BRICK
PLACEMENT.

TOTAL AREA OF SLAB
1,561 SQUARE FEET ESTIMATED CONCRETE 28 CUBIC
YARDS



General Notes	
FOUNDATION NOTES: - FOOTINGS SHALL PENETRATE UNDISTURBED SOIL A MINIMUM OF 12 INCHES. - LAP ALL REINFORCING STEEL A MINIMUM OF 40 BAR DIAMETERS. - ALL REINFORCING SHALL BE GRADE 60. - SLAB GRADE SHALL BE STRIPPED OF ALL DELETERIOUS ORGANIC MATERIAL AND BE WELL COMPACTED. ALL REINFORCING SHALL BE PLACED IN 8" LIFTS AND THOROUGHLY COMPACTED. - CONCRETE SHALL CONFORM TO ACT 118 LATEST EDITION TO ACI 308.1-08. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE FOLLOWING MIX RATIO PER CY:	
A. 317 LBS. PORTLAND CEMENT	B. 306 LBS. FLY ASH
C. 405 LBS. SAND	D. 1,800 LBS. LIME STONE
E. 5.5 GAL. WATER	F. 35 GALLON WATER
G. 35.00 CY. 3000 PSI. WATER REDUCER OR EQUIV. ADD-MIXTURE	H. 8.5 CY. 1/2" QUICK SET RETARDER
I. 8.5 CY. 1/2" QUICK SET RETARDER	J. 8.5 CY. 1/2" QUICK SET RETARDER
K. 8.5 CY. 1/2" QUICK SET RETARDER	L. 8.5 CY. 1/2" QUICK SET RETARDER
M. 8.5 CY. 1/2" QUICK SET RETARDER	N. 8.5 CY. 1/2" QUICK SET RETARDER
O. 8.5 CY. 1/2" QUICK SET RETARDER	P. 8.5 CY. 1/2" QUICK SET RETARDER
Q. 8.5 CY. 1/2" QUICK SET RETARDER	R. 8.5 CY. 1/2" QUICK SET RETARDER
S. 8.5 CY. 1/2" QUICK SET RETARDER	T. 8.5 CY. 1/2" QUICK SET RETARDER
U. 8.5 CY. 1/2" QUICK SET RETARDER	V. 8.5 CY. 1/2" QUICK SET RETARDER
W. 8.5 CY. 1/2" QUICK SET RETARDER	X. 8.5 CY. 1/2" QUICK SET RETARDER
Y. 8.5 CY. 1/2" QUICK SET RETARDER	Z. 8.5 CY. 1/2" QUICK SET RETARDER



Engineered by Barney Ballard Corporation
Registered Firm # F-48



Foundation Plan

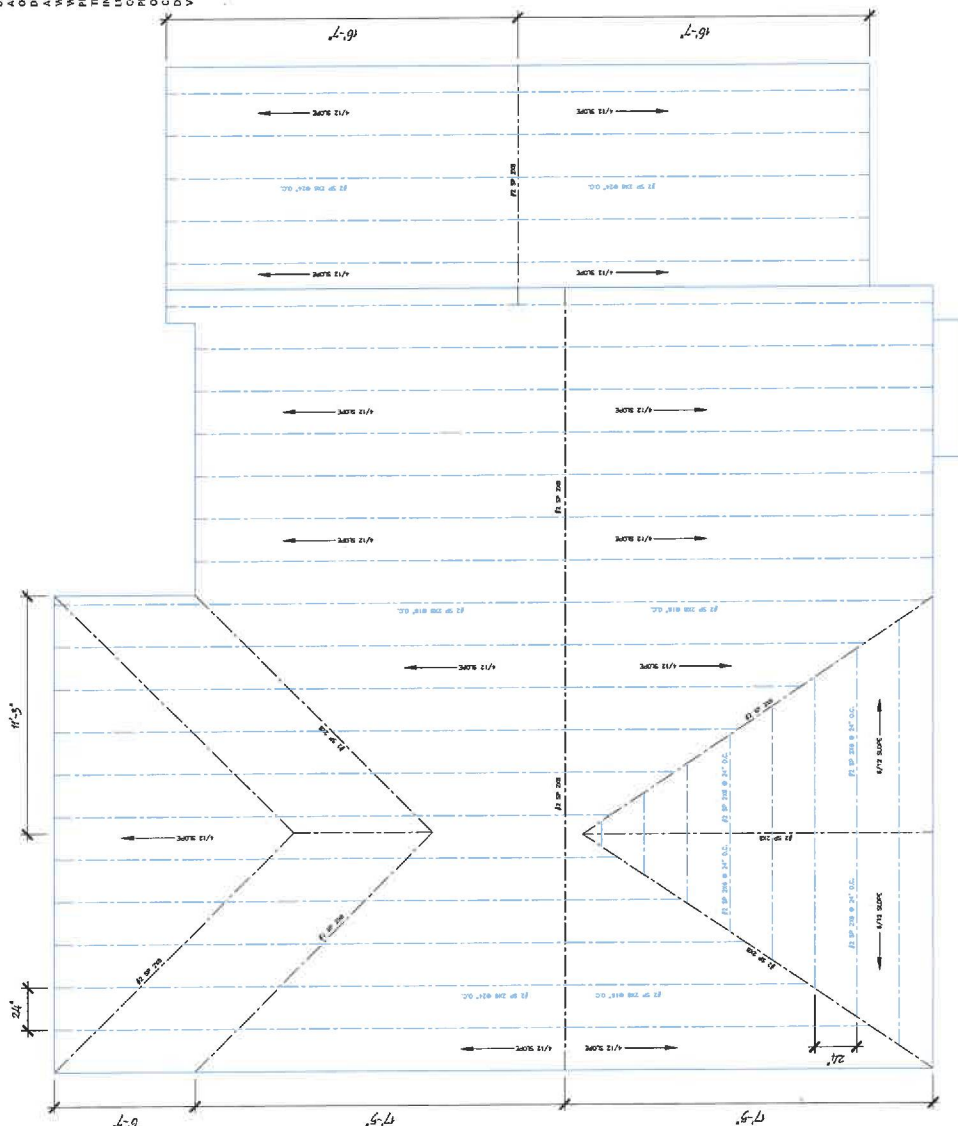
Vaughn Models Group
P.O. Box 1908
Manfield, TX 76063
vaughnmodels.com

Valwood Park
Farmers Branch, Texas
75224

Project Name and Address
Revision
Date
Scale
3/8" = 1'

PLEASE SEE 2018 INTERNATIONAL RESIDENTIAL CODE

1. ROOF SLOPES ARE 4:12 & 6:12 U.N.D.
2. RAFTERS ARE #2 SP 2x6 @ 24" O.C.
3. HIP VALLEYS AND RIDGES ARE #2 SP 2x8
4. ROOF LIVE LOAD IS 20 PSF.
5. ROOF DEAD LOAD IS 10 PSF.
6. LOAD REDUCTION IS AT 1.25
7. ALL WOOD FRAMING IS #2 SOUTHERN PINE (SP)



Roof Framing Plan

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER. ANY DISCREPANCY, ERROR AND/OR OMISSION IS FOUND IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY CONSTRUCTION WORK OR PURCHASES HAVE BEEN MADE.

- [illegible]

No.	Revision/Issue	Date

NAME AND ADDRESS
Vaughn Models Group
P.O. Box 1908
Mansfield, TX 76063
vaughnmodels.com

● 2000年10月1日起，凡在境内销售货物或提供应税劳务、服务的企业，均须向主管税务机关申报纳税。

Valwood Park
Farmers Branch, Texas
75234

Project Revitalization Proj	Sheet 12 of 14
Date July 7th, 2025	
Scale 2 1/8" = 1'	



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Framing Notes

PLEASE SEE 2018 INTERNATIONAL RESIDENTIAL CODE

1. LIVE LOAD IS 40 PSF @ L/480
2. DEAD LOAD IS 10 PSF @ L/480
3. FLOOR JOISTS TO BE TJ
4. ALL WOOD FRAMING TO BE #2 SOUTHERN PINE (SP)
5. 1" OSB FLOOR BOARD IN ATTIC
6. PROVIDE DOUBLE 2x6 HEADER ABOVE ALL DOOR AND WINDOW OPENINGS
7. FINN PORT SINKS TO BE DETERMINED BY STRUCTURAL ENGINEER OR JOIST MANUFACTURER.



Ceiling Framing Plan

General Notes

1. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION AND DIMENSIONS TO SUBMITTAL COMPLETE THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED AGAINST ALL LOCAL, STATE, ANY DISCREPANCY, ERRORE AND/OR OMISSION IS FOUND IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ANY CONSTRUCTION WORK OR PURCHASES HAVE BEEN MADE.
2. THESE PLANS ARE DESIGNED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. THE CONSTRUCTION SHALL CONFORM TO ALL NATIONAL STATE AND LOCAL ORDINANCES. THESE CODES SHALL TAKE PRECEDENCE OVER ANYTHING NOTED IN THESE DRAWINGS.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SCALE DRAWINGS. DIMENSIONS ARE GIVEN IN FEET AND INCHES. 4" NOMINAL BRICKS 8" NOMINAL AND THIN WALLS 8" NOMINAL.
5. LINEN CLOSETS AND PANTRIES HAVE 5 HIGH SHELVES UNLESS NOTED OTHERWISE.
6. FINN PORT SINKS TO BE DETERMINED BY STRUCTURAL ENGINEER OR JOIST MANUFACTURER.
7. GAS WATER HEATERS IN THE GARAGE ARE TO BE ON 18" PLATFORM.
8. AIR CONDITIONER CONDENSER MUST BE 7" ABOVE GRADE.
9. ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED ELECTRICIAN, ENGINEER, AND ACCEPTED BY THE BUILDING OFFICIAL USE TABLE 220.42 FOR THE INTERNATIONAL RESIDENTIAL CODE.
10. REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
11. LOT DRAINAGE TO CONFORM WITH THE INTERNATIONAL RESIDENTIAL CODE.
12. ALL ROADSIDE DRIVEWAYS TO BE CURED AND ALL MINIMUM BOOTS AND VEGETATION. CUT STUMPS A MINIMUM OF 4" BELOW GRADE AND 4" BELOW BRANCHES.
13. ALL ELECTRICAL WORK MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL PLUMBING.

No.	Revision/Feature	Date

Project Name and Address
Vaughn Models Group
P.O. Box 1908
Mansfield, TX 76065
vaughnmodels.com

Project Name and Address
Vahwood Park
Farmers Branch, Texas
75234

Project
Revitization Proj
Date
July 7th, 2025
Scale
3/8" = 1'



