

Welcome to *KINGSBRIDGE*

a luxurious community in McClendon-Chisolm

Rockwall County, Texas



Bryan C. Davis
Owner of Bryan Davis Group
bccdavis@kw.com
(214) 624-9829



Unique
Project
Builders

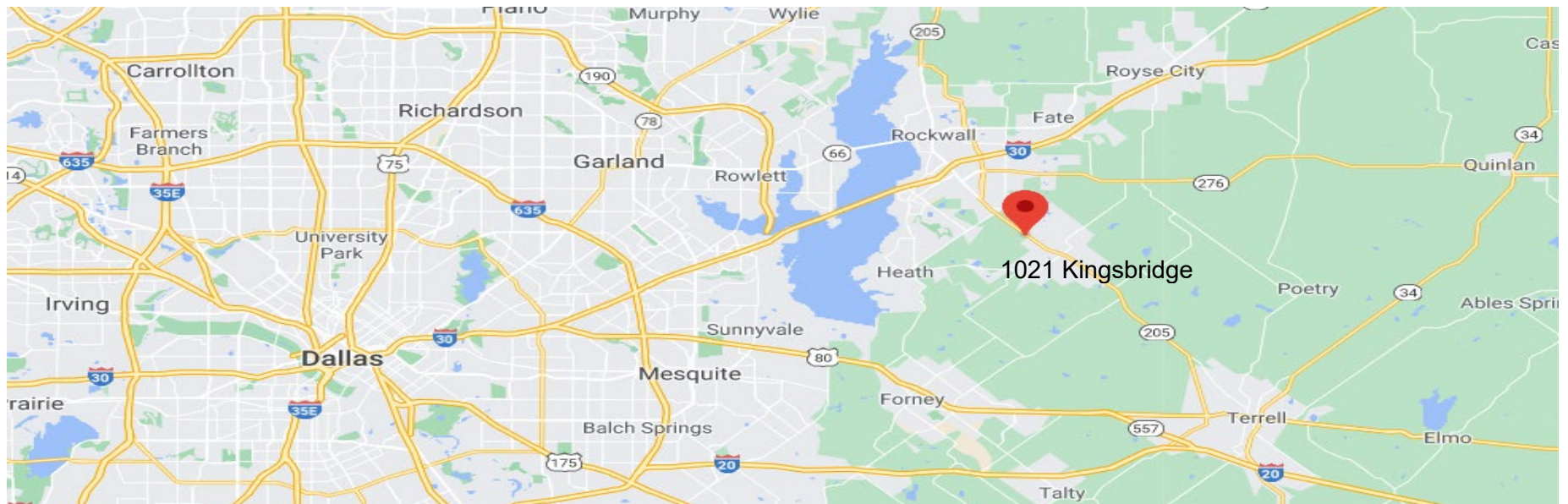
INVESTMENT OVERVIEW

Property	1021 Kingsbridge
Location	Latitude: 32.8631 Longitude: -96.406
Asking Price	\$1,495,000
Asking Price per Square Foot	\$283.93
Bedrooms	Six total; Owner suite and Guest suite downstairs and four additional bedrooms upstairs
Bathrooms	Five full baths plus one-half bath
Garage	Four full-sized garage bays with additional area for storage
Lot Features	1.602 Corner Acre Lot with mature trees, fountain, and circle drive
Appraisal District Parcel ID	000000070958

TAXING ENTITIES AND MILL RATES

Taxing Authority	2020 Tax Rate
City of McLendon-Chisolm	0.1500
Rockwall County	0.3131
901 Rockwall ISD	1.31
Total	1.7731

Per the Rockwall Central Appraisal District

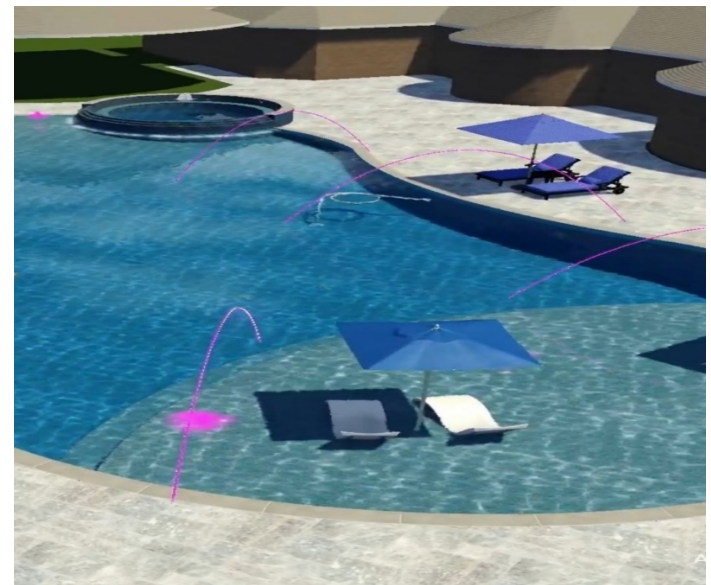


PROPERTY HIGHLIGHTS

Excellent Location: Kingsbridge is an acclaimed luxury neighborhood in McLendon-Chisholm, Texas which is located in Rockwall County just east of Dallas. From I-30, Exit for 205 and head south for about 8 miles. Kingsbridge will be on the left. After passing the guard house, the property will be on your immediate left. Kingsbridge is an ultra-high-end neighborhood with a gated and guarded entrance, private club house and play park with slides and swings for children to enjoy. Custom homes on 1 acre+ lots add variety and depth to the exclusivity of the neighborhood. The homeowner's association is maintained and managed by Gulf Professional Properties.

Exquisite Construction: Design your dream home with our architects at your side. Initial floor plans have been approved by the city and are detailed in the following pages of this prospectus. The interior spaces can be moved and adjusted prior to framing of the home. Would you like a larger closet space? How about a bigger kitchen? Get in on this exclusive opportunity now to have the most flexibility in the design and finish out phase. Truly, customize the space that suits you. Once the interior spaces have been conceptualized, you can choose from an assortment of the finest finishes. Everything from the color of the backsplash in the kitchen to the floors in the entry to the lights that hang in the living areas are yours to create, design and most importantly, to enjoy for years to come in your perfectly designed custom home of your wildest dreams.

Backyard Features: The home sits on a 1.6+ acre lot with an expansive backyard paradise featuring in ground pool with attached spa and smart technology sensors to control temperature and safety. Enjoy a masterfully designed covered area with outdoor kitchen, lavish fireplace and numerous areas to entertain guests in style. The property will be landscaped and partial back yard sod is included with purchase.



AREA OVERVIEW

The City of Rockwall is a charming, relaxed community, nestled along the east side of Lake Ray Hubbard, approximately 30 minutes northeast of Dallas. Complete with a wealth of activities, shopping, friendly communities and excellent schools, Rockwall is the best of both worlds: conveniently close to the Metroplex, yet just out of reach of the city hustle and bustle.

Residents enjoy a number of local attractions and events that include the following:



Lake Ray Hubbard –Lake Ray Hubbard is one of the largest lakes in North Texas at 22,000 acres. The lake is a well-known for fishing, water skiing, and boating. The lake also boasts parks and beaches surrounding the perimeter, perfect for hiking, biking, or other outdoor activities.

Downtown Rockwall – Protected by the Texas Historical Commission, Rockwall's Main Street offers some of the best shopping around. Located in beautiful pre-1900s buildings, many of the newly renovated shops are nearly 200 years old! After an extensive revitalization project, Main Street is THE place to shop, eat, and hang out!



Rockwall City Hall



The City of Rockwall has an estimated population of 47,436 as of 2019, having grown 25.8 percent since 2010 and 125 percent since 2000. The median household income within the City of Rockwall is \$96,663, and new home prices within close proximity of the Site range from \$230k to \$399k. Rockwall County has a population of 104,229 as of 2019, a 24.8 percent increase since 2010, making it one of the fastest growing counties in the state.

DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fourth in the nation with an estimated 2019 Gross Metropolitan Product (GMP) of \$613.4 billion.
- The DFW unemployment rate is an outstanding 4.4 percent as of March 2020.
- The DFW metro has an estimated population of 7.5 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030.
- Twenty-four Fortune 500 companies are headquartered in DFW, ranking third most in the nation.
- The metro area has experienced a substantial amount of corporate relocations and expansions in the past several years from firms such as: State Farm Insurance, Toyota Motor Co., Omnitracs, Santander Consumer USA, Tenet Healthcare Corporation, Kohl's, AT&T, Blue Cross and Blue Shield of Texas, USAA, Google, Amazon, McKesson, and TopGolf.
- DFW Airport is the fourth busiest in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW airport is \$37 billion and is currently undergoing a terminal renewal and improvement program at cost of \$2.7 billion.
- Recent rankings and awards received by DFW include the following: #1 in the country in Total Job Growth, #5 Best Performing Cities, and #13 Most Innovative Cities in the World.

The Property is located in the City of Rockwall and Rockwall County, Texas, which is in turn part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the property being in Rockwall County. DFW has a population of 7.5 million, making it the fourth largest population center in the country.



GROSS METROPOLITAN PRODUCT

\$613.4 Billion



DFW UNEMPLOYMENT RATE

4.4%



DFW ESTIMATED POPULATION

7.5 Million



Image credit: Gregory Ballos

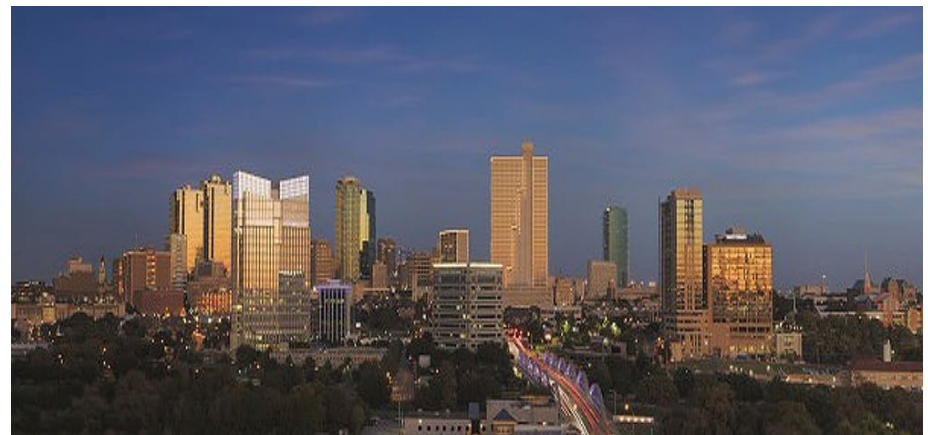


Image credit: Rob Greenbon

TRANSPORTATION

Air

DFW International Airport is located nearly equally from Dallas and Ft. Worth. It is the fourth largest airport in the world in terms of operations and 11th largest in terms of passengers. It's also larger than the island of Manhattan! In 2019, DFW drives \$37 billion in annual economic activity, supporting approximately 60,000 on-airport employees, and 228,000 local jobs.



Highways

The Property is situated in Rockwall, Texas, northeast of the City of Dallas. Interstate 30 and Highway 66 provide east-west connectivity in Rockwall, with both roads providing access over Lake Ray Hubbard and connecting Rockwall to the neighboring city of Rowlett to the west and Fate to the east. North-south connectivity in Rockwall is provided by John King Boulevard and State Highway 205. The Site is located along State Highway 205, approximately 1.5 miles south of Interstate 30. Travel time from the Site to Downtown Dallas is approximately 30



Public Transit

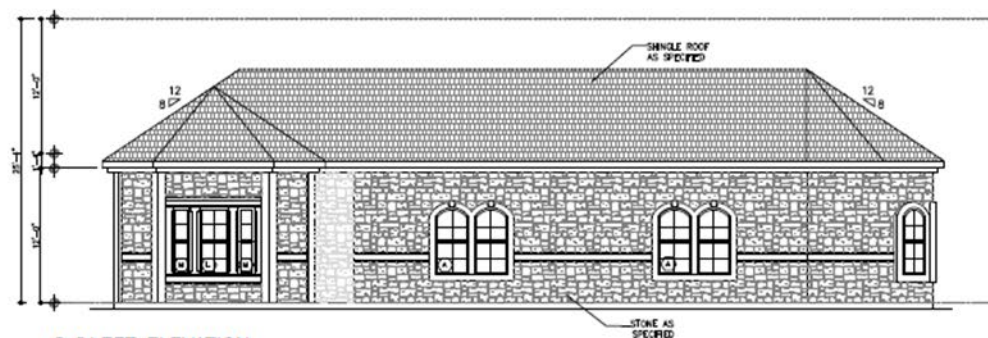
STAR Transit offers bus transportation service, available upon request, within Rockwall and Kaufman Counties, as well as the city limits of Mesquite, Seagoville, and Balch Springs. STAR also offers Fixed-Route bus transportation from stops in Mesquite, Seagoville, and Balch Springs, all of which connect to the Dallas Area Rapid Transit (DART) Green Line, which provides public transportation throughout the Greater Dallas Area via light rail and buses.







01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



02 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL VERIFY ALL
CONNECTIONS AND DIMENSIONS
AT FIELD SITE AND NOTIFY
DESIGNER IMMEDIATELY OF ANY
DISCREPANCIES. DESIGNER
WILL NOT BE RESPONSIBLE FOR
ANY DISCREPANCIES.
DO NOT SCALE DRAWINGS.

J & L
DESIGN & CONSTRUCTION L.L.C.
8022 Woodside Rd. Houston, TX 77055
281-413-1465

DRAWING TITLE:
ELEVATION

PROJECT NAME:
RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas

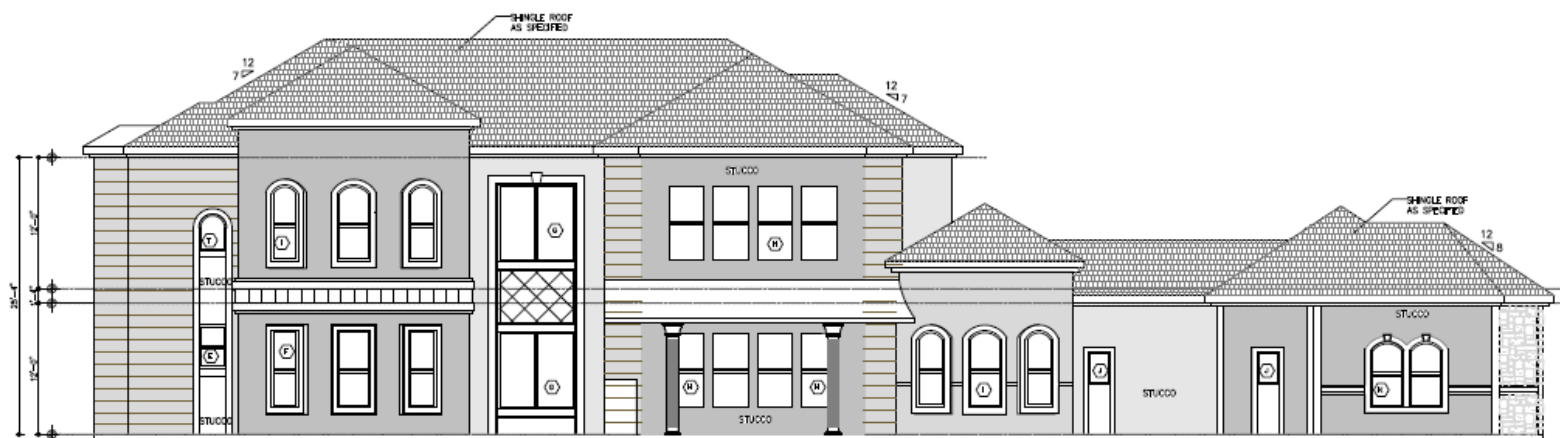
ENGINEER SEAL

REVISION DATE

SHEET NUMBER

A4.0

PLOT DATE
10/14/22



01 BACK ELEVATION
SCALE: 3/16" = 1'-0"



02 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL VERIFY ALL
CORRECTIONS AND REVISIONS
IN WRITING AND SIGN OFF
ON ALL REVISIONS. NO
EXCEPTIONS. EXCEPT FOR
REVISIONS TO THE ARCHITECT'S
DESIGN OR SPECIFICATIONS.
DO NOT SCALE DRAWINGS.

J & L
DESIGN & CONSTRUCTION L.L.C.
6202 Wood Lake Rd. Houston, Texas 77055
Phone: 281.473.1800 Fax: 281.473.1801

DRAWING TITLE:
ELEVATION

PROJECT NAME:
RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas

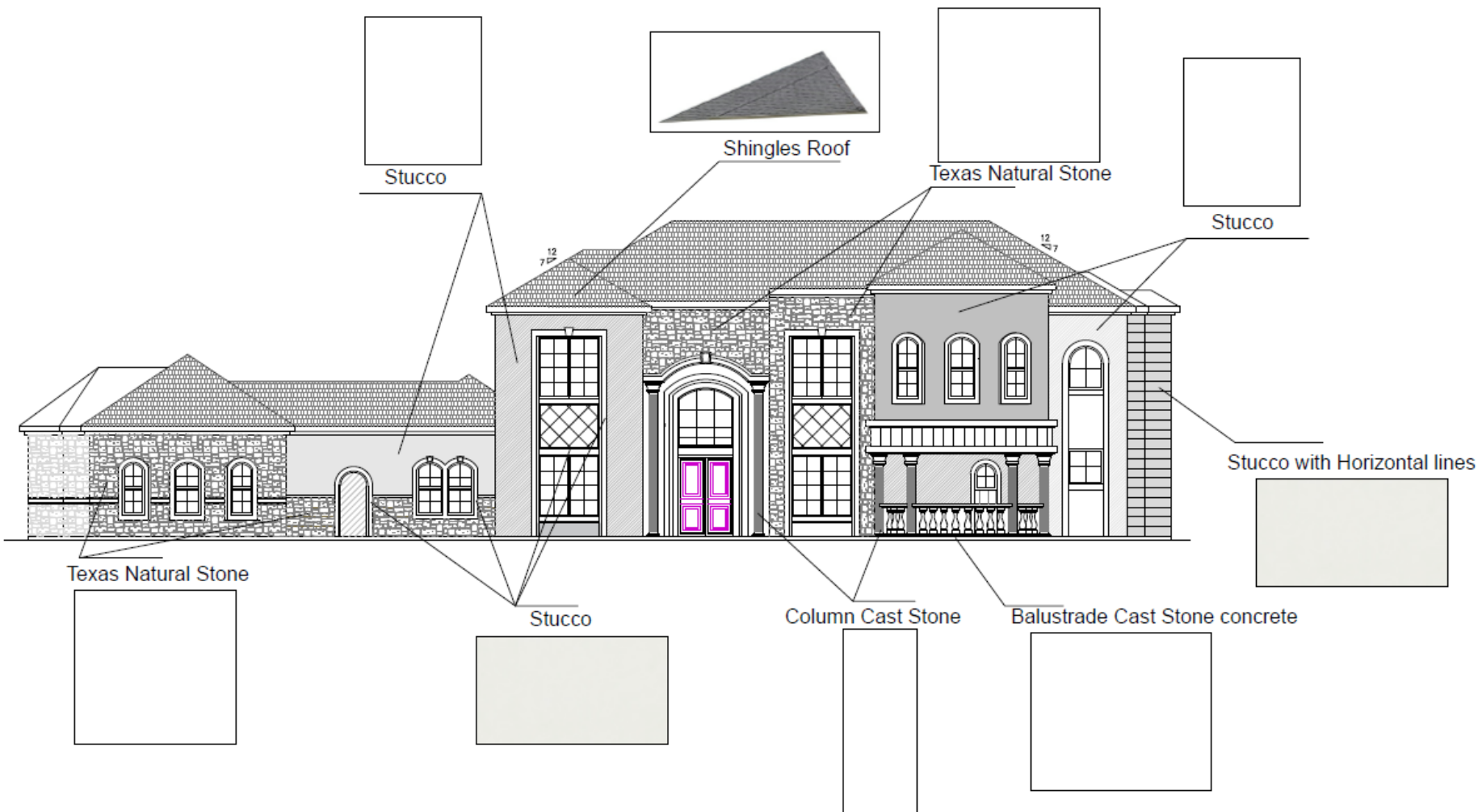
ENGINEER SEAL

REVISION DATE

SHEET NUMBER

A5.0

PLOT DATE
10/14/20



FRONT ELEVATION

COORDINATOR SHALL VERIFY ALL
CONSTRUCTION DETAILS AND
SPECIFICATIONS AND SHALL
BE RESPONSIBLE FOR THE
COMPLETION OF ANY
REVISIONS REQUIRED BY THE
ARCHITECT OR ENGINEER.
BEFORE PROCEEDING WITH WORK,
CONTACT THE ARCHITECT.

J & L
DESIGN & CONSTRUCTION, L.L.C.
8202 Woodside Rd. #1000
Rowlett, TX 75089 214-473-1455

DRAWING TITLE:

ELEVATION

PROJECT NAME:

RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
Midland Chisholm, Texas

ENGINEER SEAL

REVISION DATE

SHEET NUMBER

A4.1

PLOT DATE
10/14/20

CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS
ON THE PROJECT AND NOTIFY
THE ARCHITECT IMMEDIATELY
IN WRITING OF ANY DISCREPANCIES
OR OMISSIONS. THE ARCHITECT
WILL BE RESPONSIBLE FOR THE
DESIGN AND CONSTRUCTION OF THE
PROJECT. THE ARCHITECT'S
DESIGN SHALL BE BASED ON THE
LATEST EDITIONS OF THE
INTERNATIONAL RESIDENTIAL
BUILDING CODE AND THE
LATEST EDITIONS OF THE
NATIONAL BUILDING CODE.

J&L
DESIGN & CONSTRUCTION L.L.C.
6202 Woodside Rd. Houston, TX 77055
281-418-1455

WALL DETAIL

PROJECT NAME:
RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas

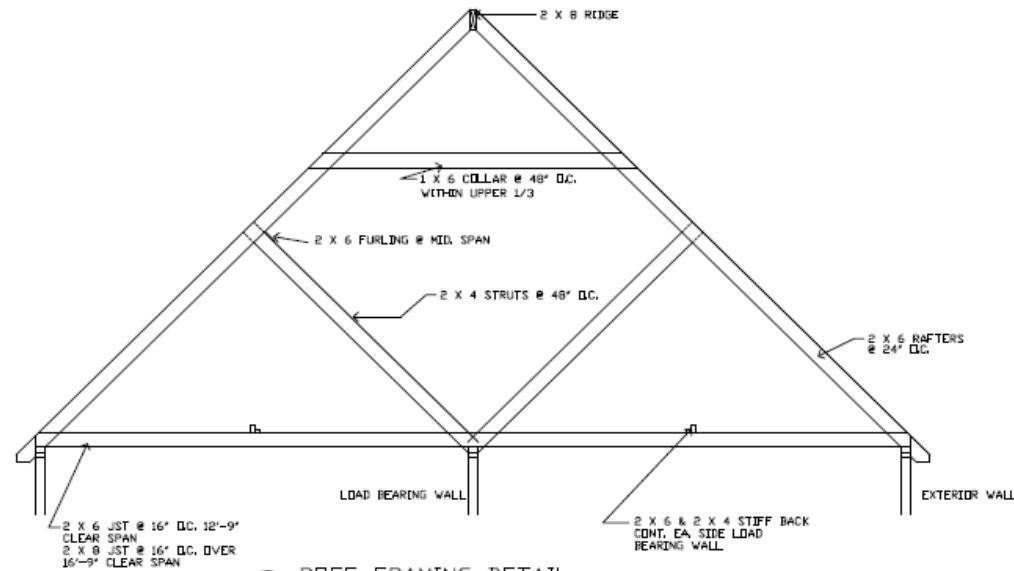
ENGINEER SEAL

REVISION DATE

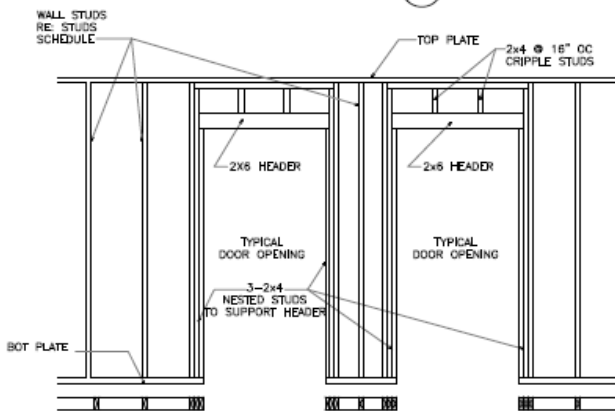
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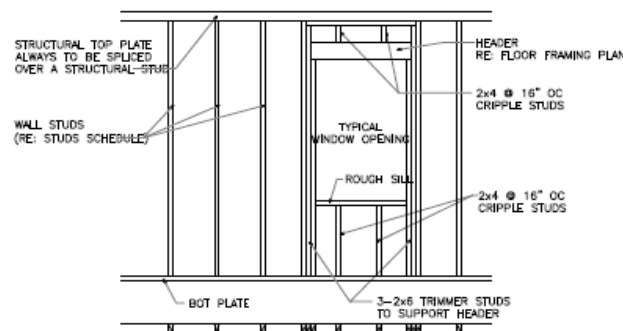
PLOT DATE
10/14/20



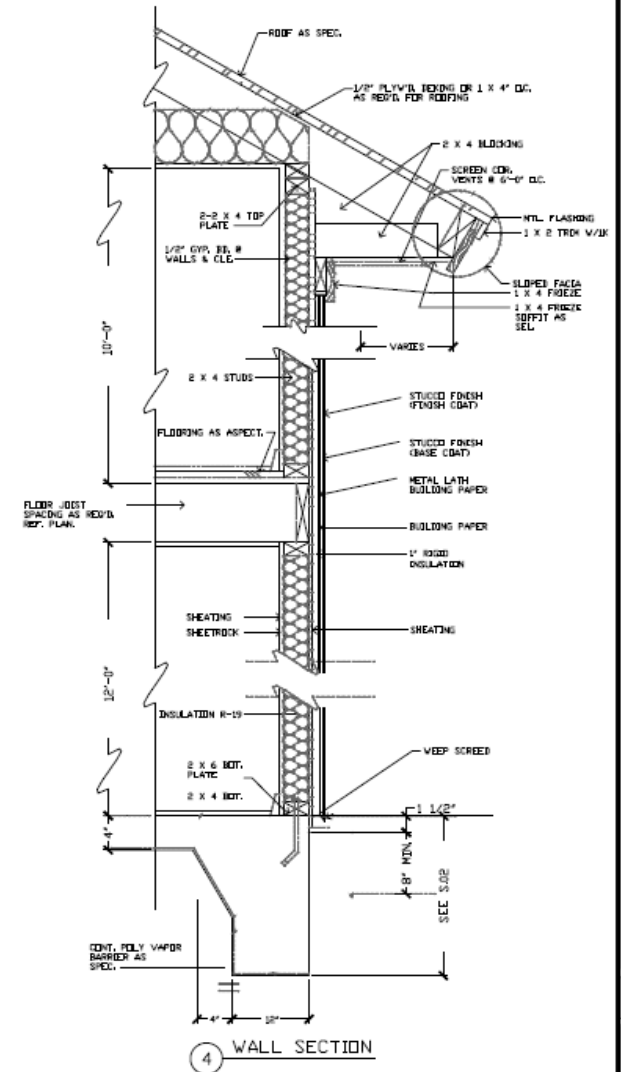
1 ROOF FRAMING DETAIL



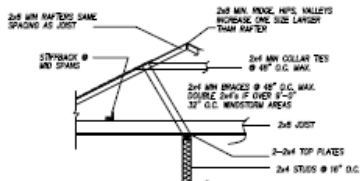
2 TYP. WALL FRAMING DETAIL @ DOOR OPENING



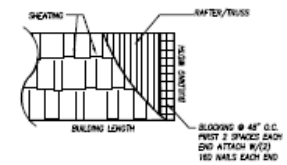
3 TYP. WALL FRAMING DETAIL @ WINDOW OPENING



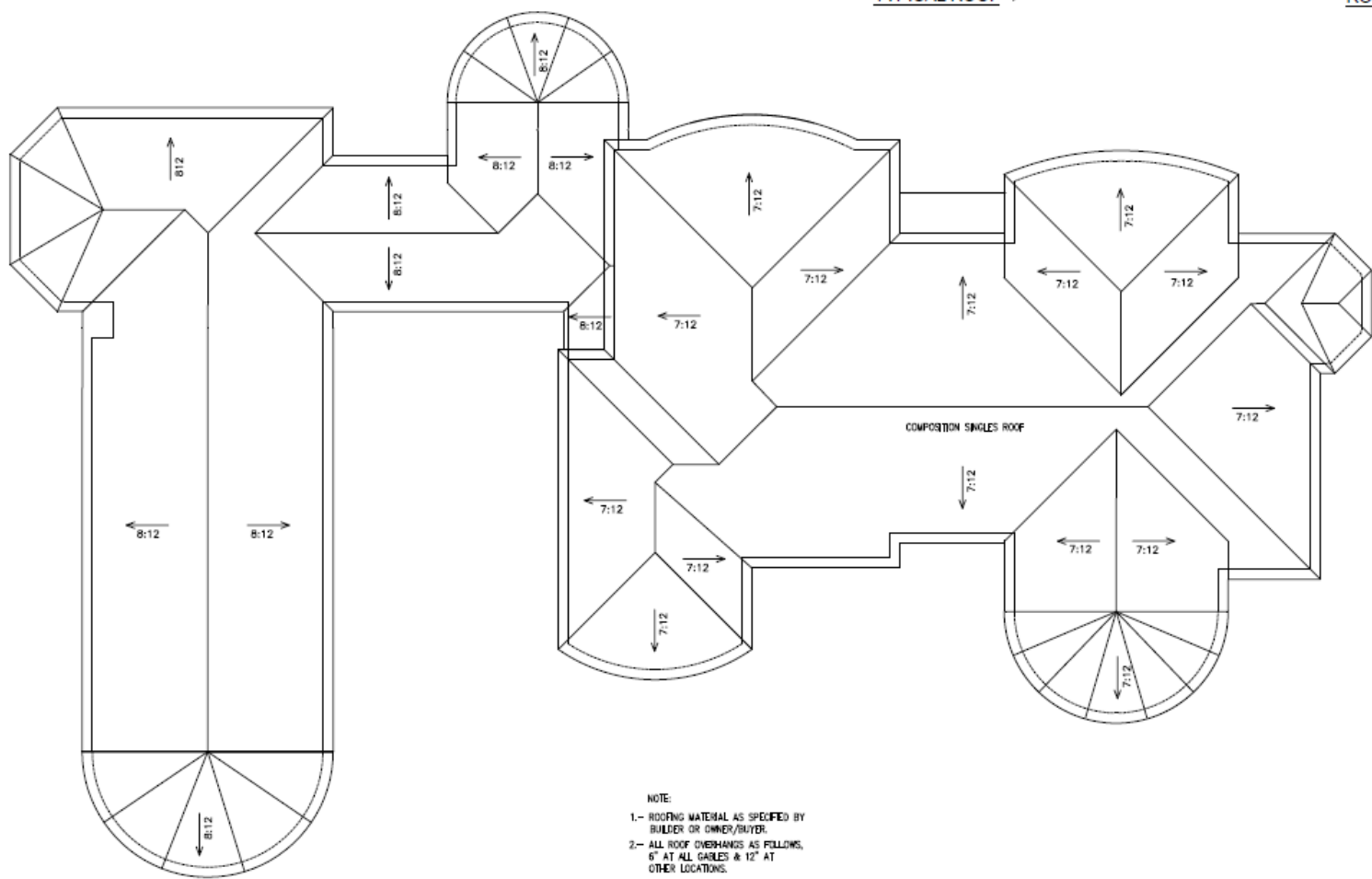
4 WALL SECTION



TYPICAL ROOF



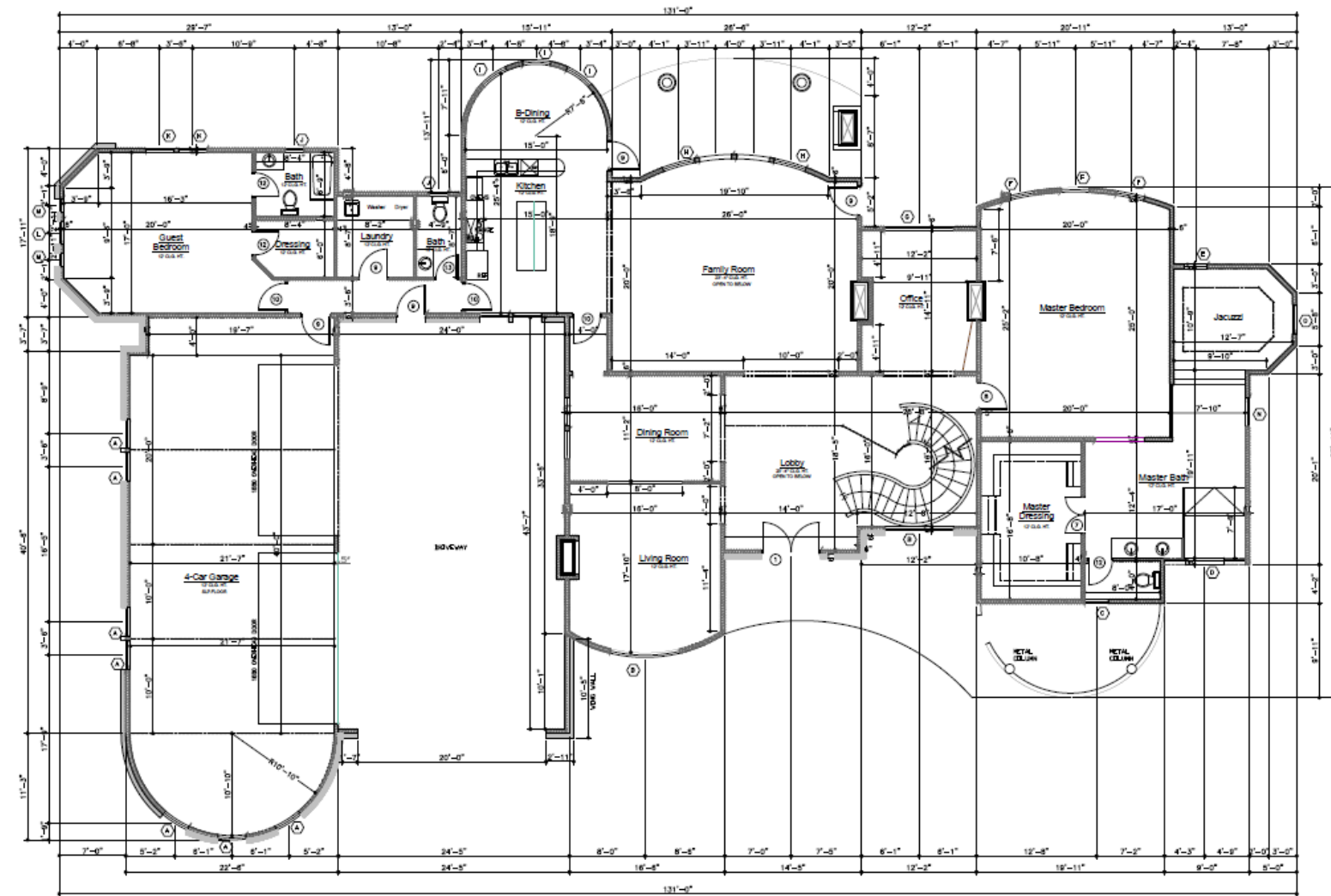
ROOF SHEATHING LAYOUT



NOTE:

- 1.- ROOFING MATERIAL AS SPECIFIED BY BUILDER OR OWNER/BUYER.
- 2.- ALL ROOF OVERHANDS AS FOLLOWS, 6" AT ALL GABLES & 12" AT OTHER LOCATIONS.

01 ROOF PLAN
SCALE : 3/16" = 1'-0"



01 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

ADOPTED CODES USED FOR THIS PROJECT
2010 IRC, 2010 IPC, 2010 MC, 2009 NEC, 2010 IBC

NEW WALLS	
NEW BRICK	
First Floor a/c	4,178.00 sqft.
Second Floor a/c	2,079.00 sqft.
Total cov'd Porch	101.28 sqft.
Total cover patio 1st	155.00 sqft.
Total car garage	1,383.00 sqft.
TOTAL a/c	6,257.00 sqft.
TOTAL slab	5,834.00 sqft.

CONTRACTOR SHALL VERIFY ALL
CONNECTIONS AND DIMENSIONS
AT THE EXISTING AND NEW
FOUNDATION. ALL DIMENSIONS
SHOWN ON THIS DRAWING ARE
TO FACE UNLESS NOTED
OTHERWISE.

J&L
DESIGN & CONSTRUCTION L.L.C.
2022 Woodside Rd. #1000
Ft. Worth, TX 76103
214-415-1100

DRAWING TITLE:
FLOOR PLAN

PROJECT NAME:
**RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas**

ENGINEER SEAL

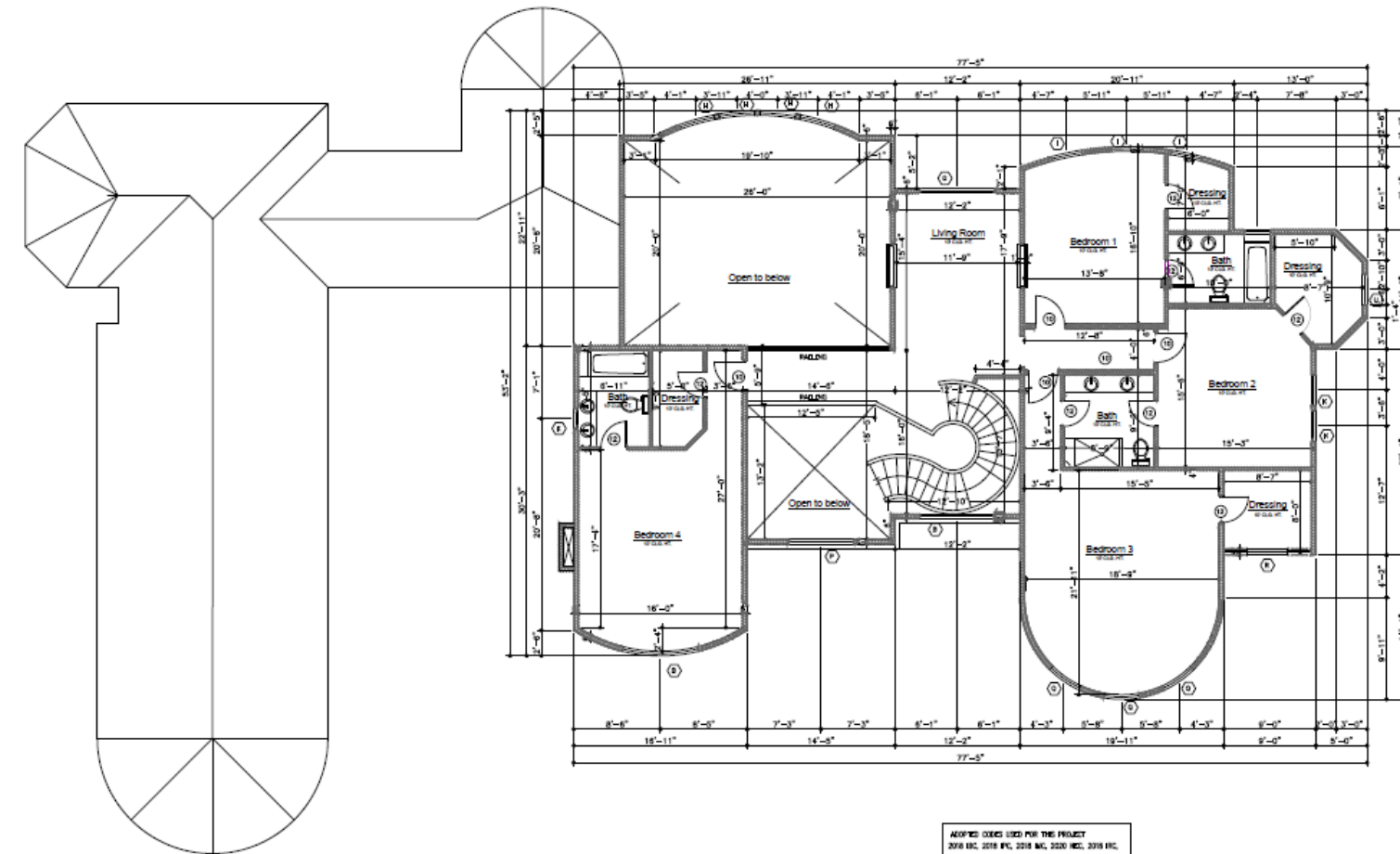
REVISION DATE

SHEET NUMBER

A1.0

PLOT DATE
10/14/22

01 SECOND FLOOR PLAN



ADOPTED CODES USED FOR THIS PROJECT
2018 IRC, 2018 IRC, 2018 IRC, 2018 IRC, 2018 IRC, 2018 IRC

NEW WALLS	
NEW BRICK	
First Floor a/c	4,176.00 sqft.
Second Floor a/c	2,079.00 sqft.
Total cov'd Porch	101.20 sqft.
Total cover patio 1st	155.00 sqft.
Total car garage	1,183.00 sqft.
TOTAL a/c	6,257.00 sqft.
TOTAL slab	5,834.00 sqft.

CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND LOCATIONS
AT THE RESIDENTIAL SITE
THE ARCHITECT OF RECORD
EXEMPTING BASIC DECISIONS
AND EXEMPTING FROM ALL
CONTRACTOR LIABILITY

J&L
DESIGN & CONSTRUCTION L.L.C.
6202 Woodside Rd. FDesign110@gmail.com
Rowlett, TX 75088 214-4781455

DRAWING TITLE:
FLOOR PLAN

PROJECT NAME:
**RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas**

ENGINEER SEAL

REVISION DATE

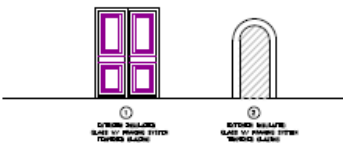
SHEET NUMBER

A2.0
PLOT DATE
10/14/20

DOOR SCHEDULE				
NO.	DESCRIPTION	QTY	UNIT	PRICE
1	DOOR 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE	14	DOOR	14.00
2	DOOR 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE	14	DOOR	14.00
3	DOOR 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE	14	DOOR	14.00
4	DOOR 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE	14	DOOR	14.00
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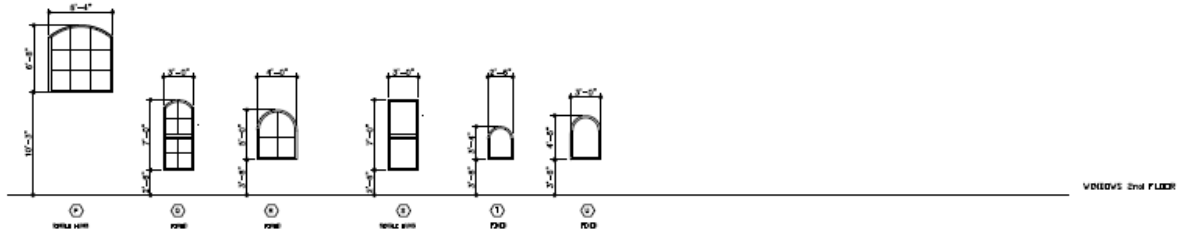
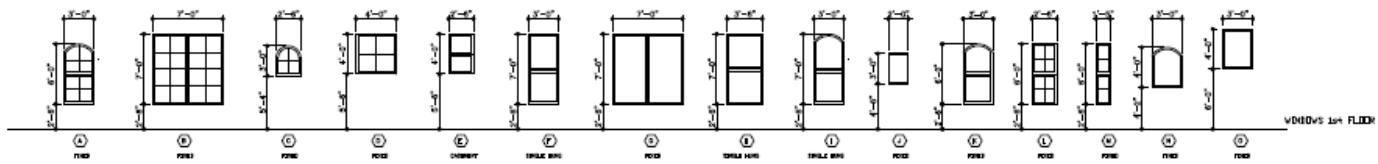
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NO.	DESCRIPTION
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DOOR TYPES



WINDOW TYPES

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DOOR SCHEDULE

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19. WINDOW 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE

20. WINDOW 4'0" x 8'0" 1/2" ST. SCHED. 4010 TYPE

CONTRACTOR SHALL VERIFY ALL CONCRETE AND REINFORCEMENT AT THE EXISTING AND PROPOSED LOCATIONS BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE DRAWINGS.

J & L
DESIGN & CONSTRUCTION LLC
8202 Woodside Rd. - Houston, TX 77055
214-473-1455

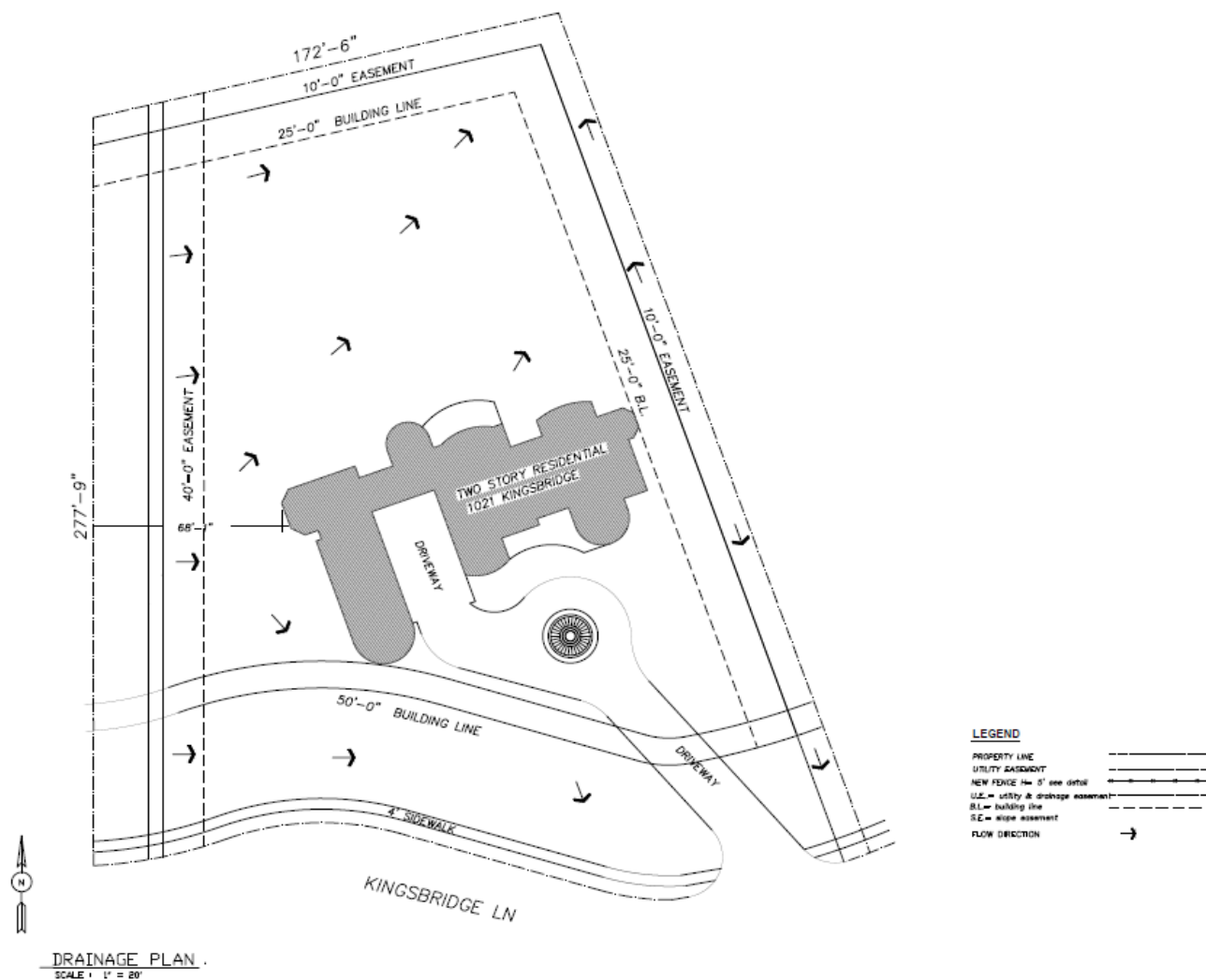
DRAWING TITLE:
DOOR & WINDOW SCHEDULE

PROJECT NAME:
RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas

ENGINEER SEAL

REVISION DATE

SHEET NUMBER
A3.0
PLOT DATE
10/14/20



CONTRACTOR SHALL VERIFY ALL
CONNECTIONS AND CONNECTIONS
AT THE EXISTING UTILITY
THE PROJECT OF ANY
ENGINEERING DESIGN, DESIGN
OR CONSTRUCTION SHALL
DO NOT SCALE DRAWINGS.

J&L
DESIGN & CONSTRUCTION L.L.C.
8202 Woodside Rd. Ft. Worth, TX 76111
Rowan, TX 75088 214-478-1455

DRAINAGE PLAN

PROJECT NAME:
RESIDENTIAL BUILDING
1021 KINGSBRIDGE LANE
McLendon Chisholm, Texas

ENGINEER SEAL

REVISION DATE

SHEET NUMBER

C-02

PLOT DATE
10/14/20



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Central	0567902	klrw746@kw.com	469-467-7755
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	469-467-7755
Designated Broker of Firm	License No.	Email	Phone
James Tan	0432986	jamestan@yahoo.com	469-467-7755
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryan Davis	0584891	bccdavis@kw.com	972-849-8210
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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