



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1465

Agenda Date: 6/4/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Lofts at Birdwell (HTC #25271)

RECOMMENDED ACTION

WHEREAS, Lofts at Birdwell (the Development) received an award of 9% Housing Tax Credits (HTCs) and State Housing Tax Credits in 2025 for the construction of 39 multifamily units for the general population in Big Spring, Howard County;

WHEREAS, Lofts at Birdwell LLC (Applicant) requests approval for a significant modification of the architectural design and site plan, including a reduction from two residential buildings and one common areas building to one building containing all units and common area, and increase in the number of units from 39 to 49, or 25.64%, by increasing the number of two-bedroom units by 10, resulting in an increase to the net rentable area of 8,763 square feet, or 28.12%, and a 25.64% increase in residential density, from 11.37 units per acre to 14.29 units per acre, and an increase in the common area of 1,527 square feet, or 22.99%, from 6,643 square feet to 8,170 square feet, and increase in the parking count from 89 open parking spaces to 92 open spaces;

WHEREAS, the Applicant also requests approval for an increase in the number of units at 60% of Area Median Income (AMI) units from 35 to 38 and introduction of seven market units;

WHEREAS, the Applicant is seeking to revise its structure by going from a limited liability company to a limited partnership named Lofts at Birdwell, LP, admitting as general partner of the Applicant CHDC Lofts at Birdwell GP, LLC, which is solely owned by Crossroads Housing Development Corporation, a nonprofit corporation, in order to qualify for a 50% property tax exemption;

WHEREAS, the Applicant is seeking to further revise the ownership structure by the creation of a special limited partner to ultimately be owned by an entity of Kanwarjit Ronnie Gyani (90%) and an entity of Jonathan Estrada (10%), who will be a new entrant to participation in the Development, acquiring the interest of BETCO Consulting, Inc.;

WHEREAS, Board approval is required for a significant modification of the site plan, a modification of the number of units or bedroom mix of units, a significant modification of the architectural design of the Development, a modification of the residential density of at least 5%, and any other modification considered material by the staff as directed in Tex. Gov't Code §2306.6712(d)(1), (2), (5), (6), and (7), and in 10 TAC §10.405(a)(4)(A), (B), (E), (F), and (I), and the Applicant has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or impact the funding award;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Housing Tax Credit Application for Lofts at Birdwell, including the changes to the structure of the Applicant, Developer, and Guarantor, are approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing

BACKGROUND

Lofts at Birdwell was approved for a 9% HTC award and a State Housing Tax Credit award in 2025 for the construction of 39 units, of which all are designated as low-income units, of multifamily housing for the general population in Big Spring, Howard County. In a letter dated March 26, 2026, Lora Myrick, the representative of the Applicant, requested approval for a material amendment to the Application for a significant modification of the site plan, an increase of 10 in the number of units, a significant modification of the architectural design, an increase of three in the number of 60% of AMI units, and introduction of seven market units.

The significant modifications of the architectural design include a reduction from two residential buildings and one common areas building to one building containing all units and common area, and increase in the number of units from 39 to 49, or 25.64%, by increasing the number of two-bedroom units by 10, resulting in an increase to the net rentable area of 8,763 square feet, or 28.12%, from 31,167 square feet to 39,930 square feet, and a 25.64% increase in residential density, from 11.37 units per acre to 14.29 units per acre, and an increase in the common area of 1,527 square feet, or 22.99%, from 6,643 square feet to 8,170 square feet, and increase in the parking count from 89 open parking spaces to 92 open spaces. The requested changes include an increase in the number of 60% of AMFI units from 35 to 38 and the introduction of seven market units.

The Applicant indicated that the reason for the material amendment is the result of value engineering to minimize and mitigate costs associated with detention requirements and additional retainage walls that would have been required for topographic concerns, as well as to accommodate feedback from the City of Big Spring on the need and desire for additional market rate units.

The Applicant also seeks to revise the ownership structure by going from a limited liability company to a limited partnership and transferring the general partner interest from Lofts at Birdwell MM, LLC, which is ultimately owned by Kanwarjit Ronnie Gyani, Abha Gyani, and four principals of BETCO Consulting, Inc. to CHDC Lofts at Birdwell GP, LLC, which is solely owned by Crossroads Housing Development Corporation, a nonprofit corporation, in order to qualify for a

50% property tax exemption.

The Application is additionally seeking to revise the ownership structure by entry of a special limited partner to ultimately be owned by an entity of Kanwarjit Ronnie Gyani (90%) and an entity of Jonathan Estrada (10%), who will be a new entrant to participation in the Development. Furthermore, BETCO Consulting, Inc. will transfer its interest in the Applicant and Developer to LIHTC Wiz, LLC, the sole member of which is Jonathan Estrada. Paul D. Stell is being added as an additional Guarantor, and Abha Gyani will no longer be a Guarantor. The changes in the structure of the Applicant, Developer, and Guarantor are to maintain financial feasibility with the 50% property tax exemption, as well as including an additional guarantor to meet REO experience requirements requested by the investor.

Staff analysis indicates that the revised design plans would continue to meet feasibility requirements and that the revised design plans and parking would continue to meet accessibility requirements. Additionally, staff reviewed the original Application and scoring documentation against this amendment request and has concluded that none of the changes would have affected the scoring or selection of the Application in the competitive round.

The Previous Participation Review for the changes to the ownership structure, Developer, and Guarantor has been completed with no issues identified, and these changes are included in this item for Board approval, although such changes can be approved administratively under 10 TAC §10.405(a)(3)(B) and 10 TAC §10.406(e).

Staff recommends approval of the Application amendment and changes to the structure of the Applicant, Developer, and Guarantor as presented herein.



March 26, 2026

Via Email

Jonathan Chilson, Asset Manager (Region 12) – jonathan.chilson@tdhca.texas.gov

Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701

Re: Material Amendment;
TDHCA Application #25271 – Lofts at Birdwell, Big Spring, Texas;

Dear Mr. Chilson,

On behalf of Lofts at Birdwell, LLC (the “Company”), we are writing to notify the Texas Department Housing and Community Affairs (the “Department”) of a material amendment request for the Company. We are requesting the following changes to the Company’s 2025 9% LIHTC application:

- Updating the development owner to Lofts at Birdwell, LP (the “Owner”);
- Admitting CHDC Lofts at Birdwell GP, LLC as the new general partner of the Owner;
- Admitting Crossroads Housing Development Corporation as the sole member of the general partner to obtain a 50% property tax exemption;
- Moving G2 Equity, Inc. over to a 90% owner of the newly formed Lofts at Birdwell SLP, LLC entity (the “SLP”);
- Admitting Jonathan Estrada as a 10% owner of the developer and SLP entities as sole member of LIHTC Wiz, LLC;
- Removing BETCO Consulting, LLC from both the Owner and developer entities;
- Adding Paul Stell as a guarantor;
- Updates to the site plan which combined all residential buildings into one building which includes the leasing office and all indoor common areas;
- Increase in total number of 2-bedroom units from 27 to 37, bringing the total units to 49. Three of the additional 2-bedroom units will be affordable at 60% AMI rent and income restrictions, and the remaining seven additional units will be market rate;
- Increase total parking spaces from 89 to 92;
- Increase in the total NRA from 31,167 SF to 39,930, an increase of 28.12%;
- Increase in total common area from 6,643 SF to 8,170 SF; an increase of 22.98%;
- Updates to the financial exhibits (Tabs 24 – 31, and 35) to account for the changes in costs, interest rates, loan amounts, and equity pricing.

The reason for the material amendment is the result of value engineering to minimize/mitigate costs associated with detention/retention requirements and additional retainage walls that would have been required for topographic concerns, as well as to accommodate feedback from the City of Big Spring on the need and desire for additional market rate units. The changes in the Org Chart are to maintain financial feasibility with the 50% property tax exemption, as well as including an additional guarantor to meet REO experience requirements requested by the investor. Included in our request are copies of the pre and post transfer Org Charts (Tab 37), additional previous participation review forms (Tab 39), formation documents



for all newly created entities, updated architectural package (Tab 22), Tabs 23, 23a-c, and updated financial Tabs 24, 26, 27, 28, 29, 30, 31, and 35 LOIs. Changes in operating expenses reflected on Tab 26 include an increase in property management fees to 5%, updates from increased unit counts, and the 50% property tax exemption.

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

CC: Michael Beard, Rosalio Banuelos, Ronnie Gyani, Jonathan Estrada, Josh Goldberger

LOFTS AT BIRDWELL

BIG SPRING, HOWARD COUNTY, TEXAS

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SAMPLE EXTERIOR RENDERING



PROJECT LOCATION



MARCH 2026

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LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP0

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDBS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS									
UNIT LABEL	BEDROOM(S) PER UNIT		NRA PER UNIT	BUILDING / LEVEL IDENTIFICATION			TOTAL NUMBER OF LEVEL(S)		
	BATHROOM(S) PER UNIT	"A"			(3)				
		FIRST		SECOND			THIRD		
		NUMBER OF UNIT(S) PER FLOOR			NUMBER OF UNIT(S) PER UNIT TYPE	RESIDENTIAL AREA PER UNIT TYPE:			
						TOTAL NRA			
(12) 1-BR UNIT(S) 24%									
TYP. 1-BR-A	1	1	609 SF	-	3	3	6	3,904 SF	
FHA 1-BR-A	1	1	659 SF	1	-	-	1	659 SF	
TYP. 1-BR-B	1	1	714 SF	-	1	1	2	1,428 SF	
FHA HEARING/VISUAL 1-BR-B	1	1	714 SF	1	-	-	1	714 SF	
ADA 1-BR-A	1	1	659 SF	2	-	-	2	1,318 SF	
(37) 2-BR UNIT(S) 76%									
TYP. 2-BR-A	2	2	861 SF	-	12	12	24	20,664 SF	
FHA 2-BR-A	2	2	861 SF	9	-	-	9	7,749 SF	
TYP. 2-BR-B	2	2	861 SF	-	1	1	2	1,722 SF	
FHA 2-BR-B	2	2	861 SF	1	-	-	1	861 SF	
ADA 2-BR-A	2	2	861 SF	1	-	-	1	861 SF	
TOTAL NUMBER OF UNITS PER FLOOR:				16	17	17			
TOTAL NRA PER FLOOR:				12,162 SF	15,684 SF	15,684 SF	49	39,930 SF	
NON-RESIDENTIAL AREA:								TOTAL	
BREEZEWAY AREA PER FLOOR:				2,345 SF	2,345 SF	2,001 SF		6,691 SF	
COMMON AREA - ACCESSIBLE TO TENANTS AREA PER FLOOR:				1,479 SF	-	-		1,479 SF	
UTILITY CLOSET - RESTRICTED TO EMPLOYEES AREA PER FLOOR:				304 SF	-	-		304 SF	
RESIDENTIAL BUILDING(S)		TOTAL RESIDENTIAL AREA:					39,930 SF		
		TOTAL NON-RESIDENTIAL AREA:					8,474 SF		
		RESIDENTIAL BUILDING(S) TOTAL AREA:					48,404 SF		
		TOTAL DEVELOPMENT AREA:					48,404 SF		

MARCH 2026



LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS
AP1

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TABLE 1: UNITS PER BUILDING TYPE

UNIT LABEL	NRA PER UNIT TYPE	BUILDING / LEVEL IDENTIFICATION			TOTAL NUMBER OF UNITS PER UNIT TYPE
		"A"			
		FIRST	SECOND	THIRD	
NUMBER OF UNIT(S) PER FLOOR					
TYP. 1-BR-A	659 SF	-	3	3	6
FHA 1-BR-A	659 SF	1	-	-	1
TYP. 1-BR-B	714 SF	-	1	1	2
FHA HEARING/VISUAL 1-BR-B	714 SF	1	-	-	1
ADA 1-BR-A	659 SF	2	-	-	2
TYP. 2-BR-A	861 SF	-	12	12	24
FHA 2-BR-A	861 SF	9	-	-	9
TYP. 2-BR-B	861 SF	-	1	1	2
FHA 2-BR-B	861 SF	1	-	-	1
ADA 2-BR-A	861 SF	1	-	-	1
TOTAL NUMBER OF UNITS PER FLOOR:		15	17	17	49

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH	BUILDING / LEVEL IDENTIFICATION			TOTAL
		FIRST	SECOND	THIRD	
ADA 1-BR	ADA / MOBILITY	2	-	-	2
FHA / HV 1-BR	HEARING/VISUAL	1	-	-	1
ADA 2-BR	ADA / MOBILITY	1	-	-	1
MOBILITY UNITS REQUIRED (49 X 5% = 2.45)					
MOBILITY UNITS PROVIDED = 3					
HEARING/VISUAL UNITS REQUIRED (49 X 2% = 0.98)					
HEARING/VISUAL UNITS PROVIDED = 1					

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT
 ADA = AMERICANS WITH DISABILITIES ACT
 HV = HEARING/VISUAL

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

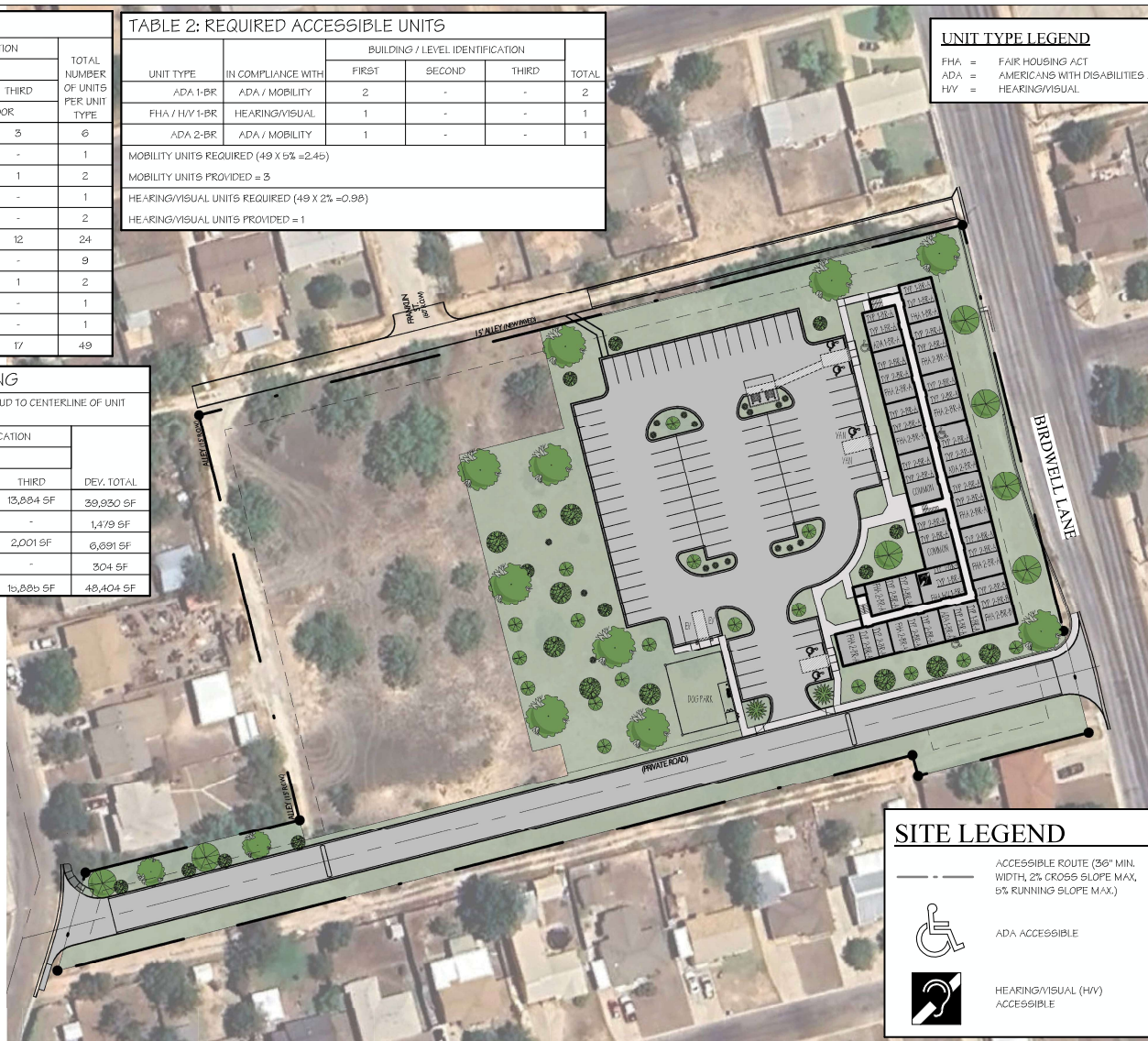
AREA TYPE	BUILDING / LEVEL IDENTIFICATION			DEV. TOTAL
	FIRST	SECOND	THIRD	
TOTAL NRA	12,162 SF	13,884 SF	13,884 SF	39,930 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,479 SF	-	-	1,479 SF
BREEZEWAY(S)	2,345 SF	2,345 SF	2,001 SF	6,691 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	304 SF	-	-	304 SF
TOTAL BUILDING AREA PER BUILDING:	16,290 SF	16,229 SF	15,885 SF	48,404 SF

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED	
TYPE	QUANTITY
STANDARD SPACE(S)	85
STANDARD ACCESSIBLE SPACE(S)	5
VAN ACCESSIBLE SPACE(S)	2
TOTAL PARKING PROVIDED:	92
LOCAL PARKING REQUIREMENTS:	(15) SPACE(S) PER 1-BR UNIT (2) SPACE(S) PER 2-BR UNIT
PARKING PROVIDED MEETS ZONING REQUIREMENT	

SITE INFORMATION

LAND AREA:	+/- 3.429 ACRE(S)
EXISTING USE:	VACANT
CURRENT ZONING:	MULTIFAMILY DWELLING
PROPOSED USE:	MULTIFAMILY APARTMENTS
DETENTION/RETENTION POND:	NO DETENTION/RETENTION POND EXISTS
FLOOD PLAIN:	FLOOD ZONE X, NO MITIGATION REQUIRED
NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH TDHCA'S FLOODPLAIN REQUIREMENTS	



SITE LEGEND

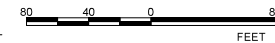
--- ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX.)

ADA ACCESSIBLE

HEARING/VISUAL (HV) ACCESSIBLE

PROPOSED SITE PLAN

SCALE: 1" = 80'-0"



MARCH 2026



LOFTS AT BIRDWELL
 BIG SPRING, HOWARD COUNTY, TEXAS

AP2

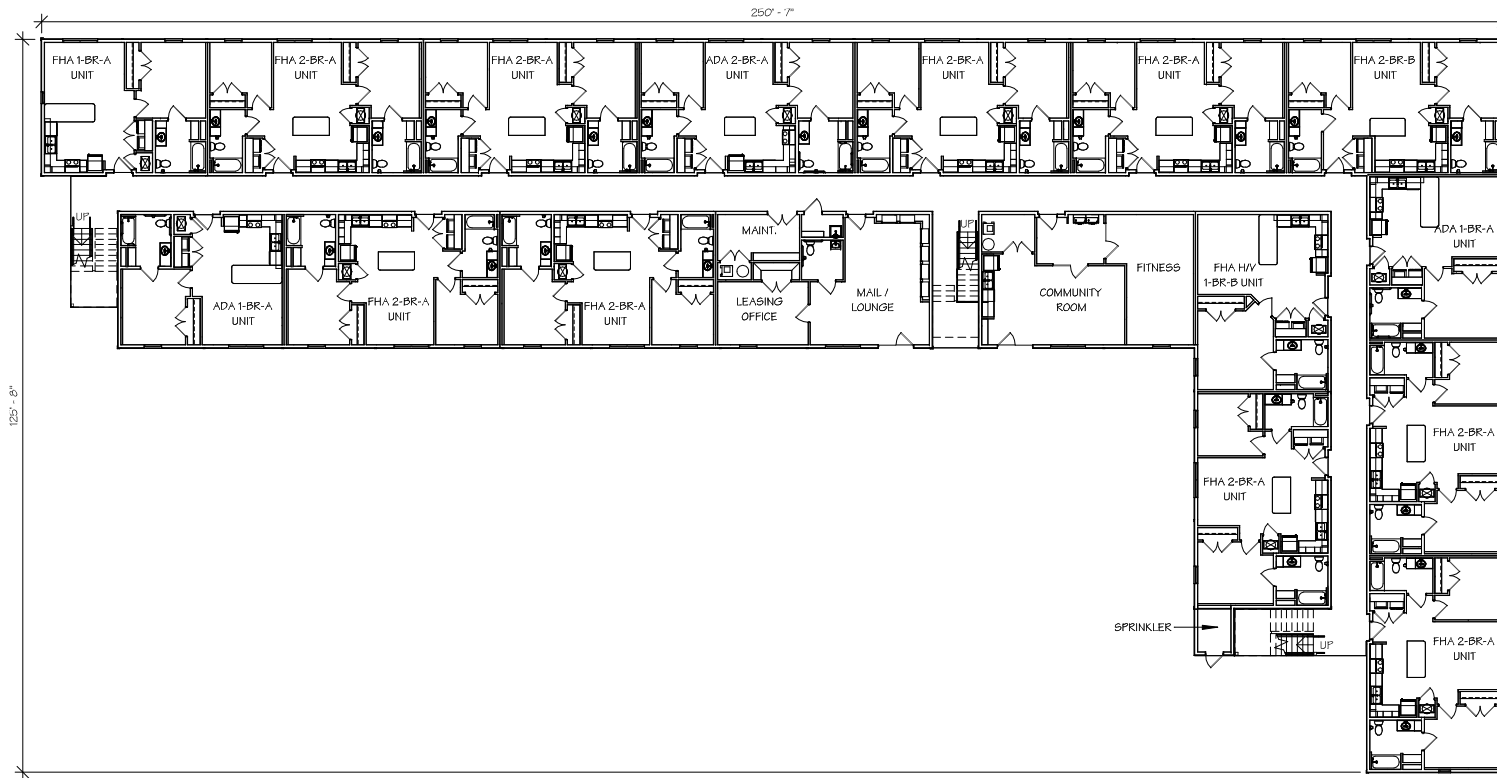
TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING / LEVEL IDENTIFICATION			DEV. TOTAL
	"A"			
	FIRST	SECOND	THIRD	
TOTAL NRA	12,162 SF	13,884 SF	13,884 SF	39,930 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,479 SF	-	-	1,479 SF
BREEZEWAY(S)	2,345 SF	2,345 SF	2,001 SF	6,691 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	304 SF	-	-	304 SF
TOTAL BUILDING AREA PER BUILDING:	16,290 SF	16,229 SF	15,885 SF	48,404 SF

UNIT TYPE LEGEND

- FHA = FAIR HOUSING ACT
- ADA = AMERICANS WITH DISABILITIES ACT
- HV = HEARING/VISUAL



FIRST FLOOR BUILDING PLAN

SCALE: 3/16" = 1'-0"

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LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP3

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3/9/2026 2:25:20 PM

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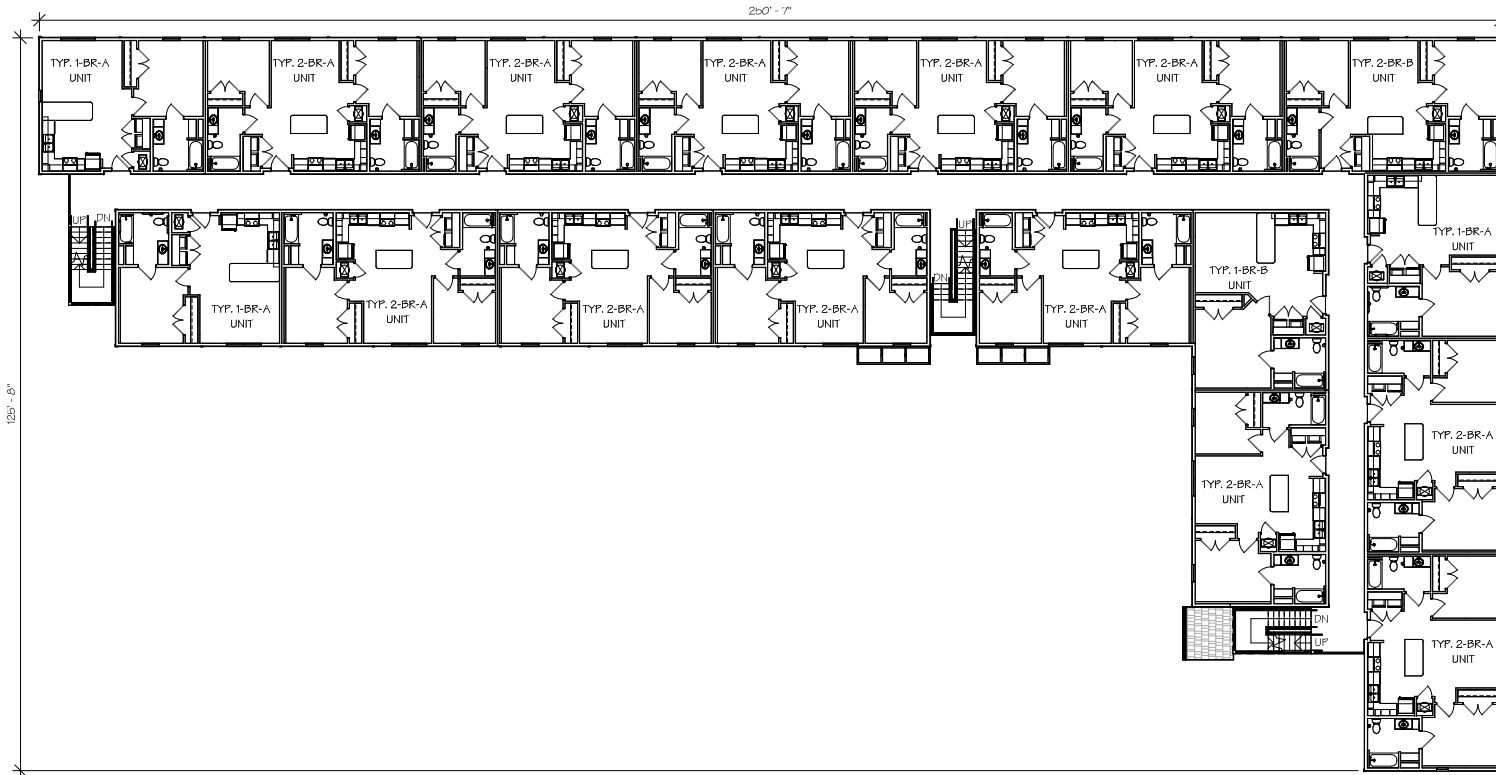
TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING / LEVEL IDENTIFICATION			DEV. TOTAL
	"A"			
	FIRST	SECOND	THIRD	
TOTAL NRA	12,162 SF	13,884 SF	13,884 SF	39,930 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,479 SF	-	-	1,479 SF
BREEZEWAY(S)	2,345 SF	2,345 SF	2,001 SF	6,691 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	304 SF	-	-	304 SF
TOTAL BUILDING AREA PER BUILDING:	16,290 SF	16,229 SF	15,885 SF	48,404 SF

UNIT TYPE LEGEND

- FHA = FAIR HOUSING ACT
- ADA = AMERICANS WITH DISABILITIES ACT
- HV = HEARING/VISUAL



SECOND FLOOR BUILDING PLAN

SCALE: 3/8" = 1'-0"

MARCH 2026



LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP4

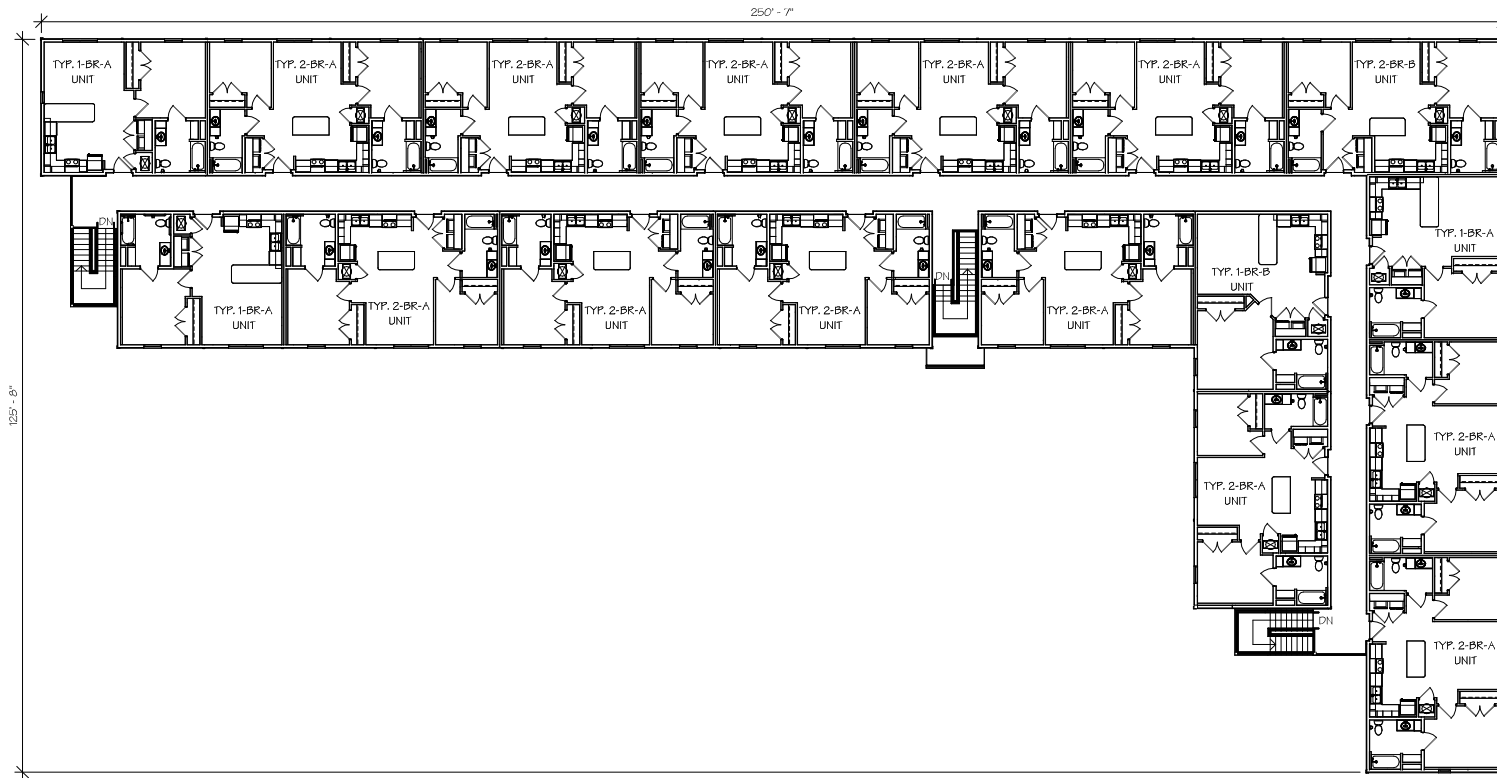
TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	BUILDING / LEVEL IDENTIFICATION			DEV. TOTAL
	"A"			
	FIRST	SECOND	THIRD	
TOTAL NRA	12,162 SF	13,884 SF	13,884 SF	39,930 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,479 SF	-	-	1,479 SF
BREEZEWAY(S)	2,345 SF	2,345 SF	2,001 SF	6,691 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	304 SF	-	-	304 SF
TOTAL BUILDING AREA PER BUILDING:	16,290 SF	16,229 SF	15,885 SF	48,404 SF

UNIT TYPE LEGEND

- FHA = FAIR HOUSING ACT
- ADA = AMERICANS WITH DISABILITIES ACT
- HV = HEARING/VISUAL



THIRD FLOOR BUILDING PLAN

SCALE: 3/64" = 1'-0"

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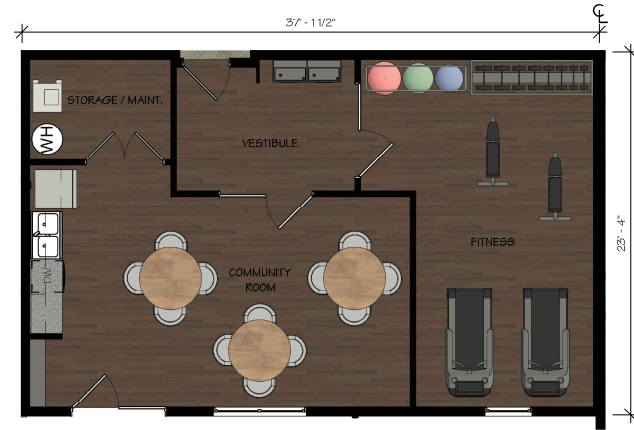
LOFTS AT BIRDWELL
 BIG SPRING, HOWARD COUNTY, TEXAS
 AP5

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COMMON AREA MATRIX

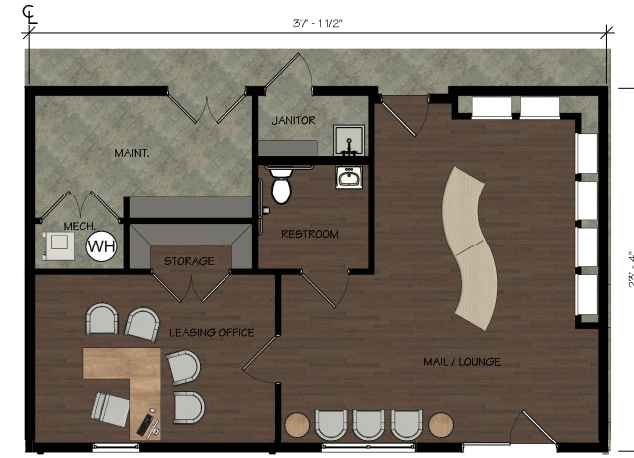
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS

SQUARE FOOTAGE ACCESSIBLE TO TENANTS		
DESCRIPTION	CONDITIONED	UNCONDITIONED
COMMUNITY ROOM	378 SF	-
VESTIBULE	105 SF	-
FITNESS	312 SF	-
MAIL / LOUNGE	419 SF	-
LEASING OFFICE	184 SF	-
OFFICE CLOSET	27 SF	-
RESTROOM	54 SF	-
TOTAL CONDITIONED/UNCONDITIONED:	1,479 SF	-
TOTAL COMMON AREA - ACCESSIBLE TO TENANTS:	1,479 SF	
SQUARE FOOTAGE RESTRICTED TO EMPLOYEES		
DESCRIPTION	CONDITIONED	UNCONDITIONED
JANITOR	35 SF	-
MAINTENANCE	125 SF	-
MECH.	21 SF	-
STORAGE / MAINT.	69 SF	-
SPRINKLER	-	54 SF
TOTAL CONDITIONED/UNCONDITIONED:	250 SF	54 SF
TOTAL UTILITY CLOSETS - RESTRICTED TO EMPLOYEES:	304 SF	
TOTAL AREA:	1,783 SF	



COMMON AREA 1 PLAN

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



COMMON AREA 2 PLAN

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

MARCH 2026

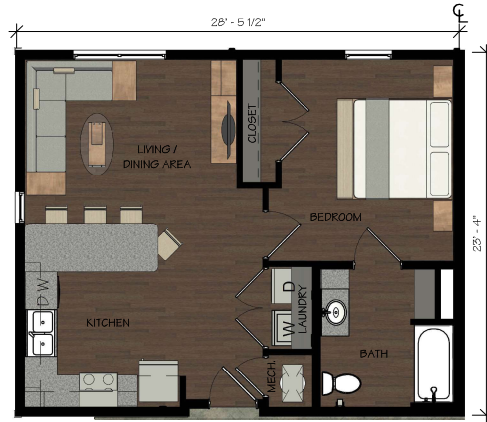


LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS
AP6

UNIT MATRIX

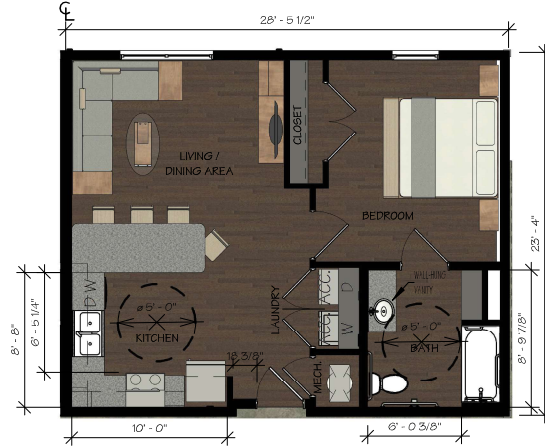
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT		NRA PER UNIT
	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	
(12) 1-BR UNIT(S) 24%			
TYP. 1-BR-A	1	1	659 SF
FHA 1-BR-A	1	1	659 SF
TYP. 1-BR-B	1	1	714 SF
FHA HEARING/VISUAL 1-BR-B	1	1	714 SF
ADA 1-BR-A	1	1	659 SF
(37) 2-BR UNIT(S) 76%			
TYP. 2-BR-A	2	2	861 SF
FHA 2-BR-A	2	2	861 SF
TYP. 2-BR-B	2	2	861 SF
FHA 2-BR-B	2	2	861 SF
ADA 2-BR-A	2	2	861 SF



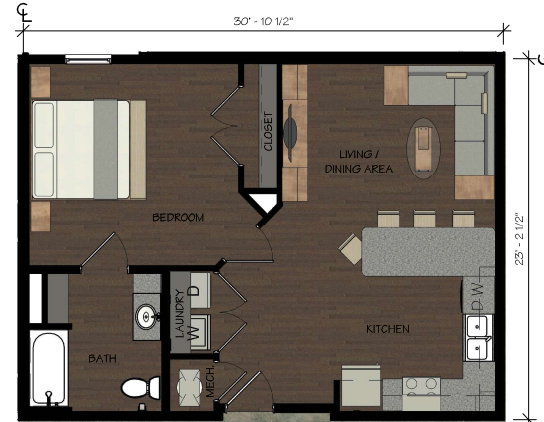
FHA /TYP. 1-BR-A UNIT PLAN

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



ADA 1-BR-A UNIT PLAN

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



FHA /TYP. 1-BR-B UNIT PLAN

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

MARCH 2026



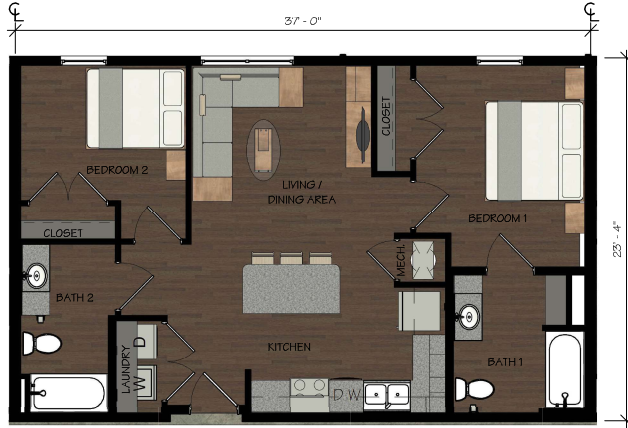
LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP7

UNIT MATRIX

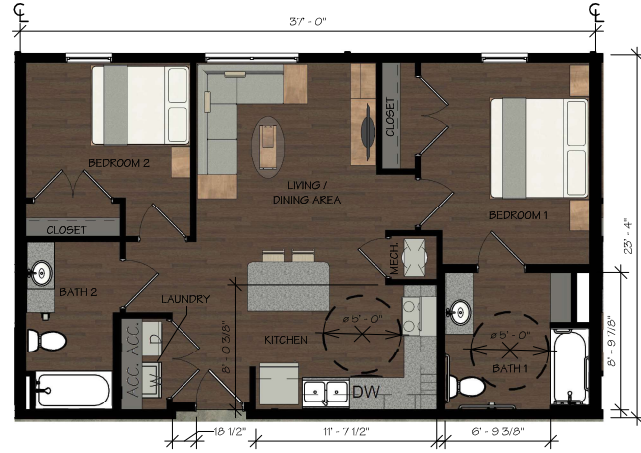
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS

UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT
(12) 1-BR UNIT(S) 24%			
TYP. 1-BR-A	1	1	659 SF
FHA 1-BR-A	1	1	659 SF
TYP. 1-BR-B	1	1	714 SF
FHA HEARING/VISUAL 1-BR-B	1	1	714 SF
ADA 1-BR-A	1	1	659 SF
(37) 2-BR UNIT(S) 76%			
TYP. 2-BR-A	2	2	861 SF
FHA 2-BR-A	2	2	861 SF
TYP. 2-BR-B	2	2	861 SF
FHA 2-BR-B	2	2	861 SF
ADA 2-BR-A	2	2	861 SF



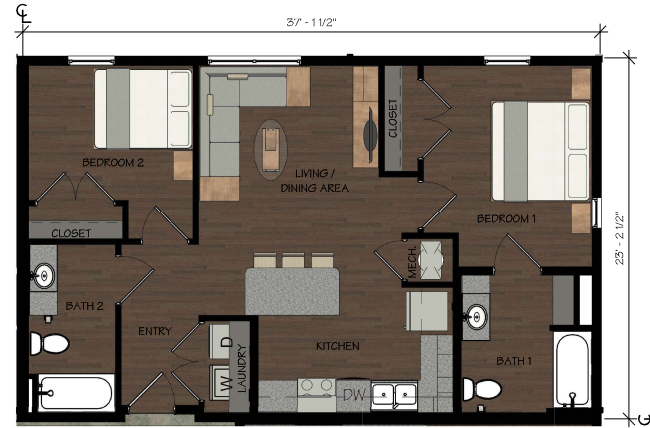
FHA /TYP. 2-BR-A UNIT PLAN

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



ADA 2-BR-A UNIT PLAN

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



FHA /TYP. 2-BR-B UNIT PLAN

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

MARCH 2026



LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP8

TOTAL APPROXIMATE BUILDING
EXTERIOR COMPOSITION
SIDING: 100%

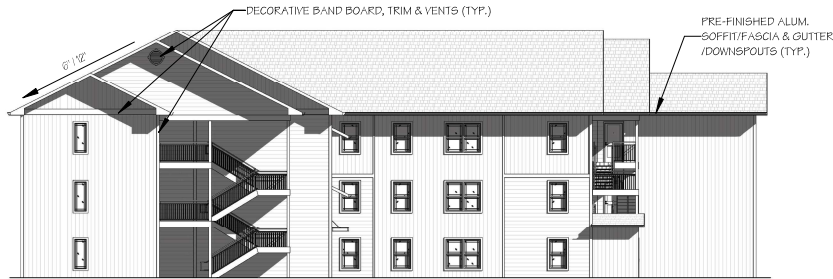
APPROXIMATE BUILDING
EXTERIOR COMPOSITION
SIDING: 100%



BUILDING TYPE "A" FRONT ELEVATION

SCALE: 3/64" = 1'-0"

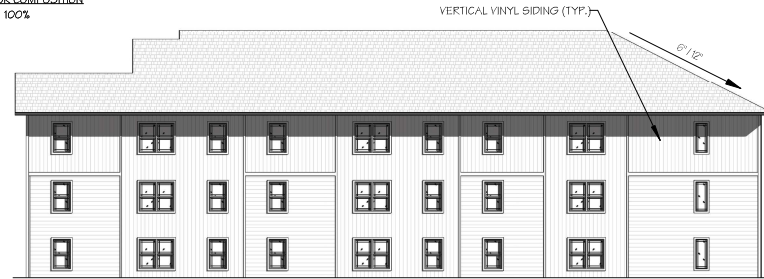
APPROXIMATE BUILDING
EXTERIOR COMPOSITION
SIDING: 100%



BUILDING TYPE "A" LEFT ELEVATION

SCALE: 3/64" = 1'-0"

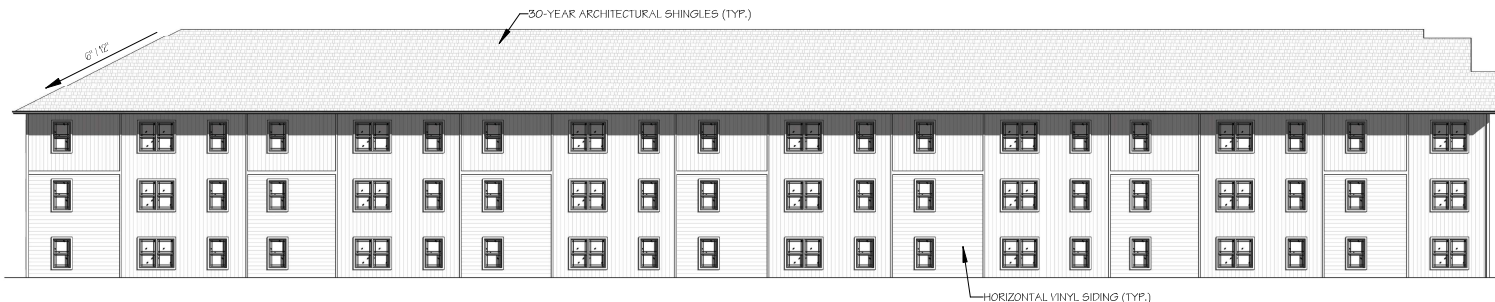
APPROXIMATE BUILDING
EXTERIOR COMPOSITION
SIDING: 100%



BUILDING TYPE "A" RIGHT ELEVATION

SCALE: 3/64" = 1'-0"

APPROXIMATE BUILDING
EXTERIOR COMPOSITION
SIDING: 100%



BUILDING TYPE "A" REAR ELEVATION

SCALE: 3/64" = 1'-0"

MARCH 2026

Wallace
ARCHITECTS L.L.C.
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Gyani
Capital



LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS

AP9



SAMPLE RESIDENTIAL BUILDING



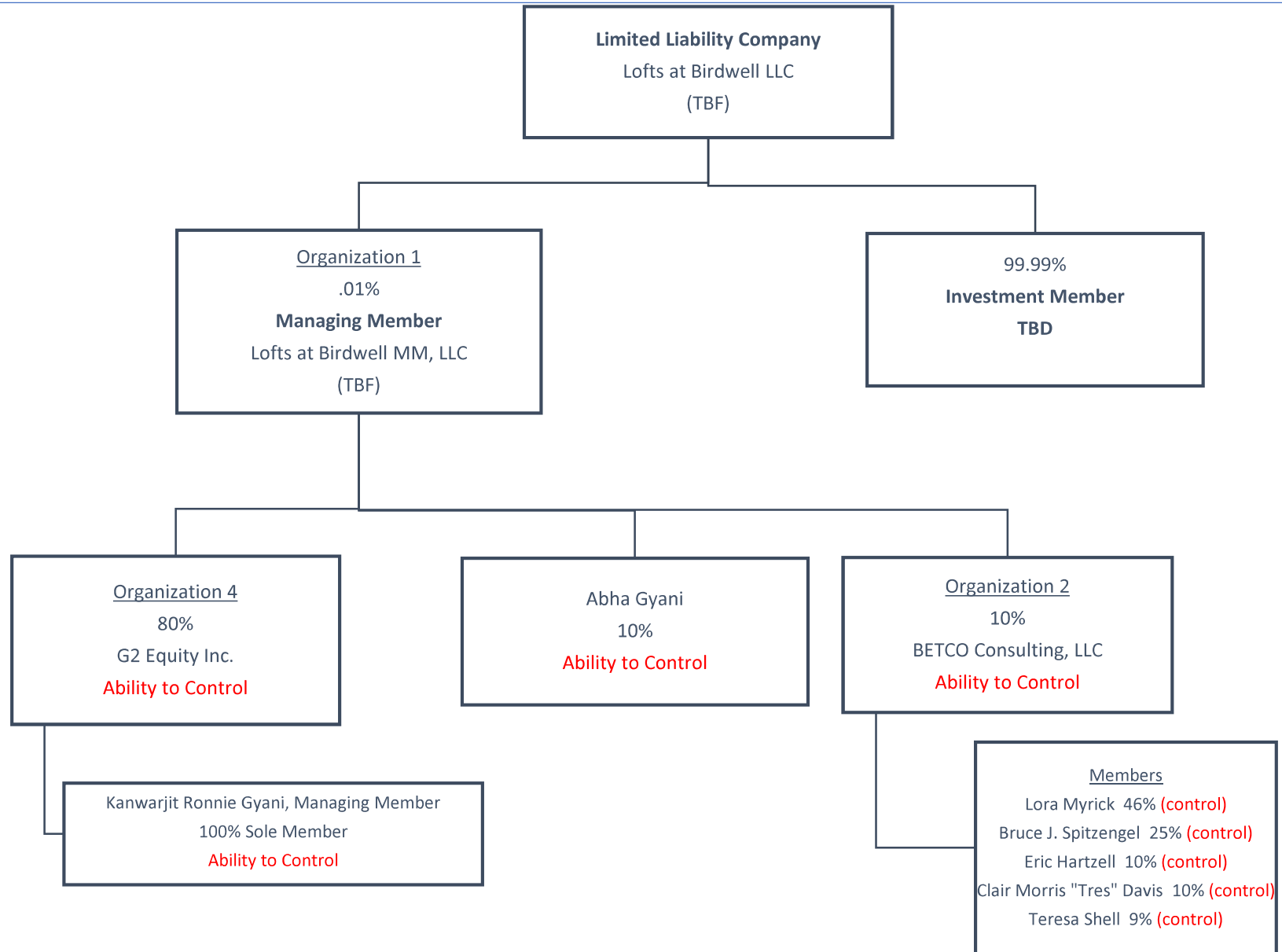
MARCH 2026



LOFTS AT BIRDWELL
BIG SPRING, HOWARD COUNTY, TEXAS
AP10

Organizational Chart
Lofts at Birdwell

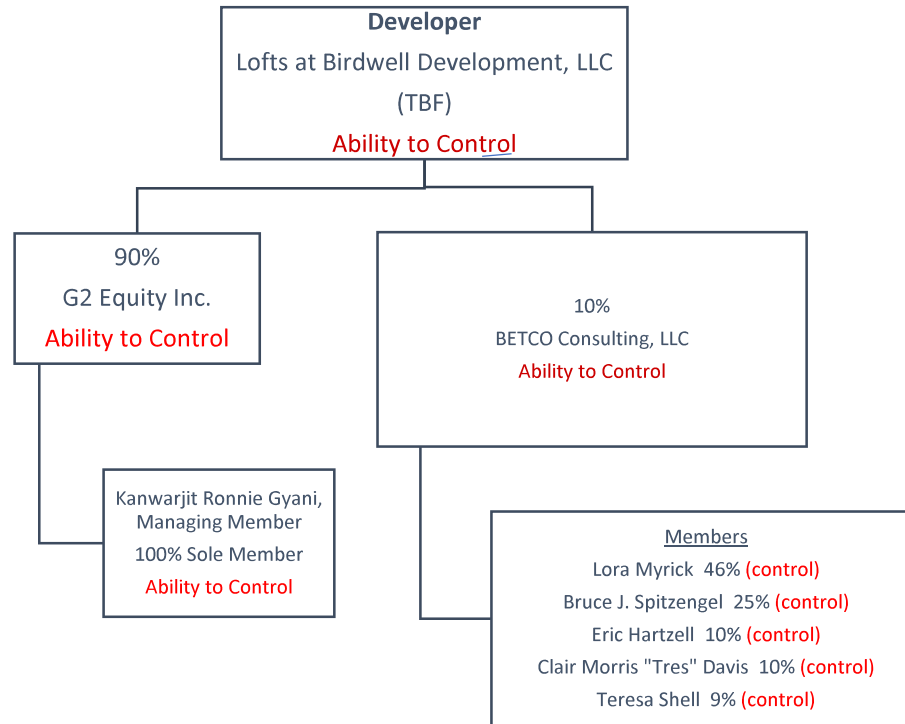
Owner Chart



Organizational Chart
Lofts at Birdwell

Pre-Transfer

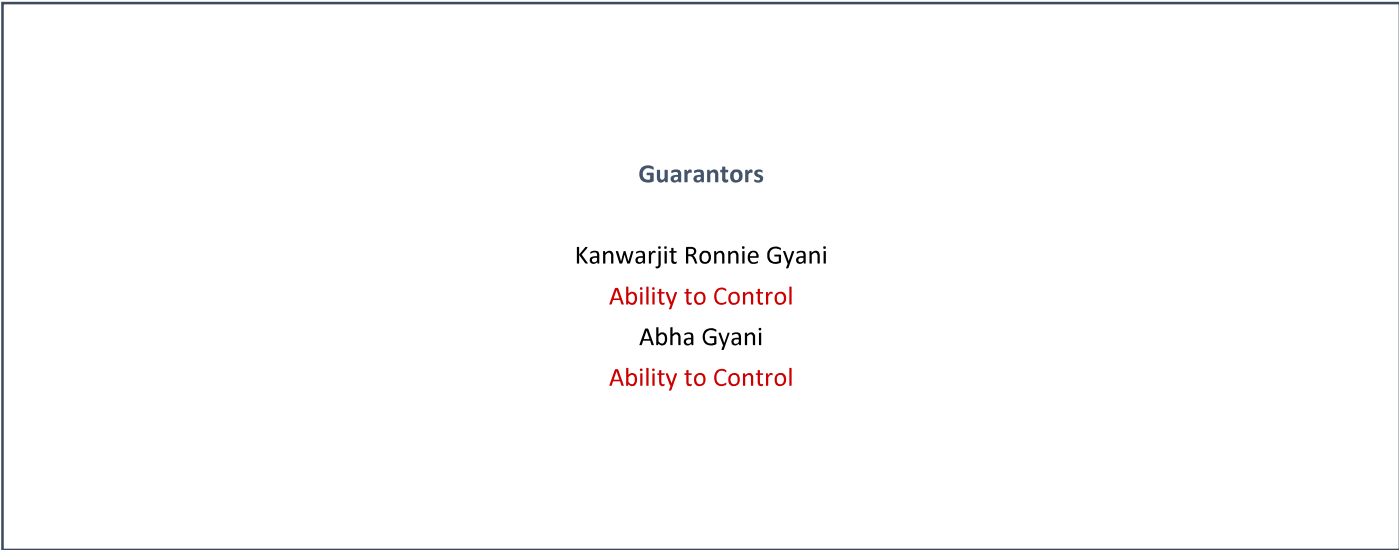
Developer Chart



Organizational Chart
Lofts at Birdwell

Pre-Transfer

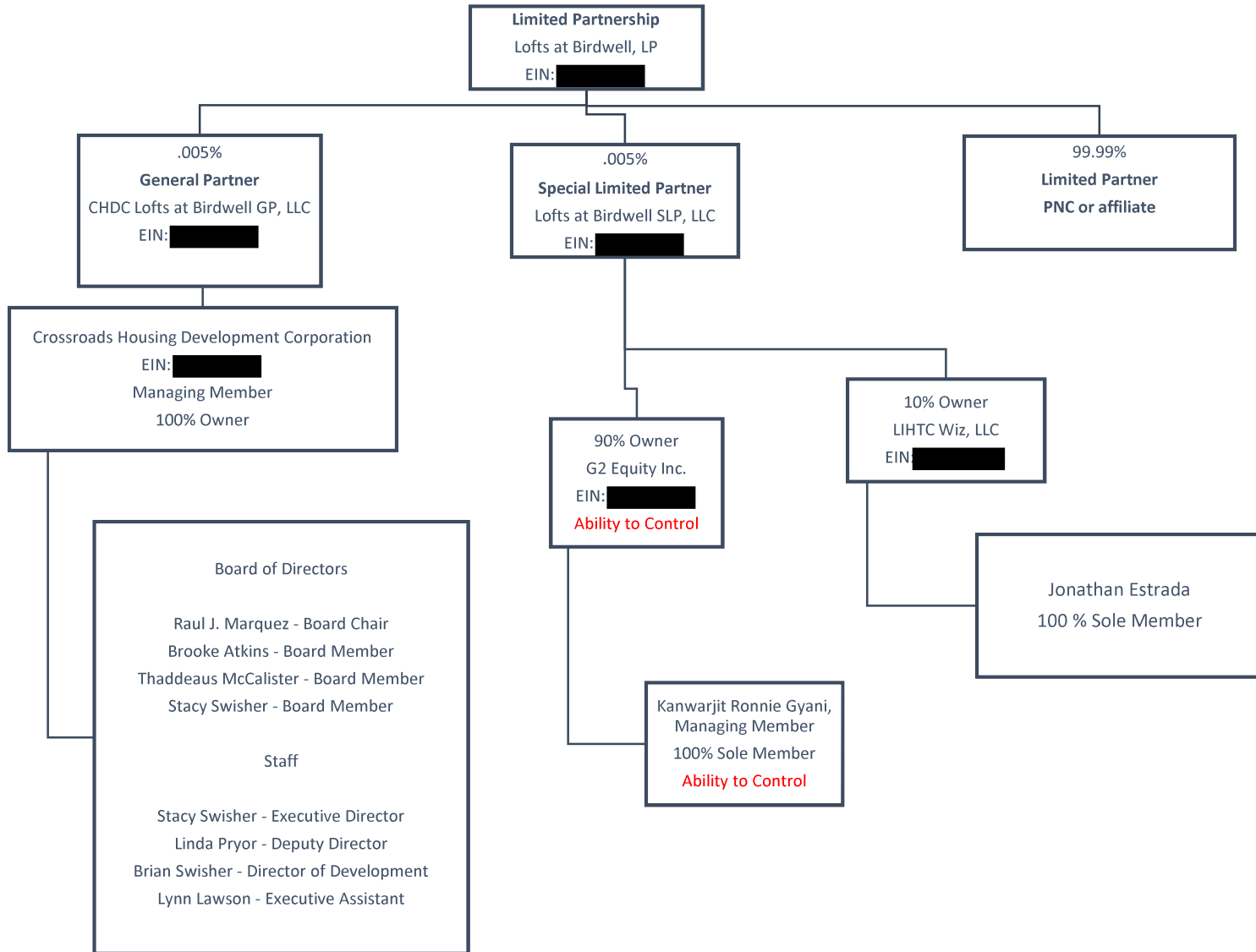
Guarantors Chart



Post Transfer

Organizational Chart Lofts at Birdwell

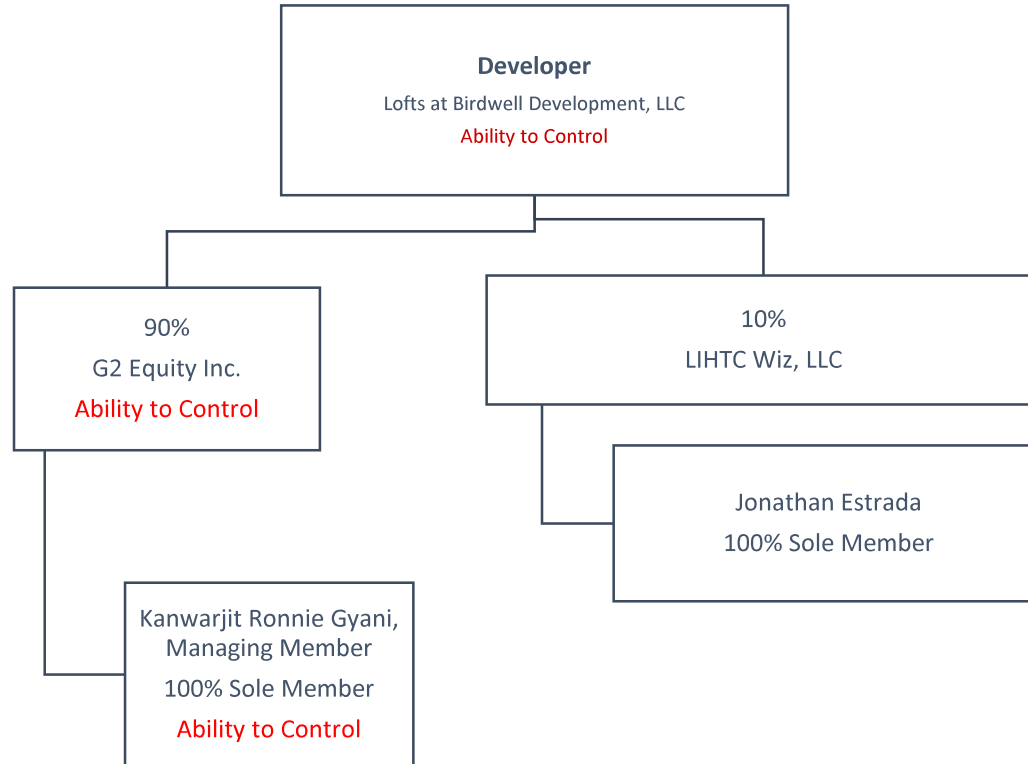
Owner Chart



Organizational Chart
Lofts at Birdwell

Post Transfer

Developer Chart



Guarantors Chart

Guarantors

Kanwarjit Ronnie Gyani

Ability to Control

Paul D. Stell