September 22, 2025

Lucy Weber Asset Management TDHCA P.O. BOX 13941 Austin, TX 78711-3941

Re: HTC 23229/24837 Autumn Parc Material Amendment Request

Dear Ms. Weber:

This letter concerns a material amendment request for HTC 23229/24837 Autumn Parc to reduce the total number of units from 57 units to 51 units and for a minor reduction in site acreage. The amendment fee has been delivered to TDHCA. This unit reduction is necessary due to site drainage and detention constraints that were unknown at the time of application. The site acreage request is due to

Reduction in Site Acreage

At application, Autumn Parc had an acreage of 2.57 acres based on a survey that erroneously included the sidewalk adjacent to the street. The final ALTA survey for the site has an acreage of 2.521 acres, which does not include the sidewalk adjacent to the street. Please see the attached final survey.

Reduction in Number of Units

At application, Autumn Parc was proposed to have 57 total units with a detention area at the northwest corner of the development site. During the site plan review process, the City of Arlington required a comprehensive drainage study and then required a detention system to mitigate *both* the development's drainage *as well as* drainage for adjacent properties. Due to limited space on the development site, an underground detention system would be required. The developer submitted five full drainage plan submittals and worked through comments with the City of Arlington from 2024 through July 2025; however, the City continued to express concerns about the underground detention system citing limited experience with the proposed design and materials. During preparation of a sixth submittal, alternatives to an underground detention system were discussed, and the City indicated that the site plan submitted with this amendment request—with detention in a wide drainage channel along the western side of the development site—would be acceptable and eliminate the need for underground detention.

In order to accommodate the wide drainage channel, the development, originally proposed with 57 total units in 2 buildings, is now proposing 51 units in 1 building. At application, 12 of the 57 units were market rate, and the 6 units being eliminated were market rate units. This amendment proposes no change to the total number of low income units from application: there will be 45 low income units and 6 market rate units. The residential density at application was 22.18 and the residential density with this amendment at 2.521 acres is 20.23.

At application, the development had 57 units; 15 one-bedrooms, 24 two-bedrooms, and 18 three-bedrooms. This amendment proposes 51 units with 15 one-bedrooms, 26 two-bedrooms and 10 three-bedrooms. The NRA has been reduced from 55,110 to 47,716.

Common area has been reduced. At application, there was 12,736 square feet of common area, which included breezeways and 3,371 sf in the clubhouse area. This amendment proposes 10,769 of common area, which includes breezeways and tenant areas of the clubhouse. Parking has also been reduced from 119 total spaces at application to 102 total parking spaces, corresponding with a reduction in total units.

Please find the attached letter from the engineer regarding the need to change the detention, as well as revised architectural plans and application forms regarding the unit reduction.

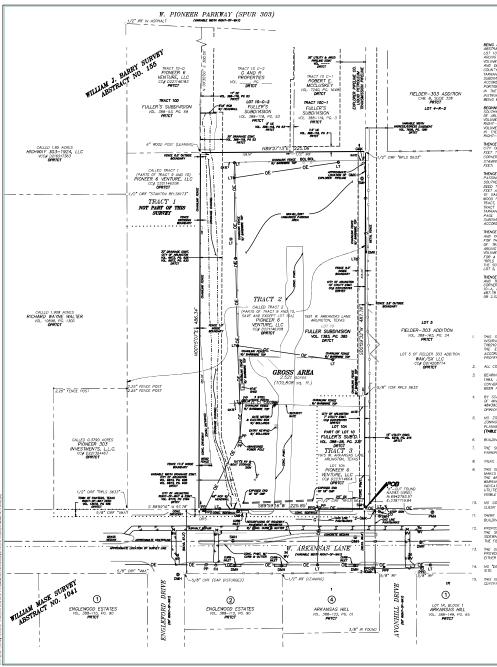
Explanation and Good Cause for the Amendment Request

It was unknown at the time of application that the development site would need to accommodate the detention of adjacent properties, nor that the City would have concern approving the underground detention system. The change is necessary to comply with the City of Arlington preference of the large ponding detention system proposed in this amendment. The good cause for this amendment is to enable this development to move forward and provide affordable units in Arlington. Please also note that due to the delay in working with the City on the detention system, an additional force majeure request will be submitted to TDHCA.

Thank you for your attention and please contact me with any questions.

Sincerely,

Alyssa Carpenter



LEGAL DESCRIPTION

BENG A 2-521 ACRE TRACT OF LAND STILLTED IN THE MALIAN ... BASEY SIRVEY, ASSTRACT NO. 153, CITY OF ABLINGTON, TARRAIN COUNTY, TEXAS, BENCA ALL OF 10-40, OF ADMITTON ADMITTANCE OF ADMITTON ADMITTANCE OF ADMITTANCE

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* GENERAL NOTES *

- THIS SURFIEY WAS PREPARED WITH THE BENEFIT OF THE COMMUNENT FOR TILE INSURANCE SOURCE BY STEMAY THE CUARMITY COMPANY. OF MA. THE PROPERTY COMPANY OF MA. THE EXCEPTION SIGNIFIC-OFFWAY OF OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREON. THIS SURFIETOR HAS NOT ABSTRACTED THE PROPERTY.
- ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA"
- BEARNIGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, MORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS GESERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 044351," ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMMINED SCALE FACTOR OF LOCOLSS22842.
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 44434003384, MAP EFFECTIVE SEPTEMBER 25, 2009. THE SURFECTIVE OFFER NO. OPINION AS TO THE FLOOD POTENTIAL OF THE SUBJECT PROPERTY. (TABLE A. ITEM 3)
- NO ZONING REPORT WAS PROVIDED BY THE GUELT TO THE SURVEYOR CURRENT ZONING PEP OF THE SURVEYOR CURRENT ZONING PEP OF OF ARTISTICATION COMMINGE NO. 23-037, DATED ADJOIST 28, 2023, IS PRINCED DESCRIPTION (OF DESCRIPTION AND THE FAMILY 22 (RWF-22).

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BUILDING FOOTPRINT SHOWN ON SURVEY, (TABLE A. ITEM 7(a)

- THE SUBJECT TRACT CONTAINS 3 REGULAR PARKING SPACES AND NO DISABLED PARKING SPACES, (TABLE A, ITEM 9)
- THERE ARE NO PARTY WALLS AFFECTING SUBJECT SITE. (TABLE A, ITEM 10)
- THE SUPER PETERS HE APPLE MOUND MICHAND THE THE SUPER HE SUPER HE
 - NO GOVERNMENT AGENCY SURVEY-RELATED REQUIREMENT HAS BEEN SPECIFIED BY CLIENT AT TIME OF SURVEY. (TABLE A. ITEM 12)
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY. (TABLE A, ITEM 16)
- PROPOSED CHANCES IN STREET FIGHT OF WAY LINES WAS NOT MADE AVAILABLE TO THE SUPPCIOR BY THE CITY OF ARLINGTON, EVIDENCE OF RECENT STREET OR SOEWALK CONSTRUCTION OF REPLAYS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A. ITEM 17)
- THE SURVEY SHOWS ALL PLOTTABLE OFFSITE EASEMENTS. NO OFFSITE EASEMENTS PROVIDED BY THE CLUDIT. THIS SURVEY HAS NOT BEEN ABSTRACTED FOR EASEMENTS DTHER ON O'RE THE ROPERTY. (TABLE A, ITEM 10).
- NO "DESIGNATED WETLANDS" BY USACE CORP OF ENGINEERS WERE OBSERVED ON THIS SITE.
- THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE SURVEYOR'S CERTIFICATE.

ATTENTION TO SCHEDULE B ITEMS

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FLOYD I. MCCANTS AND GEORGE A. MCCANTS AND CITY OF ARLINGTON, FEASE, BY INSTRUMENT DATED JULY 10, 1979, FIELD JULY 1979, RECORDED, MANUERY CULUME 6770, PAGE 2484 OF THE DELTO ECCORDS OF THROWN COUNT TEXAS, AND AS NOTED ON SURVEY DRAWING PREPARED BY TOOD FROMER, REJLS, NO. 5833, DEED FERBUARY 25, 2023, N. 38 NO. 2502-2622 (AFFECTS REATS 2 AND 3) EASEMENT AND RIGHT-OF-WAY IS NOT LOCATED ON THE SUBJECT TRACT. IT IS WITHIN ARKANSAS
- EASTHAIT, RIGHT OF WAY AND/OR AGREDMENT BY AND BETWEEN FLOTD 1. MCCANTS AND GEORGE
 A MCCANTS AND OTTO "ARRIGHTON, TASKS BY RESTRUMENT DATED MANAGER 4. (1905, TRED
 HARMAN COMPT, TEACH, AND AS NOTED ON SAFELY PRANCE OFFERINGE TO TOO PROJECT,
 RPLIS. NO. 5633, DATED TEBELMARY 25, 2023, N. GIB NO. 2022-2022. (AFTER'S TRACT 2)
 EASTHAIT IS CONCIDENT ON THE SUBSECT TRACT, AS STORM MERCON.
- EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETNEEN FLOTD L. MCCANTS AND GEORGE A. MCCANTS AND CITY OF ARLINGTON, TEXAS, BY WISTRAWENT DATED JAMANEY 4, 1980, FILED JAMANEY 15, 1980, RECORDED JAMANED FOLUME GEORGE, PAGE 630 OF THE GEOR RECORDS OF TARRANT COUNTY, TEXAS, AND AS NOTED ON SURVEY DRAWING PREPARED BY THE FILES. NO. 633, DATED TERRINGT 23, 2023, N. 408 NO. 2012—2022, (AFTECTS TRACT 2) EASEMENT IS LOCATED ON THE SUBJECT TRACT. AS SHOWN HEREON
- EASIDENT, RIGHT OF MAY AND/OR AGREDIENT BY AND BETWEEN FLOTD L. MCCANTS AND OTT OF ARRAGION, TEXAS, BY HISTMANN DATES COTTORED L. 2007, PEED COTORIOR II, 2007, MEDICAGED TEXAS, AND AS AND ON SAMEN'S PARMINE PROPAGED TO TOOL FROMER, BLULS, MO. 563, TY, DATES TERMANY 28, 2023, M. JOB NO. 2302–2022. (AFTECTS TRACT 2 AND TRACT 3.) EXEMBNT IS COLOTION ON THE SUBSCITT TRACT, AS SHOWN MERCIN.
- OL, GAS AND MNERAL LEASE RECORDED SULY 23, 2008, RECORDED IN/ANDER COUNTY CLERK'S FILE NO. D200200704 OF THE OFFICIAL POBLIC RECORDS OF THREAST COUNTY, TEXAS IN FAVOR OF PALICAN BENNETT, LLC, (TITLE TO SAID LEASE NOT OMECKED SUMBSEQUENT TO ITS DATE OF DECUTION). PER THE DESCRIPTION OF THE PROPERTY CONTAINED THEREIN, THIS DOCUMENT PERTAINS TO THE SUBJECT TRACT
- ON, GAS AND MINERAL LEASE RECORDED OCTOBER 5, 2011, RECORDED W/JUNDER COUNTY CLERK' FILE NO. DZ1122/10 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS IN PANCRE OMESAPEARE EXPLORATION, LLC. (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE PER THE DESCRIPTION OF THE PROPERTY CONTAINED THEREIN, THIS DOCUMENT PERTAINS TO THE SUBJECT TRACT
- BUILDING SET BACK LINE AS SHOWN BY PLAT RECORDED IN/LINGUER VOLUME 388-28, PAGE 237 OF THE PLAT RECORDS OF TARRANT COUNTY, TEMAS, AND AS NOTED ON SUPREY DRAWING PREPARED BY TOOD FINCHES, R.PL.S. NO. 6533, DATED FEBRUARY 25, 2023, IN JOS NO. 2302-2022.
- BUILDING LINE IS LOCATED ON THE SUBJECT TRACT, AS SHOWN HEREON
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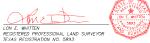
EXISTING IMPROVEMENTS ARE SHOWN HEREON

SURVEYOR'S CERTIFICATE

TO: AT ARKANSAS HOUSING, LP, PNC BANK, NA, STEWART TITLE GUARANTY COMPANY, AND DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA,NESS, LAND THE SURVEYS, SOM'TY, ESTREBUSED AND ADOPTED BY ALTA AND NESS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10, 11a, 12, 13, 16, 17 and 18 of Table A THEREOF, THE FIELD WORK WAS COMPLETED ON APRIL 4, 2024.

DATE OF PLAT OR MAP: NOVEMBER 5, 2024



REVISED DATE: DECEMBER 18, 2024 TO ADD CURRENT ZONING AND ADDITIONAL NOTE,

PLEASE NOTE THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" HEREON CONSTITUTES AN ELPHESSION OF PROTESSIONAL OPHION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OF CURPANTE, ETHER WMA PROJECT NO. 3708-00-02



VICINITY MAP NO SCALE



LEGEND/ABBREVIATIONS

IRF IRON ROD FOUND CIRF 5/8" CAPPED IRON ROD FOUND

CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA"

OFFICIAL PUBLIC RECORDS,

TARRANT COUNTY, TEXAS

PLOORDS, T.L.A.

TARRANT COUNTY, TENA.

TARRANT APPRAISAL DIS.

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D EM ELECTRIC METER
DECB ELECTRIC CABINET
LP LIGHT POLE
GY GUY ANCHOR

GUY ANCHOR
BOLLARD
TELEPHONE PEDESTAL
TELEPHONE UNE MARKER
GAS PIN FLAG
GAS LINE MARKER
GAS METER
FIRE HYDRANT
WATER METER

BOL PPD PPF PMK GPF GMK GM

WATER VALVE

CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE RCB REINFORCED CONCRETE BOX

BOUNDARY LINE

---- ADJOINER LINE / LOT LINE

· · · · · · · · · · ORIGINAL LOT LINE

---- EASEMENT LINE

_____ SURVEY LINE

ALTA/NSPS LAND TITLE SURVEY OF 2.521 ACRES

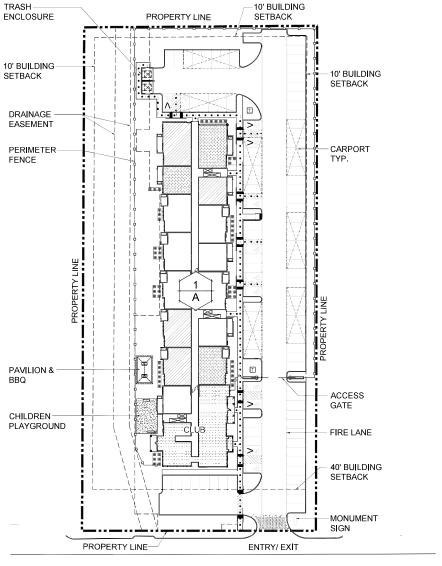
SITUATED IN THE W. J. BARRY SURVEY, ABSTRACT NO. 155 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

NOVEMBER 2024



his rightration/leans number: 10080000 519 east border rlington, texas 76010 817-469-1671 fax: 817-274-8757 ***.mmatexes.com

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W ARKANSAS LANE

SITE DATA ACRES (TOTAL)
(1) 3 STORY BUILDING
TOTAL UNITS
UNITS/ACRE 2.521 51 20,23

KNOWN EASEMENTS SHOWN NO KNOWN FLOODPLAIN NO DETENTION REQUIRED

SITE AMENITIES - 4,177 S.F. CLUBHOUSE - PLAYGROUND - PAVILION & BBQ

BUILDING KEY BUILDING NUMBER BUILDING TYPE

UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.
A1 - ONE BED/ONE BATH	11	21.57	750 S.F.	8,250 S.F.
A1 HC . ONE BED/ONE BATH	1	1_96	750 S.F.	750 S.F.
A1 P1 - ONE BED/ONE BATH	3	5.88	745 S.F.	2,235 S.F.
B1 - TWO BED/TWO BATH	19	37.25	950 S.F.	18,050 S.F
B1 HC - TWO BED/TWO BATH	2	3.92	950 S.F.	1,900 S.F.
B1 P1 - TWO BED/TWO BATH	2		977 S.F.	1,954 S.F.
B1 P2 - TWO BED/TWO BATH	3	5.88	959 S.F.	2,877 S.F.
C1 - THREE BED/TWO BATH	5	9.80	1,170 S.F.	5,850 S.F.
C1 HC - THREE BED/TWO BAT	TH 1	1.96	1,170 S.F.	1,170 S.F.
C1 P1 - THREE BED/TWO BAT	H 4	7.84	1,170 S.F	4,680 S.F.
TOTAL	51	100		47,716 S.I

ACCESSIBLE UNITS

IOTAL	UNIS	51
PZZZ1	ADA UNITS (5% OF TOTAL UNITS)	
	A1 HC UNITS	- 1
	B1 HC UNITS	- 2

H&V UNITS (2% OF TOTAL UNITS) 3 A1 HV UNITS 1 B1 HV UNITS 1 C1 HV UNITS 1

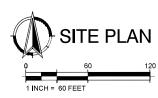
· · · · ACCESSIBLE ROUTE

BUILDING TABULATION					
	A	TOTAL			
# BLDGS	1	1			
# STORIES	3	3			
UNITS/BLDG	51	51			
BREEZEWAY S.F.	7,584 S.F.	7,584 S.F.			
COMMON AREA/CLUBHOUSE S.F.	4,177 S.F.	4,177 S.F.			
NET RENTABLE S.F.	47,716 S.F.	47,716 S.F.			
PATIOS/BALCONIES S.F.	3,321 S.F.	3,321 S.F.			
STORAGE S.F.	688 S.F.	688 S.F.			
TOTAL GROSS BLDG S.F.	63,486 S.F.	63,486 S.F.			

PARKING REQUIRED	
1.5 PER 1 BED X (15 UNITS)	2
2.0 PER 2 BED X (26 UNITS)	5
2.5 DER 3 RED Y (10 HMTS)	2

PARKING PROVIDED STANDARD SPACES VAN ACCESSIBLE ACCESSIBLE ACCESSIBLE
COVERED SPACES
VAN ACCESSIBLE
ACCESSIBLE

PARKING RATIO = 2,00 SPACES PER UNIT





PROJECT: 23015

OM HOUSING - AUTUMN PARC APARTMENTS ARLINGTON,



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September 22, 2025

OM Housing Mr. Deepak Sulakhe 5033 Brookview Dallas, TX 75220

RE: Autumn Parc

1915 & 1921 W. Arkansas Lane

Arlington, Texas 76013

Dear Mr. Sulakhe,

The final plat and construction plans for the Autumn Parc multi-family project have been under review by the City of Arlington since October of last year. The original site design included an underground detention system in order to accommodate 57 multifamily units on the site in addition to the drainage needs of the adjacent properties.

Since October of last year, the design team has been working on the design of the underground detention system with the City of Arlington Public Works Department, but has not been successful in designing a system that is acceptable to the City in terms of design and materials.

Therefore, an alternative site plan has been proposed to include a drainage channel on the western boundary of the site. This drainage channel is an acceptable solution for the City of Arlington. The new site plan will remove the need for an underground storage system, but will require the reduction in units from 57 to 51 in order to allow for the area needed for the drainage channel.

Sincerely,

President

Mycoskie & Associates, Inc.