

Carver Ridge Apartments, LP

1329 East Lark Street
Springfield, MO 65084

April 29, 2024

Texas Department of Housing and Community Affairs
Attn: Rene Ruiz, Senior Asset Manager
221 E. 11th Street
Austin, TX 78701

RE: Carver Ridge Apartments #23942/21177
Amendment Request

Mr. Ruiz:

This letter is to notify you of a change that occurred during the construction of Carver Ridge Apartments.

At application, the design team for Carver Ridge Apartments relied on field notes and a sketch of the development that was completed in 2016. This sketch assumed the site would be approximately 7.02 acres. At application, the design team believed that a street would be dedicated to the City and this street would be approximately .735 acres.

After application, upon review of the proposed street dedication with the City, it was decided that granting an access easement over private land would provide a greater benefit for both the City and Carver Ridge Apartments. To construct a city street would have required a 55-foot wide Right of Way (ROW) compared to the private 25-foot-wide ROW that was constructed in lieu of a public ROW. This ROW allows for all adjoining parcels to have access to County Road 137 and increases the taxable land basis of Carver Ridge Apartments for the City in future tax years.

This easement is owned by Carver Ridge Apartments and is approximately .529 acres. A copy of this easement is attached. Since the easement is owned by Carver Ridge Apartments, it is included on the plat. The total plated acreage of the site is now 7.529 acres.

While we understand this does decrease our total residential density by 6.76%, our intent from application was always to provide ROW to adjoining parcel. We feel the way the development was constructed was the best way to provide the community of Hutto, TX with a housing project that prioritized the greater interest of the City as a whole.

Thank you for your consideration.



Justin Zimmerman
Member

SKETCH TO ACCOMPANY FIELD NOTES



