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.

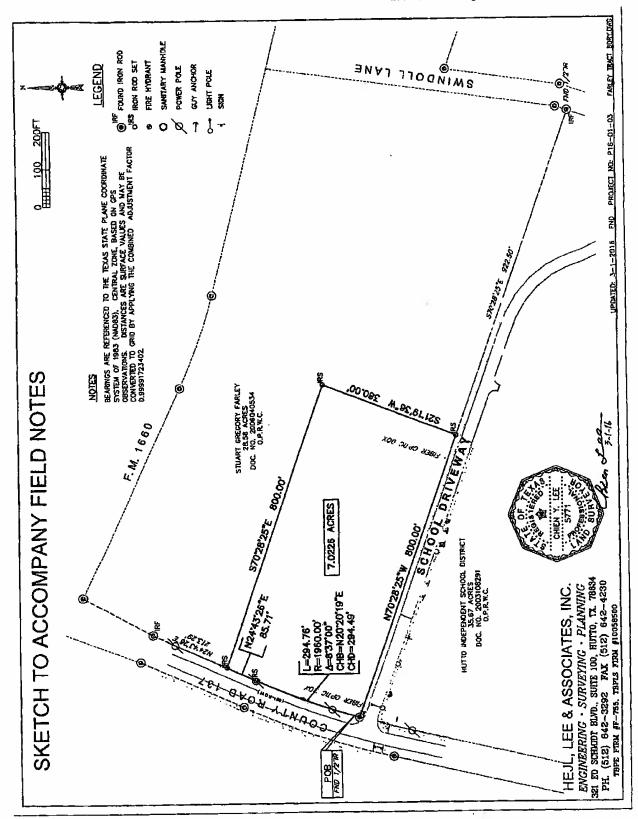
This easement is owned by Carver Ridge Apartments and is approximately .529 acres. A copy of this easement is attached. Since the easement is owned by Carver Ridge Apartments, it is included on the plat. The total plated acreage of the site is now 7.529 acres.

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





DUNAWAY ASSOCIATES, I.P. 656 BALLY AVENUE SUITE 400 FORT WORTH, TEASS 76107 (617) 335-1121 (PHONE) (617) 335-7437 (FAX)

ZIMMERMAN PROPERTIES
DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MO 68604
(417) 883-1632 (PHONE)

DEVELOPER

0LSSON 302 E. MILSAP ROAD FAYETTEVILLE, AR 72703 (479) 443-4340 (PHONE) (479) 443-4340 (FAX)

STUART GREGORY FARLEY,
HAL PATRICK FARLEY,
AND NINA BATES
P.O. BOX 22309
SACRAMENTO, CA 95822

VICINITY MAP

BEING a 7:529 acre parcel of land situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Leass, and being a portion of a called 28.58 acre tract of land described in General Warranty Deed to Stuart Gregory Farley, as recorded in Document Number 2006040534, Official Public Records of Williamson County, Teass (10 F.W.C.r.), and as described in Special Warranty Distribution Deed to Hall Patrick Farley, Stuart Gregory Farley, and Mining Bates, as recorded in Document Number 2003022842, O. P. R.W.C.T., said 7.529 acre parcel of land being more particularly described by metes and bounds as follows:

right-of-way line of County Road 137 (80 foot width), and being locatable by NAB38 Grid Coordinate N-LQ1533-96.68, E-2,13,4773-12, and from which a bound 1/2-trich iron rod for corner on said easterly right-of-way line bears North 24 degrees 43 minutes 31 seconds East, a distance of 185.80 leet; BEGINNING at a found 1/2-inch inon rod with age stamped "Aultara 7579" for the southwest corner of a called 3915 acter act of land described in General Warranty Deed (with Vendor's Lieh) to 1660 Real Estate Lick, as recorded in Decument Number 201802281, O.P.R.W.C.T., being on the asstery

THENCE South 70 degrees 28 minutes 57 seconds East, along the southwesterly line of said called 3.9156 3.2.7 for the southeast corner of said called 3.9156 ace tract, and continuing across said called 28.58 acre tract a total distance of 798.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC," for corner;

sing at a distance of 27.51 feet a set 5/8-inch from rod with cap stamped "DUMAWAY ASSOC" for rear on the City of thut Dozimig District limits as described in City Ordinance Number O-16-08-18-94, secorded in Dozument Number 2016/079126, O.R. NU.C.T., and continuing across said called 28.58 acre tract a total distance of 407.52 feet to a found 1/2-inch iron rod with cap stamped "HEI, LEE" for corner on the common southerly line of stale distelled SX8 acre tract and the northerly line of a called as 56 acre tract of ind described in General Warranty Deeds to the Hutto Independent Scholo a District, as recorded in Document Numbers 2003108291, 2003108292, and 2003108293, D.R.W.C.T.;

3.67 are efract and the southwest corner of said called 28.58 are tract, said point being on the easterly right-of-way line of said called 28.58 are tract, said point being on the easterly right-of-way line of said country Road 3.77, and being the beginning of a curve to the right, faving 3 and to 11,560.00 feet and whose chord bears North 20 degrees 25 minutes 04 seconds East, a distance of 294.62 feet. THENCE North 70 degrees 28 minutes 55 seconds West, along said common line, a distance of 800.40 feet to a found 1/2-inch iron rod with cap (illegible) for the common northwest corner of said called

FOUND 1/2 IRON-ROD WTH CAP (ILLEGIBLE)

THENCE Northeasterly, along the common easterly right-of-way line of said County Road 137 and the westerly line of said called 28.58 acre tract, and along said curve to the right, through a central angle of 08 degrees 37 minutes 14 seconds and an arc length of 294.90 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the end of said curve;

THENCE North 24 degrees 43 minutes 31 seconds East, continuing along said common line, passing at a distance of 85.58 feet a found 1/2-inch in on root with cap stamped "Hell, LEE" for corner on said City of Hutto Zoning BÖSTRG limits, and continuing a total distance of 113p.13 feet to the POINT OF BEGINNING and containing 7.529 acres (or 327.942 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE:

I, Mark Yale, do hereby, certify that this plat is true and correct and was prepared from an actual and accurate on-three-ground survey of the land, and that all corner monuments shown thereon were properly placed on the ground under my personal supervision. The field work was

The basis of hearings for this survey is the Texas State Coordinate System, Central Zone 4203, based upon GP measurements. Distances and areas hereon are surface values. A combined scale factor of 0.9939216 was used for this project.

Mike Snyder, Mayor

Holly Nagy, City Secretary

CITY MAYOR AND CITY SECRETARY SIGNATURES:

Date

i, Nancy Rister, Clerk of the County Court of said county, do hereby earthy that the recently that the inegaing miscure in writing twith is certificate of autheritation was filed for record inity office on the form of the county of the coun

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(
KNOW ALL MEN BY THESE PRESENTS

This subdivision is located within the city limits of the City of Hutto, this the _____ day of ______, 2021. This plat was approved for recorded by the Hutto City Council on the ______ day of _____ , 2021. Date CITY DEVELOPMENT SERVICES SIGNATURE:

I, Matthew Loos, do hereby certify that this subdivision is in compliance with the codes and ordinances of the City of Hutto, Texas. ENGINEER'S CERTIFICATE:

07/02/2021 Date Matthew Loos, P.E. Licensed Professional Engineer Texas License No. 128869

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LAND USE DATA:

Number of Blocks: Number of Lots:

FO CERTIFY WHICH, witness by my hand this the __

Authorized Signature of Owner

Printed Name

7.529 acres County Road 127, Hutto, TX 78634 B-2 (General Commercial), and MF (Multifamily)

Area: Site address: Zoning: New Roadway: Lot Use:

9350 COUNTY ROAD 137 HUTTO, TX 78634

This instrument was acknowledged before me on the 2021. Notary Public, State of California STATE OF CALIFORNIA)(COUNTY OF SACRAMENTO)

My Commission Expires On: (CALLED 3.9156 ACRES) 1660 REAL ESTATE LLC DOCUMENT NUMBER 2018022871 O.P.R.W.C.T.

> FOUND 1/2" IRON ROD WITH CAP STAMPED N24*43'31"E

FOUND 1/2 IRON ROD-WITH CAP STAMPED ALLSTAR 5729

(REMAINDER OF CALLED 28.58 ACRES) STUART GREGORY FARLEY DOCUMENT NUMBER 2006040534

LOT 1, BLOCK 1 7.529 ACRES

26" ACCESS EASEMENT BY THIS PLA

(NO ADDRESS NUMBER CURRENTLY ASSIGNED ALONG COUNTY ROAD 137, HUTTO, TX 78634)

.52.02 .00.0967=

.06.462 -.06.462 -.40

DOCUMENT NUMBER 2008053089

BJI, INC., A TEXA

PORTION OF CALLED 28.58 ACRES)
STUART GREGORY FARLEY, HAL
PATRICK FARLEY, NINB BATES
DOCUMENT NUMBERS
2006040534 & 2003028462

WATER EASEMENT THIS PLAT

WILLIAM CATLIN 20" WATER EASEMENT-BY THIS PLAT , FARLEY MIDDLE SCHOOL (CALLED 35.67 ACRES)
HUTO INDEFENDEN
SCHOOL, DISTRICT
DOCUMENT NUMBERS
2003/08291, 2003/08292,
2003/08293
0.P.R.W.C.T. 20

CARVER RIDGE APARTMENTS LOT 1, BLOCK 1 **FINAL PLAT PHASE 1**

Situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas

1 LOT BEING 7.529 ACRES

To certify which, witness by my hand and seal at the Williamson County Court, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk of the County Court of Williamson County, Texas

Ashley Lumpkin, AICP Executive Director of Development Services

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OWNER'S CERTIFICATE:
STATE OF CALIFORNIA)(
COUNTY OF SACRAMENTO)(
KNOW ALL MEN BY THESE PRESENTS

That, talk particle falley, being the accounted of 7529 acces of land out of the Williams Galilia Survey, Abstract No. 271, City of Hutts, Williamson County, A Teast Same being conveyed by deed of read on Document No. 200600334, 2020028462, of the Galiliams of the central trace of land do hereby subsidiated to fall of the or the central trace of land do hereby subsidiated to the Conferior of the did not hereby access of his particle of the central trace of land do hereby subsidiated to the Conferior of Hutter of Hutter of the central trace of land do hereby subsidiated to the Conferior of Hutter of TO CERTIFY WHICH, witness by my hand this the

STATE OF CALIFORNIA)(COUNTY OF SANTA BARBARA)(Printed Name

This instrument was acknowledged before me on the 2021.

Notary Public, State of California

That, Nina Bate, being the oc-owner of 7529 acres of land on of the William main sower, Alzarat for 271, Chry of Hutta, Williams on Corty, Treas Same being conveyed by deed of record in Document No. 200600594, 2009205846. The Christian Hot of the Hot of the Christian Corty of the Christian Chris

TO CERTIFY WHICH, witness by my hand this the

STATE OF CALIFORNIA COUNTY OF MADERA) Printed Name

Notary Public, State of California

My Commission Expires On:

No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted SUBDIVISION DEVELOPMENT NOTES:

1. No building, fencing lands.

Building setback lines shall conform to UDC requirements. A 5' P.U.E. is hereby dedicated along each side of all rear lot lines. A 5' P.U.E. is hereby dedicated along and adjacent to all street side

No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.

20' WATER EASEMENT BY SEPARATE INSTRUMENT DOCUMENT NUMBER

O.P.R.W.C.T. = Official Public Records of Williamson County, Texas
D.R.W.C.T. = Deed Records of Williamson County, Texas

■ Sets 5/8* from root with cap stamped "DURAWAY ASSOC." (unless otherwise noted)

Central Angle Radius Arc Length Onord Bearing ordespor 80000 103.78 NY7842YW 103.79 OO2792W 2000 103.15 NY7844W 108.89 OO2793XY 808.89 NY79544W 108.89 NY79544W 108.89 NY79544W 108.89 NY

Curve Table

303 COUNTY ROAD 137 HUTTO, TX 78634

20° WATER EASEMENT I SEPARATE INSTRUMENT DOCUMENT NUMBER

N70'58'41"W 53.96" S65'56'55"E 4.03

Street lighting shall be provided by the developer in conformance with the City of Hutto UDC requirements.

A 5' sidewalk shall be constructed along County Road 137.

Water and wastewater service for this subdivision will be available it frough the City of hittou sher the appropriate waster and wastewater system improvements are installed to the site. The City of Hittous sheet in resalied to the site. The City of Hittous sheet is resulted to the site. The City of Hittous system improvements sequended to service the site. Wastewaters system improvements required to service the site. Unling providers for this site are Valent City of Hittous Wastewaters. City of Hitto Service and City of Hittous Service and Service

There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FEMA F.I.R.M. Map No. 48491C0520F, map revised date of December 20, 2019. 10

11. In order to promote defaulage away from a structure, the slab elevation shill be built at least one (1) for down the surrounding ground and should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet. All subdivision construction shall conform to the City of Hutto unified development code, construction standards and generally 12.

All easements on private property shall be maintained by the property owner or his or her assigns.

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PAGE 1 OF 1

DATE: JULY 2, 2021

JOB NO. B007152.001

age per non-residential lot is 85%