

May 15, 2025

Mr. Rosalio Banuelos Director of Multifamily Asset Management Texas Department of Community Affairs 221 East 11th Street Austin, TX 78701

Re:

Material Amendment Regarding a Change in Density for Riverview Manor,

Kerrville, Kerr County, TDHCA# 22159/23808

Dear Mr. Banuelos:

We are writing to request a material amendment change in density for Riverview Manor, TDHCA #22159/23808932. Riverview Manor, L.P. was approved by the TDHCA board to receive an award of MFDL-HOME funds under the NOFA 2024-2 in March of 2025, but HUD funds are not allowed to be used for developments that contain floodway on the property. To remedy this, we are splitting the parcel to remove the portion of the property that contains the floodway. The way the parcel is split is shown in Exhibit A. There was no intention or plan to develop any portion of the property that contained the floodway, but the floodway area is now being separated to allow us to use the previously approved MFDL-HOME funds. The total size of the original site was 2.171 acres, but once 0.685 acres of floodway is removed, the size of the remaining buildable acreage will be 1.486 acres. There will continue to be the same 36 total units as originally proposed, so the density has increased from 16.6 units per acre to 24.2 units per acre. The increased density is still allowable under Kerrville zoning requirements. The density increased by 46%, which is greater than the 15% threshold allowable by staff, thus we are seeking TDHCA board approval. Nothing about the development has changed, except for the density of the parcel that the building is being constructed on.

We have received approval to split the parcel with the City of Kerrville and separate the developable portion of the lot from the portion of the lot with floodway. The City handled this as a minor plat amendment and the approval process has been completed administratively. The recorded minor replat has been included in Exhibit B. We have

committed to maintaining the parcel that is in the floodway and it will serve as additional green space for the residents of Riverview Manor.

Please let us know if you need any additional information at this time.

Sincerely,

Brian Kimes

Authorized Representative

Exhibit A Updated ALTA Survey

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5. SO ROMONUL WERE RELLS SHALL RE FERMITTION ON FLOT, OR ANY OTHER LOCKION IN THIS SERMINON. 4. SOLD IN PROJECTION OF THE CONCENSION FLOW IN THE SHALL THE CONCENTION FLOW IN RECORDING OF ANY PROJECT, STORY, STORY, CONCENT, AND OTHER SHALL SHALL THE CONCENT, AND OTHER SHALL S	RECORDED ON THE	THEME SOUTH 44 DECREES A WARMERS IN SECONDS WEST, CONTINUAND ALONG AS DEAR OF FAIR ROOM RO. 1384 AND REPRINE DESCRIBED TO ACT OFFICE OF THE TOTO THE PROPERTY OF THE DECREMENT AND SOUTHWEST, AND SOUTHWEST, AND SOUTHWEST, THE SOUTHWEST AND SOUTHWEST AND SOUTHWEST, AND SOUTHWEST AND S	2.17 ACRE TRACT BEING PART OF LOT 1, BLOCK 1 FOXWORTH-GALBRAITH SUBDIVISION OF SURVEY NO.122 OF THE P.R.	1" = 50' DATE 04/04/202
APPRIOR OF SECURITY AND ORNOR DESIGNATION AND SECURITY AN	MACINE AUTORD, KERR COUNTY CLERK	CRIMER C	OF SURVEY NO.122 OF THE P.R. OLIVER SURVEY ABSTRACT NO. 265 CITY OF KERRVILLE KERR COUNTY, TEXAS	22-003 Sheet Number

Exhibit B Recorded Minor Plat Revision

EXECUTED ON THIS THE GILD DAY OF May 2025.

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSCRIED AUTHORITY, ON THIS THE 15th DAY OF May ...

Staci monnie NY COMMISSION EXPIRES: 3/8/2029

ADDRESSING:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF RETRIVILE PLANNING DIVISION.

DATED THIS 12 th DAY OF May , 2025.

THE PACTON DIRECTOR OF DEVELOPMENT SERVICES

PLAT - STAFF APPROVAL:

I HEREBY CERTIFY THAT THE SUBDIMISION PLATED HEREDN HAS BEEN FOUND TO COMPLY WITH THE SUBDIMISION REGULATIONS OF KERRYLLE, TEXAS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KERR COUNTY CLERK.

DATED THIS 12 +" DAY OF Ma. DREW PAXTON, DIRECTOR OF DEVELOPMENT SERVICES

PLAT - CITY ENGINEER:

HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS F KERRVILLE, TEXAS AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC



WAIVER FOR DAMAGES:

DATED THIS loth DAY OF May . 2025.



GENERAL NOTES:

- TOTAL AREA OF PLAT BOUNDARY = 94,578 SQUARE FEET OR 2.17 ACRES
- SELLING A PORTION OF THIS ADDITION BY WETES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITH-POLIDING OF UTILITIES AND BUILDING PERMITS
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- NO INDIMOLIAL WATER WELLS SHALL BE PERMITTED ON ANY LOT, OR ANY OTHER LOCATION IN THIS SUBDIVISION.
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 6. TO TAR BLOCK I BERSTOT RESIDENCE AS FLOORING AND TO BE USED FOR DRAWAGE PURPOSES.

 6. TO STRUCKERS, DOZETT HOSE BLOCKERS FOR BRAWAGE PURPOSES, SHALL BE ERECTED WITHIN LOT 2R, BLOCK 1.

 6. THE CHINER OF LOT THE BLOCK I IS RESPONDED FOR DRAWAGE PURPOSES.

 6. SEE ABOVE ORMEN'S CRETEFIELD BLOCK IDENTIFY.
- CITY OF KERRALLE PLAT FLE NO. 2025-015.



SURVEYOR'S CERTIFICATE

LEGEND

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STATE OF MISSOURI 8

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COUNTY OF ST. CHARLES 5

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NOTION FOR THE SAME OF MISSOURI



COUNTY CLERK'S RECORDING ACKNOWLEDGEMENT

FILED FOR RECORD ON THE 12th DAY OF NO. 2025 AT 3:53 O'CLOCK P.M.

RECORDED ON THE 12^{4h} day of Mas, 2028 at 3:54 o'clock P.m. in file record no. 25-92.794 of the official public records of Kerr county, texas.



SURVEYOR'S DESCRIPTION:

RIVERVIEW MANOR, L.P. DOCUMENT NUMBER 22-08703 O.P.R.K.C.T.

BASE FLOODZONE ELEVATIONS 1,649

LOT 1R, BLOCK 1 64,742 SQ. FT. OR 1.486 ACRES

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THENCE SOUTH 21 DEGREES 22 MINUTES 19 SECONDS EAST, ALONG SAID R.O.W. LINE OF F.M. ROAD NO 1336, AND EAST LINE OF SAID LDT 1, BLOCK 1 AND THE HEREN DESCRIBED TRACT, A DISTANCE OF 50.30 FEET TO THE PORTN OF COMMUNICE OF A CURKE TO THE ROAD NA A RADIOLO SP 53.370 FEET.

RINEPAGN MANDR, LP.
77.33 FORSTHI BOULENARD, SURE 1600
C(737) 228-4562

(737) 228-4562

ST. LOUS, MISSING 35103
ST. LOUS, MISSING 35103
ST. LOUS, MISSING 35103
ST. (972) 524-6500



MINOR RE-PLAT

LOT 1R & LOT 2R, BLOCK 1 HI-HO ADDITION 2.17 ACRE TRACT BEING PART OF LOT 1, BLOCK 1 FOXWORTH-GALBRAITH SUBDIVISION OF SURVEY NO.122 OF THE P.R. OLIVER SURVEY ABSTRACT NO. 265 CITY OF KERRVILLE KERR COUNTY, TEXAS

FILE NO. 25-02794

LOCATION MAP

ZONE AE CAREA WITHIN

BASE FLOODZONE .

1,649.3

REGULATORY FLOODZONE

TAX CERTIFICATES FILE NO. 25-02793

N83"21'02"E 18.45'-

1849 10.96 N84'43'51'E 58810'28'E) N84'43'51'E 58810'28'E) 24.82 56.24'

RONNIE N. AND SANDRA K. MUSGROVE CALLED 0.58 ACRE VOLUME 873, PAGE 8761 0.P.R.K.C.T.

HIGHWAY TX 78028

1600 JUNCTION | KERRVILLE, T

MINOR

1600

HECKED BY

DLJ/TDW WWWG SCALE 1" = 50" 04/04/2025

22-0031

1 OF 1

FILED AND RECORDED

Instrument Number: 25-02794

Recording Fee: 80.00

Number of Pages: 2

Filing and Recording Date: 5/12/2025 3:54:44 PM

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



Nadene Alford, Clerk Kerr County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

Noden Ayres

DO NOT DESTROY - Warning, this document is part of the Official Public Record.