



JES DEV CO, INC

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,

A handwritten signature in blue ink, appearing to read "B. Kimes", written in a cursive style.

Brian Kimes

Authorized Representative

Exhibit A

Updated ALTA Survey

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.



A handwritten signature in cursive script, reading "Nadene Alford", is written over a horizontal line.

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.

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