



June 9, 2026

Mr. Rosalio Banuelos
Texas Department of Housing and Community Affairs
Asset Management
221 E 11th Street
Austin, Texas 78701

Via Email: Rosalio.Banuelos@tdhca.state.tx.us

Re: Consolidated Amendment Request and Change Notification;
TDHCA #22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow - Denton, Texas;

Dear Mr. Banuelos,

On behalf of Hudson at Pecan Creek f/k/a Pathway on Woodrow (the “Development”), we are writing to the Texas Department of Housing and Community Affairs (the “Department”) to submit a consolidated request regarding two corrections to the Development: (i) an amendment to the bedroom mix as represented in the Application, and (ii) a common area calculation correction.

Bedroom Mix Amendment

The Application reflected 108 one-bedroom units, 114 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. During final review and reconciliation of the architect, general contractor, rent schedule, and cost certification materials, it was determined that the one-bedroom and two-bedroom counts were flipped in the constructed Development. The change is reflected in Building C, where the one-bedroom count increased from 18 to 24 units and the two-bedroom count decreased from 39 to 33 units. Specifically, the B1 two-bedroom unit count decreased from 39 units to 33 units, while the A1 one-bedroom unit count increased from 12 units to 18 units. The A2 one-bedroom count remains unchanged at 6 units, and the C2 three-bedroom count remains unchanged at 9 units.

The constructed bedroom mix is 114 one-bedroom units, 108 two-bedroom units, 45 three-bedroom units, and 18 four-bedroom units. The total number of residential units remains unchanged at 285 units, and the three-bedroom and four-bedroom counts were not affected. This request does not reduce the total number of low-income units, change the rent restrictions, change the Development’s target population, or negatively impact the Development’s compliance with the Application, applicable QAP requirements, or LURA requirements.

For additional context, the applicable 2022 QAP did not include the 35% efficiency/one-bedroom rule. At application, one-bedroom units represented approximately 38% of the total unit count. After correcting the as-built bedroom mix, one-bedroom units represent approximately 40% of the total unit count.

Common Area Calculation Correction

The calculated common area is being corrected from 76,646 square feet to 59,883 square feet. This correction is due to a calculation error in the architect tables at application. The corrected common area figure is supported by the architect’s approval and remains consistent for purposes of Cost Certification. This correction does not result in a physical change to the Development.

Reason for Request and Good Cause

The request is necessary so the Department’s records, the application, architect documentation, general contractor documentation, rent schedule, and cost certification materials are consistent. Good cause exists because the corrections align the Development’s records with the final



constructed condition and architect-approved backup, while preserving the total unit count, affordability requirements, and overall development program.

Financial Impact

The corrections have a minor financial impact. After the rent schedule was updated to reflect the corrected bedroom mix, the total net rentable area increased from 254,064 square feet to 255,614 square feet. Effective annual income decreased from \$4,393,880 to \$4,377,563, and the debt coverage ratio moved from 1.36 to 1.35.

The Development remains financially feasible. The total unit count and affordability requirements remain unchanged, and the corrections do not impact the development's sources and uses, eligible basis, or credit amount.

Foreseeability

The necessity of these corrections was not reasonably foreseeable at the time of application. The application was prepared using the architect's then-current unit mix summary and common area tables. At that stage, the development had not been constructed, and there was no final as-built unit schedule or cost certification package available for comparison.

Because the total number of units remained unchanged, the three-bedroom and four-bedroom counts remained unchanged, and the overall building program continued to reconcile, the Building C discrepancy did not create an obvious conflict during application review or construction reporting. The change was limited to the A1 and B1 unit counts in Building C, while the A2 one-bedroom and C2 three-bedroom counts in the same building remained unchanged. Similarly, the common area discrepancy was embedded in the architect tables used at application and was not apparent until the materials were reconciled with the architect's corrected approval and the cost certification package.

Attachments

Please see Attachment A, which includes backup from the architect and general contractor confirming the updated bedroom mix, including the updated Building C one-bedroom and two-bedroom counts. Please also see Attachment B, which includes the architect's approval of the corrected common area calculation. **A stamped copy of the \$2,500 amendment fee payment receipt is included as Attachment C.**

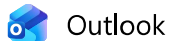
We respectfully request that the Department review and approve the bedroom mix amendment and acknowledge the common area calculation correction so the Development's records accurately reflect the final as-built condition and supporting documentation.

If you have any questions or would like to discuss this request further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

Exhibit A



RE: 22432 - Noise assessment

From Kate Hughey <khughey@hedk.com>

Date Tue 6/9/2026 12:05 PM

To Justin Cabello <justin@betcohousinglab.com>

Cc Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <eearnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

1 attachment (4 MB)

A0-01c Hud Data.pdf;

Justin,

Both match correctly from what I see... Tab on sheet A0-01c shows **24 1br** and **33 2br** too... Perhaps the A2 unit is being perceived as 2br not 1br?

ANALYSIS		
UNIT TYPE	BUILDING TYPES	2/C
	NUMBER OF STORY	3
	QUANTITY PER BUILDING TYPE	1
A1, A1(a)	1BR/1BATH/LIVING/DINING	15
A1 ADA, A1(a) ADA	1BR/1BATH/LIVING/DINING	1
A1 HV	1BR/1BATH/LIVING/DINING	2
A2	1BR/1BATH/LIVING/DINING	6
B1	2BR/2BATH/LIVING/DINING	
B1(a), B1(d)	2BR/2BATH/LIVING/DINING	19
B1(b), B1(c)	2BR/2BATH/LIVING/DINING	12
B1(c) ADA	2BR/2BATH/LIVING/DINING	
B1 ADA, B1(a) ADA, B1(d) ADA	2BR/2BATH/LIVING/DINING	2
B1 (d) HV	2BR/2BATH/LIVING/DINING	
C1	3BR/2BATH/LIVING/DINING	
C1 ADA	3BR/2BATH/LIVING/DINING	
C1 HV	3BR/2BATH/LIVING/DINING	
C2	3BR/2BATH/LIVING/DINING	9
D1	4BR/2BATH/LIVING/DINING	
D1 ADA	4BR/2BATH/LIVING/DINING	
D1 HV	4BR/2BATH/LIVING/DINING	

Best Regards,

Kate Hughey

Job Captain III



4595 Excel Parkway | Addison, TX 75001
214.520.8878 x139

Please visit HEDK's new website [HEDK ARCHITECTS | BEYOND EXPECTATIONS.](https://www.hedkarchitects.com)

From: Justin Cabello <justin@betcohousinglab.com>

Sent: Tuesday, June 9, 2026 11:43 AM

To: Kate Hughey <khughey@hedk.com>

Cc: Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Erik Earnshaw <earnshaw@hedk.com>; Jim Wiese <jwiese@hedk.com>; Joel Pollack <jpollack@streamlineap.com>; Mark Gregg <mgregg@streamlineap.com>

Subject: Re: 22432 - Noise assessment

Hi Kate,

Can you confirm the number of one-bedrooms, two-bedrooms and three-bedrooms that were built for building C?

The tabulations tables show:

1 bedroom: 18

2 bedroom: 39

3 bedroom: 9

4 bedroom: 0

The building floor plans show the following:

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

I would expect the tabulation table to be correct, can you confirm?

Thank you,

Justin Cabello

Development Consultant

Housing Lab by BETCO

812 San Antonio Suite L-20

Austin, TX 78701

Cell: (512) 922 - 8083

www.betcohousinglab.com

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Re: Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow

From Matt Markworth <mMarkworth@axiacompanies.com>

Date Tue 6/9/2026 1:35 PM

To Justin Cabello <justin@betcohousinglab.com>; Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>

Cc Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

Justin,

I am not sure where the as built got there #'s from, I can guess it was the 6 A2 units were assumed to be 2 bedrooms, but they are 1 bedroom.

But the Architecture #s are correct:

1 bedroom: 24

2 bedroom: 33

3 bedroom: 9

4 bedroom: 0

Thanks

Matt Markworth
Vice President of Operations



Axia Contracting
3245 42nd Street South, Suite 200
Fargo, ND 58104

Office (701) 478-1513

Mobile (701) 809-4209

Email: mmarkworth@axiacompanies.com

www.axiacompanies.com

From: Justin Cabello <justin@betcohousinglab.com>

Sent: Tuesday, June 9, 2026 1:08 PM

To: Jeff Schaumann <jschaumann@axiacompanies.com>; Brent McCreary <bmccreary@axiacompanies.com>; Matt Markworth <mMarkworth@axiacompanies.com>

Cc: Lora Myrick <lora@betcohousinglab.com>; Michael Beard <michael@betcohousinglab.com>; Mark Gregg <mgregg@streamlineap.com>; Joel Pollack <jpollack@streamlineap.com>

Subject: Request: TDHCA 22432 - Hudson at Pecan Creek f/k/a Pathway on Woodrow

Hello Axia Team,

I had a question on building number 2/C, the as-built survey I shows the following unit mix:

1 bedroom: 18
2 bedroom: 39
3 bedroom: 9
4 bedroom: 0

However, the architect plans show the following unit mix:

1 bedroom: 24
2 bedroom: 33
3 bedroom: 9
4 bedroom: 0

Can you y'all confirm the correct unit mix on building number 2/C?

Best,

Justin Cabello
Development Consultant
Housing Lab by BETCO
812 San Antonio Suite L-20
Austin, TX 78701
Cell: (512) 922 - 8083
www.betcohousinglab.com

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PROJECT DATA SHEET

Project Name Pathway on Woodrow

285 Units

Location Denton, TX

November 11, 2022



REVISIONS

NO.	DATE	DESCRIPTION
1	11-11-2022	Initial Design
2	11-11-2022	Final Design

LIVING AREA UNIT(S) CALCULATIONS										NO. OF UNITS	APR. MIN.	TOTAL LIVING AREA (S.F.) CALCULATIONS							
UNIT TYPE	UNIT MIX	NET AREA		BALCONY / PATIOS	BALCONY STORAGE	DIRECT ACCESS	GROSS AREA		BALCONY STORAGE			DIRECT ACCESS	TOTAL GROSS						
		HUD (1)	MARKET (2)				HUD (3)	MARKET (4)					HUD (5)	MARKET (6)	HUD (7)	MARKET (8)			
A1, AHO	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	725	799	89	31%	58,918	63,902	5,785	1,425	65,253	71,111			
A1 ADA, AHO ADA	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	725	799	5	2%	5,210	5,590	325	80	5,635	5,965			
A1 HV	1BR/2BATH/1K/1D/1P/1C/1A	662	718	65	6	0	725	799	2	1%	1,521	1,436	130	32	1,688	1,598			
A2	1BR/2BATH/1K/1D/1P/1C/1A	714	775	62	0	0	775	837	10	6%	12,852	13,558	1,116	0	13,959	15,066			
B1	2BR/2BATH/1K/1D/1P/1C/1A	833	893	53	4	0	907	960	8	3%	6,664	7,144	434	112	7,256	7,690			
B1(a), B1(b)	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	61	21%	52,216	56,859	3,172	854	56,913	60,685			
B1(a), B1(c)	2BR/2BATH/1K/1D/1P/1C/1A	856	919	114	4	0	933	1,047	31	11%	26,516	28,459	3,534	434	28,923	32,457			
B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A	856	919	114	4	0	933	1,047	1	1%	1,712	1,838	228	28	1,866	2,094			
B1 ADA, B1(a) ADA, B1(c) ADA	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	4	1%	3,424	3,676	208	56	3,732	3,940			
B1 (d) HV	2BR/2BATH/1K/1D/1P/1C/1A	856	919	52	4	0	933	985	2	1%	1,712	1,838	104	28	1,866	1,970			
C1	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	11	5%	14,184	15,106	716	210	15,313	16,406			
C1 ADA	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	2	1%	2,022	2,158	102	30	2,188	2,290			
C1 HV	3BR/2BATH/1K/1D/1P/1C/1A	1,011	1,079	51	5	0	1,094	1,145	2	1%	2,022	2,158	102	30	2,188	2,290			
C2	3BR/2BATH/1K/1D/1P/1C/1A	1,029	1,102	115	0	0	1,142	1,217	27	9%	27,783	29,784	3,168	0	29,784	32,859			
D1	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	16	6%	20,496	21,792	1,600	288	22,608	23,760			
D1 ADA	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	1	0%	1,281	1,362	105	18	1,390	1,485			
D1 HV	4BR/2BATH/1K/1D/1P/1C/1A	1,281	1,362	105	8	0	1,389	1,485	1	0%	1,281	1,362	105	18	1,390	1,485			
										285	100%	232,707	255,614	20,439	3,642	259,256	280,495		

BUILDING ANALYSIS										NUMBER OF UNITS
UNIT TYPE	BUILDING TYPES	NUMBER OF STORY								
		2C	3B	4A	5A	6A	7B			
		QUANTITY PER BUILDING TYPE								
A1, AHO	1BR/2BATH/1K/1D/1P/1C/1A	15	29	5	6	5	29		81	
A1 ADA, AHO ADA	1BR/2BATH/1K/1D/1P/1C/1A	1	1	1		1	1		5	
A1 HV	1BR/2BATH/1K/1D/1P/1C/1A	2							2	
A2	1BR/2BATH/1K/1D/1P/1C/1A	6	6						12	
B1	2BR/2BATH/1K/1D/1P/1C/1A	19	17	3	3	2	17		78	
B1(a), B1(b)	2BR/2BATH/1K/1D/1P/1C/1A	12	8	3	3	3	5		40	
B1(c), B1(c)	2BR/2BATH/1K/1D/1P/1C/1A						1		1	
B1 ADA, B1(a) ADA, B1(b) ADA	2BR/2BATH/1K/1D/1P/1C/1A	2			1				3	
B1 (d) HV	2BR/2BATH/1K/1D/1P/1C/1A		1				1		2	
C1	3BR/2BATH/1K/1D/1P/1C/1A			5	4	5			14	
C1 ADA	3BR/2BATH/1K/1D/1P/1C/1A			1	1				2	
C1 HV	3BR/2BATH/1K/1D/1P/1C/1A				1	1			2	
C2	3BR/2BATH/1K/1D/1P/1C/1A	9	9				9		27	
D1	4BR/2BATH/1K/1D/1P/1C/1A			5	6	5			16	
D1 ADA	4BR/2BATH/1K/1D/1P/1C/1A			1					1	
D1 HV	4BR/2BATH/1K/1D/1P/1C/1A					1			1	
TOTAL		66	69	27	27	27	78		288	
TO ALL UNITS										
BUILDING TYPES		2C	3B	4A	5A	6A	7B		TOTAL	
QUANTITY PER BUILDING TYPE									6	
HUD GROSS SF TOTALS OF BUILDING		58,549	59,080	27,567	27,993	27,567	58,980		359,246	
HUD GROSS SF TOTALS FOR BUILDINGS		58,549	59,080	27,567	27,993	27,567	58,980		359,246	

EXTERIOR FINISH MATERIALS

NOTE: Indicate percentages of each siding material used

PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
30%	30%	30%	30%	30%	30%	30%
35%	35%	35%	35%	35%	35%	35%
35%	35%	35%	35%	35%	35%	35%
100%	100%	100%	100%	100%	100%	100%

SITE ANALYSIS

ACTUAL:
Grass Land Area: 11,892 ACRES
Total Acreage: 25.37 ACRES
Annual Growth: 23.87% PER ACRE
Elevation: 0
REQUIRED:
ZONING: RC - Suburban Corridor

HUD Market Apartment Unit Definitions
Net & Gross SF Area Calculations
Apartment ONLY

(1) HUD NET AREA: Defined as "Pach-Pach".
It is the living area of a unit measured to the inside face of perimeter walls.

(2) HUD GROSS AREA: Defined as building thickness (width) of unit perimeter area walls, includes thickness of exterior walls and includes the area measured to the centerline of any party wall. HUD gross area includes the area of a direct access garage and patio/balcony storage if provided for the unit.

(3) MARKET NET AREA: of BOMA/BEM, ANSI-2765.
Net Area (S.F.): Derived by adding the area (width) of unit perimeter and walls, includes thickness of exterior walls and includes the area measured to the centerline of any party wall.

(4) MARKET GROSS AREA: Add area of attached balconies and interior access closets to Market Net area calculations.

PARKING ANALYSIS (Please see NOTES or HUD Parking Requirements)			
REQUIRED PARKING:			
216			
ACTUAL SPACES:			
SURFACE	445	15	460
VISITOR PARKING	12	2	14
Total			
	457	17	474

OTHER BUILDINGS			
NUMBER	S.F./each	TOTAL S.F.	
1	2,335	2,335	
1	242	242	

OTHER BUILDING SPACES			
NUMBER	S.F./each	TOTAL S.F.	
1	30	30	
1	1,662	1,662	
1	1,229	1,229	
3	3,584	10,752	
1	158	158	
1	2,255	2,255	
1	255	255	
1	255	255	
TOTAL AREA OF BUILDINGS			
		58,821	

EXTERIOR SPACES			
NUMBER	S.F./each	TOTAL S.F.	
1	1,040	1,040	
1	4,282	4,282	
1	821	821	
3	65	195	
1	4,332	4,332	
1	390	390	
1	4,892	4,892	
2	940	1,880	
1	390	390	

HUD S.F. ANALYSIS TOTALS			
NET LIVING AREA:		237,707	
GROSS LIVING AREA:		259,256	
GROSS AREA plus Other Spaces		313,127	

HUD GROSS FLOOR AREA (ref HUD 2264 - Page 2 Section C.33) (See Note 5)			
GROSS LIVING AREA		259,256	
OTHER BUILDING SPACES		53,871	
Total HUD Gross Floor Area		313,127	

(5) HUD GROSS FLOOR AREA: The sum of the gross area of each unit within the exterior walls, measured to the exterior face of the wall or to the centerline of the wall separating attached buildings.

NOTE: Built-in garages, commercial area, basement and all other areas within the exterior walls are to be included.
Items excluded: recessed, extended or cantilevered balconies, attached or detached accessory buildings, porches, terraces and other areas outside the exterior walls.
Accessory buildings, patios, porches, or terraces are all other areas outside the exterior walls.

PATHWAY ON WOODROW
DENTON, TEXASISSUED
04-14-2022FEDK
ARCHITECTS
4505 DUTCH PARKWAY ADDISON, TX 75001
(972) 441-1111DATE
04-14-2022PROJECT
21243

SHEET NUMBER

A0-01c
HUD DATA SHEETPROVIDED MOST CURRENT
PROJECT DATA SHEET PER
INTERVIEW COMMENTS

WOODROW LANE APARTMENTS

285 APARTMENTS IN DENTON, TX.

Woodrow Lane #21243				
UNIT TABULATION				CREATED: 02-22-2022
TYPE	AREA	NO.	%	TOTAL AREA
A1	718	90	31.58%	64,620
A2	775	18	6.32%	13,950
B1	893	114	40.00%	101,602
C1	1,078	18	6.32%	19,422
C2	1,102	27	9.47%	29,754
D1	1,362	18	6.32%	24,516
TOTAL		285	100.00%	254,064

AVERAGE UNIT SIZE : 891.45

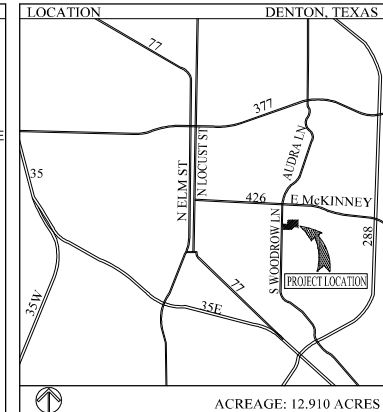
BUILDING TABULATION				
TYPE	COUNT	UNIT TYPES	BLDG. AREA	TOT. AREA
A	3	6-A1, 9-B1, 6-C1, 6-D1	26,991	80,973
B	2	30-A1, 6-A2, 24-B1, 9-C2	57,540	115,080
C	1	12-A1, 6-A2, 39-B1, 9-C2	58,011	58,011
TOTAL	6			254,064

MISCELLANEOUS:				
AVERAGE UNIT SIZE:	891.45	S.F.		
LAND AREA:	11.30	ACRES		
DENSITY:	25.22	UNITS/ACRE		
PARKING:				
REQUIRED		470 SPACES	1,250P1BD+2P2BD+3P3BD+	
PROVIDED		474 SPACES	4P4BD+10% for guest+25% reduction	
			1.65 PIUNT	
			0.90 PIBED	
SURFACE		474 SPACES		

BUILDING TYPES					TOTAL
NO. BLDGS	A	B	C		
A1	6	30	12		90
A2		6	6		18
B1	9	24	39		114
C1	6				18
C2			9	9	27
D1	6				18
UNITS/BLDG	27	69	66		
UTS/BLDG TYPE	81	138	66		285

Building C: A1, A2, & B1 unit count does not match building drawings.

- CODE OF ORDINANCES
- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL ENERGY CODE WITH LOCAL AMENDMENTS
 - 2018 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
 - FAIR HOUSING ACCESSIBILITY GUIDELINES



TDHCA DESIGN AND AMENITY REQUIREMENTS

TDHCA DESIGN AND AMENITY REQUIREMENTS	COMMON AMENITIES	Points possible	UNIT REQUIREMENTS	Points possible
MINIMUM REQUIREMENTS	(TAC 10.161 (b)(5)(C)) (22 Points Required (>200 Units))		Unit and Development Construction Features (TAC 10.161 (b)(5)) 9 Points Required	
ALL PROPERTIES	(i) SAFETY	1	(A) MINIMUM UNIT SIZES	
Fair Housing Amendments Act	(iv) Recorded camera / security system in each building	1	(i) Efficiency	500 SF
2010 ADA Requirements	(ii) HEALTH / FITNESS / PLAY		(ii) One Bedroom	600 SF
Rehabilitation Act of 1973	(iii) Furnished Fitness Center (At least one item for every 40 Units)	1	(iii) Two Bedroom	800 SF
5% Fully accessible units	(v) Two Children's Playgrounds one equipped for 5 to 12 year olds and one Tot Lot	4	(iv) Three Bedroom	1,000 SF
2% Modified for sensory impaired	(vi) Horseshoe Pit	1	(v) Four Bedroom	1,200 SF
Mandatory Development Unit	(vii) Swimming Pool	3	(B) UNIT AND DEVELOPMENT CONSTRUCTION FEATURES	
Amenities (TAC 10.161 (b)(4))			(i) UNIT FEATURES	
A. TV/Internet RG 6/U Coax or better and CAT3 phone cable or better, wired to each bedroom, dining room and living room	(iii) COMMUNITY RESOURCES		(i) Covered Entries	0.5
B. Laundry Connections	(iv) Barbecue grill and picnic table with at least one of each for every 50 Units; Grill must be permanently installed (no portable grills)	1	(ii) Nine foot ceilings in living room and all bedrooms (at minimum)	N/A
C. Exhaust/Vent fans (vented to the outside) in the bathrooms	(v) Business center with workstations and seating, internet access, 1 printer and at least one scanner which may be integrated with the printer, and either 2 desktop computers or laptops available to check-out upon request	2	(iii) Microwave Ovens	0.5
D. Screens on all operable windows	(vi) Furnished Community room	2	(iv) Built-in (recessed into the wall) shelving unit	0.5
E. Disposal & Energy Star rated dishwasher	(vii) Library with an accessible sitting area	1	(v) Walk-in closet in at least one bedroom	0.5
F. Energy Star rated refrigerator	(viii) Community dining room with warming kitchen furnishes with adequate tables and seating	2	(vi) Kitchen island	0.5
G. Oven/Range	(ix) High-speed Wi-Fi of 10 Mbps download speed or more with coverage throughout the clubhouse and/or community building	1	(vii) Kitchen pantry with shelving	0.5
H. Blinds or Window coverings for all windows	(x) Bicycle Parking that allows for, at a minimum one bicycle for every five units, within reasonable proximity to each building that allows for bicycles to be secured with lock	1	(viii) Natural stone or quartz countertops in kitchen and bath	1
I. At least one Energy Star rated ceiling fan in unit	COMMON AMENITIES - Total Points Provided	23	(ix) Hard floor surfaces in over 50% of unit NRA	0.5
J. Energy Star rated lighting fixtures			(C) DEVELOPMENT CONSTRUCTION ISSUES	
K. All units must have central HVAC			(i) Thirty (30) year roof	0.5
L. Adequate parking per local code (if no code, then 1.5 spaces per non-bedroom unit and 1.0 spaces per bedroom unit)			(ii) Greater than 30 percent stucco or masonry (includes stone, cultured stone, and brick but excludes cementitious and metal siding) on all building exteriors; the percentage calculation may exclude exterior glass entirely	2
M. Energy Star rated windows			(iii) Green Building Features, per LEED v4.0 or 200 National Green Building Standard (NGBS); The Development must incorporate, at a minimum, all of the applicable criteria necessary to obtain a NCSS Green Certification, regardless of the rating level achieved	4
N. Adequate Accessible Parking Spaces consistent with the requirements of the 2010 ADA Standards			(D) ENERGY AND WATER EFFICIENCY FEATURES	
			(i) Energy-Star or equivalently rated refrigerator with ice maker	0.5
			(ii) Energy-Star or equivalently rated laundry equipment (washers and dryers) for each individual unit; must be front loading washer and dryer in required accessible Units	2
			(iii) Recessed LED lighting or LED lighting fixtures in kitchen and living areas	1
			(iv) Energy-Star or equivalently rated ceiling fans in all Bedrooms	0.5
			UNIT REQUIREMENTS - Total Points Provided	16

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INTERIOR DESIGNER:
INK + ORO
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V=972-596-1700



REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	02-22-2022
2	Revised Design	02-22-2022
3	Final Design	02-22-2022

WOODROW LANE
DENTON, TEXAS

KIDDER LUTTING
02-22-2022

HEDK
ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
PH: 214-570-8878 FAX: 214-624-8422

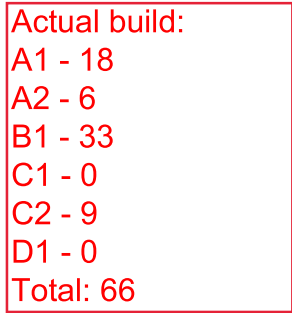
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02-22-2022

PROJECT
21243

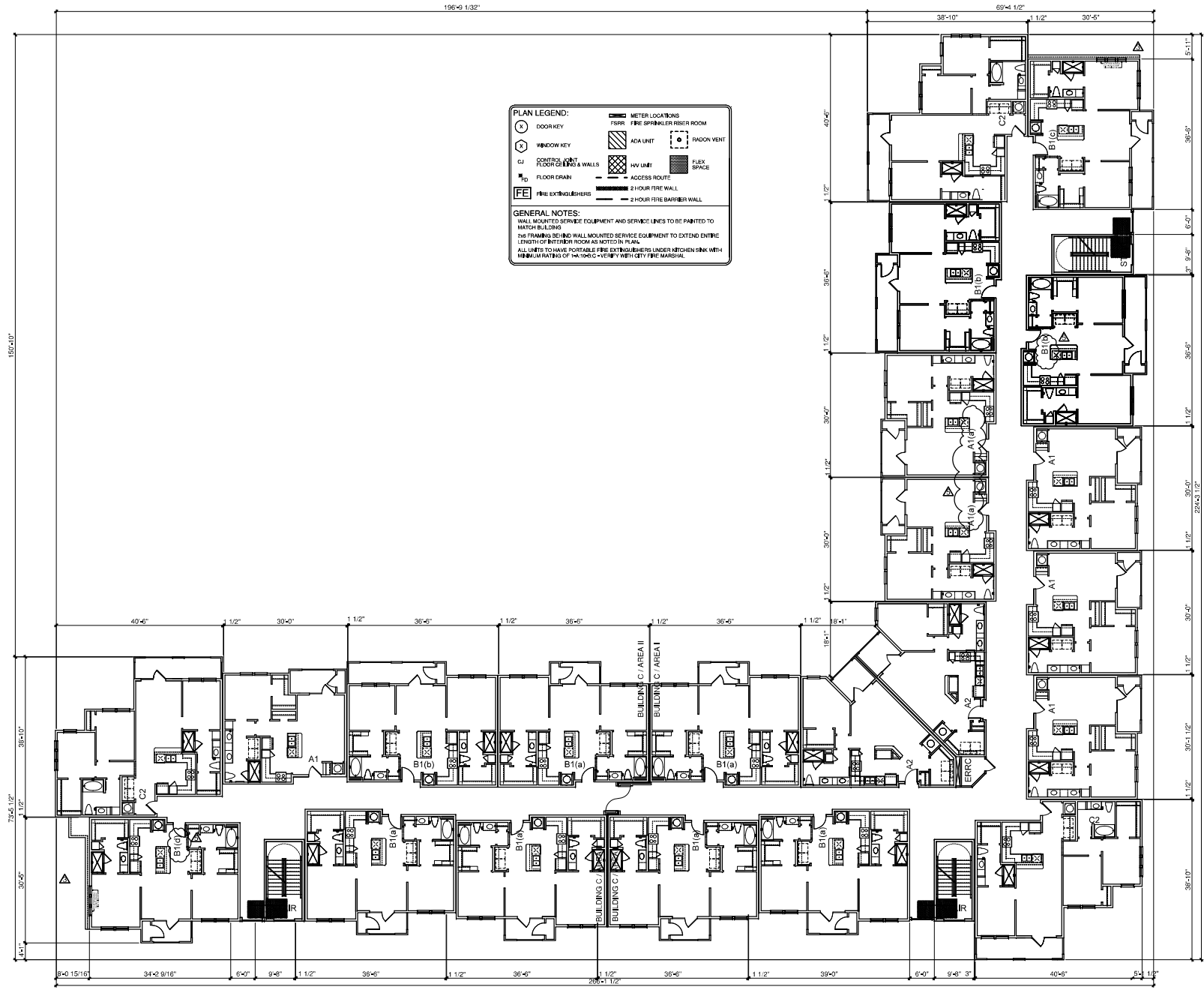
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A0-00
COVER SHEET

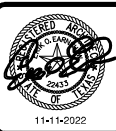
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11-1-2022	
REVISIONS	
	IMPROVED FOUNDATION
	09-1-2022 11-1-2022
PATHWAY ON WOODROW  DENTON, TEXAS	
ISSUED 04-14-2022	
 4105 N. I-30, SUITE 200, ARLINGTON, TX 76010 214.450.4878	
DATE	04-14-2022
PROJECT	21243
SHEET NUMBER	A3-21
BUILDING C FIRST FLOOR	



1 BUILDING C - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS	DATE	BY	APP
1	04-14-2022	AK	
2	04-14-2022	AK	
3	04-14-2022	AK	
4	04-14-2022	AK	
5	04-14-2022	AK	
6	04-14-2022	AK	
7	04-14-2022	AK	
8	04-14-2022	AK	
9	04-14-2022	AK	
10	04-14-2022	AK	

PATHWAY ON WOODROW
DENTON, TEXAS

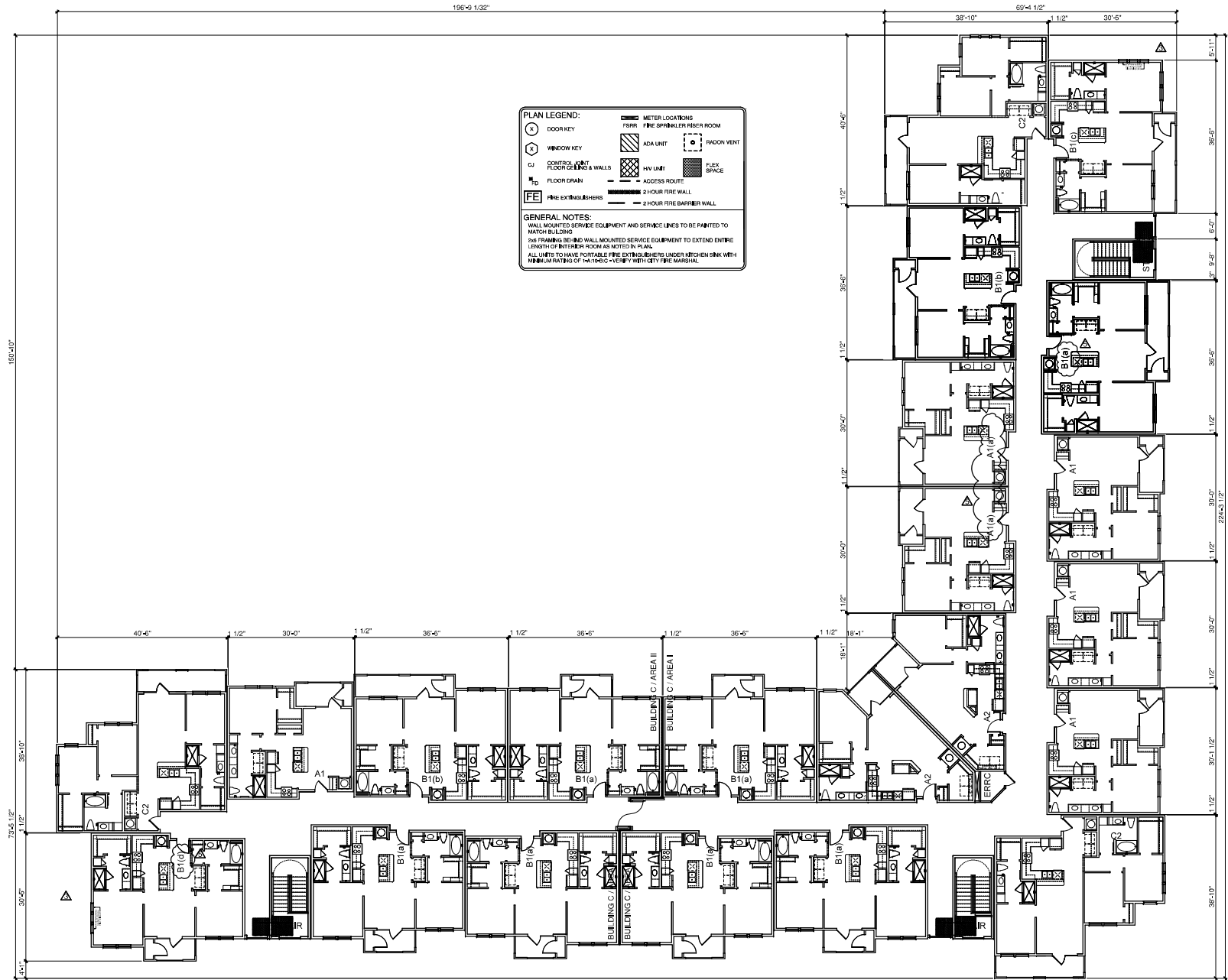
ISSUED
04-14-2022



DATE
04-14-2022
PROJECT
21243
SHEET NUMBER

A3-22
BUILDING C
SECOND FLOOR

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1 BUILDING C - THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS	
1	11-11-2022
2	11-11-2022
3	11-11-2022
4	11-11-2022
5	11-11-2022
6	11-11-2022
7	11-11-2022
8	11-11-2022
9	11-11-2022
10	11-11-2022

PATHWAY ON WOODROW
DENTON, TEXAS

ISSUED
04-14-2022

FECK
ARCHITECTS
4595 SHELBY PARKWAY ADDISON, TX 75001
(972) 441-1111

DATE
04-14-2022
PROJECT
21243
SHEET NUMBER

A3-23
BUILDING C
THIRD FLOOR

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Exhibit B



October 14, 2025

Woodrow Lane Apartments

301 S. Woodrow Lane
Denton, Texas 76205

RE: Pathway on Woodrow (TDHCA# MF22432) Common Area Calcs

See below comment responses in purple from HEDK.

Let us know if more clarification is required.

Best Regards,

Kate Hughey
Job Captain III



4595 Excel Parkway | Addison, TX 75001
214.520.8878 x139

I was reviewing the common area calculations and noticed the building type A totals aren't adding up to 31,950 s/f. I calculated the building type A corridor total should be 3,550 s/f instead of 1,503 s/f. This would put it in line with buildings type B & C.

HEDK RESPONSE: For Building Type A the total column was multiplied by three, not the cell.

Additionally club common area A/C net total of 5,715 s/f doesn't match the A/C space total 6,503 s/f.

HEDK RESPONSE: Club total A/C space is a carryover from A2-21 breakdown that includes A/C spaces not accessible to tenants.

The total common area for all buildings should be 76,646 s/f, I'm at 75,858 s/f. Maybe I'm missing something, can you help me confirm?

HEDK RESPONSE: The total common area with Bldg A and Club corrections is 59,883SF

My calculations and architect set (page 2 for reference) are attached.

HEDK RESPONSE: Included in overall responses is the concurrent site plan page 2

Thanks,

Justin Cabello
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812 San Antonio Suite L-20
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Cell: (512) 922 - 8083
www.betcohousinglab.com

PARKING TABULATION	
TYPE A	1
TYPE B	2
TYPE C	3
TYPE D	4
TYPE E	5
TYPE F	6
TYPE G	7
TYPE H	8
TYPE I	9
TYPE J	10
TYPE K	11
TYPE L	12
TYPE M	13
TYPE N	14
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