



June 3, 2025

Cody Cambell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Dashwood Trails, TDHCA #24221

Dear Mr. Campbell,

I am writing to request a placed-in-service extension for Dashwood Trails. Dashwood Trails was awarded 9% tax credits at the July 25, 2024 board meeting.

The extension is needed due to a permitting delay related to an abandoned sewer line on the property. The sewer line is not-platted, does not come up on title work and has no recorded easement associated with it. Further, the line cuts through the middle of our property and terminates there. There is no scenario where the line could be used by any property other than ours. As such and based on previous conversations with the City we understood that we would remove this abandoned line before building.

We obtained a Wastewater Capacity Reservation (WCR) Letter for the development in November 2024 and renewed it in May 2025, concurrent with its standard 6-month expiration date. The sewer line is mentioned in the May 19 letter which states "no Joint Referral Committee action will be required." However, in follow up conversations with the City of Houston, the City is laying claim via a prescriptive easement, and has outlined a very lengthy process that could take up to 6 months to resolve and vacate the claimed easement.

Additional Background:

In November of 2024 we submitted full construction drawings and a building permit application to the City of Houston. We also purchased the development site in November 2024 and applied for and received a Wastewater Capacity Reservation Letter. We began to receive the first round of plan review comments from various city departments on March 7, 2025, with the final first round comments received on April 11. We submitted plan revisions on April 15, and have currently received minor second round comments from some but not all building departments.

Prior to the above-mentioned issue, we anticipated receiving permits in June 2025 and closing in July. That would have necessitated a minimum 6-month PIS extension to meet investor requirements based on the construction schedule.



With the sewer abandonment issue now in play, we will certainly need a 12-month extension and are respectfully requesting it at this time.

Sincerely,

A handwritten signature in black ink that reads 'iM Fogel'.

Michael Fogel
Representative for Dashwood Trails, LP
VP – Trinity Housing Development

Dashwood Civil Permitting

From Dean Carlson <DeanCarlson@carlsonconsulting.net>

Date Tue 6/3/2025 11:41 AM

To Michael Fogel <mfogel@trinityhousingdevelopment.com>

Cc Rebekah Schachtele <rebekahs@wallacearchitects.com>; Doug Hamilton <douglashamilton@hamiltoncorporation.com>; Ryan Hamilton <ryanhamilton@hamiltoncorporation.com>; Adam Horton <ahorton@trinityhousingdevelopment.com>; Leslie Deatz <ldeatz@trinityhousingdevelopment.com>; Mike Dedman <MikeDedman@carlsonconsulting.net>

 3 attachments (3 MB)

Houston, TX - Dashwood Trails ALTA.pdf; Abandonment flowchart.pdf; 25040534_WCR Signed Letter.pdf;

Michael,

As we discussed, my Project Manager has been investigating an issue regarding an existing sewer line that crosses our property as is shown in red on the attached ALTA. The line doesn't serve anyone and no easement shows up the title work. As a result, my Project Manager believed this line to be an old private sewer line that we would simply remove as a part of our construction.

When the Wastewater Capacity Reservation Letter (WCR) was issued last month, the city stated that the easement was shown on Drawing 19589 and that no Joint Committee Referral Action was required. However, the letter also stated that we couldn't build over the easement, and "Therefore, sanitary sewer connection will be permitted to the existing 10" sanitary sewer in Dashwood Drive. These statements seemed contradictory and we requested a copy of the referenced drawing. When we received it, we confirm that while it does show our site, it has nothing to do with Sanitary Sewers. It is all storm sewer information for a subdivision that was never constructed. My PM followed up with the Real Estate Department to inform them that an easement isn't shown on the drawing. They basically said that if the line shows on GIS (which it does) then it is public. We are trying to make contact with the Deputy Director of Infrastructure and Development Services to see if this line could actually be just an old private line since it isn't on the drawing that the city provided.

If we are required to go through a Joint Committee review the process is just over 6 months as shown on the attached flowchart.

We understand that this is a critical issue and we are diligently working to find a resolution.

Dean L. Carlson, PE

CEO | Carlson Consulting Engineers, Inc.

7068 Ledgestone Commons | Bartlett, TN 38133

Ph. 901.384.0404 (Ext 122) | Fax 901.384.0710 | www.CarlsonConsulting.net

From: Michael Fogel <mfogel@trinityhousingdevelopment.com>

Sent: Tuesday, June 3, 2025 8:58 AM

To: Mike Dedman <MikeDedman@carlsonconsulting.net>; Dean Carlson <DeanCarlson@carlsonconsulting.net>

Cc: Rebekah Schachtele <rebekahs@wallacearchitects.com>; Doug Hamilton <douglashamilton@hamiltoncorporation.com>; Ryan Hamilton <ryanhamilton@hamiltoncorporation.com>; Adam

Horton <ahorton@trinityhousingdevelopment.com>; Leslie Deatz <ldeatz@trinityhousingdevelopment.com>

Subject: Dashwood Civil Permitting

Mike and Dean,

Will you please give me a quick update on the estimating timing of permits for Dashwood? I know this was mentioned on the call yesterday, but I'd like to verify to provide TDCHA with an update.

Michael Fogel

Vice President

1100 W 23rd Street, Suite 141

Houston, TX 77008

cell: 713.409.0211



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May 19, 2025

Joseph Ryan Hamilton
Dashwood Trails, L.P.
3556 South Culpepper Circle, Suite 4
Springfield, Missouri 65804

ILMS Project Number: 25040534 **WCR File Number:** 0003407

Legal Description: 2.9430 acres of land being a part of Block 1, Alief Forest, out of the H.T. & B.R.R. Co. Survey, Abstract 405 and out of the Reynolds Reynolds Survey, Abstract 662, Reserve A, located at 12020 Dashwood Drive

Proposed Development: Construction of ninety-eight (98) apartments with washer/dryer connections

Wastewater:

<i>Impact Fee:</i>	\$81,496.56
<i>Admin Fee:</i>	\$33.10
<i>Connection Point(s):</i>	City GIS System indicates an 8-inch sanitary sewer is located within the interior of the subject property. Since City Drawing No. 19589 indicates the 8-inch sanitary sewer is within a dedicated easement, no Joint Referral Committee action will be required. Please note, no buildings or structures may be constructed within the easement of the 8-inch sanitary sewer. Therefore, sanitary sewer connection will be permitted to the existing 10-inch sanitary sewer in Dashwood Drive.
<i>Proposed Service Units:</i>	46.6676
<i>Treatment Plant:</i>	Beltway
<i>Pumping Station:</i>	

Water:

<i>Impact Fee:</i>	\$97,583.35
<i>Admin Fee:</i>	\$33.10
<i>Connection Point(s):</i>	8-inch water main in Dashwood Drive
<i>Proposed Service Units:</i>	46.6676
<i>Service Area:</i>	Bellaire Braes

Deidre VanLangen
Deputy Assistant Director
Infrastructure and Development Services
RVM:DV:CC (Council District F)

For Randall V. Macchi
Director
Houston Public Works

This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.

Standard Requirements:

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Wastewater discharges from non-domestic sources must be reviewed for organic loading capacity and industrial wastewater permit requirements. Contact the Industrial Wastewater Service at 832-395-5800 if the sanitary sewer discharge contains

Joseph Ryan Hamilton
Dashwood Trails, L.P.
ILMS Project No 25040534
May 19, 2025

non-domestic waste. Failure to comply with industrial wastewater permit requirements may result in termination of service or other enforcement remedies according to Chapter 47 Article V of the City of Houston Code of Ordinances.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Ms. Helen Hou in the City Engineer's Office at (832) 394-9125 prior to engineering the plans for connection.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.

Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquiries, please contact Utility Analysis at (832) 394-8888 or email wcrtechs@houston.tx.gov. Be sure to reference the ILMS project number listed in this letter.

Supplemental Requirement(s):

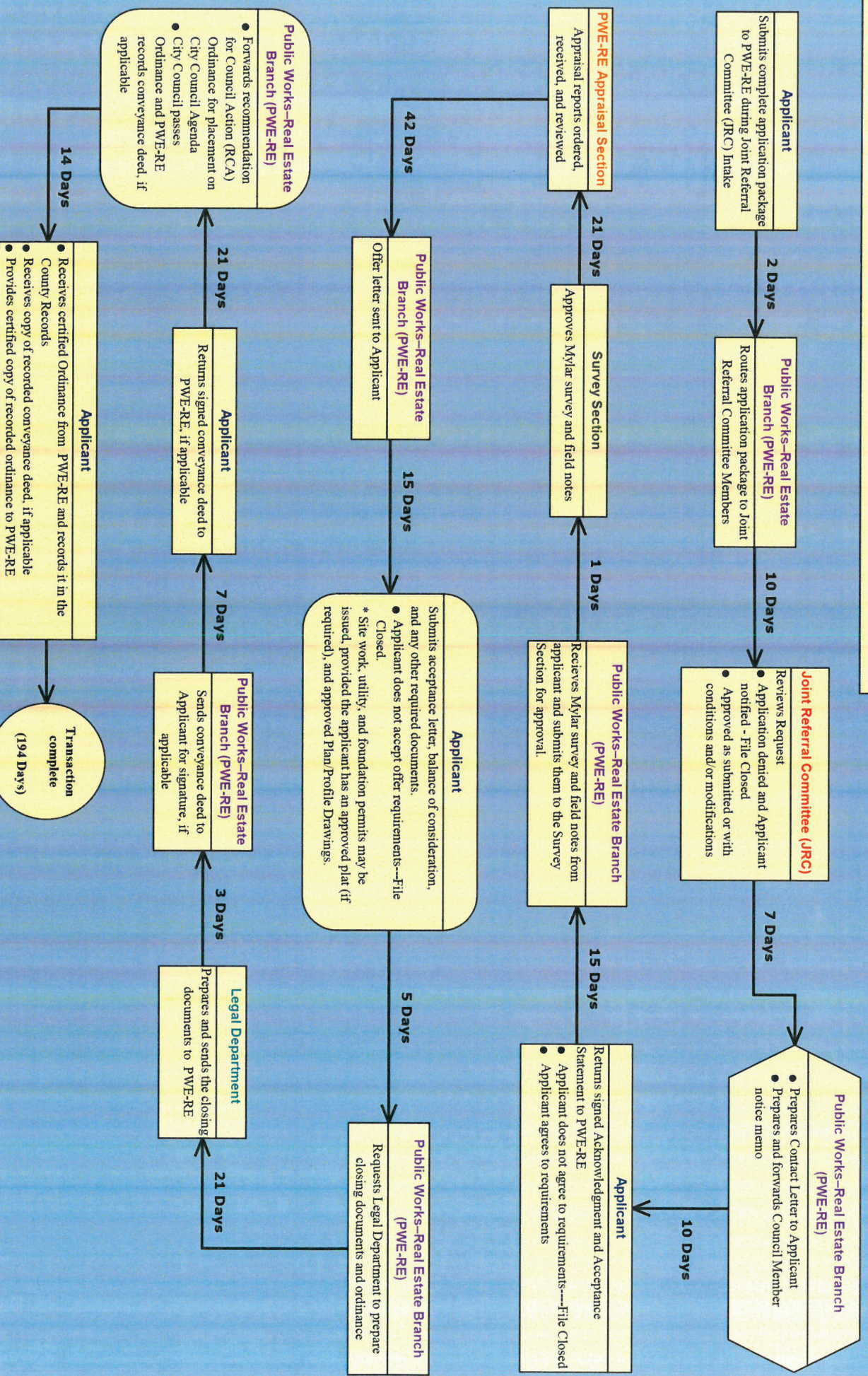
- NO CONSTRUCTION (SLAB OR STRUCTURE) WILL BE PERMITTED WITHIN FIVE (5') FEET OF THE WASTEWATER AND/OR WATER LINE.

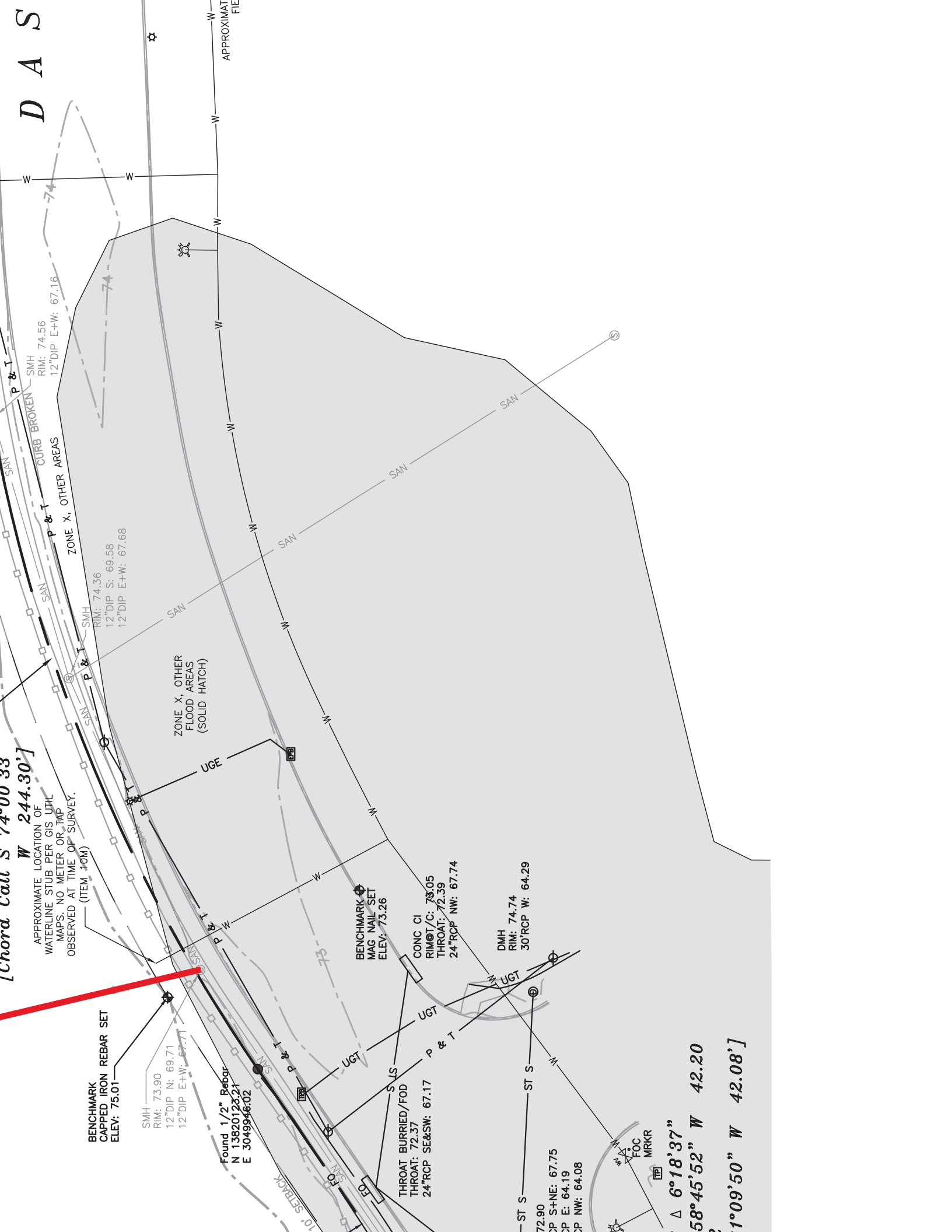


Abandonment and Sale of Easement (194 Days)



- Notes:**
1. All times are approximate and based upon the submittal documents being error-free.
 2. Allow time for City Council approval, including delay or tag.
 3. Applicant is advised to submit survey for approval with application.
 4. Demolition Permits may be issued at any time.
 5. For more information, click here: [JRC Best Practices Tips](#)





[Chord Call S 74°00'33" W 244.30']

BENCHMARK
CAPPED IRON REBAR SET
ELEV: 75.01

SMH
RIM: 73.90
12"DIP N: 69.71
12"DIP E+W: 67.71

Found 1 1/2" Rebar
N 13820125.21
E 3049946.02

BENCHMARK
MAG NAIL SET
ELEV: 73.26

CONC CI
RIM@T/C: 73.05
THROAT: 72.39
24"RCP NW: 67.74

DMH
RIM: 74.74
30 RCP W: 64.29

ST S
72.90
24"RCP S+NE: 67.75
24"RCP E: 64.19
24"RCP NW: 64.08

FOC
MRKR

Δ 6°18'37" W 42.20

Δ 1°09'50" W 42.08']

TH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING
ART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE
AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS
RELATED ITEM.

HAT ARE SUBORDINATE TO THE LIEN OF THE INSURED
Y RELATED ITEM.

SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL LOAN
RM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R)
DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL
ED ITEM.

CREATING OR OFFERING EVIDENCE OF THE MATTERS:

UME 201, PAGE 119 OF THE MAP RECORDS, HARRIS COUNTY,

PERTY LINE.

NCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

STRIC NO. 104

AL PUBLIC RECORDS, HARRIS COUNTY, TEXAS

YALTYIES, BONUSSES, RENTALS AND ALL OTHER RIGHTS

HARRIS COUNTY, TEXAS

THE ABOVE-CITED INSTRUMENT. **NOT A SURVEY RELATED**

ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE
THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF
THINGS, THE PLATING AND REPLATING OF REAL PROPERTY
MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS).
AT COUNTY CLERK'S FILE NO. N253886, REAL PROPERTY
OT A SURVEY RELATED ITEM.

FORTH BELOW, SELLER IS OBLIGATED TO PROVIDE NOTICE OF
LED FOR RECORD IF THE LAND IS FOUND TO BE LOCATED
FAILS TO PROVIDE SUCH NOTICE MAY BE SUBJECT TO A FINE

TY RECORDS, HARRIS COUNTY, TEXAS **AFFECTS SUBJECT**

UNRECORDED LEASE AGREEMENTS. (TO BE DELETED UPON
RELATED ITEM.

NOT A SURVEY RELATED ITEM.

N 10°36'12" W A DISTANCE OF 324.97 FEET TO A POINT FOR AN AN
13820364.29 AND E 3049767.62, WITNESS A 2-½ INCH GALVANIZED F
FOOT;

N 02°27'19" W A DISTANCE OF 13.99 FEET TO A 5/8 INCH REBAR FO
CORNER OF THE SUNBLOSSOM WOODS, LP, CALLED 7.6392 ACRE TRAC
COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4, DESCRIBE
COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF BLOCK 1, RESERVA
OF N 13820378.27 AND E 3049767.02, WITNESS A CHAIN LINK FENCE

THENCE EASTERLY WITH THIS NORTH LINE, THE NORTH LINE OF BLOCK
THE HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO.

N 87°30'32" E A DISTANCE OF 306.67 FEET TO A POINT FOR AN ANGLE
13820391.60 AND E 3050073.40, WITNESS A 5/8 INCH REBAR WITH ID
BEARING N 87°30'32" E, 0.63 FEET;

S 63°37'58" E A DISTANCE OF 114.38 FEET TO A 5/8 INCH REBAR F
COORDINATES OF N 13820340.80 AND E 3050175.88;

N 87°28'28" E A DISTANCE OF 246.86 FEET TO A 5/8 INCH REBAR W
NORTHEAST CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE R
TRACT, HAVING STATE PLANE COORDINATES OF N 13820351.68 AND E
INCH SQUARE IRON POST BEARING S 04° W, 0.63 FOOT;

THENCE S 02°36'09" E WITH THIS EAST LINE AND WEST LINE OF THE
DISTANCE OF 139.95 FEET RETURNING TO THE POINT OF BEGINNING AN