

Parmar North



**SECTION 1 APPLICATION CHECKLIST /
INFORMATION FORM**

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER NAME: JCI Apartments, LP	BORROWER ENTITY NAME : Parmer North Apartments, LP
DEVELOPMENT NAME : Parmer North Apartments	FUNDING CYCLE DEADLINE : Q1 2025
FEDERAL TAX ID NO: 93-3230273	DUNS NO:
PROJECT ADDRESS: 1420 E Howard Lane	PROGRAM : RHDA
CONTACT NAME : Benjamin Hines	AMOUNT REQUESTED: \$5,600,000
CONTACT ADDRESS AND PHONE : 1000 N Lamar Blvd, Suite 400, Austin, TX 78703 512-247-7000	

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The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.

Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT



PRINTED NAME

Kurt Goll

TITLE OF APPLICANT

President

DATE OF SUBMISSION

8.2.24

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

SECTION 1.1 EXECUTIVE SUMMARY / PROJECT PROPOSAL

Parmer North

EXECUTIVE SUMMARY

Parmer North, a planned 280-unit luxury affordable apartment community, is located at 1420 E Howard Ln, in the greater Austin area, just 10 miles from downtown. The developer plans three Class A 4-story and one Class A 2-story residential buildings.

The site will include a leasing center, an attractive resort style pool area, private entrance gate system, state of the art fitness center, and open courtyards for resident enjoyment. Other site and project attributes include:

- 550 to 950 sf units with an average size of 819 sf
- 100% of units reserved as affordable housing
- 112 units set at 50% MFI, 62 units set at 60% MFI, and 106 units set at 70% MFI.
- Easy access to: Stoney Creek Park, Parmer Innovation Center, GM Innovation Center, Tech Ridge Center, and other major employers.
- Class A finishes including stainless steel appliances, granite counters, and smart thermostats.
- Daily shuttle service for residents to nearby public transit stops – multiple trips each morning and evening.

The total site is 11.05 acres of flat terrain.

The Sponsor

Parmer North is sponsored by **JCI Apartments**, an affiliate company of **Journeyman Group** whose project team has the experience, organization, and development team in place which we deem necessary for the success of a development of this nature. This project will be a partnership with **Travis County Housing Finance Corporation (TCHFC)** to issue 4% LIHTC Bonds and be the GP of the underlying entity and ground lease the land to the borrower. The principals of JCI Apartments have a proven track record with numerous completed apartment and condominium projects in Texas.

JCI Apartments is submitting for Q1 2025 RHDA Funding – with site control and proper zoning complete, and permits imminently in hand, we will be able to close in mid-late Q1 2025 as soon as an allocation is given in early January.

The project when completed will be leased and managed by **JCI Management**.

SECTION 2 PROJECT SUMMARY FORM

Project Summary Form

1) Project Name Parmer North Apartments	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 1420 E Howard Ln		5) Mobility Bond Corridor
6) Census Tract 18.4	7) Council District District 7	8) Elementary School RUTH BARRON EL
9) Affordability Period 99 Years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI	21	12	79			112
Up to 60% MFI	11	7	44			62
Up to 80% MFI	20	12	74			106
Up to 120% MFI						0
No Restrictions						0
Total Units	52	31	197	0	0	280

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	0
Accessible Units for Sensory Impairments			

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

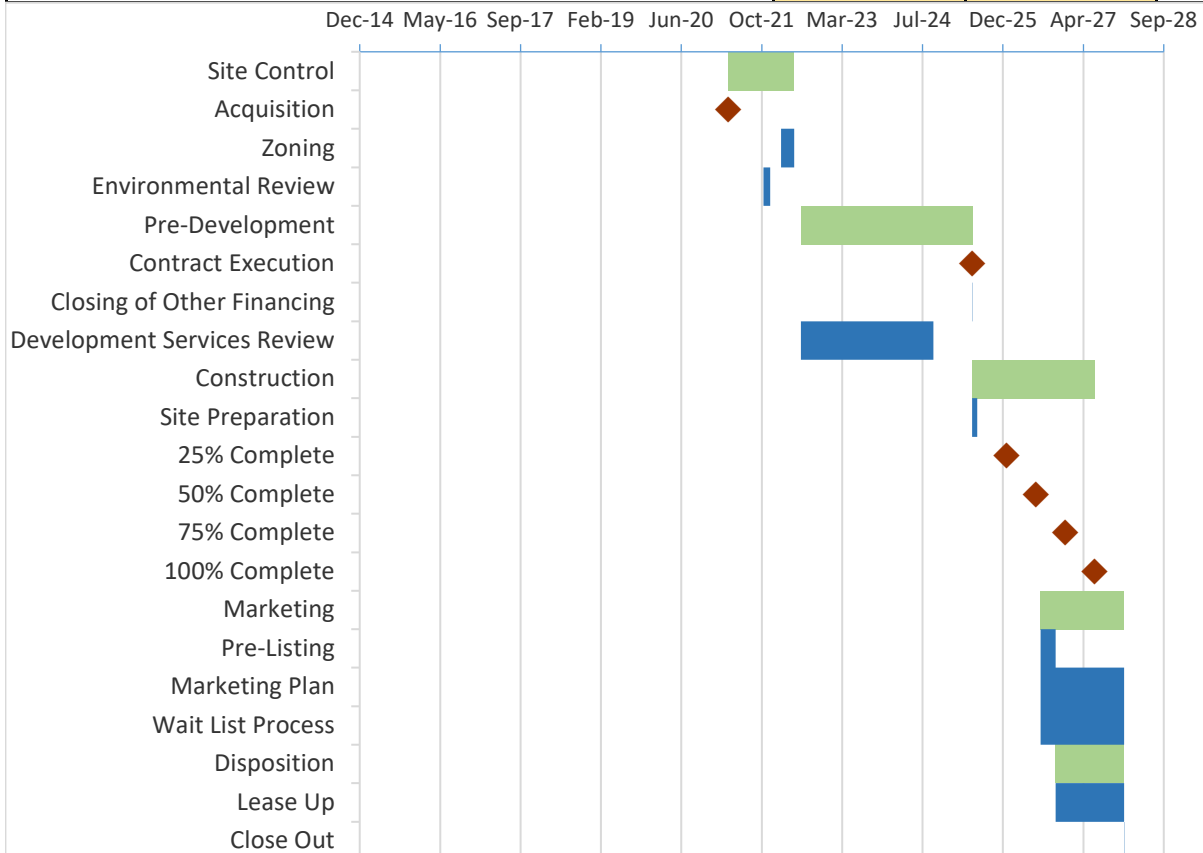
20) Estimated Sources and Uses of funds

Sources		Uses	
Debt	36,650,000	Acquisition	9,500,000
Equity	6,573,980	Off-Site	-
Grant		Site Work	-
Other	16,208,820	Sit Amenities	-
Deferred Developer Fee (not applicable for OHDA)	4,737,108	Building Costs	33,786,325
Previous AHFC Funding		Contractor Fees	4,729,360
Current AHFC Request	5,600,000	Soft Costs	3,846,600
		Financing	10,787,623
		Developer Fees	7,120,000
Total \$	69,769,908	Total \$	69,769,908

SECTION 3 PROJECT TIMELINE

Development Schedule

	Start Date	End Date
Site Control	Apr-21	May-22
Acquisition	Apr-21	
Zoning	Feb-22	May-22
Environmental Review	Nov-21	Dec-21
Pre-Development	Jul-22	Jun-25
Contract Execution	Jun-25	
Closing of Other Financing	Jun-25	Jun-25
Development Services Review	Jul-22	Oct-24
Construction	Jun-25	Jul-27
Site Preparation	Jun-25	Jul-25
25% Complete	Jan-26	
50% Complete	Jul-26	
75% Complete	Jan-27	
100% Complete	Jul-27	
Marketing	Aug-26	Jan-28
Pre-Listing	Aug-26	Nov-26
Marketing Plan	Aug-26	Jan-28
Wait List Process	Aug-26	Jan-28
Disposition	Nov-26	Jan-28
Lease Up	Nov-26	Jan-28
Close Out	Jan-28	Jan-28



SECTION 4 DEVELOPMENT BUDGET

Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	7,500		
Environmental Review			
Engineering	450,000		
Survey	20,600		
Architectural	550,000		
Subtotal Pre-Development Cost	\$1,028,100	\$0	
Acquisition			
Site and/or Land	9,500,000		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$9,500,000	\$0	
Construction			
Infrastructure	1,967,180		
Site Work	1,311,543		
Demolition	0		
Concrete	3,278,633		
Masonry	2,295,043		
Rough Carpentry	7,868,718		
Finish Carpentry	1,639,316		
Waterproofing and Insulation	327,863		
Roofing and Sheet Metal	983,590		
Plumbing/Hot Water	1,967,180		
HVAC/Mechanical	1,639,316		
Electrical	1,639,316		
Doors/Windows/Glass	327,863		
Lath and Plaster/Drywall and Acoustical	1,967,180		
Tiel Work	327,863		
Soft and Hard Floor	327,863		
Paint/Decorating/Blinds/Shades	983,500		
Specialties/Special Equipment	1,311,453		Fire Alarm, Fire Sprinkler, Low Voltage, Fencing, Elevators
Cabinetry/Appliances	2,295,043		Includes Countertops
Carpet	327,863		
Other (specify)	4,729,360	5,600,000	Contractor General Requirements, Overhead and Profit
Construction Contingency	1,000,000		
Subtotal Construction Cost	\$38,515,685	\$5,600,000	
Soft & Carrying Costs			
Legal	650,000		
Audit/Accounting	15,000		
Title/Recordin			
Architectural (Inspections)	333,250		
Construction Interest	4,524,771		
Construction Period Insurance	150,000		
Construction Period Taxes			
Relocation			
Marketing	150,000		
Davis-Bacon Monitoring			
Developer Fee	7,120,000		
Other (specify)	7,783,102		Market Analysis, FF&E, Other Mortgageable Costs, PCNA
Subtotal Soft & Carrying Costs	\$20,726,123	\$0	Permit Fees, HUD MIP & Exam & Placement Fees, Loan Orig. Start up Costs, Operating Loss Allocation, Tax Credit Fees
TOTAL PROJECT BUDGET	\$69,769,908	\$5,600,000	

SECTION 5 OPERATING PRO FORMA

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$4,836,372	\$4,933,099	\$5,031,761	\$5,132,397	\$5,235,045	\$5,779,912	\$6,381,490
Secondary Income	\$67,200	\$68,544	\$69,915	\$71,313	\$72,739	\$80,310	\$88,669
POTENTIAL GROSS ANNUAL INCOME	\$4,903,572	\$5,001,643	\$5,101,676	\$5,203,710	\$5,307,784	\$5,860,222	\$6,470,159
Provision for Vacancy & Collection Loss	-\$367,768	-\$375,123	-\$382,626	-\$390,278	-\$398,084	-\$439,517	-\$485,262
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$4,535,804	\$4,626,520	\$4,719,050	\$4,813,431	\$4,909,700	\$5,420,706	\$5,984,897
EXPENSES							
General & Administrative Expenses	\$136,000	\$140,080	\$144,282	\$148,611	\$153,069	\$177,449	\$205,712
Management Fee	\$181,432	\$185,061	\$188,762	\$192,537	\$196,388	\$216,828	\$239,396
Payroll, Payroll Tax & Employee Benefits	\$455,000	\$468,650	\$482,710	\$497,191	\$512,107	\$593,672	\$688,228
Repairs & Maintenance	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826	\$195,716	\$226,888
Electric & Gas Utilities	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296	\$117,430	\$136,133
Water, Sewer & Trash Utilities	\$170,000	\$175,100	\$180,353	\$185,764	\$191,336	\$221,811	\$257,140
Annual Property Insurance Premiums	\$200,000	\$206,000	\$212,180	\$218,545	\$225,102	\$260,955	\$302,518
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$70,000	\$72,100	\$74,263	\$76,491	\$78,786	\$91,334	\$105,881
Other Expenses	\$121,200	\$124,836	\$128,581	\$132,439	\$136,412	\$158,139	\$183,326
TOTAL ANNUAL EXPENSES	\$1,573,632	\$1,619,027	\$1,665,747	\$1,713,832	\$1,763,321	\$2,033,333	\$2,345,223
NET OPERATING INCOME	\$2,962,172	\$3,007,493	\$3,053,304	\$3,099,600	\$3,146,379	\$3,387,372	\$3,639,674
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$2,574,839	\$2,574,839	\$2,574,839	\$2,574,839	\$2,574,839	\$2,574,839	\$2,574,839
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$387,333	\$432,654	\$478,465	\$524,761	\$571,540	\$812,533	\$1,064,835
CUMULATIVE NET CASH FLOW	\$387,333	\$819,987	\$1,298,452	\$1,823,213	\$2,394,753	\$5,854,936	\$10,548,357
Debt Coverage Ratio	1.15	1.17	1.19	1.20	1.22	1.32	1.41

SECTION 5.5 UNIT SQUARE FOOTAGE

Bedroom Type	Income Level	Unit Square Footage	# of Units	Total Sq Footage
Efficiency	50% MFI	550	21	11,550
Efficiency	60% MFI	550	11	6,050
Efficiency	80% MFI	550	20	11,000
1-bdrm	50% MFI	625	12	7,500
1-bdrm	60% MFI	625	7	4,375
1-bdrm	80% MFI	625	12	7,500
2-bdrm	50% MFI	900	47	42,300
2-bdrm	60% MFI	900	26	23,400
2-bdrm	80% MFI	900	44	39,600
2-bdrm	50% MFI	950	32	30,400
2-bdrm	60% MFI	950	18	17,100
2-bdrm	80% MFI	950	30	28,500
				-
				-
				-
				-
				-
				-
				-
				-
Total			280	229,275

Note: 70% MFI

Note: 70% MFI

Note: 70% MFI

Note: 70% MFI

Average Square Foot AHFC Units at or Below 50% MFI				
Efficiency	1-bdrm	2-bdrm	3-bdrm	4-bdrm
550	625	920	-	-

SECTION 6 SCORING SHEET

Project Name	rmer North Apartments	
Project Type	100% Affordable	
Council District	District 7	
Census Tract	18.4	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$5,600,000	
Estimated Total Project Cost	\$69,769,908	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corroidors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	112	# of rental units at < 50% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corroidors
SCORE	10	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corroidors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	11%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	15%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	9%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corroidors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	10	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	79	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	14	Multi-bedroom Unit/Total Units * 20
TEA Grade	79	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	3	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	6	mobiltiy and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	1	Accessible Unit/Total Units * 20
Metro Access Service	No	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	19	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	20%	% of total project cost funded through AHFC request
Leverage Score	18	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$50,000	Amount of assistance per unit
Subsidy per unit score	19	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$29,319	Amount of assistance per bedroom
Subsidy per Bedroom Score	21	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.22	Measured at the 5 Year mark
Debt Coverage Ratio Score	22.19711307	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	80	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	109	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ATTACHMENT 1 ENTITY INFORMATION

1a. Detailed Listing of Developer's Experience



Journeyman Group is a family of companies dedicated to the development, finance, design, construction, and management of diverse properties. Our vast experience includes affordable multi-family properties, premium market-rate apartments, senior living communities, office spaces, and hotels.

Our affiliated companies include JCI Apartments, LP, JCI Residential, LLC, JCI Management, LLC, and Journeyman Construction, LLC. Our group of companies are vertically integrated to uphold accountability across all project phases - Development, Construction, and Management. With an entrepreneurial spirit and a commitment to collaboration, we consistently deliver groundbreaking solutions and set industry benchmarks across Austin and its neighboring metropolitan area.

Journeyman Group, alongside its affiliated general contractor, Journeyman Construction, Inc, boasts an impressive track record of successfully delivering over 200 projects, surpassing a combined expenditure exceeding \$2 billion. Central to our achievement is our commitment to ensuring a guaranteed construction price and schedule, achieved through meticulous management of the design process and in-house construction services, thus effectively mitigating risk for our shareholders. Our team members are dedicated to achieving project completion with the utmost integrity and uncompromising quality standards.

Combining deep-rooted local insights with specialized expertise, Journeyman Group crafts environments and experiences that redefine the essence of community. Our team is deeply committed to the well-being of the residents, occupants, and guests within our communities and strives to enhance their lives by providing environments that are both comfortable and enriched. Our communities offer supportive services to the residents such as financial literacy courses, an annual health fair, tax prep courses, onsite notary services, and weekly activities for children. Additionally, our properties consistently deliver exceptional value and returns for our valued shareholders.

AUSTIN BUSINESS JOURNAL

MULTIFAMILY DEVELOPMENT FIRMS IN THE AUSTIN AREA

RANKED BY AUSTIN AREA: NO. OF MULTIFAMILY
UNITS UNDER DEVELOPMENT OR DELIVERED



Rank	Business name (Prior rank) Website	Austin area: No. of multifamily units under development or delivered	Nonlocal: No. of multifamily units under development or delivered	No. of planned units in the Austin area	Representative multifamily properties	Top local development executive
1	Journeyman Group ① journeymangroup.com	3,944	0	1,613	Water Oak Apartments (292 units, South); Bluebonnet Preserve Apts. (330 units, NE); High Point Preserve (454 units, Central); all delivered	Kurt Goll, president, JCI Residential
2	Alliance Residential ② allresco.com	3,089	n/a	381	Broadstone: North Ridge (339 units); Frontera Ridge (376 units, North); East End (307 units); North ATX (369 units, N. Central); North Lamar (305 units)	Jeff Diltz, managing director
3	The NRP Group ③ nrpgroup.com	2,442	n/a	667	Bridge at Estancia (318 units, delivered); under construction: Airport Crossing (256 units); Alameda at Oak Hill (334 units); Centro35 (330 units)	Jason Arechiga, SVP Christopher O'Neill, EVP
4	Wilson Capital ⑤ wilson-capital.com	2,135	0	906	Delivered: Jovie Pflugerville (182 units, NE); Brio (336 units, NE); Sommersy (300 units, NE); Jovie Belterra (150 units, West, under construction)	Taylor Wilson, president
5	Endeavor ④ endeavor-re.com	2,119	1,071	2,188	Citizen House MLK (288 units, East, delivered); Citizen House Blue Bluff (354 units, East, under construction); Solomon (369 units, East Central, under construction)	Jason Thumlert, managing principal
6	Trammell Crow Co. ⑧ trammellcrow.com/austin	1,433	n/a	1,930	Alder at the Grove (268 units, Central, delivered); under construction: The Blockyard (344 units, East); 700 River (377 units, CBD); The Merle on Howard (444 units, NE)	Brad Maples, managing director
7	Presidium ⑬ presidiumre.com	1,322	n/a	2,769	Presidium: 183 (374 units); River Park (427 units); Tech Ridge (358 units); Velocity Crossing: (307 units); Waterford Phase I (283 units); all under construction	Cross Mocer, CEO, Austin John Griggs, Co-CEO
8	Roers Companies ⑥ roerscompanies.com	895	782	392	The Narrows (300 units, Hutto, delivered); Ryder Ridge (224 units, Austin, under construction); Wixby House (371 units, McKinney Falls, under construction)	Shane LaFave, EVP
9	Stonelake Capital Partners ⑦ stonelake.com	847	490	1,419	415 Colorado (328 units, CBD); Trailhead East (221 units, East); The Met (297 units, The Domain); all under construction	Travis Eickenhorst, Will Jenkins, partners
10	LV Collective ① lvcollective.com	772	2,346	1,035	Rambler (West Campus, 215 units, delivered); Paseo (Rainey Street, 557 units, under construction)	David Kanne, president
11	Sabot Development LTD ⑪ sabotdevelopment.com	741	n/a	n/a	The Goodwin (363 units, East, under construction); Tisdale at Lakeline Station (378 units, under construction)	Jim Young, president
12	Kairoi Residential ⑫ kairoi.com	701	0	3,313	Sixth and Guadalupe (349 units, CBD, under construction); Waterline (352 units, CBD, under construction)	Tony Curp, SVP development
13	Mill Creek Residential Trust ④ millcreekplaces.com	695	n/a	220	Modera EaDo (377 units, Domain area, Q1 2024 delivery); Modera Georgetown (318 units, Georgetown, Q1 2024 delivery)	Matt Bunch, managing director, development
14	Pearlstone Partners LLC ⑩ pearlstonepartners.com	676	n/a	698	Parkside in Mueller (209 units, deliver spring 2024); Vesper (284 units, Rainey Street, deliver spring 2024); Montage South Lamar (182 units, deliver Q2 2025)	Bill Knauss, president/principal
15	United Properties ⑭ uproperties.com	576	423	1,773	Bishop Momo (274 units, S. Congress, under construction); Shelby Ranch (302 units, S. Austin, under construction)	Victor Young, SVP, commercial development
16	Intracorp Texas ⑨ intracorphomes.com	564	n/a	280	44 East Avenue; One Oak; Congress Lofts at St. Elmo	Brad Stein, president
17	Transwestern Development Co. ⑨ transwesterndevelopment.com	546	n/a	294	The Shoal (140 units, CBD, delivered); Windsor Commons (406 units, NE, under construction)	Ty Puckett, regional partner
18	Stratus Properties Inc. ⑤ stratusproperties.com	498	n/a	3,902	The Saint June (82 units, SW, delivered); The Saint George (316 units, N. Burnet, under construction)	William Armstrong, CEO/president
19	Brandywine Realty Trust ⑥ brandywinerealty.com	341	n/a	0	Solaris House at Uptown ATX (341 units; NW, under construction)	Leon Shadowen, VP of development
20	CSW Development LLC ⑮ cswdevelopment.com	338	0	910	Lirica (338 units, East Central, 4Q 2025 delivery)	Todd Wallace, CEO
21	Galesi Group ⑩ galesi.com	300	n/a	0	Hillside on Parmar Lane (300 units, Harris Branch, under construction)	Ryan Buicko, VP
22	W2 Real Estate Partners ⑮ W2REP.com	264	0	264	Avelyn San Marcos (264 units)	Steve Freche, managing partner
23	Industry ATX ⑮ industryatx.com	23	n/a	500	Industry SOMA (23 units, S. Austin, under construction)	Megan Etz, Michael Winningham, principals
24	LT Development ⑥ ltcommercialgroup.com	15	0	0	Kramer Heights Condominiums (6 units delivered, 9 units under construction)	Tram Le, owner

¹ LV Collective fka Lincoln Ventures

² Kairoi Residential and Lincoln Property co-own 6th and Guadalupe tower. Lincoln Property is handling the commercial component with 589,112 s.f.

Journeyman Group and its Affiliated Companies
Units Developed and Constructed

JOURNEYMANGROUP

Property	Units	Year Completed	Development
Silverado Crossing *	300	2013	Market Rate
Seville Apartments *	27	2014	Market Rate
Beltera Springs Apartments *	152	2015	Market Rate
Carrington Oaks Apartments *	303	2015	Market Rate
Legacy Oaks Assisted Living & Memory Care *	82	2015	N/A
The Highlands Apartments *	292	2017	Market Rate
Silverado 48 Apartments *	48	2017	Market Rate
Southpark Crossing Apartments *	308	2017	Market Rate
Estancia Villas Apartments *	312	2018	Market Rate
Techridge Oaks Assisted Living & Memory Care *	86	2018	N/A
Double Creek Assisted Living & Memory Care *	86	2018	N/A
Double Creek Independent Living *	28	2018	N/A
Stone Hil Apartments *	300	2019	Market Rate
FLORA Apartments *	194	2019	Market Rate
The Philomena Assisted Living & Memory Care	86	2019	N/A
St John's West Apartments *	297	2020	Market Rate
Santa Clara Apartments *	300	2020	Market Rate
Buda Oaks AL & MC	86	2020	N/A
Palo Alto Apartments *	300	2020	Market Rate
Soco Assisted Living & Memory Care	85	2020	N/A
Eastridge Apartments	300	2020	Market Rate
Bridge at Granada Apartments	258	2021	Affordable w/4% Tax Credits
Pioneer Hill Apartments *	300	2021	Market Rate
Water Oak Apartments *	292	2023	Market Rate
Avery Oaks Apartments *	294	2022	Market Rate
Bridge at Turtle Creek Apartments	307	2023	Affordable w/4% Tax Credits
High Point Preserve Apartments	454	2023	Workforce Housing
Bluebonnet Preserve *	330	2023	Market Rate
Bridge at Paloma	300	2023	Workforce Housing
Bridge Delco Flats	186	2023	Workforce Housing
Avery Ranch Apartments	288	2023	Market Rate (Conversion 8/24)
Bridge Three Hills Apartments	280	2024	Workforce Housing
Bridge at Windsor Park Tower	308	2024	Workforce Housing
Park at Speyside	309	Under Construction	Market Rate
Park South Apartments	280	Under Construction	Workforce Housing
The Matador	285	Under Construction	Workforce Housing
Kyle Springs Apartments	302	Under Construction	Market Rate
Cantarra Apartments	325	Under Construction	Workforce Housing
Augustine Apartments	344	Under Construction	Workforce Housing
Total Units Developed	9414		
COMING SOON			
Saffron at Avery Ranch	337	2027	Workforce Housing
Parmer North Apartments	306	2027	Affordable w/4% Tax Credits
Treeline Apartments	324	2027	
Branchview Apartments	330	2027	
Total Upcoming Units	1297		

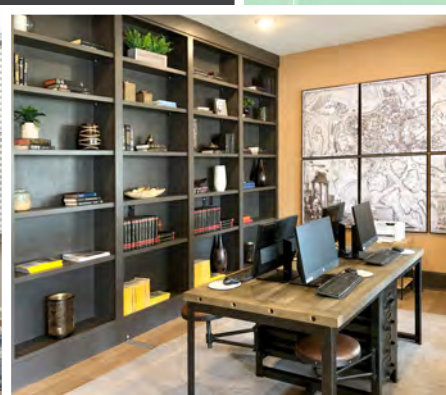
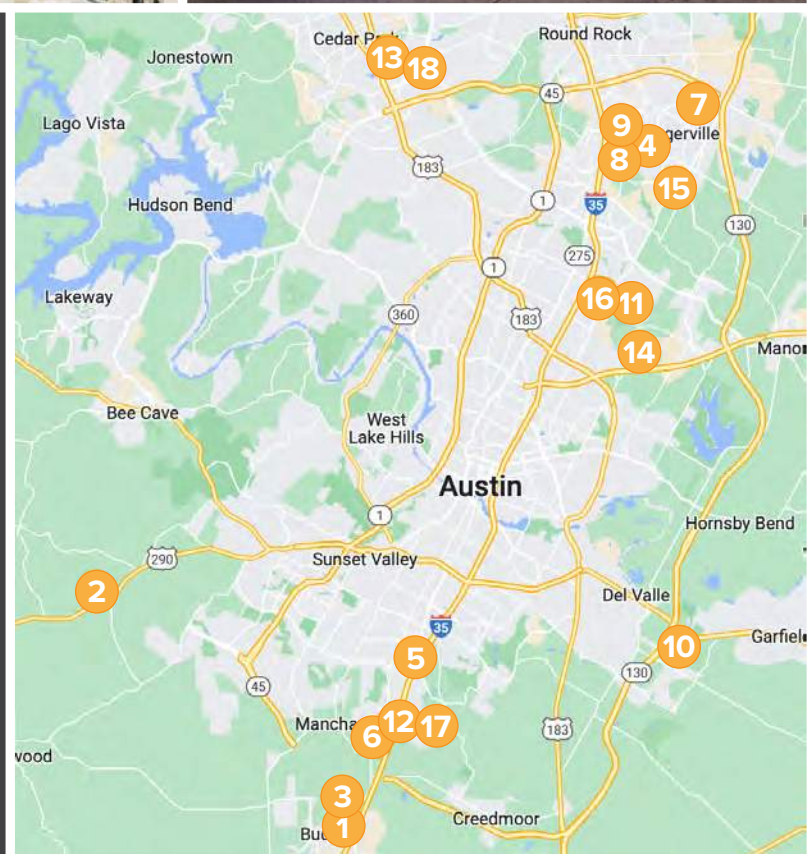
Denotes managed by JCI Management

3247

* Denotes Sale of Property

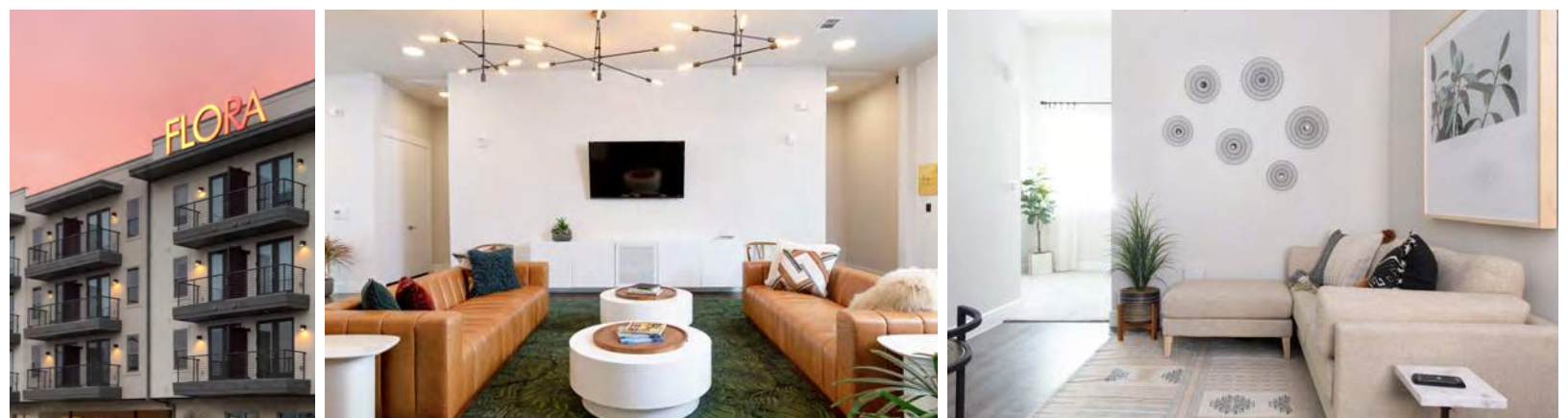


#	PROJECT NAME	UNITS	FINISHED
1	Silverado Crossing	300	2013
2	Belterra Springs	152	2015
3	Carrington Oaks	303	2015
4	The Highlands	292	2017
5	Southpark Crossing	308	2017
6	Estancia Villas	312	2018
7	Stone Hill	300	2019
8	Santa Clara	300	2020
9	Palo Alto	300	2020
10	Eastridge	300	2020
11	Pioneer Hill	300	2021
12	Water Oak	292	2022
13	Avery Oaks	294	2022
14	High Point Preserve	454	2022
15	Bluebonnet Preserve	330	2023
16	Paloma	300	2023
17	Three Hills	280	2023
18	Avery Ranch	288	2023

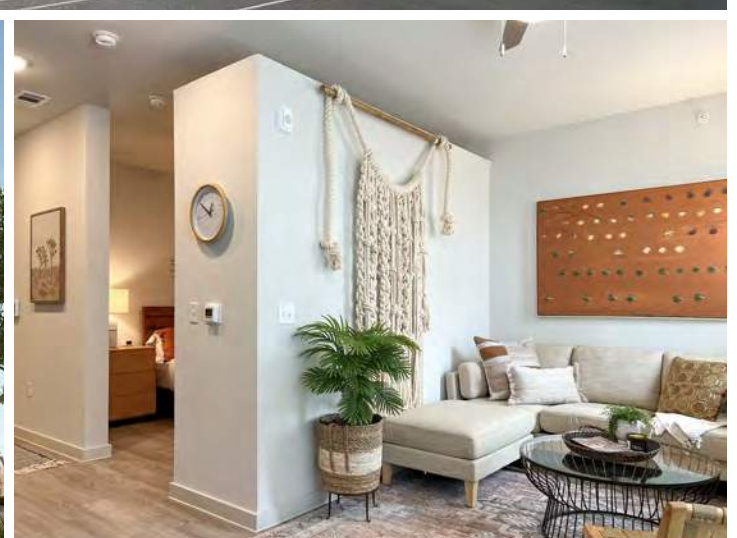
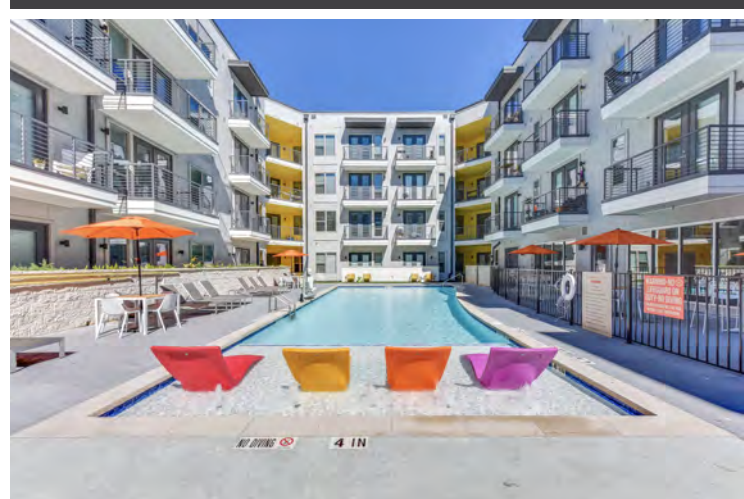
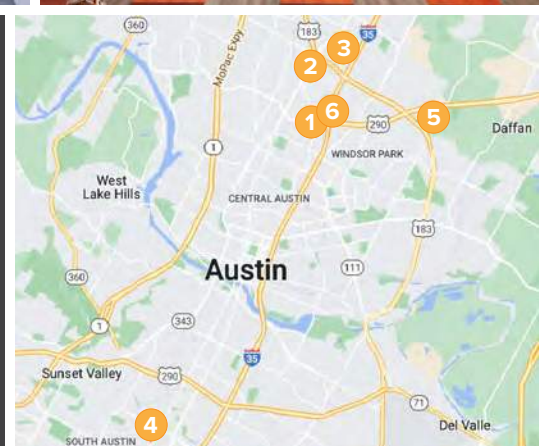




URBAN INFILL



#	PROJECT NAME	UNITS	FINISHED
1	FLORA	194	2019
2	St Johns West	297	2020
3	Bridge at Granada	258	2021
4	Bridge at Turtle Creek	307	2023
5	Delco Flats	186	2023
6	Windsor Park Towers	308	2023



ATTACHMENT 1 ENTITY INFORMATION

1b. Certificate of Status



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for JCI Apartments LP (file number 804995089), a Domestic Limited Partnership (LP), was filed in this office on March 30, 2023.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on July 24, 2024.



A handwritten signature of Jane Nelson in black ink.

Jane Nelson
Secretary of State

ATTACHMENT 1 ENTITY INFORMATION

1c. Statement of Confidence

Statement of Confidence

The Journeyman Group and our consultant team are pleased to have submitted our qualifications for RHDA Funding for affordable housing.

The Journeyman Group's vertically integrated approach to real estate development makes designing, permitting, financing, constructing, and operating projects seamless. With built-in development, property management, and construction arms, the Journeyman Group can perform all stages of the project from concept to operation.

Aside from our numerous capabilities, the Journeyman Group also has 14 years of specific multifamily experience in the greater Austin area upon which to draw. The Journeyman Group has developed over 7569 units across the Austin MSA and has another 1,543 under development for a total of 9112 units under Journeyman's belt. The Journeyman Group is currently managing and operating 2,681 units. Of those 2,681 units, 565 are Low Income Housing Tax Credit projects and 1,816 are workforce housing projects with rent limits in place. These affordable multifamily properties are partnerships with HFC entities such as Travis County Housing Finance Corporation and Housing Authority of the City of Austin.

Our mission is to provide people living in our community access to high-quality affordable housing. We know that if given the opportunity, we can create a vibrant community that welcomes South Austin's workforce and is simply elevated.

For this project, we are proposing 280 residential apartments which will all be reserved as affordable housing. 112 units will be at 50% MFI, 62 units will be at 60% MFI, and 106 units will be at 70% MFI.

If you have any questions, please do not hesitate to reach out. We look forward to continuing the conversation. **This submission is compliant with the application requirements.**

Thank you for your consideration,



Kurt Goll
President Multifamily

JOURNEYMAN GROUP

Statement of Confidence

ATTACHMENT 2 PRINCIPALS INFORMATION

2a. Resumes of Principals

Principals



Sam Kumar - President, CEO, Journeyman Group

Sam Kumar is the CEO and founder of the Journeyman Group which includes Journeyman Construction and JCI Residential. Establishing Journeyman Construction in 1996 and JCI Residential in 2011, with a background in commercial project management, Mr Kumar has successfully led his company with simple standards of integrity and compassion. Under his leadership and guidance the Journeyman Group has built and or developed well over \$1billion in projects and is currently recognized as a leader in the multifamily and construction industry in Austin. Journeyman provides housing of all income levels ranging from market rate garden apartments to affordable urban infill. The Austin Business Journal has recently recognized Journeyman as the # 1 Multifamily Developer in Central Texas. Mr Kumar is a distinguished alumni of The University of Texas.



Kurt Goll - President, Multifamily

Kurt Goll brings over 34 years of multifamily experience to the Journeyman Group as President of the Multifamily division. As a former Architect, Mr Goll helped establish the Multifamily development division of the Journeyman Group and adds a unique ability to blend design and construction knowledge into a development project while relying on years of experience delivering built projects to the marketplace. The Journeyman Group develops and manages multifamily properties in Austin, Texas and surrounding communities. Under Mr . Golls guidance The Journeyman Group has developed and managed a variety of successful multifamily project types including HUD 221-D4, Workforce, Affordable, and Class A garden and Midrise properties. Mr Goll graduated in 1990 with a 5 year degree in Architecture from Texas Tech University and currently resides in Austin , Texas.



David Gregorcyk - Vice President & General Counsel

David Gregorcyk leads all legal functions at the Journeyman Group including real estate development, financing transactions, acquisitions, dispositions, insurance, and risk management. He has closed over a billion dollars of transactions and also oversees all legal matters for the group's general contracting firm, Journeyman Construction, LLC. Prior to joining the Journeyman team, David was an attorney with a top-rated construction law firm, representing some of the largest commercial building contractors in Texas. He graduated with special honors from the University of Texas at Austin and received his law degree from St. Mary's University in San Antonio. David is Board Certified in Construction Law by the Texas Board of Legal Specialization and has been a member of the Board's advisory commission since its inception. He is also a member of the governing council of the Construction Law Section of the State Bar of Texas and the Texas Construction Law Foundation.

ATTACHMENT 2 PRINCIPALS INFORMATION

2b. Resumes of Development Team



Benjamin Hines
Development Manager

Benjamin attended the University of Texas, where he received degrees in Film and Business. He has been with the Journeyman Group since 2020, and has overseen the development of a variety of multifamily products as a Development Manager. During his time with Journeyman, Benjamin has proven himself in the industry processes of feasibility, entitlements, design, construction, and the marketing and sale of projects.



Nick LaDuca
Development Manager

Nick represents Journeyman throughout the development cycle from project identification to disposition. He joined Journeyman in 2018 and has a M.B.A. in Real Estate Finance from UTSA



Cole Wuestenberg
Development Manager

Cole has been with Journeyman since 2022. He graduated from University of Texas with a degree in Accounting & Finance before studying Real Estate Finance during his MBA at UT Dallas. Cole has successfully represented Journeyman on a variety of projects during his tenure.



Paayal Gupta
Development Manager

Paayal graduated from Harvard University. She joined Journeyman in 2021 and previously worked in investment banking and private equity investing. She manages a variety of multifamily projects.



Uri Suvalsky
Development Manager

Uri joined Journeyman in 2022. He graduated Architecture School from Universidad de Monterrey, Mexico. He is a licensed architect in Mexico and Associate AIA member, underway to become a Texas licensed Architect - providing unique experience to our team.



Kaleigh Wallace
Marketing Coordinator

Kaleigh handles each multifamily projects' branding and advertising. She graduated with a B.A. from UT Austin and has managed the marketing of over 4,000 units since joining the Journeyman Group in 2018.



Garrett Gill
Development Manager

Garrett attended the University of Texas, where he received a degree in Real Estate Finance. He has been with the Journeyman Group since 2020, and has helped propel projects forward as a Development Manager. Garrett has successfully guided multiple projects through design, development and sale.

Development Team

Development Team for Parmer North Apartments	
Developer	JCI Apartments, LP Kurt Goll 1000 N. Lamar Blvd, Ste. 400, Austin, Texas 78703 512-431-9187 Kgoll@journeymangroup.com
Architect	Cross Architects, PLLC Brian Rumsey, LEED AP, AIA 879 Junction Dr, Allen, TX 75013 469-393-1125 BRumsey@crossarchitects.com
Civil Engineer	Civil & Environmental Consultants, Inc. Michael Theone, PE 1221 S MoPac Expressway, Suite 350, Austin, TX 78746 512-493-0400 mtheone@cecinc.com
Landscape Architect	Benkendorfer+Associates Daryl Benkendorfer 2901 Bee Cave Road Suite P, Austin, TX 78746 512-366-5259 daryl@benkendorfer-associates.com
General Contractor	Journeyman Construction Cannon Kilde 1000 N. Lamar Blvd, Ste. 400, Austin, Texas 78703 512-247-7000 CKilde@journeymangroup.com

Cross Architects is a seventy-person architectural firm that was founded in 2003. The firm specializes in the design and planning of multi-family apartments, commercial office buildings, retail shopping centers, retail shops, restaurants and hotels. We have designed eighty 221d4 HUD projects, fifty-five senior living projects, over three hundred-fifty multi-family apartment projects, all-encompassing over 50,000 units overall.

The firm's goal is to establish a long-term partnership with its clients. We earn our client's respect with integrity, honesty and high moral standards. Cross Architects has worked with many types of developers and clients. This has enabled our company to build a firm foundation for all types of developments.

Brian W. Rumsey, founding partner, obtained his Architectural Degree from Texas Tech University in 1998 and is principal in charge of the residential/multi-family/hospitality design studio. He is a Registered Architect in over fourteen states and member of the National Council of Architectural Registration Boards (NCARB).

Cross Architects is currently working on projects with: Gardner Capital, Texas Interfaith, Cross Development, SWBC Real Estate, Covenant, Pillar, Roundstone, HP Capital, Waypoint, Palladium, Anthem Development, GVD Construction, Salem Clark, JCI Residential, Kalterra, Thompson Realty, Right Quest, Glenridge Stryker, Stone Creek, Athena Domain, Abby Development, Axia Companies, Maker Bros, NE Construction, Oxford, OM Housing, Turnstone Development, Envision Companies, and RTG Capital.



President Brian W. Rumsey

Obtained his Architectural Degree from Texas Tech University in 1998 and is principal in charge of the residential/multi-family/hospitality design studio. Brian has over sixteen years of experience designing affordable and market rate multi-family housing apartment projects. He is a member of the National Council of Architectural Registration Boards (NCARB).

Brian Rumsey, NCARB
President
972-398-6644, ext. 300
brumsey@crossarchitects.com

Vice President Bret Flory

Received his Architectural Degree from the University of Arkansas in 1998. He has over sixteen years of architectural experience designing retail shopping centers, retail stores and office buildings. He is principal in charge of the commercial design studio.

Bret Flory
Vice President
972-467-9749
bflory@crossarchitects.com



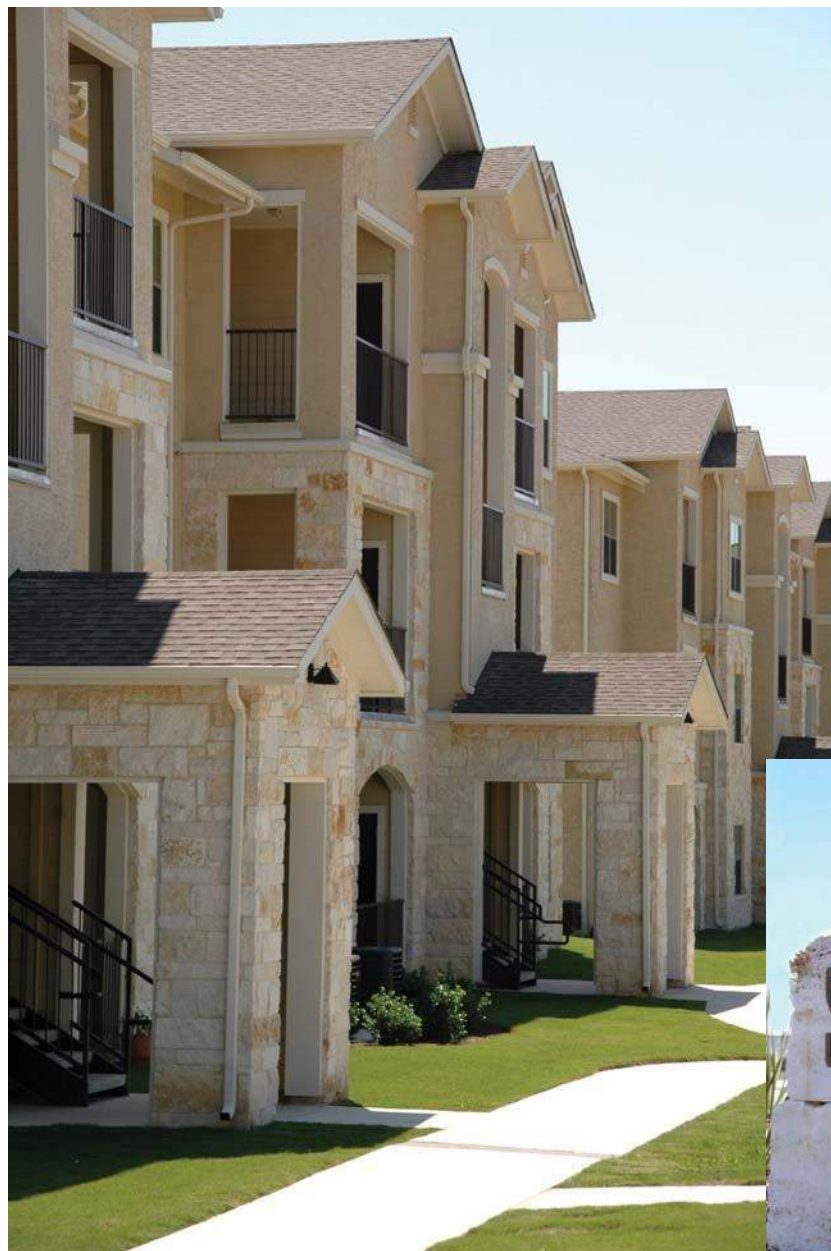


























Civil & Environmental Consultants, Inc.



MULTI-FAMILY RESIDENTIAL

CEC | PORTFOLIO

WHO WE ARE

Civil & Environmental Consultants, Inc. (CEC) provides comprehensive market-oriented consulting services that advance the strategic business objectives of our clients. CEC is recognized for providing innovative design solutions and integrated expertise in air quality, civil engineering, cultural resources, ecological sciences, environmental engineering and sciences, manufacturing infrastructure services, survey/geospatial services, waste management, and water resources. Multi-disciplined Market Groups focus on the business challenges and drivers of the manufacturing, mining, oil & gas, power, public sector, real estate, and solid waste markets.

Headquartered in Pittsburgh, Pennsylvania, CEC is an expanding company with 34 offices and more than 1,400 employees nationwide. Our continuing growth reflects client confidence in the work of our employees, who are guided by three core business principles: Senior Leadership, Integrated Services, and Personal Business Relationships.



SERVICES TO MULTI-FAMILY RESIDENTIAL DEVELOPERS

Our Real Estate Market Group is a diverse team of engineers, scientists, and professionals who serve as our conduit to the latest thinking and advancements in the real estate industry, providing clients with concise, timely information and regulatory updates to facilitate informed decision-making.

Interdisciplinary teams with a full complement of evaluation, design, technical, and regulatory insight lead clients to value CEC as a trusted real estate advisor. This partnership allows for a more promising plan and, ultimately, an increase in market competitiveness, asset appreciation, and valued return on investment.



ORGANIZATIONS

UNITED STATES GREEN BUILDING COUNCIL // NATIONAL MULTI-FAMILY HOUSING COUNCIL // NATIONAL ASSOCIATION OF HOME BUILDERS

We offer expertise to residential real estate developers in the following areas:

PRE-DEVELOPMENT AND DUE DILIGENCE

- Conceptual Site Planning and Test Fits
- Phase I Environmental Site Assessments
- Zoning and Regulatory Review
- Property Condition Assessments
- Utility Assessments
- Brownfield Grant Applications
- Geotechnical Investigations
- Ecological and Cultural Resource Assessments
- Surveying
- Environmental Remediation

DESIGN

- Site Planning/Master Planning
- Landscape Architecture
- Site Grading and Earthwork
- Stormwater Management
- Water Quality Design
- Erosion and Sedimentation Control Design
- Utility Design
- Geotechnical Engineering
- Transportation Engineering and Design
- Green Roof Design
- Earth Retention Structures

PERMITTING

- Zoning/Re-Zoning/Site Plan Approval
- Wetland and Stream Impacts and Mitigation
- Endangered Species Permitting
- NPDES Permitting
- Effluent Limitation Guidelines
- DOT Permitting

CONSTRUCTION AND CQA

- Design-Build
- Construction Monitoring and CQA
- Construction Management
- International Building Code Special Inspections
- Stormwater Discharge Monitoring and Compliance
- Construction As-Builts

POST-CONSTRUCTION

- Asset Information Management
- Leasing Plans and Exhibits
- Green Roof Performance Monitoring
- Pavement Evaluation and Rehabilitation
- Site Infrastructure Maintenance
- ADA Accessibility
- Stormwater Discharge Monitoring and Compliance



SHOWCASE PROJECTS

HANOVER REPUBLIC SQUARE: W 5TH AND LAVACA

OWNER/CLIENT

Hanover Company

LOCATION

Austin, TX

CEC SERVICES

- Erosion & Sedimentation Control Design and Inspection/NPDES Permitting
- Predevelopment Site Investigations
- Site Grading/Earthwork Analysis
- Stormwater Management/BMP Design
- Utility Design
- ALTA NSPS Land Title Surveys
- Topographic Surveys

OWNER OBJECTIVE

Hanover Company, located in Houston, Texas, is a private real estate company specializing in the acquisition, development, and management of high-quality multi-family residential properties nationwide.

Hanover Company was looking for a local civil engineering firm skilled at navigating the local permitting process to expedite the review period, allowing for construction to break ground on a 46-story residential tower with ground-floor retail in the Central Business District of Downtown Austin. The existing site consists of three one-story buildings, requiring demolition.

The subject site will be implementing City of Austin “Great Streets” Improvements (which includes widened sidewalks, tree plantings, and streetscape furniture) along the subject property and also for the remainder of the block and the opposite side of W 5th Street. The streetscape improvements within public right-of-way create numerous challenges due to the utility conflicts, which required extensive coordination with City agencies for approval..

CEC APPROACH

Prior to its acquisition by CEC, KBGE addressed these site challenges by meeting with decision-makers at the City, prior to formal submission, to lock in driveway locations and to obtain general concurrence of streetscape improvements prior to the first round of reviewer comments. Early buy-in from the City staff on the overall layout minimized the risk of major design changes.

The project is currently in the design phase and is proceeding with securing agency approvals. CEC has received the first round of City comments, resulting in no major design changes. CEC negotiated with City staff to obtain an alternate permitting process that will allow Hanover Company to begin demolition of the buildings and slabs, in addition to conducting environmental remediation activities, all prior to obtaining the full site development permit. This will allow Hanover Company to commence construction earlier than anticipated.



ONE ON CENTRE

OWNER/CLIENT

EdR
Park7 Group

LOCATION

Pittsburgh, PA

CEC SERVICES

- Erosion & Sedimentation Control/ NPDES Permitting
- Landscape Architecture/Land Planning
- Predevelopment Site Investigation
- Site Grading/Earthwork Analysis
- Stormwater Management/BMP Design
- Utility Design
- Phase I & II Assessments
- ALTA NSPS Land Title Surveys
- Topographic Surveys
- Green Stormwater Infrastructure
- Sustainability Planning/Design

OWNER OBJECTIVE

Park7 Group, headquartered in New York City, is a developer of student housing across the United States, including a new 17-story, 587,133 gross square foot building in Pittsburgh's Oakland neighborhood geared to serve the growing student population of the University of Pittsburgh. The 326 unit building, referred to as One on Centre, is on a 1.2-acre urban redevelopment site with topography challenges and significant utility relocations.

CEC APPROACH

CEC performed grading, layout, stormwater, utility design, and permitting services, in addition to survey, environmental, and landscape architecture services. CEC also completed a detailed design for the street-level hardscape adjacent to the public right-of-way, as well as the 7th story pool deck and amenity space for the building.



ONYX & EAST DEVELOPMENT: 77 BATES

OWNER/CLIENT

Onyx & East

LOCATION

Indianapolis, IN

CEC SERVICES

- Site Survey
- Replatting
- Site Development Construction Documents
- Construction Staking

OWNER OBJECTIVE

Onyx & East is working on redeveloping an area between College Avenue and I-65. Onyx & East will construct 35 new townhomes in an area that is at a dead end street near the location of the old Milano Inn restaurant.

CEC APPROACH

This area just south and east of the City of Indianapolis center, continues to see new development and redevelopment. Fewer than three years ago, Metazoa Brewing Company opened its doors along College Avenue, this past spring, the Vue Apartments became available on the east side of College Avenue. With the addition of 777 Bates to the Indianapolis residential market, this will add 35 new condominiums within an area that is becoming a hub between downtown Indianapolis, Calvin Fletcher, and Fountain Square. This development creates a very walkable neighborhood with various large businesses in the area along with neighborhood amenities such as breweries and restaurants.

Project costs will likely be close to \$9.5 million. CEC role has included site survey, re-platting of the land, site development construction documents, and construction staking for the site development.

When completed, the project will join an area that's seen numerous redevelopment projects in the last few years.



SOUTHSIDE WORKS CITY APARTMENTS

OWNER/CLIENT

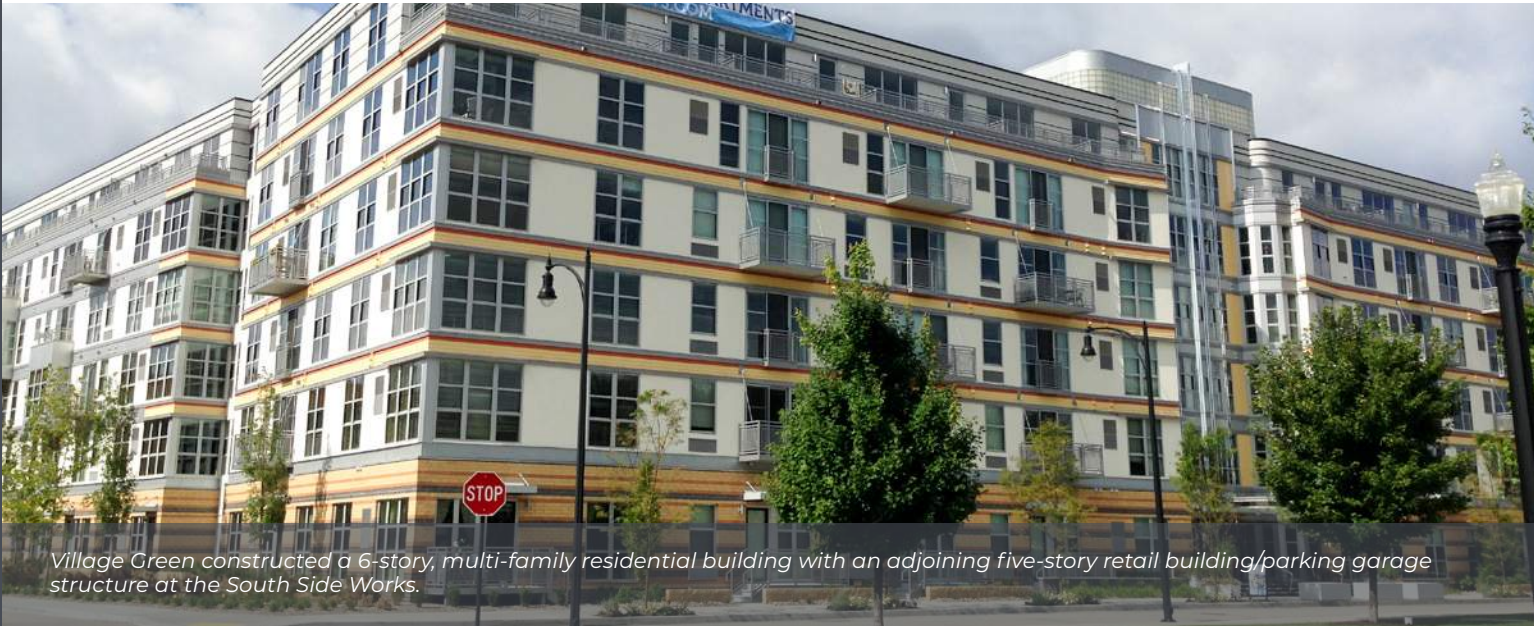
Borman Kroos Vogel Group, Inc.

LOCATION

Pittsburgh, PA

PROJECT HIGHLIGHTS

- Comprehensive services included Boundary, Topographic, and Utility Surveys, Preliminary and Final Civil Engineering, Geotechnical Investigation and Demolition Plan
- Obtained permits and plan approvals from the City of Pittsburgh, Allegheny County Conservation District, and the PWSA.



Village Green constructed a 6-story, multi-family residential building with an adjoining five-story retail building/parking garage structure at the South Side Works.

RIDGE AT ROBINSON

OWNER/CLIENT

Fore Property Group

LOCATION

Robinson Township, PA

PROJECT HIGHLIGHTS

- Comprehensive services included Land Survey, Phase I ESA, Wetlands and Waters Delineations, Geotechnical, Civil and Structural Engineering, and Landscape Architecture
- 340 apartment units within 5 buildings on a 44-acre site



The Ridge at Robinson apartment complex consists of five luxury apartment buildings containing 340 units and an associated clubhouse, access drives, covered parking areas and other site amenities.

EAST 7TH STREET

OWNER/CLIENT

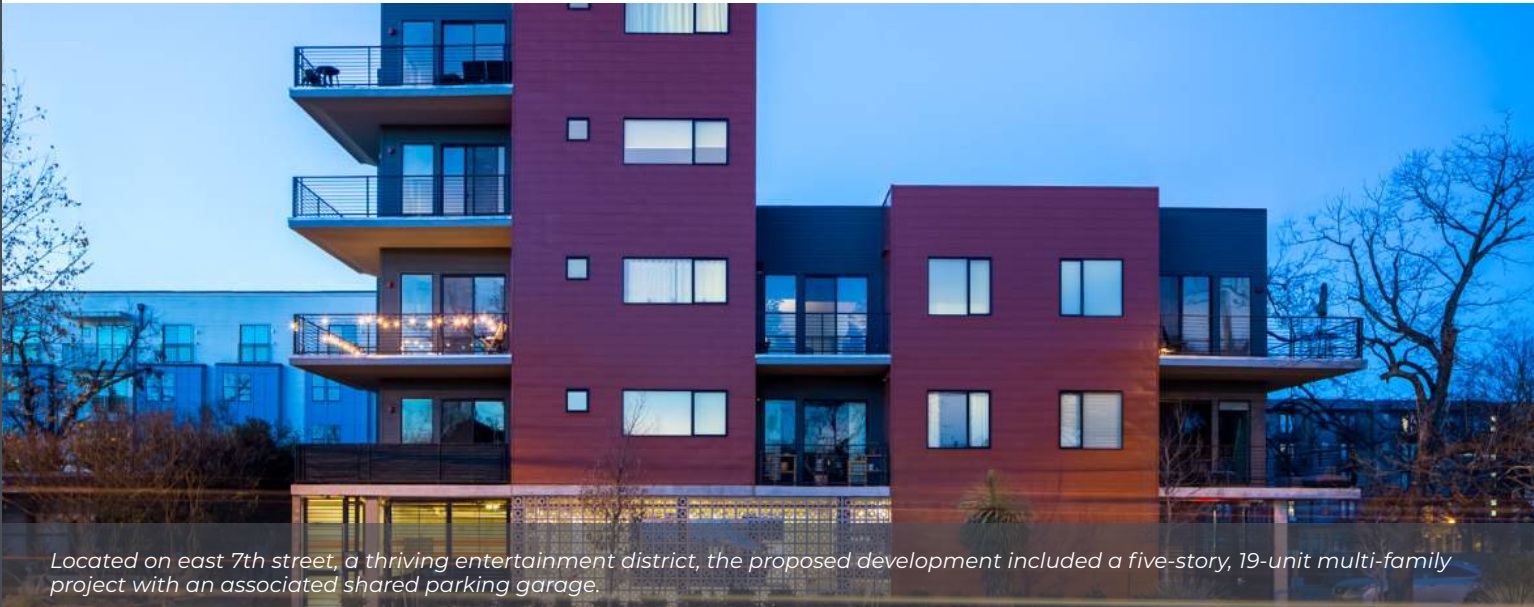
Pearlstone Partners

LOCATION

Austin, TX

PROJECT HIGHLIGHTS

- Located in the Plaza Saltillo Transit Oriented Development
- Innovative Water Quality Design
- Affordability Requirements



Located on east 7th street, a thriving entertainment district, the proposed development included a five-story, 19-unit multi-family project with an associated shared parking garage.

THE HAVEN AT CRANBERRY WOODS

OWNER/CLIENT

Johnson Development Associates, Inc.

LOCATION

Cranberry Township, PA

PROJECT HIGHLIGHTS

- Comprehensive services included Phase I ESA, Ecological Resource Analysis, Geotechnical Investigation, Land Survey, Civil Engineering, Landscape Architecture, Construction Inspection Services
- Each building has underground and surface parking



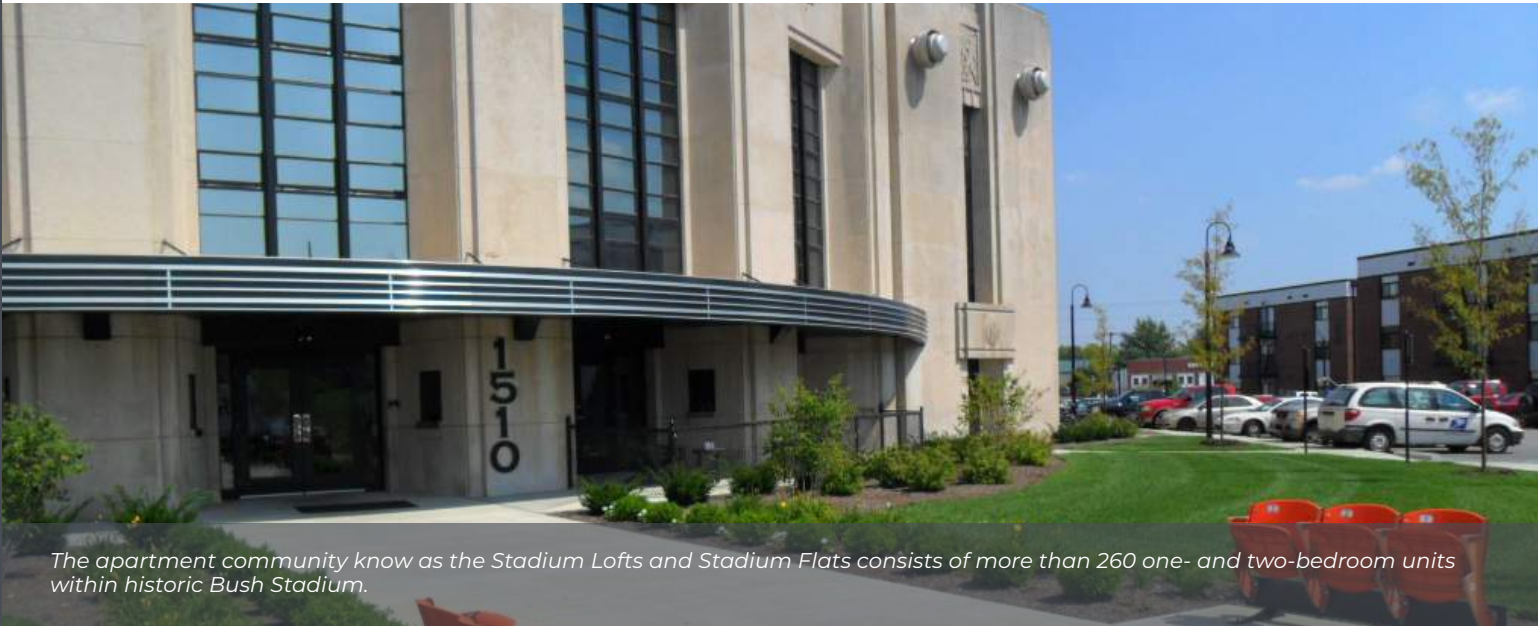
The Haven is a 302 multi-family rental apartment units inside Cranberry Woods.

BUSH STADIUM REDEVELOPMENT

OWNER/CLIENT
Core Redevelopment

LOCATION
Indianapolis, IN

- PROJECT HIGHLIGHTS**
- Sustainable design and development
 - AIA Merit Award for Landscape Architecture
 - Historic Preservation



The apartment community know as the Stadium Lofts and Stadium Flats consists of more than 260 one- and two-bedroom units within historic Bush Stadium.

GLENWOOD GARDENS ENVIRONMENTAL ASSESSMENT

OWNER/CLIENT
Mosaic Development Group, Inc.

LOCATION
Gastonia, NC

- PROJECT HIGHLIGHTS**
- Pre-development site investigations included Phase I Environmental Site Assessment and HUD EA
 - 60,000 square foot senior housing complex consisting of 58 units, one- and two-bedroom apartments



Construction was completed in 2019.

MASONIC TEMPLE REDEVELOPMENT

OWNER/CLIENT
FoxRock Properties

LOCATION
Quincy, MA

- PROJECT HIGHLIGHTS**
- Identified project constraints and regulatory requirements, and helped develop the permitting approach for the project
 - Responsible for the site layout, grading, drainage, and utility design, as well as developing a stormwater management design that complied with the Massachusetts Stormwater Standards and City of Quincy requirements



Images courtesy of Utile Design

AUSTIN HOMES REDEVELOPMENT

OWNER/CLIENT
Knoxville's Community Development Corporation

LOCATION
Knoxville, TN

- PROJECT HIGHLIGHTS**
- The project included demolition of all existing residential buildings and the redevelopment of approximately 23 acres east of downtown Knoxville.
 - The project includes approximately 485 multi-family units and 3,000 square feet of mixed-use commercial space.



CEC designed approximately 2,100 feet of new, public, residential streets to serve the redeveloped neighborhood.

ARSENAL TERMINAL DEVELOPMENT

OWNER/CLIENT

Milhaus Development/ Strada

LOCATION

Pittsburgh, PA

PROJECT HIGHLIGHTS

- The site was occupied by Allegheny Arsenal, a former munitions manufacturing and military storage facility constructed in 1820.
- Required cost-effective site design and development recommendations to preserve the historic nature of the neighborhood and to limit the impacts associated with the previous site disturbances and land uses.



The project consisted of approximately 240 residential units and 19,000 square feet of retail/restaurant uses.

THE ARNOLD

OWNER/CLIENT

Transwestern Development Company

LOCATION

Austin, TX

PROJECT HIGHLIGHTS

- Comprehensive services included transportation planning, zoning support, innovative water quality design, and construction phase services
- The project required innovative water quality controls. the design team strategically placed raingardens throughout the site that also provide high-quality landscaping.



A five-story, 346-unit, multi-family project located in three buildings with 11,400 square feet of ground-floor retail space and an associated shared parking garage

BOTTLEWORKS DISTRICT

OWNER/CLIENT

Hendricks Commercial Properties, LLC

LOCATION

Indianapolis, IN

PROJECT HIGHLIGHTS

- Converting the iconic former Coca-Cola Bottling Plant into a \$300-million, 12-acre, urban mixed-use development
- Worked closely with Indianapolis Power & Light to relocate high-tension power lines around the perimeter of the site
- Designed an underground stormwater detention system, including a large stormwater quality treatment unit, under the brick-lined streets



CEC worked closely with Citizens Energy to design and install new water mains and sanitary sewer mains. All of the infrastructure was designed to fit within 60 feet of internal right-of-way, which was extremely tight.

360 MARKET SQUARE

OWNER/CLIENT

Flaherty & Collins, LLC / RTKL Associates, Inc. and Context Design, LLC

LOCATION

Indianapolis, IN

PROJECT HIGHLIGHTS

- The development, at nearly 300 feet tall, will feature a 40,000 square foot Whole Foods Market®, a 2,500 square foot Starbucks, and a 525-space parking garage
- CEC also coordinated with Context Design, LLC on the streetscape design



360 Market Square is a 27-story mixed-use residential luxury apartment tower that will include 320 luxury apartments

UNIVERSITY LOFTS

OWNER/CLIENT

University of Indianapolis / CSO Architects

LOCATION

Indianapolis, IN

PROJECT HIGHLIGHTS

- The two building development provides parking behind the buildings, on-site fitness and a community room.
- The project provides underground storm water detention and water quality treatment.
- The project is located within the City of Indianapolis and at the heart of the U of I campus.



CEC provided surveying, civil engineering, and landscape architecture for the 194 unit student housing project on the University of Indianapolis campus.

PROVIDENCE POINT

OWNER/CLIENT

Baptist Homes Society

LOCATION

Pittsburgh, PA

PROJECT HIGHLIGHTS

- Construction of a 7-story Independent Living apartment complex with 216 apartments; a 60-bed Nursing Center; a Health & Wellness Center; and a 40-bed Memory Support facility
- Comprehensive services included development of schematic design documents, design documents, and construction documents, land development approval, traffic engineering, geotechnical engineering, phase I environmental assessment, land surveys



Amenities are connected by a Commons area with restaurants, activity centers and other amenities; an underground parking garage, and several enclosed courtyards.

EDEN HALL CAMPUS ECOVILLAGE CO-HOUSING PROJECT

OWNER/CLIENT

Chatham University
BNIM Inc. (Masterplan Phase) and Mithun Inc. (Architecture)

LOCATION

Richland Township, PA

PROJECT HIGHLIGHTS

- CEC provided civil and geotechnical engineering, ecological, and soil science services to support the development of the EHC Master Plan.
- Creative and sustainable design support for water infiltration of stormwater and reuse of treated wastewater for toilet flushing.



The EHC was designed to be the home to the University's new School of Sustainability and the Environment, as well as the Rachael Carson Institute for Sustainability, a model of sustainable development.

THE RESTORACY OF WHITESTOWN SENIOR LIVING

OWNER/CLIENT

Euson Lindsay Health Holdings

LOCATION

Whitestown, IN

PROJECT HIGHLIGHTS

- CEC performed detailed site design, including site planning, grading and drainage design, water quality treatment design, utility design (including a sanitary sewer lift station), earthwork takeoffs, sediment and erosion control design, and landscape architecture.
- Assisted with the design and approvals through the Town of Whitestown, Boone County Surveyors Office, and the State of Indiana



The Restoracy of Whitestown opened in May 2020.



Athens, PA
877.389.1852

Austin, TX
512.439.0400

Boston, MA
866.312.2024

Bridgeport, WV
855.488.9539

Buffalo, NY
800.365.2324

Charleston, WV
304.808.7650

Charlotte, NC
855.859.9932

Chicago, IL
877.963.6026

Cincinnati, OH
800.759.5614

Cleveland, OH
800.365.2324

Columbus, OH
888.598.6808

Corpus Christi, TX
800.365.2324

Eagle Pass, TX
346.378.7800

Fishers, IN
317.570.8800

Greenville, SC
855.574.4331

Houston, TX
800.365.2324

Indianapolis, IN
877.746.0749

Knoxville, TN
865.977.9997

Martinsburg, WV
800.365.2324

Mission, TX
346.378.7800

Monroeville, PA
800.899.3610

Nashville, TN
800.763.2326

Oklahoma City, OK
405.246.9411

Peabody, MA
866.312.2024

Philadelphia, PA
888.267.7891

Phoenix, AZ
877.231.2324

Pittsburgh, PA
800.365.2324

Sacramento, CA
760.977.8106

San Diego, CA
619.837.6555

Sevierville, TN
865.774.7771

St. Louis, MO
866.250.3679

Tempe, AZ
877.231.2324

Toledo, OH
855.274.2324

Tucson, AZ
520.321.4625



Civil & Environmental
Consultants, Inc.

800.365.2324
www.cecinc.com



BENKENDORFER+ASSOCIATES
LANDSCAPE ARCHITECTURE/SITE PLANNING

Benkendorfer+Associates, LLC (B+A) is an accomplished landscape architecture/site planning firm headquartered in Austin, Texas. At B+A, we take pride in providing unsurpassed service combined with creative, cost effective design solutions. Our talented staff has completed work in approximately 15 states across the United States as well as Mexico, the British Virgin Islands and the West Indies. We have experience in many markets such as multifamily/mixed-use, retail, corporate, master planned communities, healthcare, and parks. We have also worked with various housing authorities around Texas and have experience in HUD financed and tax-credit housing.

B+A is owned and managed by Daryl Benkendorfer. Daryl, a graduate of Texas A&M University, has been practicing landscape architecture since 1982. During the course of his career, he has been involved in a myriad of high profile projects that have garnered numerous awards and recognition. He believes that principal involvement and leadership is integral to the success of every project; therefore, he is extremely active in the day-to-day activities of the firm. Most importantly, Daryl prides himself on his reputation for building lasting relationships with his clients. He fosters these relationships by using a simple formula – produce a high quality product and keep your promises.

ATTACHMENT 2 PRINCIPALS INFORMATION

2c. Resumes of Property Management Team



JCI Management

JCI Management

1000 N Lamar Blvd. Suite 400
Austin, TX 78703

Management Resume

Table of Contents

1. Executive Summary

2. Key Principals

- Sam Kumar, President
- Kurt Goll, Vice President
- Leah Richter, CPA
- Jennifer Smyth, Regional Property Manager
- Isis Stolle, Regional Property Manager
- Jodi Vayo, Property Manager

3. Property Portfolio

- Previously Managed Properties
- Currently Managed Properties
- Future Managed Properties



JCI Management

1000 N Lamar Blvd. Suite 400
Austin, TX 78703

JCI Management was formed in May 2012 to manage our multifamily and hospitality development properties. Sam Kumar is the company President followed by Kurt Goll, the Vice President in charge of Property Management. He oversees all aspects of the company, including staffing, training, lease agreements, and amendments.

At **JCI Management**, each project begins with a management and marketing plan, which identifies procedures and policies. All new employees go through Fair Housing Act training. All leasing and management activities are outlined to comply with Fair Housing and each employee receives regular training both online and in person by upper-level management staff.

Gracehill webinars, Texas Apartment Association webinars, Austin Apartment Association webinars and seminars and hands on training via Property Manager and Assistant Manager are used for training at **JCI Management**. All staff members are required to take one class per month on Gracehill. Examples of courses are:

- Leasing - Customer Relationship Management, Business Ethics, and Sexual Harassment
- Maintenance - Mold Awareness, Ladder Safety I and II, Preventative Maintenance, Preparing Perfect Market Ready Apartments

JCI Management utilizes Yardi property management accounting software. All Managers and Assistant Managers are required to take part in a 3-day accounting software training conducted by a Yardi Training Specialist. Follow-up training sessions are scheduled annually. Controller and Corporate Accountants are also required to take part in the annual training sessions. Controller is required to complete 40 hours of CPE to maintain CPA license. Controller trains Corporate Accountants on an ongoing basis.

JCI Management employs highly talented leasing professionals and property managers.

Kurt Goll brings over 34 years of multifamily property management and development experience to **JCI Management**. He oversees all properties as well as regional and property managers and has successfully managed over 2500 units in the last 4 years. Kurt has experience in both conventional and affordable multifamily properties.



As Vice President of Property Accounting, Leah has a proven track record in overseeing accounting, financial operations, and internal controls while generating optimal, mutually beneficial results and business outcomes by establishing and strengthening collaborations with other departments and stakeholders. Leah is responsible for monitoring and ensuring compliance with relevant accounting standards and legal requirements, as well as planning and managing overall accounting operations of the Journeyman Group portfolio in compliance with the accounting policies of both the Journeyman Group and its affordable housing partners.

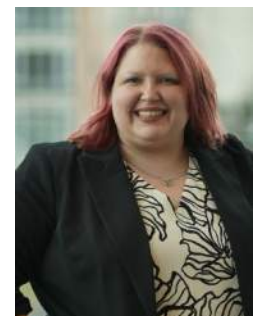


Jennifer Smyth brings 15 years of experience in both conventional and affordable multifamily property management to **JCI Management**. She has been with our firm for 5 years and has served as one of our regional managers for 1 year. Jennifer began her tenure with us as one of our fastest and highest-grossing lease-up managers, making her promotion to regional manager an obvious choice. She currently oversees 1,485 units, including 3 lease-up properties. Jennifer excels in rapidly and effectively leasing up properties while achieving their fullest market pricing potential. She is a tremendous asset to our firm. Her current JCI Management properties include:



- Avery Ranch
- Bridge at Paloma
- Bridge at Three Hills
- Bridge at Windsor Park
- The Park at Speyside

Isis Stolle brings 16 years of experience in both conventional and affordable multifamily property management to **JCI Management**. She has been with our firm for 4 years and has served as one of our regional managers for 2 years. Isis oversees our two tax credit properties, Bridge at Turtle Creek and Bridge at Granada, demonstrating the expertise of a seasoned regional manager. Currently, she manages a portfolio of 1,785 units. Her proficiency in strategic planning, team leadership, and operational efficiency consistently results in employee and property satisfaction as well as improved financial performance. Her current JCI Management properties include:



- Bridge at Delco Flats
- Bridge at Granada

- Bridge at Turtle Creek
- Eastridge
- High Point Preserve
- Park South

Jodi Vayo joined **JCI Management** in 2022 as Property Manager at Eastridge Apartments in Del Valle, and currently oversees the daily operations as Property Manager at Bridge at Three Hills in South Austin. Jodi started her career in property management in 1997 with Littlefield in San Antonio, TX. Jodi brings almost 27 years of knowledge derived from multiple roles in the management industry, as well as her work with the Austin Apartment Association as an instructor for the CAM and NALP designations. Prior to her career in Property Management, she attended UTSA, receiving her Bachelor of Music in Vocal Performance.



JCI Management
1000 N Lamar Blvd. Suite 400
Austin, TX 78703

JCI Management previously managed the following properties:

- Silverado Crossing
- Carrington Oaks
- Belterra Springs
- Southpark Crossing
- The Highlands
- Estancia Villas
- FLORA
- St Johns West
- Stone Hill
- Santa Clara
- Palo Alto
- Pioneer Hill
- Avery Oaks
- Bluebonnet Preserve
- Water Oak

JCI Management is currently managing the following properties:

- Avery Ranch
- Bridge at Delco Flats
- Bridge at Granada
- Bridge at Paloma
- Bridge at Three Hills
- Bridge at Turtle Creek
- Bridge at Windsor Park
- Eastridge
- High Point Preserve
- The Park at Speyside

JCI Management will manage the following future properties:

- Park South
- The Matador
- Cantarra
- Saffron at Avery Ranch
- Augustine
- Parmer North
- Treeline

JCI MANAGEMENT - LIST OF MANAGED ASSETS					
Property Name	City	State	Units	Completion	AAHC partnership
Bridge at Paloma	Austin	TX	300	Jun-23	yes
Bridge at Three Hills	Austin	TX	280	Feb-24	yes
Windsor Park Towers	Austin	TX	308	Apr-24	in progress
Avery Ranch	Austin	TX	288	Nov-23	in progress
Bridge at Delco Flats	Austin	TX	186	Aug-23	yes
Bridge at Granada	Austin	TX	258	May-21	yes
Bridge at Turtle Creek	Austin	TX	307	May-23	yes
High Point Preserve	Austin	TX	454	Mar-23	
Eastridge	Del Valle	TX	300	Sep-20	
		Total	2681		

ATTACHMENT 3 FINANCIAL INFORMATION

3a. Federal IRS Certification

Redacted for Website Submission

ATTACHMENT 3 FINANCIAL INFORMATION

3b. Certified Financial Audit

NOT APPLICABLE

ATTACHMENT 3 FINANCIAL INFORMATION

3c. Board Resolution

RESOLUTION OF BOARD OF DIRECTORS PRESCRIBING THE FORM AND SUBSTANCE OF AN AGREEMENT TO ISSUE BONDS; AUTHORIZING THE EXECUTION OF SUCH AGREEMENT; AND CONTAINING OTHER PROVISIONS RELATING TO UP TO \$50,000,000 MULTIFAMILY HOUSING REVENUE BONDS (PARMER NORTH APARTMENTS)

WHEREAS, Travis County Housing Finance Corporation (the "Corporation") is authorized by the Texas Housing Finance Corporations Act, Local Government Code, Chapter 394, Vernon's Annotated Texas Civil Statutes, as amended (the "Act"), to issue revenue bonds for the purpose of paying all or part of the cost of a Residential Development as defined in the Act, and to sell or lease the project to others or loan the proceeds of the bonds to others to finance all or part of the cost of the Residential Development; and

WHEREAS, the Act authorizes the Corporation: (a) to make loans to any person to provide financing for rental residential developments located within Travis County, Texas (the "County"), and intended to be occupied substantially (at least 90 percent) by persons of low and moderate income, as determined by the Corporation; (b) to issue its revenue bonds for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Corporation, including the revenues and receipts to be received by the Corporation from or in connection with such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Corporation in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, the Corporation now desires to authorize, issue and sell its tax-exempt housing finance revenue bonds, to the extent authorized by law, to provide funds to defray all or part of the cost of acquiring, constructing, equipping and financing a certain Residential Development initially anticipated to be known as the Parmer North Apartments by Parmer North Apartments, LP, a to-be-formed Texas limited partnership (the name of the partnership being subject to change, but related to or affiliated with JCI Apartments, LP, with such partnership being referred to herein as the "User"); and

WHEREAS, the User and the Corporation desire that the Corporation adopt a resolution with respect to the bonds or take some other similar official action toward the issuance of such bonds prior to the commencement of construction or acquisition of such Residential Development; and

WHEREAS, Travis County, Texas (the "Unit"), has authorized and approved creation of the Corporation to act on its behalf to further certain public purposes of the Unit;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRAVIS COUNTY HOUSING FINANCE CORPORATION, THAT:

Section 1: The Corporation hereby authorizes and agrees that it will issue and sell its housing finance revenue bonds (the "Bonds") from time to time in one or more series pursuant to the provisions of Texas law to pay all or part of the cost of acquiring and constructing the project Parmer North Apartments

Initial Resolution

described in Exhibit A hereto (the “Project”), together with all costs of authorization, sale and issuance of the Bonds. The Bonds will be issued and sold as more fully provided in the Agreement to Issue Bonds, and subject to the terms thereof, in a maximum aggregate principal amount expected to be issued for the Project in an amount not to exceed \$50,000,000.

Section 2: The proceeds of the Bonds will be used to finance the acquisition, construction, equipping and financing of the Project.

Section 3: The Corporation will enter into a financing agreement with the User providing for financing of all or part of the cost of the Project, as more fully described in the Agreement to Issue Bonds.

Section 4: The Board of Directors of the Corporation (the “Board of Directors”) hereby finds, determines and declares that (i) the Project is required and suitable for the promotion of the construction of new, improved, or expanded residential development in the Unit, (ii) the User has the business experience, financial resources and responsibility to provide reasonable assurance that the Bonds and the interest thereon to be paid from, or by reason of, payments made by the User under the financing agreement will be paid as the same become due, and (iii) the Project is in furtherance of the public purposes set forth in the Act.

Section 5: The Agreement to Issue Bonds by and between the Corporation and the User in substance and in form substantially as presented to the Board is hereby approved and the officers of the Corporation and the County’s corporations’ assistant secretary, Christy Moffett, are each hereby authorized to execute and attest such Agreement to Issue Bonds for and on behalf of the Corporation.

Section 6: The Corporation hereby authorizes the filing of an Application For Allocation of Private Activity Bonds and/or a carryforward application with the Texas Bond Review Board for the year 2024 for the amount of up to \$50,000,000 of qualified residential multifamily mortgage bonds, and the President of the Corporation and the Corporation’s Assistant Secretary, Christy Moffett, or any other officer of the Corporation, are each designated as an authorized officer to execute and deliver such applications to the Texas Bond Review Board, subject to any changes such officer deems necessary. Such officers are also authorized and directed to file such carryforward applications or Applications for Private Activity Bonds in 2024 or future years as shall be necessary or convenient in the discretion of the authorized officer executing such application.

Section 7: That neither the User nor any other party is entitled to rely on this Resolution as a commitment to loan funds, and the Corporation reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Corporation shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Corporation whatsoever as a result of any decision by the Corporation not to issue the Bonds.

Section 8: The Board of Directors hereby authorizes the formation of limited liability companies, the sole member of which will be the Corporation, to serve as the general contractor and co-developer for the Project.

Section 9: The Board of Directors hereby authorizes the formation of an additional limited liability company, the sole member of which will be the Corporation, to own the real property upon which the Project will be located and to lease that property to the User.

Section 10: The Corporation hereby declares for purposes of Treas. Reg. § 1.150-2 that it reasonably expects to reimburse all or a portion of the Project costs with the proceeds of one or more obligations.

Section 11: This Resolution, together with the Agreement to Issue Bonds attached hereto, shall be deemed and construed as a resolution authorizing the issuance of the aforesaid Bonds or some other similar official action toward the issuance of the Bonds and shall be effective upon the completion of an acceptable due diligence review of the project by the Corporation's staff.

PASSED AND APPROVED this 16th day of July, 2024.



Margaret Gómez, Vice President

CERTIFICATION

The above resolution, adopted by the Board of Directors of the Travis County Housing Finance Corporation at a meeting held on the 16th day of July, 2024, is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of such Corporation.

WITNESS my hand this 16 day of July, 2024.

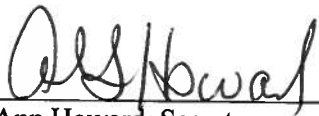

Ann Howard, Secretary

EXHIBIT A

Description of the Project

The Project is a proposed multifamily development to be named Parmer North Apartments (subject to change with the consent of the Corporation) to consist of approximately 280 units located on approximately 18.58 acres at approximately 1208 and 1420 East Howard Lane, Austin, Travis County, Texas 78660 or adjacent thereto. The Project is expected to offer a mix of efficiencies and one-bedroom and two-bedroom units, subject to change with the consent of the Issuer. Approximately 38% of the units will be available for tenants with incomes at or below 70% of the area median income, 22% of the units will be available for tenants with incomes at or below 60% AMI, and 40% of the units will be available for tenants with incomes at or below 50% AMI.

Community amenities will include a luxury clubhouse with a great room, video conference room/business center, leasing office, mail room, Amazon Lockers, pet spa, bicycle storage, 24/7 fitness center, approximately 500 parking spaces and resort-style pool.

Unit amenities will include stainless steel appliances, in-unit laundry equipment, with washer and dryer in all units, quartz countertops throughout kitchen and bathrooms, spacious bedrooms, energy-efficient appliances, LEED-Certified HVAC system, Wi-Fi, and cable.

Tenant programs and services to be available onsite for no cost to tenants, subject to consent of the Corporation, will include annual income tax preparation assistance, annual health fair with a healthcare professional, weekly exercise classes (offered at times when most residents would be likely to attend), notary services during regular business hours, twice-monthly arts, crafts, and other recreational activities (e.g. book clubs, creative writing classes, etc.), twice-monthly onsite social events (e.g. potluck dinners, game nights, sing-alongs, movie nights, birthday parties, holiday celebrations, etc.), a part-time resident services coordinator, and scholarships twice per year to 2 residents who may attend college.

ATTACHMENT 3 FINANCIAL INFORMATION

3d. Financial Statements

**Financial Statements To Be Provided
Separately**

ATTACHMENT 3 FINANCIAL INFORMATION

3e. Funding Commitment Letters

We are currently in conversations with multiple banks about project financing. Included below is a preliminary funding commitment letter, we will provide an update once lender engagement is finalized.

* This funding commitment letter is preliminary.



FHA Section 221(d)(4) Proposal
Parmer North
1420 East Howard Lane, Pflugerville, TX 78660
280 units

June 10, 2024
Page 1 of 2

Loan Sizing Constraint		
The mortgage loan will be the least of the following:		
87.00%	of Replacement Cost	47,282,400
1.15	Debt Service Coverage	40,697,200
270%	of Statutory Unit Limits	71,420,500
Replacement Cost minus Grants, Loans, Tax Credits		44,811,200
Loan Request		max
Max. Loan Amount		40,697,200

Loan Information		
Actual Loan to Cost	74.88%	Actual DSCR 1.15

Sources and Uses	
First Mortgage	40,697,200
Pre-Development Prepaid Items	200,092
Deferred Developer Fee	780,730
Cash/LOC (Init. Operat. Def.)	1,505,338
Cash/LOC (Working Capital)	1,627,888
LOC Funding	0
SPRA	0
Tax Credit Equity / Bridge Loan	20,729,383
Public Grants or Loans	4,000,000
Total Sources	69,540,630
Total for All Improvements	41,110,698
Soft Costs	4,236,927
Property Acquisition/Debt	9,000,000
SPRA	0
Mortgageable Uses	54,347,625
Initial Operating Deficit	1,505,338
Working Capital - 4% of Mortgage	1,627,888
Other Non-Mortgageable	12,059,779
Non-Mortgageable Uses	15,193,005
Total Uses	69,540,630

COMMENTS
Loan amount based on maximum allowed by HUD
All projections subject to Third Party Reports, due diligence, and HUD approval
All numbers are estimates and subject to change as actual costs become available

Loan Structure	
Mortgage Rate (Perm.)	6.15%
Construction Interest Rate	6.15%
MIP	0.25%
Loan Term/Amortization (yrs)	40
DS Constant	6.73%
DS Constant w/ MIP	6.98%
Monthly Payment w/ MIP	236,670
Annual Payment w/ MIP	2,840,042

NOI Calculation					
Monthly Residential Income					
# of Units	Unit Type	Sq. Ft.	Unit Rent	Rent/Sq. Ft.	Total Rent
52	Studio	550	\$1,256	\$2.28	\$65,312
31	1 Bedroom	625	\$1,341	\$2.15	\$41,571
197	2 Bedroom	920	\$1,603	\$1.74	\$315,791
Total					\$422,674
Monthly Ancillary Income					
	# of Units	Income PUPM	Monthly Total		
Secondary Income	280	\$19.47	\$5,453		
Total					\$5,453
Monthly Commercial Income					
	Square Feet	\$ per sq. ft./month	Monthly Total		
Commercial Income	0	\$0.00	\$0		
N/A	0	\$0.00	\$0		
Total					\$0
Expenses			Per Annum	PUPA	
Administrative			\$136,000	\$486	
Management Fee	4.00%		\$195,226	\$697	
Utilities			\$350,000	\$1,250	
Payroll			\$455,000	\$1,625	
Repairs and Maintenance			\$170,000	\$607	
Real Estate Taxes			\$0	\$0	
Insurance			\$240,000	\$857	
Replacement Reserves			\$70,000	\$250	
Total Annual Expenses			\$1,616,226	\$5,772	
Gross Annual Potential Income (Residential)				\$5,137,520	
Occupancy (Residential)				95.00%	
Effective Gross Income (Residential)				\$4,880,644	
Gross Annual Potential Income (Commercial)				\$0	
Occupancy (Commercial)				0.00%	
Effective Gross Income (Commercial)				\$0	
Total EGI				\$4,880,644	
Total Annual Expenses				\$1,616,226	
NOI				\$3,264,418	



FHA Section 221(d)(4) Proposal
Loan Summary

June 10, 2024

Page 2 of 2

ESTIMATE OF REPLACEMENT COST

Land Improvements

1. Unusual Land Improvements		0
2. Other Land Improvements		100,000
3. Total Land Improvements		100,000

Structures

4. Main Buildings		32,786,325
5. Accessory Buildings		0
6. Garage		0
7. All Other Buildings		0
8. Total Structures		32,786,325
9. Subtotal (Line 3 plus Line 8)		32,886,325
10. General Requirements (Line 9 x	6.406%	2,106,812
11. Subtotal (Line 9 plus Line 10)		34,993,137

Fees

12. Builder's General Overhead (Line 11 x	2.000%	699,863
13. Builder's Profit	6.402%	2,285,000
14. Subtotal (Sum of Lines 11 through 13)		37,978,000
15. Bond Premium		309,398
16. Other Fees		1,860,100
17. Estimated Total Cost of Construction		40,147,498
18. Architect's Fee - Design (Line 14 x	1.902%	722,400
19. Architect's Fee - Supervisory (Line 14 x	0.634%	240,800
20. Total For All Improvements		41,110,698

21. Cost per Gross Square Foot		<u>163.01</u>		
22. Construction Time	<u>22</u>	Mo. + 2	<u>24</u>	months

Charges and Financing During Construction

23. Interest on	40,697,200	at	6.15%	
for	24	months		2,502,878
24. Taxes				0
25. Insurance				150,000
26. HUD/FHA Mtg. Ins. Pre.		0.500%		203,486
27. HUD/FHA Exam. Fee		0.300%		122,092
28. HUD/FHA Insp. Fee		0.500%		203,486
29. Financing Fee		0.500%		203,486
30. Permanent Placement Fee (Lender Legal & GNMA Fees)		0.095%		38,500
30a. Mortgageable Bond Costs		0.000%		0
31. FF&E				320,000
32. Contingency (Sec. 202)				0
33. Title and Recording				50,000
34. Total Charges and Financing				3,793,927

Legal, Organization and Audit Fee

35. Legal		350,000
36. Organization		78,000
37. Cost Certification Audit Fee		15,000
38. Total Legal, Organization and Audit Fee		443,000
39. Sponsor Profit and Risk Allowance		0
40. Consultant Fee (Nonprofit only)		-
41. Supplemental Management Fund		-
42. Contingency Reserve (Rehabilitation only)		-
43. Relocation Expenses (Rehabilitation only)		-
44. Other		-
45. Total Estimated Development Cost		45,347,625
46. Land (Estimated Market Price of Site)		9,000,000
47. Total Estimated Replacement Cost of Project		54,347,625

ATTACHMENT 4 PROJECT INFORMATION

4a. Market Analysis

Redacted for Website Submission

ATTACHMENT 4 PROJECT INFORMATION

4b. Good Neighbor Policy

Good Neighbor Policy

Parmer North Apartments

1420 E Howard Lane, Austin, TX 78753

Contact:

Benjamin Hines

Journeyman Group

1000 N Lamar Blvd, Ste 400

Austin, TX 78703

512-247-7000 | bhines@journeymangroup.com

COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Before any other facets of a development are pursued, Journeyman Group will approach the neighborhood and talk to key stakeholders about the project, target population and share examples of the future development.

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 1420 E Howard Lane, Austin, TX 78753.

Preliminary Research: Using the City of Austin's Community Registry site and general Internet searches, Journeyman Group researched the neighborhood organizations that contain the proposed site and identified the following active organizations:

- Wells Branch Neighborhood Association
- Harris Ridge Owner's Association
- Harris Ridge Phase IV
- Techridge Neighbors

Neighborhood Plan - The development is located outside of an established COA neighborhood plan area.

JOURNEYMANGROUP

- 1) **Neighborhood Contact** - Journeyman Group will reach out to the priority neighborhood organizations to share information on plans for the development of Parmer North. HPD will be updated once those meetings have occurred.
- 2) **Neighborhood Notification** - The organizations above will be notified as part of the TDHCA notification process. In addition, a rezoning of our property was successfully approved in May of 2022 – surrounding neighbors and organizations were notified appropriately during this process.
- 3) **Neighborhood Engagement** - At any upcoming neighborhood meetings, Journeyman Group will present information about their firm, plans for design of the building and talk about who will live at the property and what services will be offered.
 - After initial phone contact, meetings will be scheduled with any organization that should request such.
 - Journeyman Group will invite neighborhood members to volunteer events to get more involved with the project.
- 4) **Implementation/Ongoing Relations** – Journeyman Group will implement the following processes to encourage ongoing relations with neighborhood members:
 - Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
 - The property will invite neighborhood members to participate in services programs being offered at our community.
 - The property will invite and educate neighborhood members on the many ways to volunteer with the property.
 - Journeyman Group will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

Parmer North Apartments

GOOD NEIGHBOR PROOF of DELIVERY

From: Fla Mingo
To: [Sirwaitis, Sherri](#)
Subject: Case C14-2021-0186 and Case C14-2021-0195
Date: Monday, January 17, 2022 5:45:42 PM
Attachments: [HowardHarrisglennSignalRequest011722.pdf](#)

*** External Email - Exercise Caution ***

I recently received notices associated with the subject rezoning applications. Given the ongoing level of development in my area, I submitted the attached traffic signal request to the City. I am sending it to you as well because, as an area homeowner, safety (traffic volumes and speeds) at the Howard Lane/Harrisglenn Drive is my primary concern associated with the two cited applications. Can you please include my input with the relevant commission packets?

Thank you!

Kelly Blume
1312 Hazleton Cv
Austin, TX 78753
407-721-6673

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- ☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer. *N/A - Zoning change w/ notifications*

(3) Pre-Application Engagement

- ☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- ☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

- ☒ Provide communications plan
- ☒ Provide documentation showing the content of the notice, and proof of delivery
- ☒ Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.


Signed

Benjamin Hines
printed name

7/19/2024
date

ATTACHMENT 4 PROJECT INFORMATION

4c. Smart Housing Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

June 21, 2024 (Revision to letter dated July 21, 2023)

S.M.A.R.T. Housing Certification
JCI Residential, LLC
1420 E. Howard Lane (ID 914-6013)

TO WHOM IT MAY CONCERN:

Owner JCI Residential, LLC (development contact Benjamin Hines; ph: 512-671-0002; email: bhines@journeymanco.com) is planning to develop Parmer North Apartments, a 306-unit new construction multi-family development at 1420 E. Howard Lane, Austin, TX 78753.

The purpose of this revision is to revise the proposed affordability mix. The overall SMART Housing fee waiver level is unchanged and remains at 100%. The project was previously ineligible for CRF waivers, but is not eligible for CRF waivers for 190/306 units.

S.M.A.R.T. Housing – Rental - 1420 E. Howard Lane	
Total units: 306 units	
<u>Minimum Required:</u> 40% (123 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 40% (123 units) at or below 50% MFI 22% (67 units) at or below 60% MFI 38% (116 units) at or below 70% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 109/306 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

AWU Capital Recovery Fee

Building Permit

Concrete Permit

Electrical Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Mechanical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,



Brendan Kennedy, Program Manager
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

ATTACHMENT 4 PROJECT INFORMATION

4d. MOU with ECHO

NOT APPLICABLE

ATTACHMENT 4 PROJECT INFORMATION

4e. Resident and Supportive Services

Supportive Services at JCI Management

Supportive services play a pivotal role in fostering thriving communities within our Tax Credit communities. These services go beyond providing affordable housing; they address the diverse needs of residents, ranging from healthcare access to educational opportunities. This summary of our supportive services program shows the significance of supportive service in all of our affordable community and highlights the benefits for residents and communities alike.

Facilities:

At our tax credit properties, we provide a classroom that is utilized for all types of services. They include, comfortable seating, desks, as well as a large tv for presentations.

Services Provided

Notary Services: We provide free notary services within properties. Our notary service helps our residents have access to a service they may not be able to afford or find.

Recreational Activities: Recreation is crucial for mental and physical well-being. Offering recreational activities such as sports, arts and crafts, and gardening fosters a sense of community, reduces stress, and promotes social interaction among residents of all ages.

Social Events: Social events create opportunities for residents to connect, build relationships, and participate in community life. Events like potlucks, movie nights, and holiday celebrations promote a sense of belonging and strengthen community bonds.

Scholarship Program: Education is a pathway to upward mobility. A scholarship program within communities supports residents, especially youth, in pursuing higher education or vocational training, empowering them to achieve their academic and career aspirations.

Health Fair: Health fairs provide valuable resources and information on preventive healthcare, wellness initiatives, and access to medical services. These events promote health awareness, encourage healthy lifestyle choices, and address healthcare disparities within the community.

Fitness Classes: Regular physical activity is essential for maintaining overall health and well-being. Offering fitness classes such as yoga, aerobics, and dance not only promotes physical fitness but also encourages camaraderie and motivation among residents.

Tax Preparation Assistance: Tax preparation can be daunting for many individuals. Providing assistance and resources for tax preparation helps residents navigate the process, maximize tax refunds, and ensure compliance with tax laws.

On-Site Supportive Services Coordinator: We feel that if we have one person dedicated to our supportive services program, we can have the best results. It also gives our residents someone on whom they can depend.

Marketing

In addition to all the services we provide within our communities, we do outreach marketing to our local veteran community. Weekly we visit area VFW's as well as VA clinics. Our mission is to provide a luxurious home at an affordable rate to give back to our community, especially veterans.



JCI MANAGEMENT RESIDENT GUIDEBOOK

Welcome to our community. We are proud to be able to provide our residents with modern and efficient facilities and we hope you are as excited about living in them.

This community was designed and built under the Austin Energy Green Building Multifamily Rating. Below are green features of the building as well as ways that you can utilize the building to enhance the sustainable nature of the facility.

Transportation:

The property will provide a shuttle service for residents from the property to the nearest bus stop. The shuttle will make multiple trips in the morning and evening.

Recycling:

Recycling is an easy way to contribute to minimizing the proliferation of waste and growth of landfills. We encourage residents to separate recyclables from other trash and deposit the recyclables in the labeled containers located adjacent to the trash compactor in the parking lot. If you have any questions please contact 311. The current recycling program accepts the following items:

- Mixed Paper
 - o Newspaper/magazines
 - o Home office paper
 - o Junk mail/envelopes
 - o Catalogs
 - o Cardboard (break down and flatten)
- Plastic
 - o Plastic soda/water bottles
 - o Plastic milk jugs
 - o Plastic food containers (with food particles washed off)
 - o Rigid plastic items (#1 thru #7)
- Metals
 - o Aluminum cans
 - o Tin/Steel cans
- Glass
 - o Glass bottles

Reduce waste even further:

Stop unwanted mail

<http://www.consumer.ftc.gov/articles/0262-stopping-unsolicited-mail-phone-calls-and-email>

<http://stopjunkmail.org/sample/kit.pdf>

<https://www.catalogchoice.org/>

Transportation Options:

We provide the following alternative transportation options to automobile use for residents.

- Secured Bicycle storage and covered bicycle racks are provided and residents are encouraged to make use of the wide array of bike lanes and trails provided by the City of Austin. A map of the bike routes is available at most local bike shops or online at www.ridethecity.com/austin

Green Building Features

Below are some of the components that contribute to the energy savings and additional ways that tenants can use the components to save even more energy.

HVAC (Air Conditioning/Heating)

- The HVAC system provides an energy efficient 15 SEER unit for each apartment meaning that every apartment has individual control over their environment. Additionally, every apartment has a programmable thermostat.
 - o Be sure to adjust the thermostat settings if your unit will be vacant during vacations, holidays, etc.
 - o In the winter, wear a sweater instead of turning up the heat. In the summer, use the ceiling fan before turning down the temperature.
 - o The thermostats are pre-programmed to follow the Energy Star recommended schedule:

Factory Program Temperatures Recommended by ENERGY STAR® Cooling & Heating Schedule							
	PERIOD	WEEKDAYS (5-DAY)		SATURDAY (1-DAY)		SUNDAY (1-DAY)	
		Start Time	Temp	Start Time	Temp	Start Time	Temp
COOL	MOR	6:00 am	78F	6:00 am	78F	6:00 am	78F
	DAY	8:00 am	85F	8:00 am	85F	8:00 am	85F
	EVE	5:00 pm	78F	5:00 pm	78F	5:00 pm	78F
	NHT	10:00 pm	82F	10:00 pm	82F	10:00 pm	82F
HEAT	MOR	6:00 am	70F	6:00 am	70F	6:00 am	70F
	DAY	8:00 am	62F	8:00 am	62F	8:00 am	62F
	EVE	5:00 pm	70F	5:00 pm	70F	5:00 pm	70F
	NHT	10:00 pm	62F	10:00 pm	62F	10:00 pm	62F

Lighting

- The lighting system throughout most apartments and common areas utilizes high efficiency compact fluorescent lighting (CFL) or LED lighting.
 - o Residents are encouraged to create additional energy savings by turning off lights in any room that is not immediately occupied. Turning off lights regularly can save 8%-20% on lighting energy consumption.
 - o Keep lights clean. Why? Dust can cut a bulb's light output by 25%.
 - o Disposing CFLs. Like paint, batteries, and other household chemicals, CFLs should be disposed of properly. DO NOT THROW AWAY IN YOUR HOUSEHOLD TRASH. Ask the property manager where the battery and bulb disposal station is located onsite (if available), or deposit it at a hazardous waste facility in your community or at stores that sell bulbs, such as Home Depot, IKEA, etc.

Ceiling Fans

- Every apartment has ceiling fans in the living room and bedrooms. During the summer, ceiling fans provide air movement that creates a feeling of as much as a 5 degree temperature drop and reduces the need for more cooling from the air conditioning system. During the winter, the ceiling fans can be switched to run in reverse pushing air up against the ceiling which pushes the hot air at the top of the room down to the occupied level and reducing the need for heating from the HVAC system.

- Residents are encouraged to manage energy consumption by running ceiling fans in immediately occupied rooms and to setting thermostats to the Energy Star recommended temperatures. Don't forget to turn the ceiling fans off when leaving any room.

Appliances

- The following appliances in each living unit are Energy Star rated for energy efficiency and/or low-water use, including the dishwasher and refrigerator. Tenants can assist in additional energy and water usage reductions with the following tips:
 - Only run washing machines/dryers and dishwashers with full loads. Partial loads, even with adjusted settings, wastewater and electricity.
 - Wash laundry with cold water, instead of hot. Hot water is only necessary for very dirty laundry.
 - Keep refrigerators set at the minimum setting necessary to maintain the proper temperature for food storage. Keep your fridge between 36- and 38-degrees F. Set your freezer between 0- and 5-degrees F.
 - Limit the opening of the doors and avoid leaving the doors open longer than a few seconds. It is better to open the door multiple times than to leave it open for an extended period.
 - Keep the freezer full. It works more efficiently when full than empty.
 - Use the air-dry option on dishwashers.
 - Scrape dishes instead of pre-rinsing them. Dishwashers made in the past 5-10 years can clean even heavily soiled dishes without pre-rinsing them.
 - Use microwaves and crock pots to cook small meals.
 - Keep the inside of your microwave clean. It improves the efficiency of your microwave.
 - Use lids when cooking. They keep steam in and help food cook more quickly, which saves energy.

The design of the overall building includes water-use efficiencies that equate to using 30% less water than the City of Austin baseline standard. Below are some of the components that contribute to the water-use savings and additional ways that tenants can use the components to save even more water.

- Low-Flow Plumbing Fixtures
 - Low-flow fixtures are installed and are designed to use less water and be equally functional. Residents shall refrain from replacing these fixtures.
 - Take short showers. Why? They use less water than baths. You pay twice for water. You pay one bill for the cost of the water itself. Then you pay a second bill for the cost of heating the water.
 - If dual flush toilets are installed, when the handle is lifted, only 1 gallon of water is used. Use this setting with liquid waste. If the handle is pushed down, 1.6 gallons of water are used. Use this setting with solid waste.
 - Report Leaks. A dripping faucet can cost over \$10 a month and a leaky toilet flapper can also add up fast.

Each living unit is equipped with a ventilation hood over the range/cooktop as well as a ventilation fan in each bathroom and are ducted directly to the exterior of the building.

- Residents should utilize the ventilation hood any time the range/cooktop is used to exhaust heat directly to the exterior and reduce the load on the air conditioning system. Additionally, the hood will exhaust smoke directly to the exterior improving the indoor air quality of the apartment. Be sure to turn the hood off at the same time as the range/cooktop.
- Residents should utilize the ventilation fan in the bathroom anytime the shower is used to exhaust heat and humidity directly to the exterior and reduce the load on the air conditioning system as well as minimizing humidity damage within the apartment.



In addition to the above items, below are additional passive design/construction features that contribute to the sustainable nature of the building.

- Construction Waste Management – over 50% of the construction waste from the project was recycled and diverted from a landfill.
- Low VOC paints and coatings – products used for painting within the building were chosen specifically to ensure that the fumes/off-gassing is minimal to non-existent to provide the highest level of indoor air quality.
- Interior doors, trim and cabinets utilize recycled wood products.

Monitor Your Energy Usage: Did you know Austin Energy has a tiered rate structure? The more you consume, the higher (more expensive) the rate tiers are that are used to calculate your bill. This tiered rate structure is designed to encourage energy conservation. The less you use, the cheaper your power becomes! Austin Energy has a free app that allows you to monitor your usage and set up alerts to let you know when you may be entering a new rate tier online. Follow the link below to register and for more information. <https://austinenergyapp.com>

Laundry: Each apartment home has washer dryer hook-ups, and a resident can bring their own machines or rent a pair directly from management. All machines provided are High Efficiency machines.

Pet Policies: You must clean up after your pets. Bag/trash stations are provided for your convenience at numerous locations on the property. City ordinance requires you to clean up after your pet and to keep dogs on leashes. Pets are only allowed off-leash in the onsite Bark Park or designated areas of city parks. Please see and follow the pet rules posted on the entrance to the Bark Park. There are also numerous apartment homes on the ground floor with attached pet yards available. These pet yards are maintained by management on a weekly basis if pet waste is cleared by the resident.

Integrated Pest Management: The property provides regular organic pest control at all building exteriors and within each apartment home. – More information regarding chemicals used and schedules is available to residents upon request.

Practice Good Housekeeping: Deter insects by practicing good housekeeping. Keep windows and doors closed and keep food and water in tightly sealed containers.

Bulbs and Batteries:

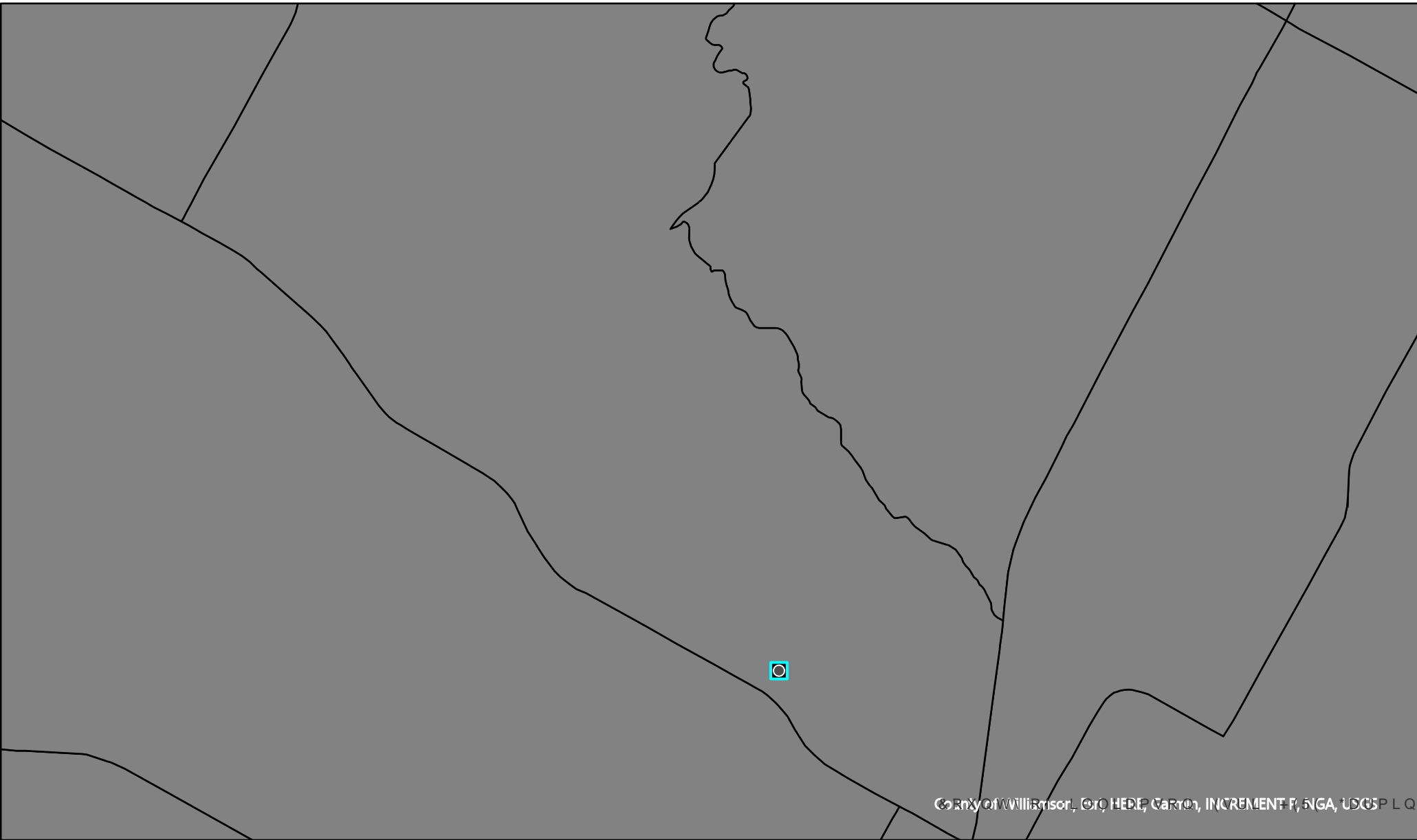
Your community has a recycling station for bulbs and batteries located in the leasing office. There are also several locations around town to drop off household batteries free of charge, including alkaline, nickel cadmium (Nicad), rechargeable, watch, camera, cell phone, laptop and other, similar batteries. Because these locations change on a regular basis, please call the Household Hazardous Waste Facility at 512-974-4343. We do not want any of these items to be thrown into any of the waste bins on the property. If you see anyone placing these types of items into an onsite waste receptacle, please notify office personnel.

ATTACHMENT 5 PROPERTY INFORMATION

5a. Appraisal

ATTACHMENT 5 PROPERTY INFORMATION

5b. Property Maps



Copyright of Williams, O. O. HEDP, CARO, INCREMENT 1, 5 GA, USGS PLQ



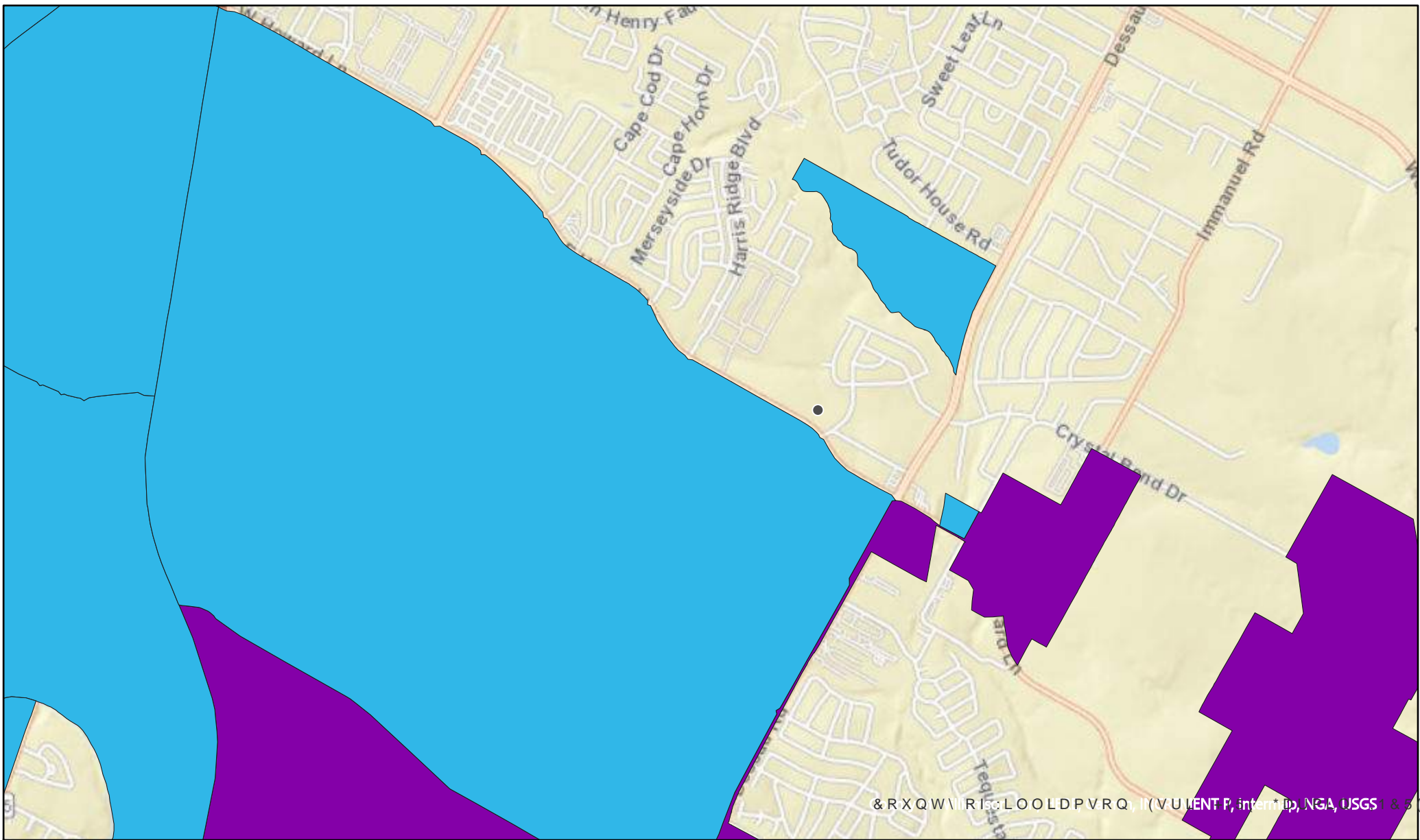
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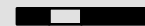


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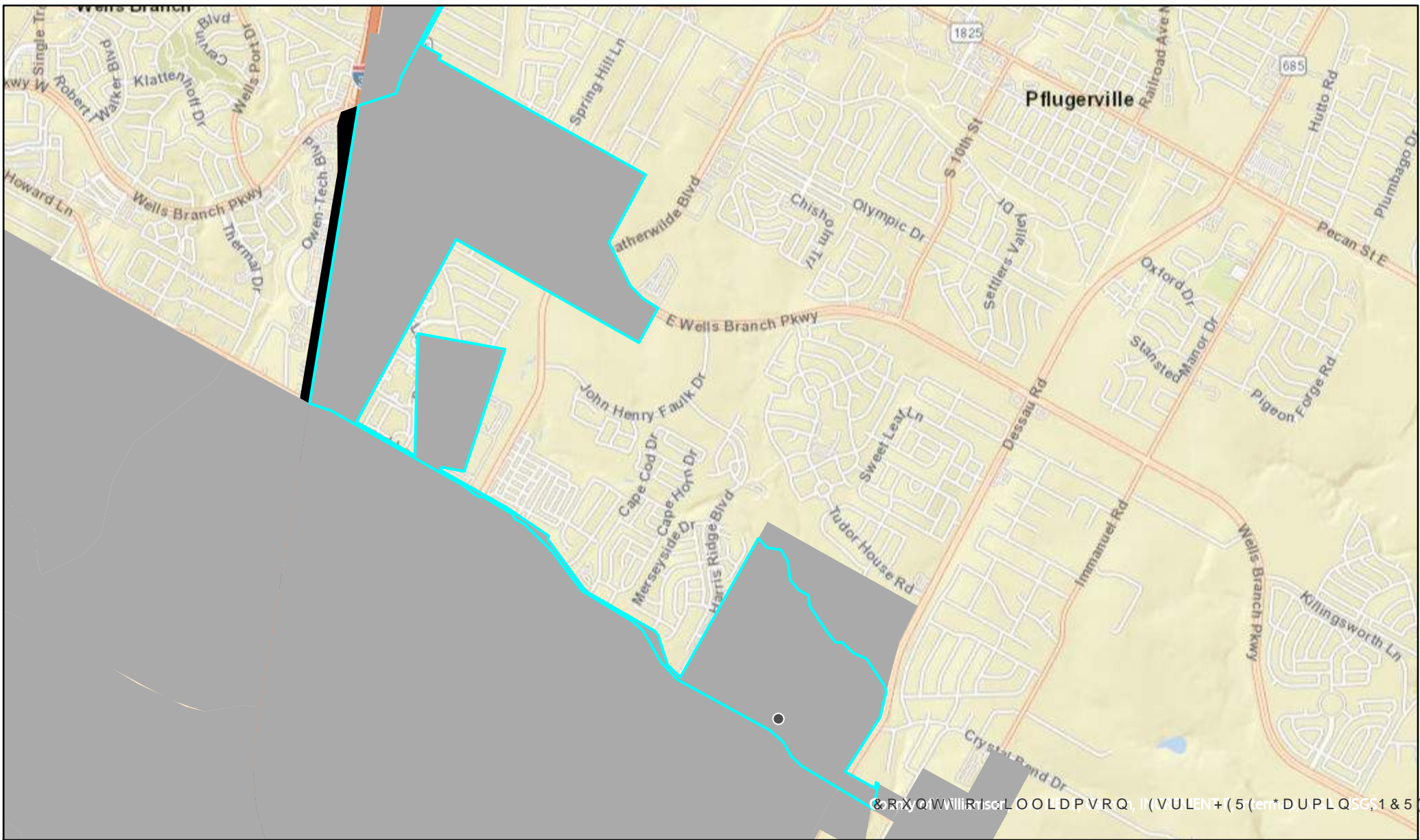
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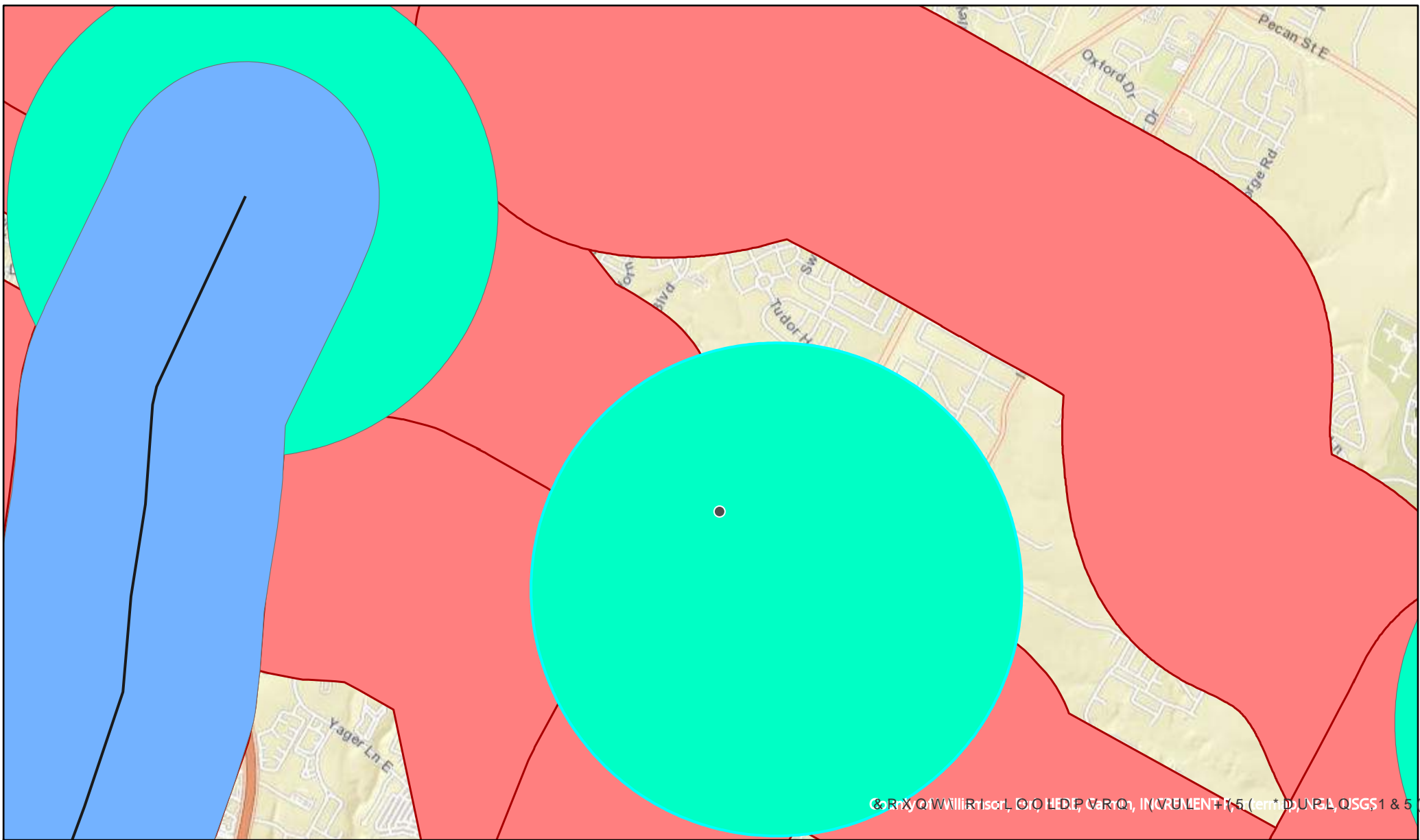
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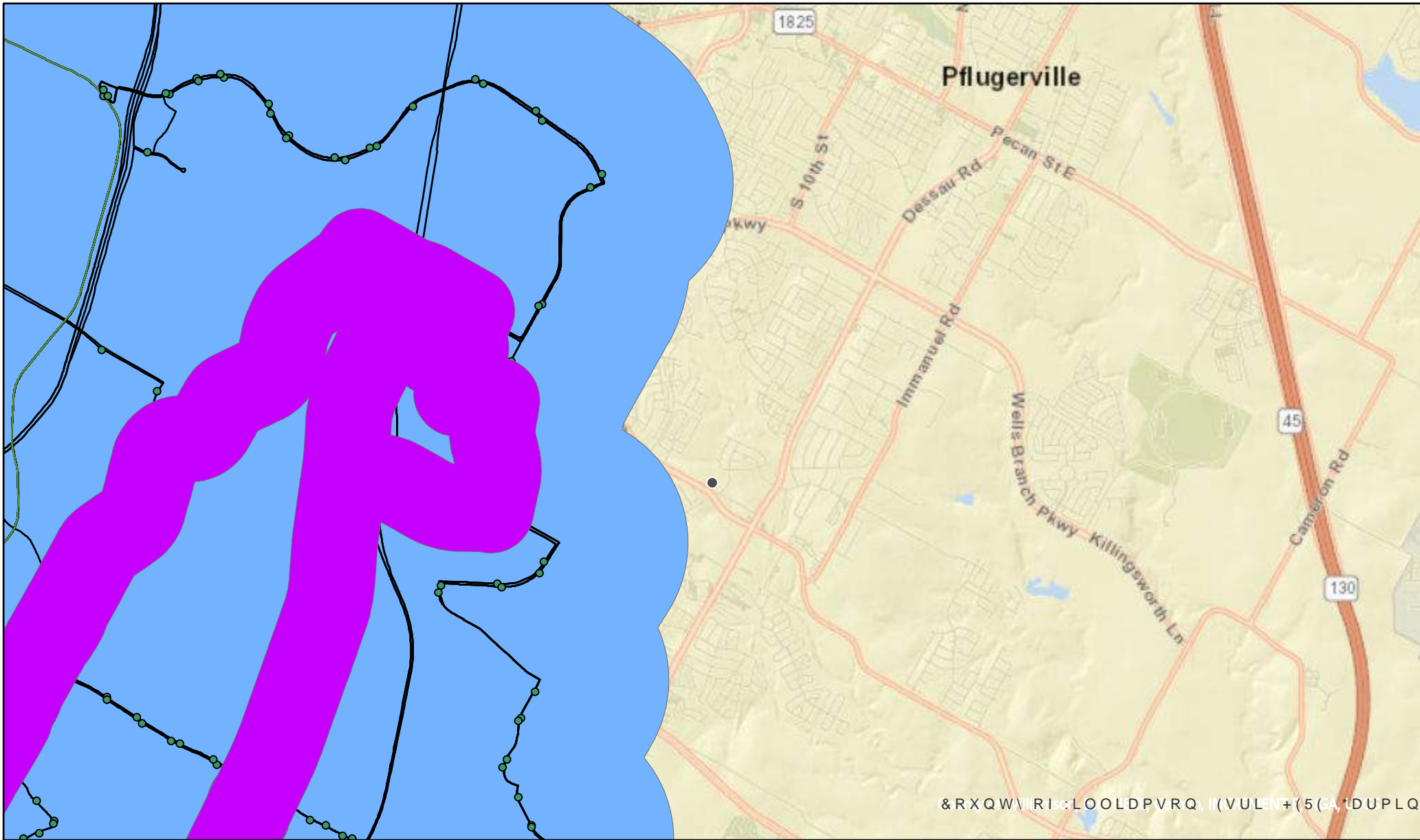
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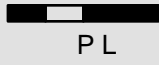
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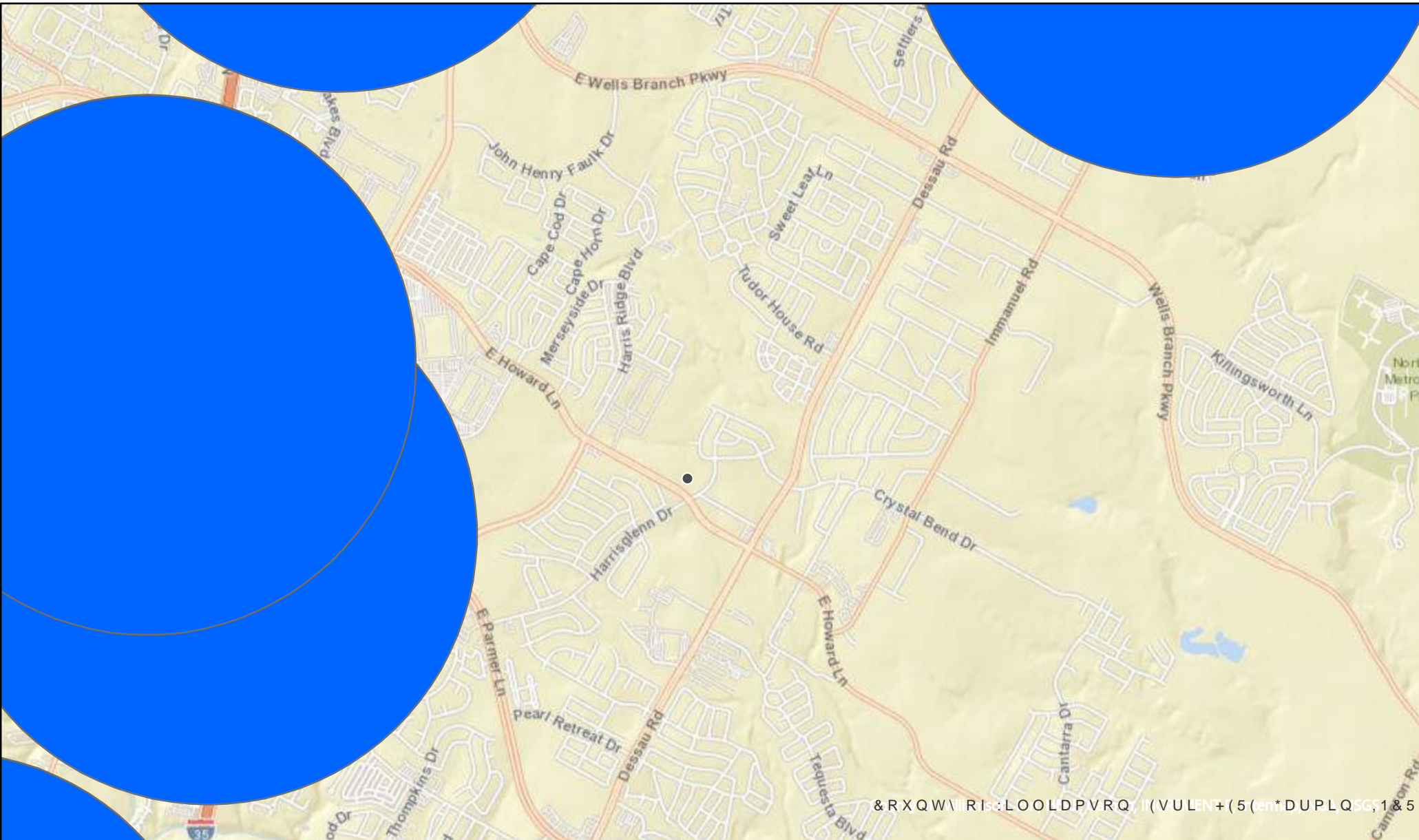


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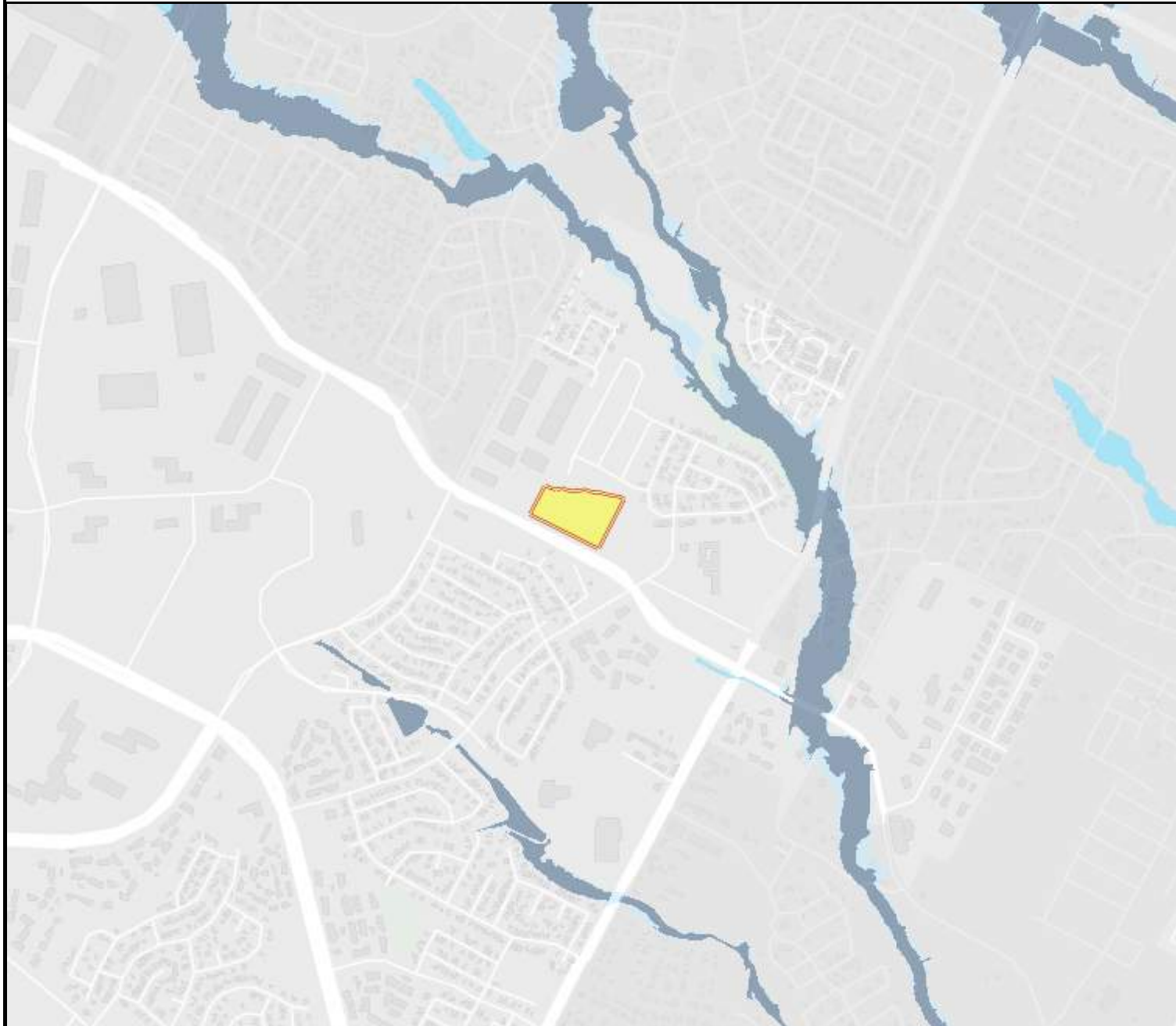
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FEMA Floodplains



Legend

FloodPro

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year
- 100 Year (Approx-A)

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

ATTACHMENT 5 PROPERTY INFORMATION

5c. Zoning Verification Letter



CITY OF AUSTIN - ZONING VERIFICATION LETTER

1208 E Howard Lane

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Benjamin Hines
Mailing Address:
1000 N Lamar Blvd, Ste 400
Austin, TX 78703

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 264972

Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

MF-4

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-2021-0186, C7A-03-013

Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

031106-38, 20220217-041

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/departments/austin-city-code-land-development-code>

This letter was produced by the City of Austin Housing & Planning Department.

I, Stacy Meeks, of the Housing & Planning Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

A handwritten signature in black ink, appearing to read "Stacy Meeks".

7/25/2024

264972



CITY OF AUSTIN - ZONING VERIFICATION LETTER

1420 E Howard Lane

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Benjamin Hines
Mailing Address:
1000 N Lamar Blvd, Ste 400
Austin, TX 78703

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 839212

Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

MF-4

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-2021-0195

Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

20220519-078

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/departments/austin-city-code-land-development-code>

This letter was produced by the City of Austin Housing & Planning Department.

I, Stacy Meeks, of the Housing & Planning Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

A handwritten signature in black ink, appearing to read "Stacy Meeks".

7/25/2024

839212

ATTACHMENT 5 PROPERTY INFORMATION

5d. Proof of Site Control



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Apr 11, 2022 09:11 AM Fee: \$42.00

2022065073

Electronically Recorded

Special Warranty Deed

501CTOT/GF#21-624715-AM/SC

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: ~~March~~ *April* 6, 2022

Grantor: 1208 Howard Lane LLC, a Texas limited liability company

Grantor's Mailing Address: 2207 W. Parmer Lane, Austin, Texas 78727-4331

Grantee: JCI Residential LLC, a Texas limited liability company

Grantee's Mailing Address: 1000 N. Lamar Blvd., Ste. 400, Austin, Texas 78703-4949

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements and fixtures located thereon and all rights, privileges and appurtenances pertaining thereto): the tract of land more particularly described by metes and bounds in Exhibit A hereto, which is incorporated herein by reference for all purposes.

Reservations from Conveyance: None.

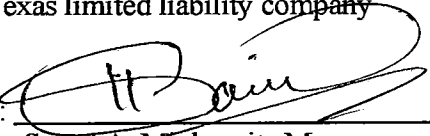
Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Travis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

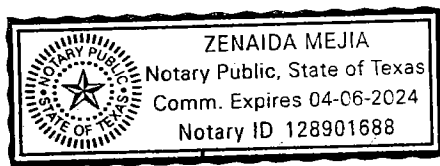
GRANTOR:

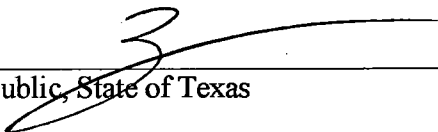
1208 Howard Lane LLC,
a Texas limited liability company

By: 
Saeed A. Minhas, its Manager .

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on ^{in April} ~~March~~ 6, 2022, by Saeed A. Minhas, as Manager of 1208 Howard Lane LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

PREPARED IN THE LAW OFFICE OF:
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 10.20 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.20 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO 1208 HOWARD LANE LLC, RECORDED IN DOCUMENT NO. 2021026083 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 10.20 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found in the existing North right-of-way line of E. Howard Lane (right-of-way width varies) for the Southwest corner of said 10.20 acre tract and the common Southeast corner of Lot 4, Block A, HARRIS RIDGE BUSINESS CENTER SUBDIVISION, a subdivision of record in Document No. 200700234 of said O.P.R.T.C.T., from which a Mag Nail with washer stamped "CHAPARRAL" found for the Southwest corner of Lot 6A, RESUBDIVISION OF LOT 6, BLOCK A, HARRIS RIDGE BUSINESS CENTER SUBDIVISION, a subdivision of record in Document No. 201600149 of said O.P.R.T.C.T., and the common Southeast corner of Lot 5, Block A, said HARRIS RIDGE BUSINESS CENTER SUBDIVISION, also being in the existing North right-of-way line of said E Howard Lane, bears North 62°12'35" West a distance of 362.63 feet;

THENCE North 27°42'36" East with the West line of said 10.20 acre tract and the common East line of said Lot 4, a distance of 357.35 feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found for the Northwest corner of said 10.20 acre tract and the common Southwest corner of Lot 83, FORT DESSAU WEST, a subdivision of record in Document No. 202000036 of said O.P.R.T.C.T.;

THENCE with the North line of said 10.20 acre tract and the common South line of said Lot 83, the following fourteen (14) courses and distances:

1. South 71°46'21" East a distance of 70.83 feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
2. South 67°14'09" East a distance of 63.32 feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
3. North 78°42'16" East a distance of 75.30 feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;



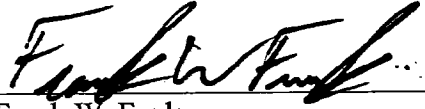
4. **South 75°36'24" East** a distance of **35.92** feet to a 1/2-inch rebar with cap stamped "LANDDEV" found;
5. **South 71°09'08" East** a distance of **41.20** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
6. **North 85°34'22" East** a distance of **76.69** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
7. **North 87°54'12" East** a distance of **105.23** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
8. **South 70°13'59" East** a distance of **94.26** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
9. **North 87°11'37" East** a distance of **84.15** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
10. **South 67°31'28" East** a distance of **51.48** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
11. **South 76°02'39" East** a distance of **58.96** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found;
12. **South 82°53'30" East** a distance of **88.98** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
13. **South 75°35'15" East** a distance of **20.33** feet to a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found; and
14. **South 70°02'58" East** a distance of **70.12** feet to a 1/2-inch rebar with cap stamped "BASELINE INC" found for the Northeast corner of said 10.20 acre tract and the common Southeast corner of said Lot 83, also being the Southwest corner of Lot 8, Block H, FORT DESSAU PHASE TWO, a subdivision of record in Document No. 201500134 of said O.P.R.T.C.T. and the common Northwest corner of Lot 5, Block F, FORT DESSAU PHASE ONE, a subdivision of record in Document No. 201400111 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "G&R SURVEYING" found for the Northwest corner of said Lot 8 and the common Northeast corner of said Lot 83, also being in the existing South right-of-way line of Klee Street (50 foot right-of-way – Document No. 202000036), bears North 27°37'01" East a distance of 124.03 feet;

THENCE South $27^{\circ}37'01''$ West with the East line of said 10.20 acre tract and the common West line of said Lot 5, Block F, at a distance of 25.26 feet passing a 1/2-inch rebar with cap stamped "BASELINE INC" found for the Northwest corner of the remainder of a 122.63 acre tract of land described in a Warranty Deed to John Colbert Fish and Dana H. Fish recorded in Volume 11903, Page 280 of the Real Property Records of Travis County, Texas, continuing with the common West line of the remainder of said 122.63 acre tract for a total of 648.48 feet to a 1/2-inch rebar found in the existing North right-of-way line of said E Howard Lane for the Southeast corner of said 10.20 acre tract and the common Southwest corner of the remainder of said 122.63 acre tract;

THENCE North $62^{\circ}21'30''$ West with the South line of said 10.20 acre tract and the common existing North right-of-way line of said E Howard Lane, a distance of 871.36 feet to the **POINT OF BEGINNING** and containing 10.20 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000952400.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on December 01, 2021.

 12/15/21
 Frank W. Funk
 Registered Professional Land Surveyor
 State of Texas No. 6803



Job Number: 21-062

Attachments: K:\21062 – JCI 1208 E Howard\CAD\DWGs\JCI 1208 E Howard ALTA.dwg

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Apr 05, 2022 04:05 PM Fee: \$50.00

2022062559

Electronically Recorded

AUSTIN TITLE COMPANY

SPECIAL WARRANTY DEED

GF# AUT 21017572-668

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

DATE: April 5, 2022

GRANTOR: John Colbert Fish and Dana H. Fish a/k/a Dana D. Fish

GRANTOR'S ADDRESS: 3 Little Bend Drive, West Lake Hills, Texas 78746

GRANTEE: Aria Initiatives, LP, a Texas limited partnership

GRANTEE'S ADDRESS: 1000 N Lamar Blvd, Suite 400, Austin, Texas 78703-4949

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY

(INCLUDING ANY IMPROVEMENTS)

[THE "PROPERTY" HEREIN]:

That certain tract of land located in Travis County, Texas, as described on Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM & EXCEPTIONS

TO CONVEYANCE & WARRANTY:

This conveyance is made and accepted subject only to those matters listed on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, except as to the Reservations From and Exceptions to Conveyance and Warranty set forth above.

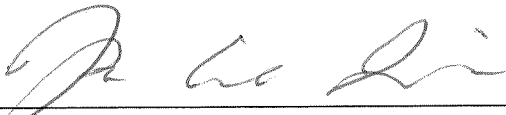
EXCEPT FOR THE EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES MADE BY GRANTOR UNDER OR IN CONNECTION WITH THE COMMERCIAL CONTRACT – UNIMPROVED PROPERTY BETWEEN GRANTOR AND GRANTEE OR IN THIS DEED, GRANTEE SHALL NOT BE ENTITLED TO RELY UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY OF ITS AGENTS. GRANTOR SELLS AND CONVEYS TO GRANTEE AND GRANTEE IS REQUIRED TO ACCEPT THE PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS. THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN. GRANTEE ACKNOWLEDGES THAT THE PURCHASE PRICE PAID AT CLOSING REFLECTS THE "AS IS" NATURE OF THIS CONVEYANCE AND ANY FAULTS, LIABILITIES, DEFECTS OR OTHER ADVERSE MATTERS THAT MAY BE ASSOCIATED WITH THE PROPERTY. THE PROVISIONS OF THIS PARAGRAPH ARE AN INTEGRAL PART OF THIS DEED AND THAT GRANTOR WOULD NOT HAVE AGREED TO SELL THE PROPERTY TO GRANTEE FOR THE PURCHASE PRICE WITHOUT SUCH PROVISIONS.

TERMS:


When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

[Signatures on following pages]

GRANTOR:



John Colbert Fish

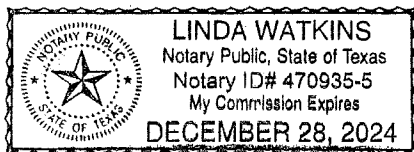


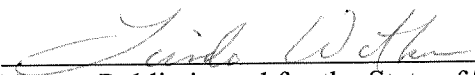
Dana H. Fish a/k/a Dana D. Fish

NOTARY ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 5, 2022, by John Colbert Fish.

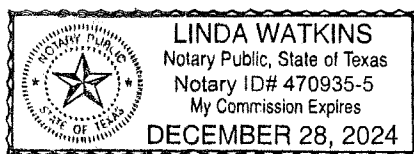





Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 5, 2022, by Dana H. Fish a/k/a Dana D. Fish.





Notary Public in and for the State of Texas

After Recording, Please Return to:

Choate & Associates

Attention: Linda Watkins

1601 South Mopac Expressway

Two Barton Skyway, Suite C-120

Austin, Texas 78746

GF No. AUT21017572

EXHIBIT "A"**THE PROPERTY**

BEING 8.382 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 122.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOHN COLBERT FISH AND DANA H. FISH RECORDED IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 8.38 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the existing Northerly right-of-way line of E Howard Lane (right-of-way width varies) for the Southwest corner of said 122.63 acre tract and the common Southeast corner of a called 10.20 acre tract of land described in a Special Warranty Deed to 1208 Howard Lane LLC, recorded in Document No. 2021026083 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.);

THENCE North 27°37'01" East with the West line of said 122.63 acre tract and the common East line of said 10.20 acre tract, a distance of 623.23 feet to a 1/2-inch rebar with cap stamped "BASELINE INC." found for the Northwest corner of the portion of the remainder of said 122.63 acre tract and a common corner of Lot 5, Block F, FORT DESSAU PHASE ONE (PH1), a subdivision of record in Document No. 201400111 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "BASELINE INC." found for the Northwest corner of said Lot 5, a common Northeast corner of said 10.20 acre tract, a common Southwest corner of Lot 8, Block F, FORT DESSAU PHASE TWO (PH2), a subdivision of record in Document No. 201500134 of said O.P.R.T.C.T., and a common Southeast corner of Lot 83, Block A, FORT DESSAU WEST, a subdivision of record in Document No. 202000036 of said O.P.R.T.C.T., bears North 27°37'01" East a distance of 25.26 feet;

THENCE with the North line of the portion of the remainder of said 122.63 acre tract and the common South line of said Block F (PH1) and then the common South line of said Block F (PH2), the following two (2) courses and distances:

1. South 21°39'18" East a distance of 365.11 feet to a 1/2-inch rebar with cap stamped "BASELINE INC." found; and
2. North 86°51'33" East a distance of 436.23 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Northeast corner of the portion of the remainder of said 122.63 acre tract and the common Southeast corner of Lot 1, said Block F (PH2), also being in the existing Westerly right-of-way line of Harrisglenn Drive (right-of-way width varies);

THENCE with the East line of the portion of the remainder of said 122.63 acre tract and the existing Westerly right-of-way line of said Harrisglenn Drive, the following three (3) courses and

distances:

1. South 03°03'20" East a distance of 41.70 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. Along a curve to the Right having a radius of 527.50 feet, an arc length of 566.61 feet, a delta angle of 61°32'37", and a chord which bears South 27°43'30" West a distance of 539.76 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
3. South 58°29'49" West a distance of 39.35 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of the portion of the remainder of said 122.63 acre tract, also being at the intersection of said existing Northerly right-of-way line of E Howard Lane and said existing Westerly right-of-way line of Harrisglenn Drive, from which a 1/2-inch rebar with cap stamped "TRI-TECH SURVEYING" found for the Southwest corner of Lot 1, Block A of LEGACY RANCH AT DESSAU EAST, a subdivision of record in Document No. 201800344 of said O.P.R.T.C.T., also being the intersection of the existing Northerly right-of-way line of said E Howard Lane and the existing Easterly right-of-way line of said Harrisglenn Drive, bears South 62°16'09" East a distance of 92.03 feet;

THENCE North 62°16'09" West with the South line of said 122.63 acre tract and the common existing Northerly right-of-way line of said E Howard Lane, a distance of 651.61 feet to the POINT OF BEGINNING and containing 8.382 acres of land, more or less.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. All leases, grants, exceptions, or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Lower Colorado River Authority
 Purpose: As provided in said instrument
 Recording No.: Volume 644, Page 286, Deed Records of Travis County, Texas
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
 Purpose: Variable width drainage
 Affects: Traversing the property
 Recording No.: Document No. 201500033, Official Public Records of Travis County, Texas
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:
 Purpose: Sidewalk
 Affects: Easterly property line
 Recording No.: Document No. 201500033, Official Public Records of Travis County, Texas
5. Wetland C.E.F. setback and Critical Water Quality Zone lines as set out in plat recorded in Document No. 201500033, Official Public Records of Travis County, Texas.
6. The following matters, as evidenced by the survey prepared by Frank W. Funk, Texas Registered Professional Land Surveyor No. 6803, dated December 23, 2021: (a) power pole(s) and electric manholes as shown; (b) fences do not follow property lines as shown.

ATTACHMENT 5 PROPERTY INFORMATION

5e. Phase I ESA

Redacted for Website Submission