



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1611

Agenda Date: 10/8/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Bibb Senior Living (HTC #24044)

RECOMMENDED ACTION

WHEREAS, Bibb Senior Living (Development) received an award of 9% Housing Tax Credits (HTCs) and State Housing Tax Credits in 2024 for the new construction of 66 multifamily units for the elderly population in Eagle Pass, Maverick County;

WHEREAS, Bibb TXHP LP (Development Owner or Owner) requests approval for a significant modification of the architectural design, including an increase from three floors to four floors for the sole building, a modification of the footprint dimensions of the building, and a decrease of 20.28% (2,887 square feet) in the common area, with no changes to the unit sizes, overall net rentable area, set-asides, unit mix, density, or amenities;

WHEREAS, Board approval is required for a reduction in the common area of more than 3% and for a significant modification of the architectural design of the Development as directed in Tex. Gov't Code §2306.6712(d)(4), and (5), and in 10 TAC §10.405(a)(4)(D) and (E), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or impact the HTC award;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment to the Housing Tax Credit Application for Bibb Senior Living is approved as presented at this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Bibb Senior Living was approved for a 9% HTC award and State Housing Tax Credits in 2024 for the new construction of 66 units, of which all are designated as low-income units, of multifamily housing for the elderly population in Eagle Pass, Maverick County. Construction of the Development has been completed. In a letter dated August 4, 2026, Sallie Burchett, the representative of the Owner, requested approval for a material amendment to the Application for a decrease in the common area and for a significant modification of the architectural design.

The significant modifications of the architectural design include an increase from three floors to four floors for the sole building, a modification of the footprint dimensions of the building, and a decrease of 20.28% (2,887 square feet) in the common area, going from 14,239 square feet at Application to 11,352 square feet. There are no changes to the unit sizes, overall net rentable area, set-asides, unit mix, density, or amenities. The parking count was increased from 134 at Application to 136 as-built.

The Applicant indicated that the reason for the request to modify the common area and architectural design was to meet project feasibility metrics.

Staff reviewed the original Application against this amendment request and has concluded that none of the changes would have affected the scoring or selection of the Application in the competitive round. The final recommended HTC amount will be determined upon finalization of the cost certification process. The final construction inspection for the Development has been closed.

Staff recommends approval of the Application amendment as presented herein.



August 4, 2026

Mr. Jonathan Chilson
Asset Manager (Regions 8, 11, & 12)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: jonathan.chilson@tdhca.texas.gov

Re: Bibb Senior Living, TDHCA #24044, Eagle Pass, TX

Dear Mr. Chilson:

Please accept this formal request for a material amendment to #24044 Bibb Senior Living of these 3 items:

1. Building length shortened – a minor modification of the site plan
2. Building stories increased – a significant modification to the architectural design
3. Common area decreased – a reduction of 3% or more of the common area

Changes Requested

The Applicant is requesting approval for the following material amendment components:

- Significant modification of the site plan is now smaller with 4 stories rather than the 3 stories shown at Application as well as a reduction in the common area. The Common Area decreased by 3,795 square feet from 15,147 to 11,352, a -25.05% change. Note that there was no Change in NRA.

	At App	As-Built	Difference	% Difference
NRA	52,146	52,146	0	0.00%
Common Area	15,147	11,352	3,795	-25.05%

Reason the Change is Necessary & Good Cause for the Change

- Following Application, the Developer has altered architecture designs to meet project feasibility metrics. We reduced the building footprint and went up 1 story. A substantial 11,352 square feet of common area remains.

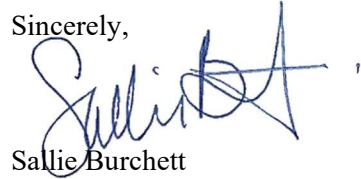
Explanation of Foreseeable or Preventable Nature

- At the time of Application, this amendment was not reasonably foreseeable. The change from 3 floors to 4 with less common area created an improved product from the Owner's perspective.

Amendment Fee

As required, we are submitting the \$2,500 material amendment fee. Thank you for marshaling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,

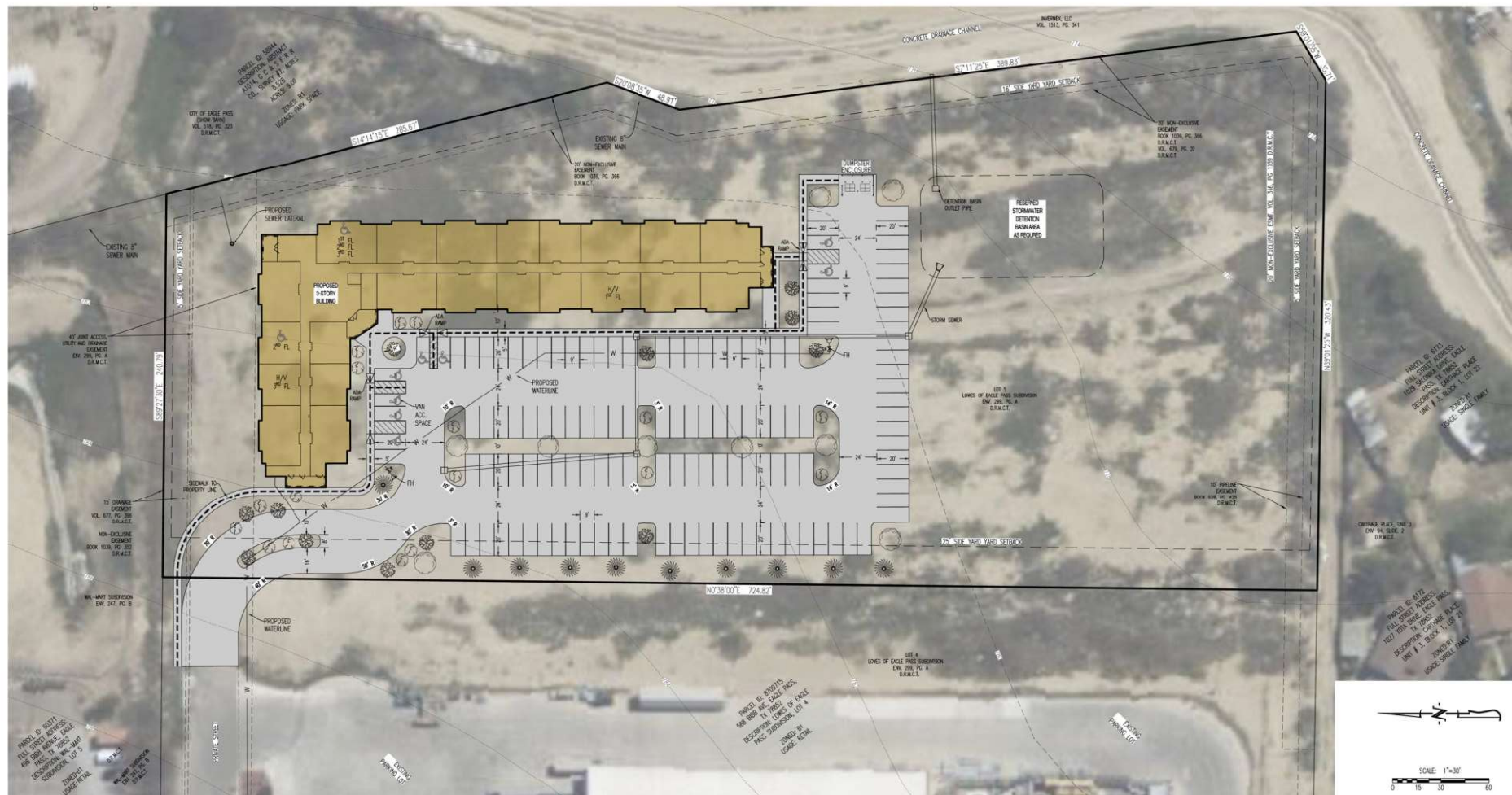
A handwritten signature in blue ink, appearing to read 'Sallie Burchett', with a stylized flourish at the end.

Sallie Burchett
Owner's Representative

Attachments

- A - Amendment Request Form
- B - Architectural Drawings at Amendment and As-Built
- C - Common Area Calculation at Application and As-Built
- D - No Financial Impact Letter

Site Plan at Application



LEGEND

— — — — ACCESSIBLE ROUTE

SITE CALCULATIONS

LAND AREA		
TOTAL LAND AREA:		5.09 AC
CURRENT ZONING:		B-1 (HIGHWAY & NEIGHBORHOOD BUSINESS DISTRICT)
PROPOSED ZONING:		B-3 (GENERAL BUSINESS DISTRICT)
PAVING MATERIALS:		
SPACES REQUIRED:		
MULTI-FAMILY 2 PARKING SPACES PER DWELLING UNIT		132 SPACES
84 UNITS REQUIRED:		
ADA ACCESSIBLE SPACES REQUIRED:		5 SPACES (1 VAN)
SPACES PROVIDED:		
STANDARD VEHICLE SPACES PROVIDED:		126 SPACES
ADA ACCESSIBLE SPACES PROVIDED:		8 SPACES (1 VAN)
TOTAL SPACES PROVIDED:		134 SPACES
LIST COVERED/		
	ACTUAL	
NET LAND AREA:	221,720 SQ.FT.	5.09 AC
TOTAL IMPERVIOUS SURFACE AREA:	74,250 SQ.FT.	1.71 AC
TOTAL OPEN SPACE:	147,470 SQ.FT.	3.38 AC

BUILDING CALCULATION INFORMATION

Level	Units
1	10
2	20
3	30
4	40
5	50
6	60
7	70
8	80
9	90
10	100

UNIT LABEL	NRA PER UNIT TYPE	IDENTIFICATION			TOTAL NUMBER OF UNITS PER TYPE
		#1	#2	#3	
		NUMBER OF UNITS PER LEVEL			
PHA 1-BR	652 SF	8	7	7	22
PHA HEARING/VISUAL 1-BR	652 SF	-	-	1	1
ADA 1-BR	652 SF	-	1	-	1
PHA 2-BR	869 SF	12	13	13	38
PHA HEARING/VISUAL 2-BR	869 SF	1	-	-	1
ADA 2-BR	869 SF	1	1	1	3
TOTAL NUMBER OF UNITS PER LEVEL		22	22	22	66

Category	Required Accessible Units
Single-Family Housing	At least 1 unit per 50 units
Multi-Family Housing	At least 1 unit per 50 units
Public Buildings	At least 1 unit per 50 units
Commercial Buildings	At least 1 unit per 50 units
Government Buildings	At least 1 unit per 50 units
Health Care Facilities	At least 1 unit per 50 units
Education Facilities	At least 1 unit per 50 units
Transportation Facilities	At least 1 unit per 50 units
Recreation Facilities	At least 1 unit per 50 units
Other Facilities	At least 1 unit per 50 units

UNIT TYPE	IN COMPLIANCE	LEVEL IDENTIFICATION			TOTAL
		#1	#2	#3	
ADA 1-BR	ADA/MOBILITY	-	1	-	1
FHA/HV1-BR	HEARING/VISUAL	-	-	1	1
ADA 2-BR	ADA/MOBILITY	1	1	1	3
FHA/HV2-BR	HEARING/VISUAL	1	-	-	1
MOBILITY UNITS REQUIRED (66 X 5% = 3.3)					
MOBILITY UNITS PROVIDED = 4					
HEARING/VISUAL UNITS REQUIRED (66 X 2% = 1.32)					
HEARING/VISUAL UNITS PROVIDED = 2					

TABLE 3: SQ.FT. CALCS. PER LEVEL

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION			DEV. TOTAL
	#1	#2	#3	
TOTAL NRA	17,382 SF	17,382 SF	17,382 SF	52,146 SF
COMMON AREA - ACCESSIBLE TO TENANTS	5,205 SF	4,517 SF	4,517 SF	14,239 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	400 SF	254 SF	254 SF	908 SF
TOTAL BUILDING AREA PER LEVEL:	22,987 SF	22,153 SF	22,153 SF	67,293 SF

GENERAL NOTES:

- 1) THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. SOME MODIFICATIONS MAY BE REQUIRED ONCE THIS PRELIMINARY SITE PLAN IS SUBMITTED TO ALL REQUIRED ENTITIES.
- 2) IT IS THE UNDERSTANDING OF THIS FIRM, THAT THIS CONCEPTUAL SITE PLAN ADDRESSES TO ALL SITE DEVELOPMENT, ZONING, AND BUILDING ORDINANCES.
- 3) DETENTION FEATURES ARE REQUIRED FOR THIS DEVELOPMENT.
- 4) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED BY THE CITY OF EAGLE PASS'S FEMA FIRM PANEL 48323C0463, DATED 04/04/2011
- 5) AT THE TIME OF THIS CONCEPTUAL PLAN, THERE ARE NO REMAINING WELLS ANTICIPATED.

6) SETBACKS:

- FRONT YARD SETBACK = 25 FEET REQUIRED
- REAR YARD SETBACK = 16 FEET REQUIRED
- SIDE YARD (NORTH & SOUTH) SETBACK = 5 FEET REQUIRED

REVISIONS:

NO.	DATE
ORIGINAL	02/28/2024

THIS SHEET HAS BEEN BOMED, SEALED AND

PRELIMINARY
(NOT FOR CONSTRUCTION)

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 N. Kilgus Blvd., Bldg. 1
Columbus, Missouri 65263
(573) 447-2262
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301

OWNERS:

BIBB SENIOR LIVING
EAGLE PASS, MAVERICK COUNTY, TEXAS

DRAWING INCLUDES:

CONCEPTUAL
SITE PLAN

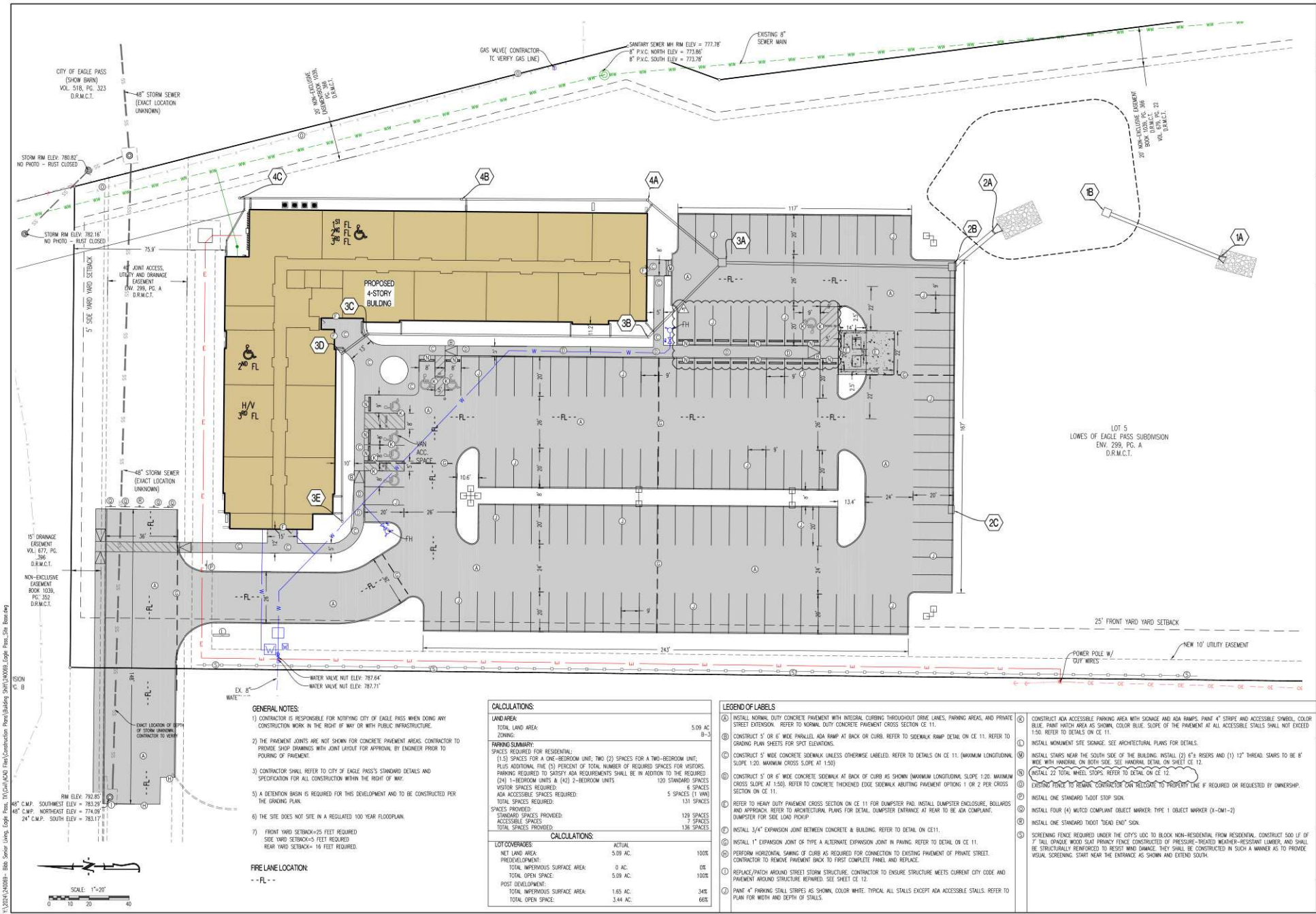
DESIGNED: KRM

DRAWN: KRM

PROJECT NO.: 240069

SHEET: CP-1

\\10247240881-Bibb Senior Living_Eagle Pass_T0(Civil)CAD0001_Plan(Site)240001_Site Plan 25m Base.dwg



- GENERAL NOTES:**
- 1) CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CITY OF EAGLE PASS WHEN DOING ANY CONSTRUCTION WORK IN THE RIGHT OF WAY OR WITH PUBLIC INFRASTRUCTURE.
 - 2) THE PAVEMENT JOINTS ARE NOT SHOWN FOR CONCRETE PAVEMENT AREAS. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.
 - 3) CONTRACTOR SHALL REFER TO CITY OF EAGLE PASS'S STANDARD DETAILS AND SPECIFICATION FOR ALL CONSTRUCTION WITHIN THE RIGHT OF WAY.
 - 4) A DETENTION BASIN IS REQUIRED FOR THIS DEVELOPMENT AND TO BE CONSTRUCTED PER THE GRADING PLAN.
 - 5) THE SITE DOES NOT SITE IN A REGULATED 100 YEAR FLOODPLAIN.
 - 6) THE SITE DOES NOT SITE IN A REGULATED 100 YEAR FLOODPLAIN.
 - 7) FRONT YARD SETBACK=25 FEET REQUIRED
SIDE YARD SETBACK=5 FEET REQUIRED
REAR YARD SETBACK=16 FEET REQUIRED.

PRE LANE LOCATION:
--FL--

CALCULATIONS:		
LAND AREA:		
NET LAND AREA:	5.09 AC	
PREDEVELOPMENT:	8.3	
PARKING SUMMARY:		
SPACES REQUIRED FOR RESIDENTIAL:		
(1.5) SPACES FOR A ONE-BEDROOM UNIT; TWO (2) SPACES FOR A TWO-BEDROOM UNIT;		
PLUS ADDITIONAL THE (5) PERCENT OF TOTAL NUMBER OF REQUIRED SPACES FOR VISITORS;		
PARKING REQUIRED TO SATISFY ADA REQUIREMENTS SHALL BE IN ADDITION TO THE REQUIRED:		
(24) 1-BEDROOM UNITS & (42) 2-BEDROOM UNITS	120 STANDARD SPACES	6 SPACES (1 VAN)
VISITOR SPACES REQUIRED:	6 SPACES	
ADA ACCESSIBLE SPACES REQUIRED:	5 SPACES (1 VAN)	
TOTAL SPACES REQUIRED:	131 SPACES	
SPACES PROVIDED:		
STANDARD SPACES PROVIDED:	129 SPACES	
ACCESSIBLE SPACES PROVIDED:	7 SPACES	
TOTAL SPACES PROVIDED:	136 SPACES	
CALCULATIONS:		
LOT COVERAGES:		
NET LAND AREA:	5.09 AC	100%
PREDEVELOPMENT:		
TOTAL IMPERVIOUS SURFACE AREA:	0 AC	0%
TOTAL OPEN SPACE:	5.09 AC	100%
POST DEVELOPMENT:		
TOTAL IMPERVIOUS SURFACE AREA:	1.65 AC	34%
TOTAL OPEN SPACE:	3.44 AC	66%

- LEGEND OF LABELS:**
- 1) INSTALL NORMAL DUTY CONCRETE PAVEMENT WITH INTEGRAL CURBING THROUGHOUT DRIVE LINES, PARKING AREAS, AND PRIVATE STREET EXTENSION. REFER TO NORMAL DUTY CONCRETE PAVEMENT CROSS SECTION CE 11.
 - 2) CONSTRUCT 5' OR 6' WIDE PARALLEL ADA RAMP AT BACK OR CURB REFER TO SIDEWALK RAMP DETAIL ON CE 11. REFER TO GRADING PLAN SHEETS FOR SPOT ELEVATIONS.
 - 3) CONSTRUCT 5' WIDE CONCRETE SIDEWALK UNLESS OTHERWISE LABELED. REFER TO DETAILS ON CE 11. (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50).
 - 4) CONSTRUCT 5' OR 6' WIDE CONCRETE SIDEWALK AT BACK OF CURB AS SHOWN (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO CONCRETE THICKENED EDGE SIDEWALK ABUTTING PAVEMENT OPTIONS 1 OR 2 PER CROSS SECTION ON CE 11.
 - 5) REFER TO HEAVY DUTY PAVEMENT CROSS SECTION ON CE 11 FOR DUMPSITE PAD. INSTALL DUMPSITE ENCLOSURE, BOLLARDS, AND APPROACH. REFER TO ARCHITECTURAL PLANS FOR DETAIL. DUMPSITE ENTRANCE AT REAR TO BE ADA COMPLIANT. DUMPSITE FOR SIDE LOAD PICKUP.
 - 6) INSTALL 3/4" EXPANSION JOINT BETWEEN CONCRETE & BUILDING. REFER TO DETAIL ON CE 11.
 - 7) INSTALL 1" EXPANSION JOINT OR TYPE A ALTERNATE EXPANSION JOINT IN PAVING. REFER TO DETAIL ON CE 11.
 - 8) PERFORM HORIZONTAL SAWING OF CURB AS REQUIRED FOR CONNECTION TO EXISTING PAVEMENT OF PRIVATE STREET. CONTRACTOR TO REMOVE PAVEMENT BACK TO FIRST COMPLETE PANEL AND REPLACE.
 - 9) REPLACE/PAINT AROUND STREET STRUCTURE. CONTRACTOR TO ENSURE STRUCTURE MEETS CURRENT CITY CODE AND PAVEMENT AROUND STRUCTURE REPAIRED. SEE SHEET CE 12.
 - 10) PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL ALL STALLS EXCEPT ADA ACCESSIBLE STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
 - 11) CONSTRUCT ADA ACCESSIBLE PARKING AREA WITH SIGNAGE AND ADA RAMP. PAINT 4" STRIPE AND ACCESSIBLE SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 11.
 - 12) INSTALL MONUMENT SITE SIGNAGE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 13) INSTALL STAIRS NEAR THE SOUTH SIDE OF THE BUILDING. INSTALL (2) 6" x 8" RISERS AND (1) 12" TREAD. STAIRS TO BE 8' WIDE WITH HANDRAIL ON BOTH SIDES. SEE HANDRAIL DETAIL ON SHEET CE 12.
 - 14) INSTALL 22 TOTAL WHEEL STOPS. REFER TO DETAIL ON CE 12.
 - 15) CLOSING FENCE TO BE BUILT. CONTRACTOR CAN RELocate TO PROPERTY LINE IF REQUIRED OR REQUESTED BY OWNERSHIP.
 - 16) INSTALL ONE STANDARD T-POST STOP SIGN.
 - 17) INSTALL FOUR (4) MUTED COMPLAINT OBJECT MARKER. TYPE 1 OBJECT MARKER (X-OH1-2).
 - 18) INSTALL ONE STANDARD T-POST TEND END STOP SIGN.
 - 19) SCREENING FENCE REQUIRED UNDER THE CITY'S LED TO BLOCK NON-RESIDENTIAL FROM RESIDENTIAL. CONSTRUCT 500 LF OF 7' TALL OPAQUE WOOD SLAT PRIVACY FENCE CONSTRUCTED OF PRESSURE-TREATED WEATHER-RESISTANT LUMBER, AND SHALL BE STRUCTURALLY REINFORCED TO RESIST WIND DAMAGE. THEY SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO PROVIDE VISUAL SCREENING. START NEAR THE ENTRANCE AS SHOWN AND EXTEND SOUTH.

REVISIONS:

NO.	DATE
1	11/17/2024
2	11/17/2024
3	11/17/2024
4	11/17/2024
5	11/17/2024

THE SHEET HAS BEEN ELECTRONICALLY SIGNED ELECTRONICALLY

PREPARED BY:
CROCKETT
TIMOTHY O. CROCKETT
1000 N. WINDING RIVER, SUITE 100
EAGLE PASS, TEXAS 79839
(936) 241-1000
www.crockettengineering.com
Crockett Engineering, Inc.
Professional Engineer, License No. 10000, State of Texas, Exp. 12/31/2025

OWNER:
JOHN HUBBARD, LLC
1000 N. WINDING RIVER, SUITE 100
EAGLE PASS, TEXAS 79839

BIBB SENIOR LIVING
580 S. BIBB AVE
EAGLE PASS, MAVERICK COUNTY, TEXAS

DRAWING INCLUDES:
SITE PLAN

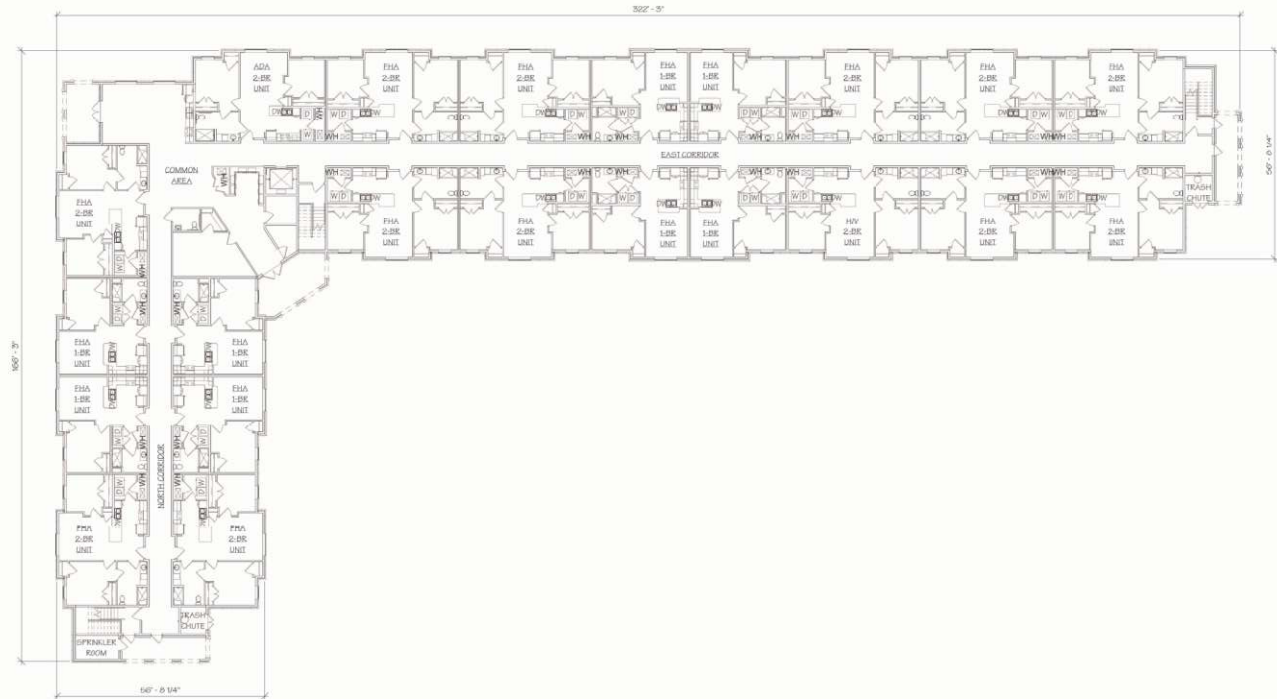
DESIGNED: KRM
DRAWN: KRM
PROJECT NO.: 240089
SHEET:
CE 5

First Floor at Application

SQUARE FOOT CALCULATIONS PER LEVEL

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION			TOTAL AREA
	#1	#2	#3	
TOTAL NKA	17,362 SF	17,362 SF	17,362 SF	52,140 SF
COMMON AREA - ACCESSIBLE TO TENANTS	15,205 SF	4,517 SF	4,517 SF	14,229 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	400 SF	254 SF	254 SF	908 SF
TOTAL BUILDING AREA PER LEVEL:	22,967 SF	22,135 SF	22,135 SF	67,235 SF



FIRST FLOOR BUILDING PLAN

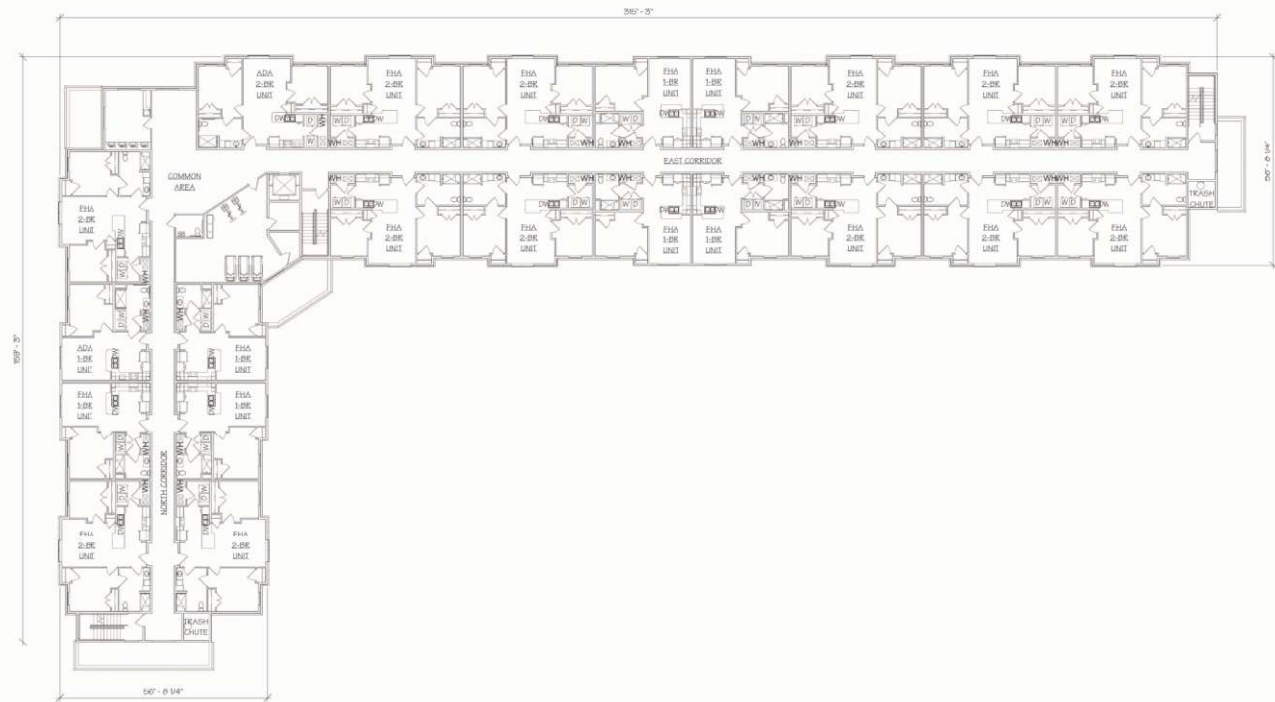

FIRST
 SCALE: 1/16" = 1'-0"

2nd Floor at Application

SQUARE FOOT CALCULATIONS PER LEVEL

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION			TOTAL AREA
	#1	#2	#3	
TOTAL NKA	17,362 SF	17,362 SF	17,362 SF	52,140 SF
COMMON AREA - ACCESSIBLE TO TENANTS	15,206 SF	4,517 SF	4,517 SF	14,229 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	400 SF	254 SF	254 SF	908 SF
TOTAL BUILDING AREA PER LEVEL:	22,967 SF	22,913 SF	22,913 SF	67,293 SF



SECOND FLOOR BUILDING PLAN

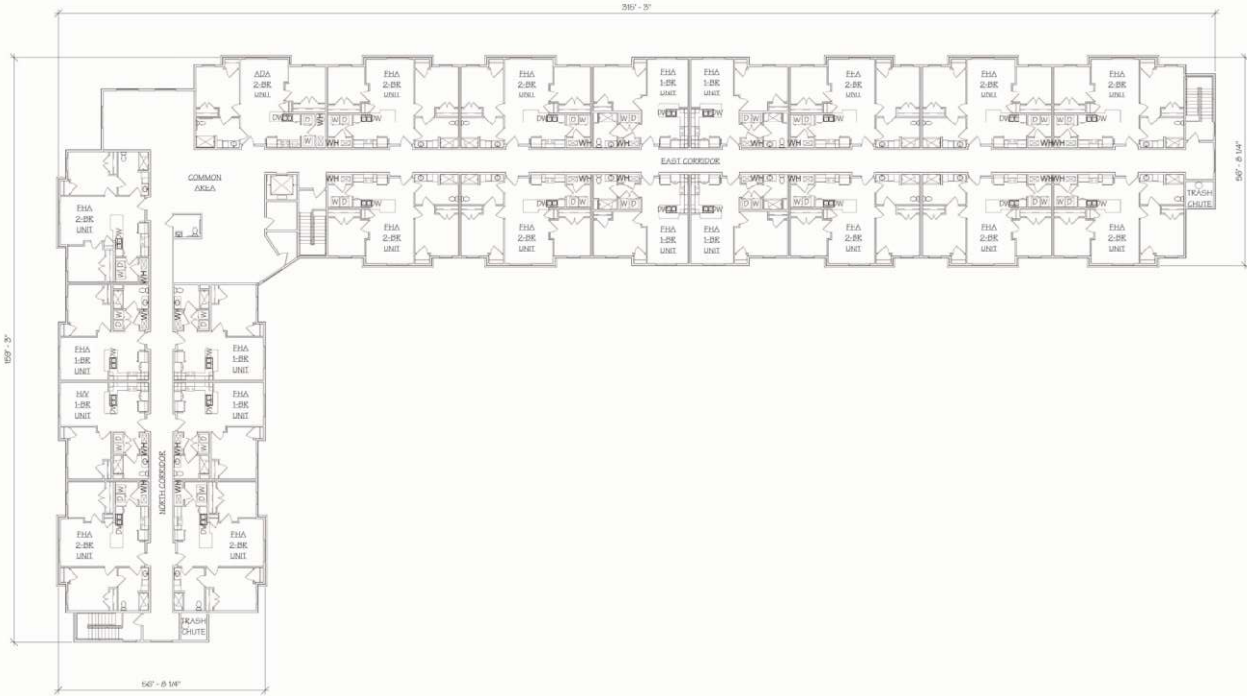
1
AP2 SCALE 1/16" = 1'-0"

3rd Floor at Application

SQUARE FOOT CALCULATIONS PER LEVEL

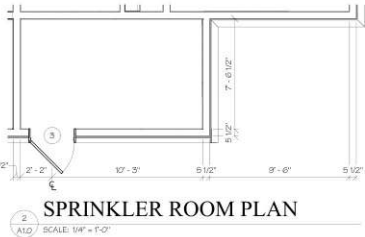
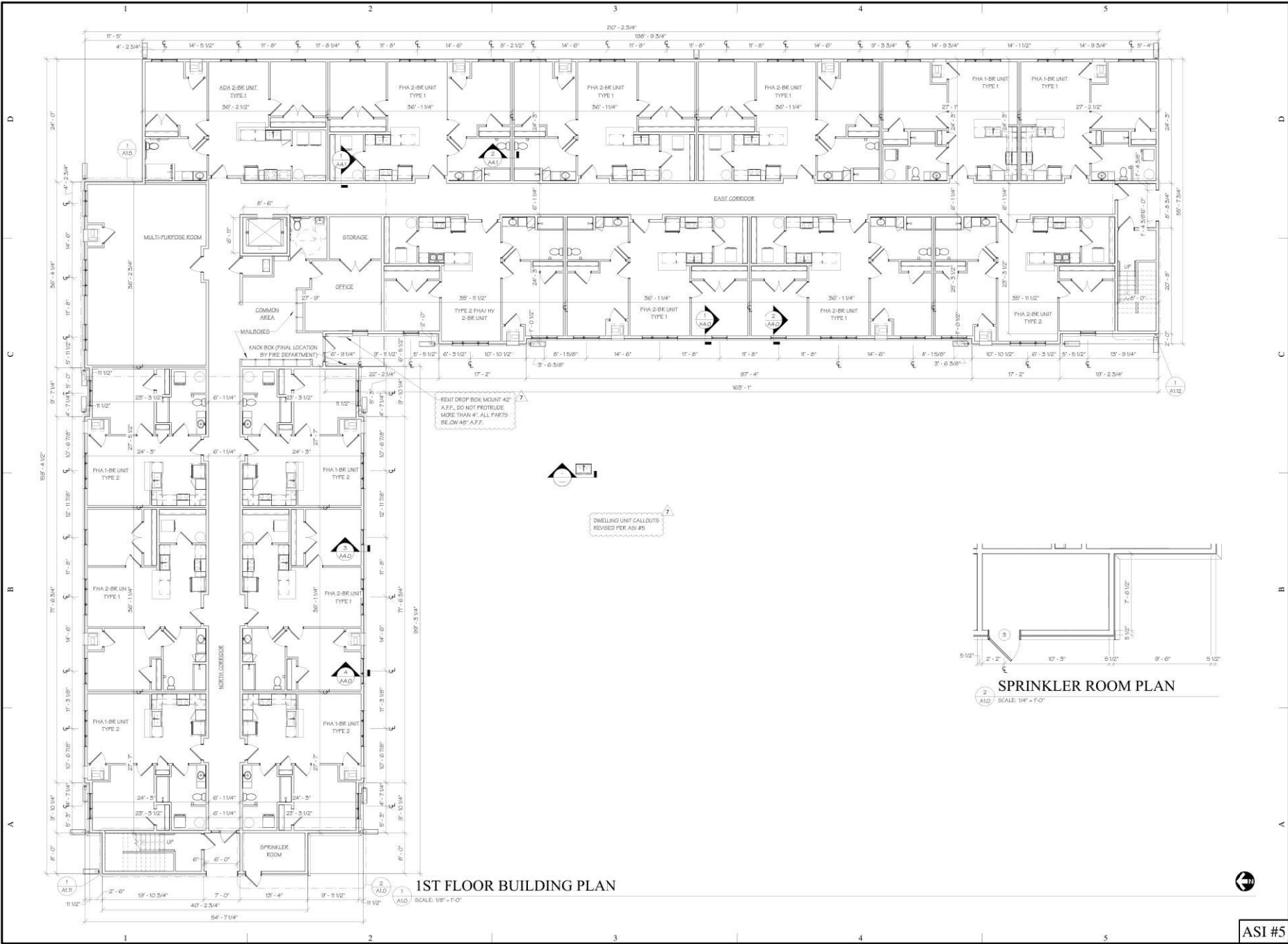
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM UNIT TO OUTSIDE FACE UP 2110 TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION			TOTAL AREA
	#1	#2	#3	
TOTAL NTA	17,362 SF	17,362 SF	17,362 SF	52,086 SF
COMMON AREA - ACCESSIBLE TO TENANTS	5,205 SF	4,517 SF	4,517 SF	14,239 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEES	400 SF	254 SF	254 SF	908 SF
TOTAL BUILDING AREA PER LEVEL	22,967 SF	22,133 SF	22,133 SF	67,233 SF



1
AP3
THIRD FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

1st Floor As-Built



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EAGLE PASS, MAVERICK COUNTY, TEXAS

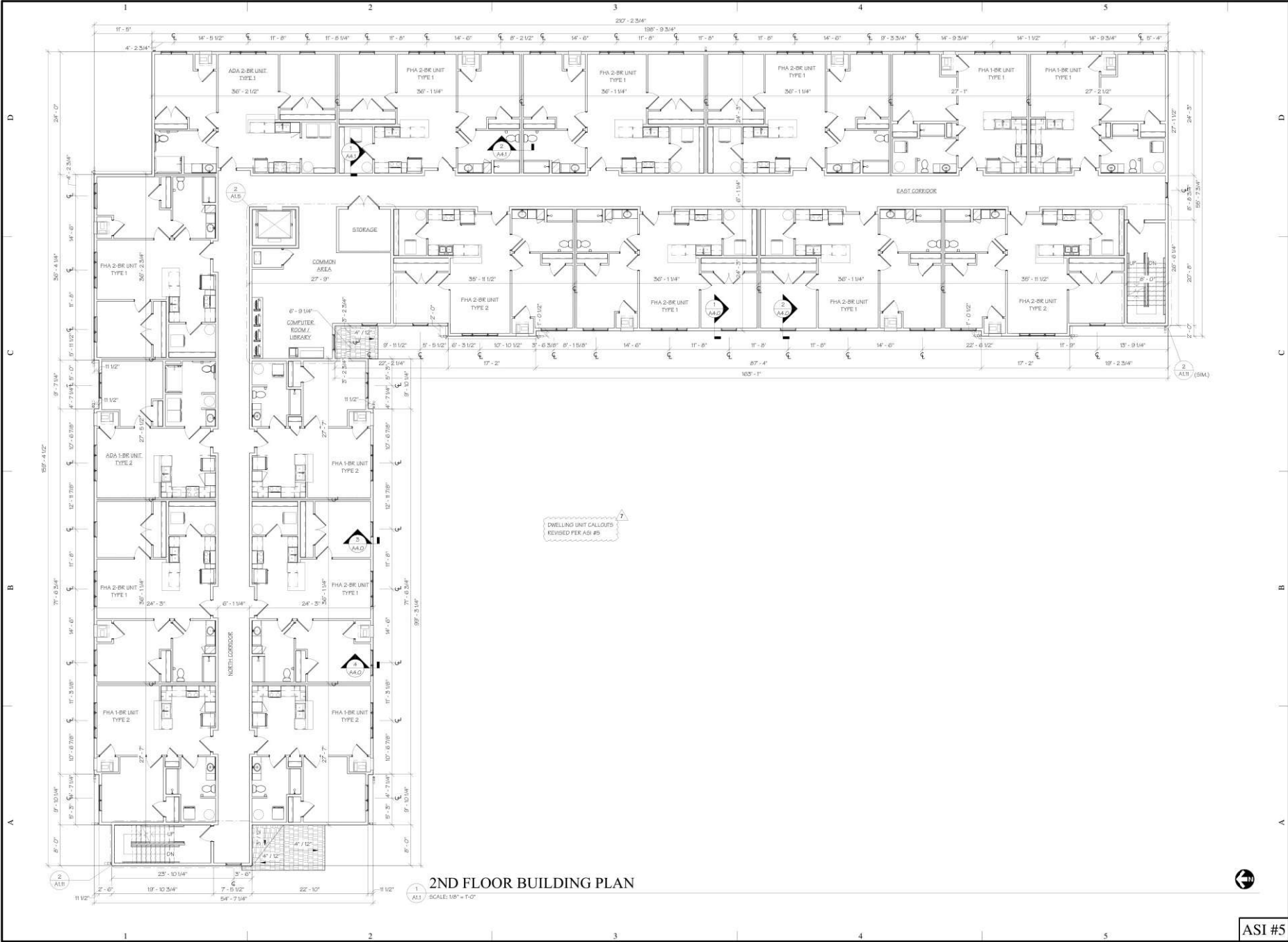


TEXAS STATE CERTIFICATE OF
AUTHORITY: BR 159
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1ST ISSUE
13 SEP 2024

ISSUE/REVISIONS	
1	13 SEP 2024 ISS 1B SET
2	17 SEP 2024 AMENDMENT A1
3	18 APR 2025 ASI #4
4	18 JUL 2025 ASI #5



2nd Floor As-Built



2ND FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"



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ISSUE/REVISIONS	
1	13 SEP 2024 ISSU'S SET
2	17 SEP 2024 AMENDMENT #1
3	18 APR 2025 ASI #4
4	18 JUL 2025 ASI #5



ASI #5

^APRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

The floor plan shows a complex layout of rooms and corridors. Key areas include:

- EAST CORRIDOR:** 1201 SF, running horizontally across the top.
- EAST STAIRWELL:** Located at the top left.
- ELEVATOR:** Located at the top left, near the East Stairwell.
- MAINT. ROOM:** 555 SF, located below the East Corridor.
- MECH.:** 269 SF, located below the Maintenance Room.
- STORAGE:** 90 SF, located below the Mech. room.
- North Corridor:** A long horizontal corridor running across the middle.
- North Stairwell:** Located at the bottom left.
- Storage:** Several smaller storage areas are scattered throughout the plan.

Schema 1 Legend

- EAST CORRIDOR
- EAST STAIRWELL
- ELEVATOR
- MAINT. ROOM
- MECH.
- NORTH CORRIDOR
- NORTH STAIRWELL
- STORAGE

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

^A—PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

BIBB SENIOR LIVING
580 SOUTH BIBB AVENUE
EAGLE PASS, MAVERICK COUNTY TEXAS

Wallace
ARCHITECTS LLC
Columbia, MO
P 573-256-7200

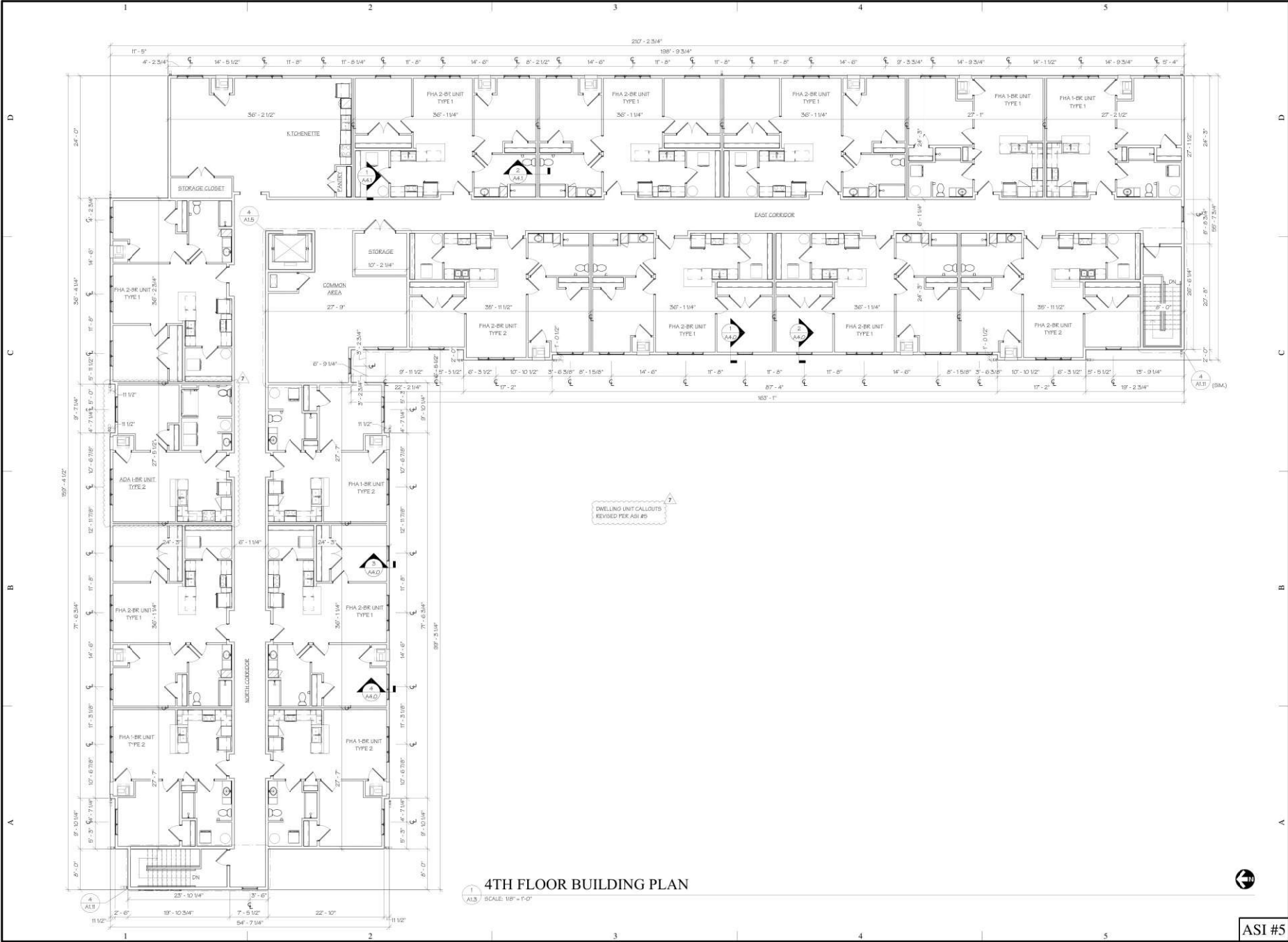
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7/2/2026 9:41:46 AM

4th Floor As-Built



4TH FLOOR BUILDING PLAN

SCALE: 1/8" = 1'-0"



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580 SOUTH BIBB AVENUE
EAGLE PASS, MAVERICK COUNTY, TEXAS



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ISSUE/REVISIONS	
1	13 SEP 2024 ISSUED SET
2	17 SEP 2024 AMENDMENT #1
3	18 APR 2025 ASI #4
4	18 JUL 2025 ASI #5

A1.3

PROJ NO: 4811
TOTALS: 15,400 SF

ASI #5

Common Area 1st Floor at Application

COMMON AREA MATRIX:

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS

SQUARE FOOTAGE ACCESSIBLE TO TENANTS		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
LEASING/MANAGER'S OFFICE	226 SF	-
OFFICE LOBBY	471 SF	-
MAIL LOBBY	121 SF	-
KITCHEN	428 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	801 SF	-
EAST CORRIDOR	1,609 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
NORTHWEST ENTRY PORCH	-	126 SF
CENTRAL ENTRY PORCH	-	252 SF
SOUTH ENTRY PORCH	-	112 SF
OUTDOOR GATHERING AREA	-	1,619 SF
SECOND FLOOR		
FITNESS CENTER	568 SF	-
BUSINESS CENTER	222 SF	-
COMMUNITY ROOM	648 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,751 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
THIRD FLOOR		
LIBRARY	428 SF	-
LOUNGE	936 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	801 SF	-
EAST CORRIDOR	1,751 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
TOTAL CONDITIONED/UNCONDITIONED:	13,400 SF	740 SF
TOTAL COMMON AREA - ACCESSIBLE TO TENANTS:		14,250 SF
SQUARE FOOTAGE RESTRICTED TO EMPLOYEES		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAINT. STORAGE	-	60 SF
Mechanical	26 SF	-
Sprinkler Room	-	86 SF
Storage	36 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	61 SF
SOUTH TRASH CHUTE	-	61 SF
SECOND FLOOR		
Storage	66 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	61 SF
SOUTH TRASH CHUTE	-	61 SF
THIRD FLOOR		
Storage	66 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	61 SF
SOUTH TRASH CHUTE	-	61 SF
TOTAL CONDITIONED/UNCONDITIONED:	306 SF	512 SF
TOTAL UTILITY CLOSETS - RESTRICTED TO EMPLOYEES:		
TOTAL AREA:	15,147	



FIRST FLOOR COMMON AREA PLAN

1
AP4

FIRST SCALE: 1/4" = 1'-0"

Common Area 2nd Floor at Application

COMMON AREA MATRIX

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS

SQUARE FOOTAGE ACCESSIBLE TO TENANTS		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
LEASING/MANAGER'S OFFICE	256 SF	-
OFFICE LOBBY	471 SF	-
MAIL LOBBY	129 SF	-
KITCHEN	428 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,829 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	146 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	146 SF	-
NORTHWEST ENTRY PORCH	-	172 SF
CENTRAL ENTRY PORCH	-	256 SF
SOUTH ENTRY PORCH	-	1/2 SF
OUTDOOR GATHERING AREA	-	169 SF
SECOND FLOOR		
FITNESS CENTER	158 SF	-
BUSINESS CENTER	222 SF	-
COMMUNITY ROOM	648 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,750 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	146 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	146 SF	-
THIRD FLOOR		
LIBRARY	428 SF	-
TV LOUNGE	896 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,750 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	146 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	146 SF	-
TOTAL CONDITIONED/UNCONDITIONED:	13,480 SF	749 SF
TOTAL COMMON AREA - ACCESSIBLE TO TENANTS:	14,229 SF	
SQUARE FOOTAGE RESTRICTED TO EMPLOYEES		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAINT. STORAGE	-	60 SF
MECHANICAL	25 SF	-
SPRINKLER ROOM	-	86 SF
STORAGE	36 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
SECOND FLOOR		
STORAGE	60 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
THIRD FLOOR		
STORAGE	60 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
TOTAL CONDITIONED/UNCONDITIONED:	336 SF	512 SF
TOTAL UTILITY CLOSETS - RESTRICTED TO EMPLOYEES:	808 SF	
TOTAL AREA:	15,147	



SECOND FLOOR COMMON AREA

1
AP5
SCALE: 1/4" = 1'-0"

Common Area 3rd Floor at Application

COMMON AREA MATRIX

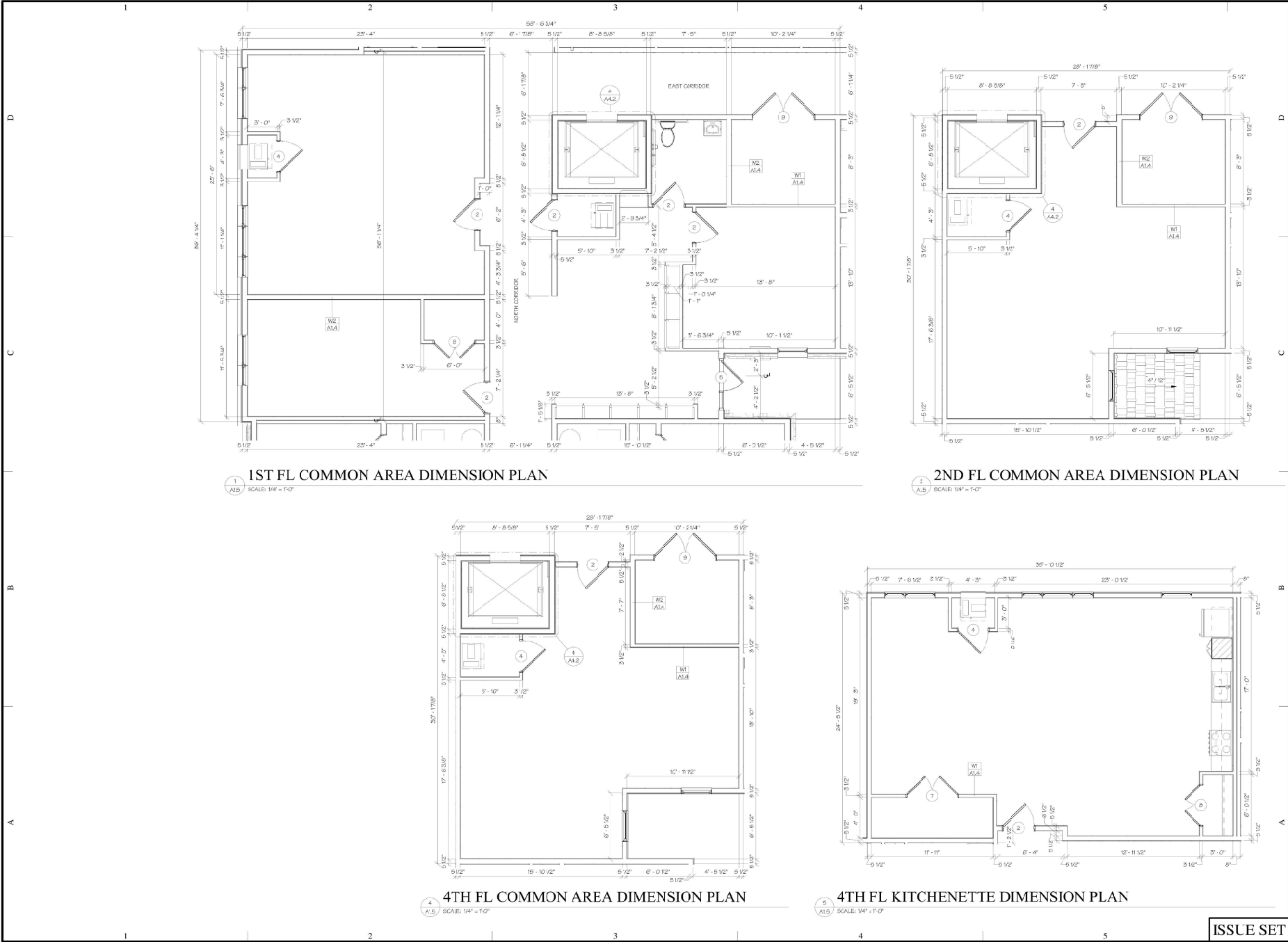
NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUTSIDE FACE OF STUD ON EXTERIOR WALLS TO CENTERLINE OF INTERIOR WALLS

SQUARE FOOTAGE ACCESSIBLE TO TENANTS		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
LEASING/MANAGERS OFFICE	256 SF	-
OFFICE LOBBY	475 SF	-
MAIL LOBBY	129 SF	-
KITCHEN	428 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,829 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
NORTHWEST ENTRY PORCH	-	172 SF
CENTRAL ENTRY PORCH	-	256 SF
SOUTH ENTRY PORCH	-	1/2 SF
OUTDOOR GATHERING AREA	-	169 SF
SECOND FLOOR		
FITNESS CENTER	158 SF	-
BUSINESS CENTER	222 SF	-
COMMUNITY ROOM	648 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,750 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
THIRD FLOOR		
LIBRARY	428 SF	-
TV LOUNGE	896 SF	-
UNISEX RESTROOM	50 SF	-
NORTH CORRIDOR	802 SF	-
EAST CORRIDOR	1,750 SF	-
ELEVATOR	67 SF	-
NORTHWEST STAIRWELL	148 SF	-
CENTRAL STAIRWELL	144 SF	-
SOUTH STAIRWELL	148 SF	-
TOTAL CONDITIONED/UNCONDITIONED:		13,480 SF 749 SF
TOTAL COMMON AREA - ACCESSIBLE TO TENANTS:		14,229 SF
SQUARE FOOTAGE RESTRICTED TO EMPLOYEES		
DESCRIPTION	CONDITIONED	UNCONDITIONED
FIRST FLOOR		
MAINT. STORAGE	-	60 SF
MECHANICAL	25 SF	-
SPRINKLER ROOM	-	86 SF
STORAGE	36 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
SECOND FLOOR		
STORAGE	60 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
THIRD FLOOR		
STORAGE	60 SF	-
ELEVATOR MECH.	72 SF	-
NORTHWEST TRASH CHUTE	-	68 SF
SOUTH TRASH CHUTE	-	68 SF
TOTAL CONDITIONED/UNCONDITIONED:		336 SF 512 SF
TOTAL UTILITY CLOS-ES - RESTRICTED TO EMPLOYEES:		808 SF
TOTAL AREA:		15,147



THIRD FLOOR COMMON AREA

Common Areas As-Built



BIBB SENIOR LIVING
EAGLE PASS, MAVERICK COUNTY, TEXAS



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4311

Elevations at Application

TOTAL BUILDING
COMPOSITION PERCENTAGES
SIDING: 61%
BRICK: 39%

BUILDING COMPOSITION
PERCENTAGES
SIDING: 61%
BRICK: 39%



1 LEFT SIDE EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING COMPOSITION
PERCENTAGES
SIDING: 50%
BRICK: 50%



2 RIGHT SIDE EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING COMPOSITION
PERCENTAGES
SIDING: 61%
BRICK: 39%

VINYL WINDOWS (TYP.)

ROOFING: 30-YEAR
TPO MEMBRANE FLAT
ROOFING SLOPE (TYP.)

WOOD-LOOK VERTICAL
SIDING (TYP.)

PRE-FINISHED ALUM.
PARAPET GAP (TYP.)

FIBER CEMENT
SIDING (TYP.)

FIBER CEMENT SHINGLE
SHAKE SIDING (TYP.)

BRICK VENEER
(TYP.)

3 FRONT EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING COMPOSITION
PERCENTAGES
SIDING: 51%
BRICK: 49%

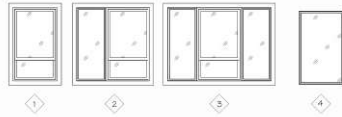


4 REAR EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

WINDOW SCHEDULE TYPE MARK			
TYPE MARK	GLAZING	HARDWARE	COMMENTS
5'-0" X 6'-0"	LOW-E U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX, STANDARD		ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
6'-0" X 6'-0"	LOW-E U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX, STANDARD		ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
7'-0" X 6'-0"	LOW-E U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX, STANDARD		ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR
5'-0" X 8'-0"	LOW-E U-FACTOR = 0.32 MAX, SHGC = 0.25 MAX, STANDARD		ENERGY STAR RATED, VINYL WINDOWS, BLACK EXTERIOR FINISH, WHITE INTERIOR

NOTE: SOFFIT VENTILATION FOR EACH UNIT SHALL MATCH RESPECTIVE ROOF RIDGE VENTILATION AREA.

WINDOW ELEVATIONS



WINDOW NOTES

- | | |
|----|---|
| 1) | GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED GLASS. |
| 2) | MAX. SILL HGT. @ 36" A.F.F. |
| 3) | INSTALL WINDOW RESTRICTORS FOR SECOND, THIRD & FOURTH FLOOR WINDOWS. |
| 4) | REFER TO WALL SECTIONS FOR SPECIFIC STONE OR SIZING DETAILS AROUND WINDOW OPENINGS. |
| 5) | INSTALL BLINDS AT ALL WINDOWS (FULL WIDTH X FULL HEIGHT) |

MATERIAL LEGEND

NOTE: DIMENSIONS INDICATE ESTIMATED LOCATION/HEIGHT & WIDTH OF MATERIALS THAT LIE ON THE SAME FACE.

01	ASPHALT/FLT GLEB, 30-YEAR ROOF (BLACK)	
02	FASCHA - SHAKE/DARK (SW HARMOTH) GRAY MATTE FINISH	
03	DOWNSPOUTS - SHAKE/DARK (SW HARMOTH) GRAY MATTE FINISH	
04	CEMENT BOARD-SHAKE SIDING - JAMES HARDIE IRON GRAY	
05	CEMENT BOARD-SHAKE SIDING - JAMES HARDIE ARTIC WHITE	
06	VERTICAL BOARD & BATTEN SIDING - JAMES HARDIE ARTIC WHITE	
07	HORIZONTAL CEMENT BOARD SIDING - JAMES HARDIE PEARL GRAY	
08	HORIZONTAL CEMENT BOARD SIDING - JAMES HARDIE ARTIC WHITE	
09	STONE - SEMCO STONE- CHATEAU BA*, DIMENSIONAL	
10	ENERGY STAR RATED VINYL WINDOWS - (5M TO 9W SNOOWBOUND)	
11	DOORS (SW SNOOWBOUND)	

FRONT EXTERIOR ELEVATION

A3.0 SCALE: 3/32" = 1'-0"

RIGHT SIDE EXTERIOR ELEVATION

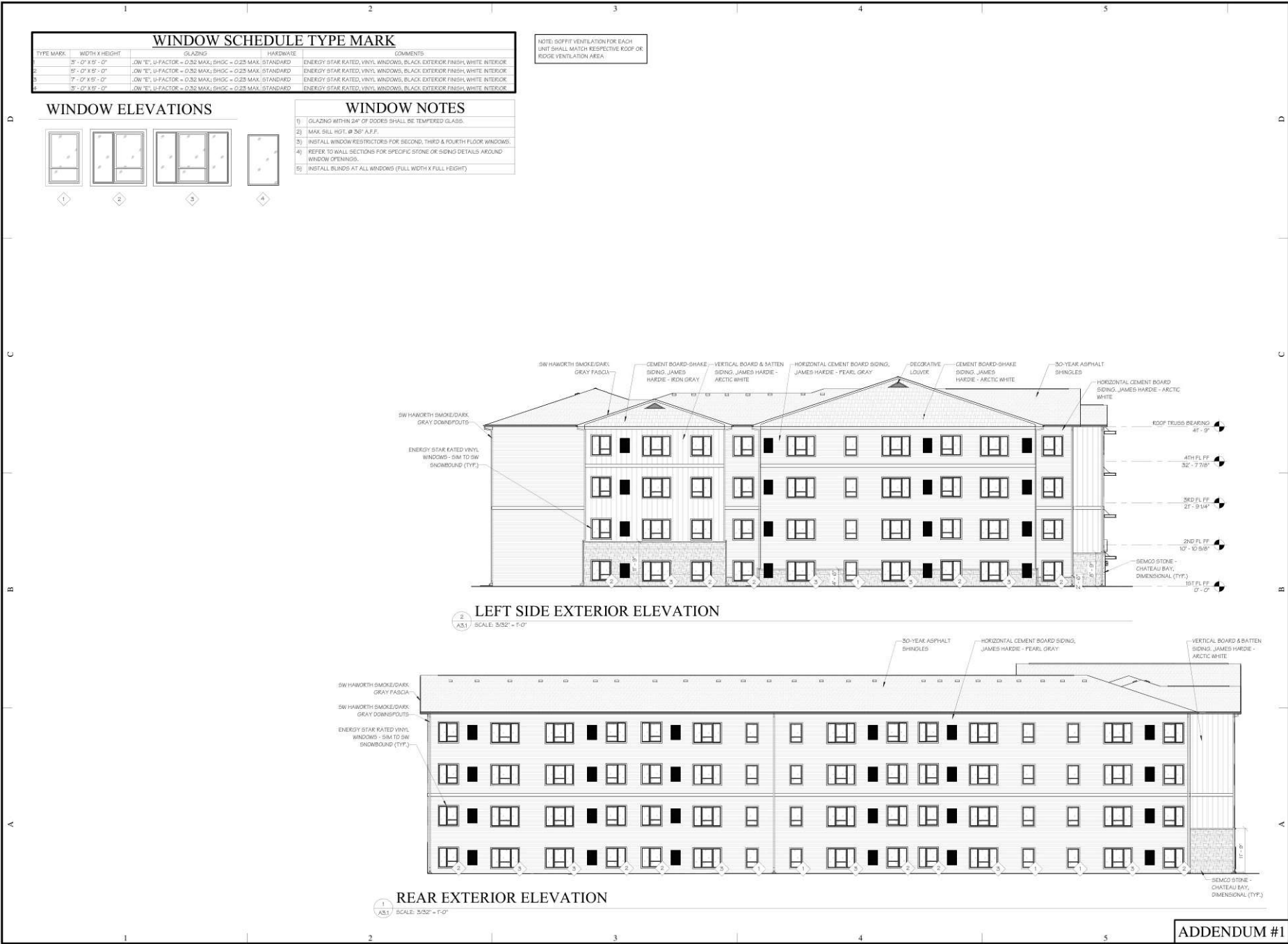
SCALE: 3/32" = 1'-0"

BUILDING SIGN

A3.0 SCALE: 1/2" = 1'-0"

BUILDING SIGN CONNECTION

A3.0 SCALE: 3/8" = 1'-0"



BIBB SENIOR LIVING
580 SOUTH BIBB AVENUE
EAGLE PASS, MAVERICK COUNTY, TEXAS



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ADDENDUM #1

Bibb Senior Living Common Area Calculations

	Common area	Not in common area
Amenities:		
1st Floor		See floor plans for breakdown of spaces
Leasing/Manager's Office	236	
Office Lobby	477	
Mail Lobby	127	
Kitchen	428	
Restrooms (unisex)	50	
Enclosed Corridors	2631	North Corridor = 802 sqft, East Corridor = 1829 sqft
Elevator	67	
Stairwells	440	Northwest Stairwell = 148 sqft, Central = 144 sqft, South = 148 sqft
Northwest Entry Porch	172	
Central Entry Porch	236	
South Entry Porch	172	
Outdoor Gathering Area	169	
Maintenance Storage		60
Mechanical		25
Sprinkler Room		86
Storage		35
Elevator Mechanical		72
Trash Chutes		122 Northwest Trash Chute = 61 sqft, South Trash Chute = 61 sqft
2nd Floor		
Business Center	222	
Community Room	646	
Fitness Center	555	
Restrooms (unisex)	50	
Enclosed Corridors	2537	North Corridor = 802 sqft, East Corridor = 1735 sqft
Elevator	67	
Stairwells	440	Northwest Stairwell = 148 sqft, Central = 144 sqft, South = 148 sqft
Storage		60
Elevator Mechanical		72
Trash Chutes		122 Northwest Trash Chute = 61 sqft, South Trash Chute = 61 sqft
3rd Floor		
Library	428	
TV Lounge	995	
Restrooms (unisex)	50	
Enclosed Corridors	2537	North Corridor = 802 sqft, East Corridor = 1735 sqft
Elevator	67	
Stairwells	440	Northwest Stairwell = 148 sqft, Central = 144 sqft, South = 148 sqft
Storage		60
Elevator Mechanical		72
Trash Chutes		122 Northwest Trash Chute = 61 sqft, South Trash Chute = 61 sqft
	14239	908 Not in common area
		15147 Net area (TDHCA common area + other area not included in NRA)

Bibb Senior Living Common Area Calculations

	Updated Common Area	Updated Not in Common Area
Amenities:		
<i>1st Floor</i>		
Entry	29	
Multi-purpose Room	797	
Leasing/Manager's Office	197	
Office Lobby	150	
Mail Lobby	55	
Restrooms (unisex)	59	
Enclosed Corridors	1885	
Elevator	61	
Stairwells	140	
Mechanical		12
Sprinkler Room		107
Storage		82
Elevator Mechanical		21
<i>2nd Floor</i>		
Yoga/Game/Craft Room	490	
Enclosed Corridors	1885	
Elevator	60	
Stairwells	140	
Storage		82
Elevator Mechanical		21
<i>3rd Floor</i>		
Maintenance Room		555
Enclosed Corridors	1885	
Elevator	60	
Stairwells	140	
Storage		90
Elevator Mechanical		21
<i>4th Floor</i>		
Elevator	60	
Lounge Area	490	
Stairwells	140	
Enclosed Corridors	1885	
Kitchenette	727	
Pantry	17	
Elevator Mechanical		21
Mechanical		12
Storage		82
Storage (Kitchenette)		46

11352

1152

12504

May 13, 2026

Mr. Jonathan Chilson
Asset Manager
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

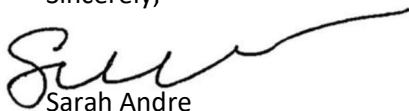
Via: jonathan.chilson@tdhca.state.tx.us

Re: Bibb Senior Living, TDHCA #24044, Eagle Pass, TX

Dear Mr. Chilson:

As the owner of Bibb Senior Living, I hereby certify that no sources, terms, conditions, or amounts of financing are impacted or changed by the amendment request. Please feel free to contact me if you have any questions.

Sincerely,



Sarah Andre
Owner