



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1581

Agenda Date: 9/3/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Application for Pine Creek Apartments (HTC #25201 / MFDL #26504)

RECOMMENDED ACTION

WHEREAS, Pine Creek Apartments (the Development) received a 9% Housing Tax Credit (HTC) award and a State Housing Tax Credit award in 2025 and was approved for a Multifamily Direct Loan (MFDL) in 2026 for the new construction of 52 units of multifamily housing for the elderly population in Bastrop, Bastrop County;

WHEREAS, due to the anticipated donation of undevelopable land to the City of Bastrop, Pine Creek Bastrop, LP (Applicant) requests approval to decrease the size of the Development site from 5.737 acres at Application to 3.895 acres, which results in a 47.29% increase in residential density, going from 9.06 units per acre to 13.35 units per acre;

WHEREAS, Board approval is required for a modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F), and the Applicant has complied with the amendment requirements therein; and

WHEREAS, the requested change does not materially alter the Development in a negative manner, was not reasonably foreseeable or preventable by the Applicant at the time of Application, and would not have adversely affected the selection of the Application;

NOW, therefore, it is hereby

RESOLVED, that the requested material amendment of the Application for Pine Creek Apartments 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 Board's determination.

BACKGROUND

Pine Creek Apartments received a 9% Housing Tax Credit (HTC) award and a State Housing Tax Credit award in 2025 and was approved for a Multifamily Direct Loan in 2026 to construct 52 units of multifamily housing for the elderly population in Bastrop, Bastrop County. The Applicant has yet to close and begin construction. In a letter dated July 28, 2026, Tisha Vaidya, the representative for the Applicant, requested approval for a material amendment to the Application. The amendment is for a 47.29% increase in the residential density, going from 9.06

units per acre to 13.35 units per acre, which requires approval by the Board under Tex. Gov't Code §2306.6712(d)(6) and 10 TAC §10.405(a)(4)(F). The change is a result of a decrease in the Development site acreage from 5.737 acres at Application to 3.895 acres, a decrease of 1.842 acres (32.11%).

The Development was originally underwritten and approved based on a total site area of 5.737 acres. Following planning and new surveying, it was determined that the acreage totaled 6.284 acres and was split into two tracts of 2.389 acres and 3.895 acres. The Development will be on the 3.895-acre tract, and the 2.389-acre tract will be donated to the City of Bastrop (City) upon closing with no monetary exchange. All required parking, accessible routes, and site amenities are located on the retained 3.895-acre tract. The 2.389 acres to be donated to the City is undevelopable land consisting primarily of floodplain, detention, and open space area not required for the Development.

The Development will continue to consist of the same single three-story senior housing building, with the same unit count, unit mix, and unit types originally approved. The net rentable area remains unchanged at 40,592 square feet, and there are no changes to the building or unit configuration.

The requested amendment does not materially alter the Development.

Staff recommends approval of the requested material amendment to the Application.



5757 Alpha Road, Suite 505 • Dallas TX 75240 • T: 214.843.0896 • www.elizabethpropertygroup.com

July 28, 2026

Mr. Travis Mason
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701
Via Email: travis.mason@tdhca.texas.gov

RE: Request for Amendment – Pine Creek Apartments, TDHCA Application/Program Nos. 26504 / 25201, Bastrop, Bastrop County, Texas

Dear Mr. Mason:

On behalf of Elizabeth Property Group (“EPG” or the “Applicant”), please accept this letter as a formal request for an amendment to the above-referenced Application for Pine Creek Apartments (the “Development”), located on Lovers Lane in Bastrop, Texas. Specifically, EPG requests approval to decrease the total site acreage for the Development from 6.284 acres to 3.895 acres, as described below.

Description of the Requested Amendment

The Development site, as originally submitted, totaled 6.284 acres. As reflected in the attached ALTA/ACSM Land Title Survey (Exhibit A), the site has since been re-platted into two parcels:

Parcel 1 (2.389 acres) is undevelopable land consisting primarily of floodplain, detention, and open space area not required for the Development. Upon closing of the housing tax credit / construction financing for the Development, EPG will donate Parcel 1 to the City of Bastrop with no monetary exchange.

Parcel 2 (3.895 acres) will contain the entire Development and will be encumbered by the Land Use Restriction Agreement. No portion of the residential buildings, parking, or site amenities will be located on Parcel 1.

No Change to Building or Unit Configuration

This amendment affects only the boundaries of the site and does not change the Development's building or unit configuration. The Development will continue to consist of the same single three-story senior housing building, with the same unit count, unit mix, and unit types as originally approved. All required parking, accessible routes, and TDHCA site amenities are located on the retained 3.895-acre Parcel 2.

Resulting Development Density

Because the Development's 52 units will remain on the reduced 3.895-acre site, the resulting density will be 13.35 units per acre, up from the original density of approximately 8.28 units per acre on the full 6.284-acre site. EPG confirms that this density remains consistent with the character of the surrounding area and with the site plan previously submitted to the Department (Exhibit B).

Requested Board Meeting

EPG respectfully requests that this amendment be placed on the agenda for the Department's next available Board meeting, currently scheduled for September 3, 2026, in order to avoid delay to the Development's closing timeline.

Attached for the Department's reference are the following supporting exhibits:

Exhibit A: ALTA/ACSM Land Title Survey depicting Parcel 1 (2.389 acres) and Parcel 2 (3.895 acres)

Exhibit B: Pine Creek Senior Living Overall Site Plan

Please let me know if the Department requires any additional information to process this amendment request. Thank you for your continued assistance with this Development.

Sincerely,

Sincerely,



Tisha Vaidya
tisha@elizabethpropertygroup.com
(214) 336-7495
5757 Alpha Road, Suite 505
Dallas, TX 75240

Enclosures: Exhibit A – ALTA/ACSM Land Title Survey; Exhibit B – Site Plan

EXHIBIT A

AS SURVEYED DESCRIPTION

PARCEL 1: LEGAL DESCRIPTION

BEING A 2.389 ACRE TRACT OF LAND LYING IN AND BEING PORTIONS OF BUILDING BLOCK 42, EAST OF WATER STREET, CITY OF BASTROP IN THE BASTROP TOWN TRACT, ABSTRACT 11 IN BASTROP COUNTY, TEXAS, SHOWN ON PLAT OF AT OR CITY OF BASTROP IN THE BASTROP TOWN TRACT, ABSTRACT 11 IN BASTROP COUNTY, TEXAS, AND OF CERTAIN 13.670 ACRE TRACT OF LAND CONVEYED TO CDSQ EQUITY, LLC BY DEED RECORDED IN DOCUMENT #002216563 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, SAID 2.389 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2025:

BEGINNING AT A CALCULATED POINT IN LOVER'S LANE AND THE SOUTH LINE OF NEWTON STREET FOR THE NORTHWESTERLY CORNER OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT;

THENCE N 87°51'30" E A DISTANCE OF 5/8 IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF BUILDING BLOCK 42 AT A DISTANCE OF 19.83 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 312.12 FEET TO A CALCULATED POINT IN THE WESTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD FOR THE NORTHWESTERLY CORNER OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT;

THENCE S 02°43'59" E A DISTANCE OF 335.56 FEET ALONG SAID RIGHT-OF-WAY LINE AND EASTERLY LINE OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT TO A CALCULATED POINT IN THE NORTHERLY LINE OF JASPER STREET FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE S 88°17'13" W A DISTANCE OF 310.33 FEET ALONG THE NORTHERLY LINE OF JASPER STREET TO A CALCULATED POINT IN LOVER'S LANE AND WESTERLY LINE OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE N 03°03'48" W A DISTANCE OF 333.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.389 ACRES OF LAND MORE OR LESS, OF WHICH 0.128 ACRE OF LAND LIES IN HAYSEL STREET AND AS SHOWN ON MAP OF SURVEY PREPARED HEREWITH.

PARCEL 2: LEGAL DESCRIPTION

BEING A 3.895 ACRE TRACT OF LAND LYING IN AND BEING PORTIONS OF BUILDING BLOCKS 40, 41, 96, 97, 178, MILL STREET, SOUTH STREET, HAYSEL STREET & LOVER'S LANE, EAST OF WATER STREET, CITY OF BASTROP IN THE BASTROP TOWN TRACT, ABSTRACT 11 IN BASTROP COUNTY, TEXAS, SHOWN ON PLAT OF RECORD IN CABINET 1, PAGE 234, PLAT RECORDS, BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 13.670 ACRE TRACT OF LAND CONVEYED TO CDSQ EQUITY, LLC BY DEED RECORDED IN DOCUMENT #002216563 OFFICIAL RECORDS, BASTROP COUNTY, TEXAS, SAID 3.895 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2025:

BEGINNING AT A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" IN THE WESTERLY LINE OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT AND THE SOUTHERLY LINE OF JASPER STREET FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE N 88°17'13" E, PASSING THE NORTHWESTERLY CORNER OF BUILDING BLOCK 41 AT A CALCULATED DISTANCE OF 12.72 FEET AND CONTINUING FOR A DISTANCE OF 205.71 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE CROSSING SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT THE FOLLOWING NINE (9) CALLS:

1. S 28°44'40" E A DISTANCE OF 186.34 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
2. S 04°04'42" W A DISTANCE OF 124.23 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
3. S 61°04'50" W A DISTANCE OF 166.37 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
4. N 88°14'54" W A DISTANCE OF 92.69 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
5. N 32°22'07" W A DISTANCE OF 123.14 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR CORNER IN THE PROPOSED CURVING, EASTERLY 80 RIGHT-OF-WAY LINE OF LOVER'S LANE;
6. A DISTANCE OF 238.90 FEET ALONG THE ARC OF SAID CURVING EASTERLY RIGHT-OF-WAY LINE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET AND A CHORD BEARING S 33°50'59" W, A CHORD LENGTH OF 237.06 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR POINT OF TANGENCY;
7. S 46°07'50" W A DISTANCE OF 134.30 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR THE BEGINNING OF A CURVE TO THE LEFT;
8. A DISTANCE OF 313.87 FEET ALONG THE ARC OF SAID CURVING RIGHT-OF-WAY LINE TO THE LEFT HAVING A RADIUS OF 570.00 FEET AND A CHORD BEARING S 30°24'27" W, A CHORD LENGTH OF 309.92 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR POINT OF TANGENCY;
9. S 14°37'51" W A DISTANCE OF 18.25 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" IN THE SOUTHERLY LINE OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE N 77°42'47" W A DISTANCE OF 8.82 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR THE SOUTHEASTERLY CORNER HEREOF AND SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT;

THENCE WITH THE WESTERLY LINE OF SAID CDSQ EQUITY, LLC 13.670 ACRE TRACT THE FOLLOWING SIX (6) CALLS:

1. N 10°08'44" E A DISTANCE OF 289.66 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
2. N 48°32'58" E A DISTANCE OF 187.54 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
3. N 13°39'05" E A DISTANCE OF 193.92 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
4. N 80°02'30" E A DISTANCE OF 197.87 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
5. N 51°59'30" E A DISTANCE OF 118.83 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "JE GARON RPLS 4303 SET" FOR ANGLE POINT;
6. N 03°03'48" W A DISTANCE OF 51.45 FEET TO THE POINT OF BEGINNING, CONTAINING 3.895 ACRES OF LAND MORE OR LESS, OF WHICH 0.019 ACRE OF LAND LIES WITHIN THE UN-OPENED MILL STREET, SOUTH STREET, HILL STREET AND HAYSEL STREET AND AS SHOWN ON MAP OF SURVEY PREPARED HEREWITH.

SIGNIFICANT OBSERVATIONS

OWNERSHIP OF THE STREETS, MILL, SOUTH, HILL & HAYSEL (UN-OPENED), SHOWN HEREON HAVE NOT BEEN FOUND TO HAVE BEEN RELEASED AND/OR OWNED BY CLAIMANT BY THE CITY OF BASTROP, AND ARE PROPOSED TO BE QUIT CLAIMED TO THE OWNER(S) OF THE PROPERTY SHOWN HEREON IN THE FUTURE.

NO SETBACK LINE VIOLATIONS WERE OBSERVED AT TIME OF SURVEY

NO SUBSTANTIAL FEATURES (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE) WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

NO BUILDING CONSTRUCTION OR EARTH MOVING WORK WAS OBSERVED ON THE PROPERTY DURING FIELDWORK

NO EVIDENCE OF STREET CONSTRUCTION WAS OBSERVED DURING FIELDWORK

NO EXISTENCE OF THE LAND CURRENTLY OR FORMERLY BEING USED AS A CEMETERY WAS OBSERVED DURING FIELDWORK

THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY

THERE IS NO EVIDENCE OF DUMPS OR SLUMPS OR SANITARY LANDFILLS LOCATED ON THE PROPERTY OBSERVED DURING FIELDWORK

NO CAPS OR CORERS WERE OBSERVED ON THE PROPERTY DURING FIELDWORK

NO METALDS OR METALD MARKERS WERE OBSERVED ON THE PROPERTY DURING THE TIME OF FIELDWORK

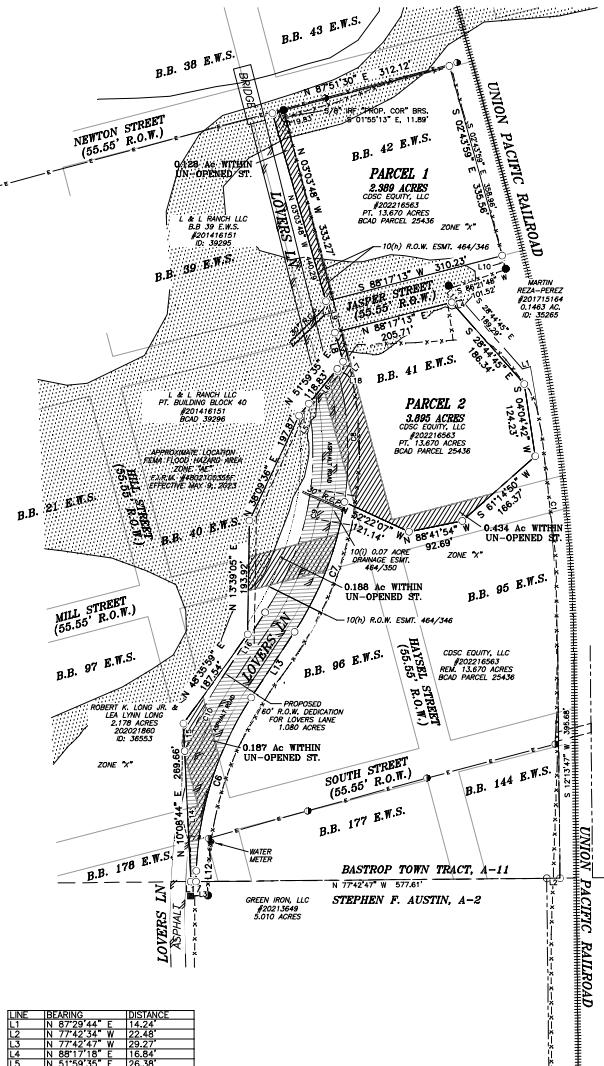
ZONING INFORMATION

THIS PROPERTY IS PLAZA TYPE PCC - EMPLOYMENT CENTER UNDER CURRENT CITY OF BASTROP ZONING ORDINANCES. MAINTAIN BUILDING HEIGHT AS 5 STORIES OR 50'.

THERE ARE NO SETBACK OR MINIMUM PARKING REQUIREMENTS.

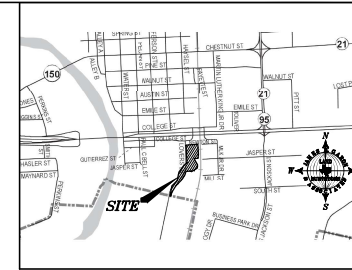
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND ZONE "AE" IS PARTIALLY WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. #48021C0055P EFFECTIVE MAY 8, 2023.



LINE	BEARING	DISTANCE
L1	N 91°22'54" E	22.48
L2	N 77°42'47" W	29.27
L3	N 88°17'13" E	16.84
L4	N 51°59'30" E	26.38
L5	N 51°59'30" E	76.02
L6	N 51°59'30" E	15.83
L7	N 03°03'48" W	51.45
L8	N 03°03'48" W	25.40
L9	S 02°43'59" E	335.56
L10	S 02°43'59" E	335.56
L11	S 28°44'40" E	186.34
L12	N 48°32'58" E	187.54
L13	N 13°39'05" E	193.92
L14	N 80°02'30" E	197.87
L15	N 51°59'30" E	118.83
L16	N 03°03'48" W	51.45
L17	N 77°42'47" W	8.82
L18	N 03°03'48" W	4.88

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	558.00	479.24	479.24	S 01°12'42" W
C2	570.00	313.87	309.92	S 02°24'27" W
C3	558.00	237.06	237.06	S 33°50'59" W
C4	558.00	237.06	237.06	S 33°50'59" W
C5	570.00	313.87	309.92	S 02°24'27" W
C6	558.00	237.06	237.06	S 33°50'59" W



LOCATION MAP
NOT TO SCALE

ITEMS CORRESPONDING TO SCHEDULE B-10

BENCHMARK TITLE FILE #PL25-37954
EFFECTIVE FEBRUARY 14, 2025
ISSUED FEBRUARY 26, 2025

- 10(4) RIGHTS OF TENANTS AS TENANTS ONLY, UNDER ANY UNRECORDED LEASE AGREEMENTS, (NOT A SURVEY ITEM)
- 10(5) ALL VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY, THE EXISTENCE OF WHICH ARE NOT SHOWN OF RECORD, (SHOW)
- 10(6) ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF ANY ROAD OR ROADWAY, PUBLIC OR PRIVATE, (SHOW)
- 10(7) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- 10(8) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THEREIN, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B, OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED, (NOT A SURVEY ITEM)
- 10(9) EASEMENT: LOWER COLORADO WATER AUTHORITY; RECORDED: JULY 5, 1945, IN VOLUME 103, PAGE 637, DEED RECORDS, BASTROP COUNTY, TEXAS, (DOES NOT AFFECT THE SITE)
- 10(10) EASEMENT: B-STONE FUEL COMPANY; RECORDED: FEBRUARY 27, 1968, IN VOLUME 188, PAGE 555, DEED RECORDS, BASTROP COUNTY, TEXAS, (DOES NOT AFFECT THE SITE)
- 10(11) EASEMENT: CITY OF BASTROP; RECORDED: JUNE 4, 1987, IN VOLUME 464, PAGE 346, DEED RECORDS, BASTROP COUNTY, TEXAS, (AFFECTS THE SITE AND IS PLOTTED)
- 10(12) EASEMENT: CITY OF BASTROP; RECORDED: JUNE 4, 1987, IN VOLUME 464, PAGE 350, DEED RECORDS, BASTROP COUNTY, TEXAS, (AFFECTS THE SITE AND IS PLOTTED)
- 10(13) EASEMENT: QUEST COMMUNICATIONS COMPANY, QUEST COMMUNICATION CORPORATION, SPIRIT COMMUNICATIONS COMPANY, AND LEVEL 3 COMMUNICATIONS; RECORDED: FEBRUARY 13, 2015, UNDER CLERK'S FILE NO. 201509687, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, (DOES NOT AFFECT THE SITE)
- 10(14) ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING BUT NOT LIMITED TO PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES
- 1) TO ISLANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS OR
- 2) TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
- 3) TO FILL-IN LANDS, OR ARTIFICIAL ISLANDS, OR
- 4) TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
- 5) TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THE AREA, (MORTGAGE POLICY ONLY)
- 10(15) ANY AND ALL LEASES ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED ON OR TO BE PLACED UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LOSS HAS BEEN FILED WITH THE COUNTY CLERK OF BASTROP COUNTY, TEXAS, PRIOR TO THE DATE HEREOF, (NOT A SURVEY ITEM)
- LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$_____ LIABILITY SHALL INCREASE AS CONTINGENT IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS, ANY EXEMPTIONS MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, MAY BE DELETED FROM THIS POLICY, IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY, NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR PRINTED PROVISION OF THIS POLICY.
- (OWNER'S POLICY ONLY)
- 10(16) ANY AND ALL LEASES ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED ON OR TO BE PLACED UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LOSS HAS BEEN FILED WITH THE COUNTY CLERK OF BASTROP COUNTY, TEXAS, PRIOR TO THE DATE HEREOF, (NOT A SURVEY ITEM)
- PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LEIN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED WITH PROCEEDS AS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS, ANY EXEMPTIONS MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, MAY BE DELETED FROM THIS POLICY, IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY, NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR PRINTED PROVISION OF THIS POLICY.
- (LEIN POLICY ONLY)
- (EFFECTIVE MAY BE DELETED IF PROPOSED TRANSACTION DOES NOT INCLUDE COST OF CONTINGENT IMPROVEMENTS, CONSTRUCTION OR REPAIRS AND LOAN PROCEEDS ARE FULLY DISBURSED.)
- (NOT A SURVEY ITEM)

ALTA/ACSM LAND TITLE SURVEY FOR

2.389 ACRES & 3.895 ACRES

BEING PORTIONS OF BUILDING BLOCKS 40, 41, 42, 96, 97, 178, MILL STREET, SOUTH STREET, HILL STREET, HAYSEL STREET & LOVER'S LANE, EAST OF WATER STREET, CITY OF BASTROP IN THE BASTROP TOWN TRACT, ABSTRACT 11 IN BASTROP COUNTY, TEXAS

Surveyor's Certification

To PNC Bank, National Association, a national banking association, its successors and/or assigns, Columbia Housing SLP Corporation, an Oregon corporation, its successors and/or assigns, PNC Bank, National Association, a Texas limited partnership, Columbia Housing SLP Corporation, an Oregon corporation, its successors and/or assigns, PNC Bank, National Association, a Texas limited liability company, PNC Bank, National Association, a Texas limited liability company, PNC Bank, National Association, an individual and Beneficiary, Title America Time Insurance Company

This is to certify that this map or plat and the survey on which it was based were made in accordance with "minimum standard detail requirements for ALTA/ACSM land title surveys," jointly established and adopted by ALTA and NSPS in 2021, and include items 1, 2, 3, 4, 5(a), 6(a), 7(a), 8(a), 9(a), 10(a), 11(a), 12(a), 13(a), 14(a), 15(a), 16(a), 17(a) and 18(a) from Table "A" thereof, pursuant to the accuracy standards set adopted by ALTA/NSPS and in effect on the date of this certification, the undersigned further certifies that the professional undertakes resulting from the survey measurements made on the survey do not exceed the allowable relative positional tolerance. The Release was completed on December 5, 2025.

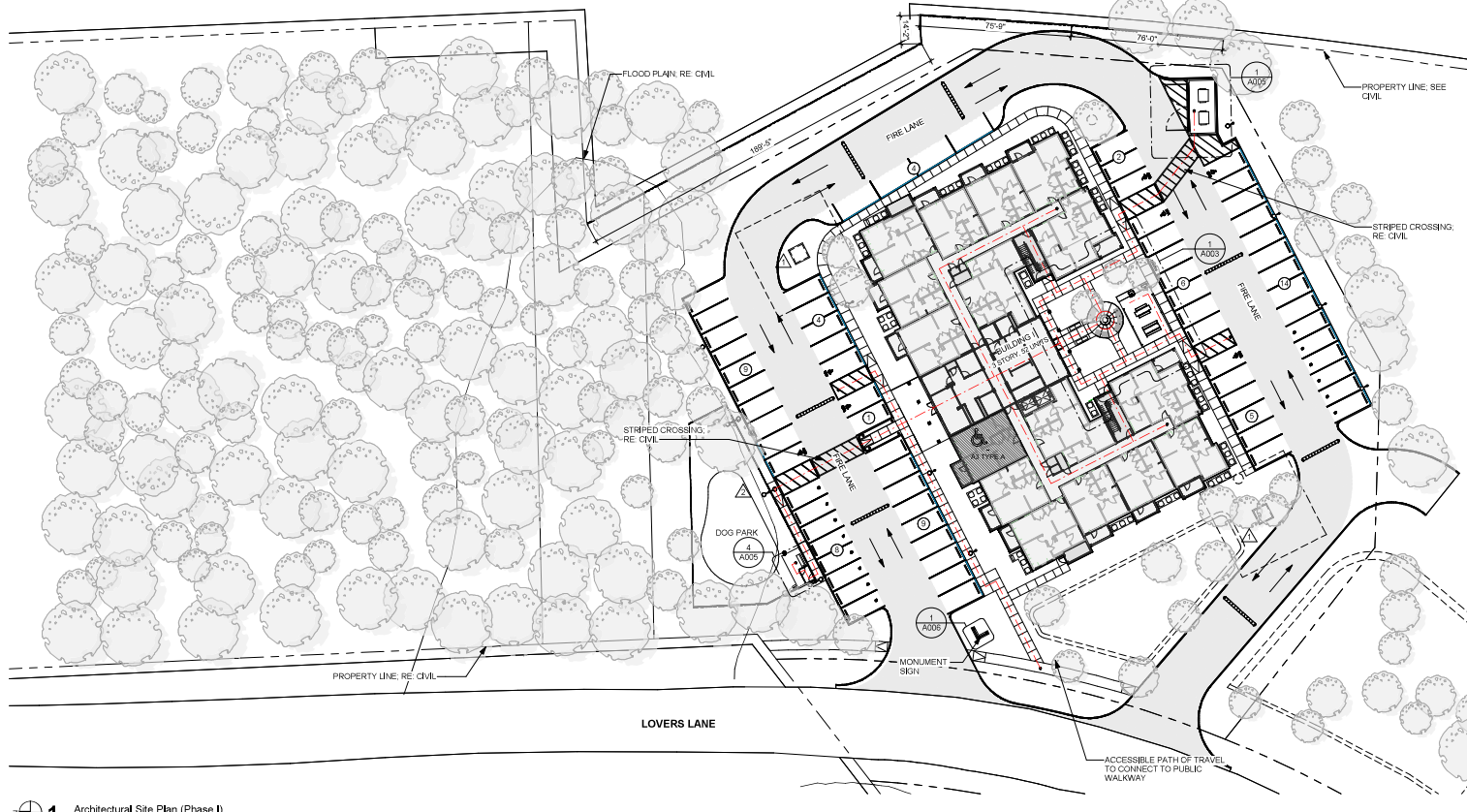
James E. Garon
James E. Garon, TX RPLS #4303
Date of First or Last Renewal: 12/25/2025
Date of Last Renewal: 12/25/2025
Project No. 147-25

Survey Performed By:
James E. Garon & Assoc., Inc.
185 McAllister Road
Bastrop, Texas 78802
Phone: 512-303-4185
jgaron@jgaron.com



JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #0058400 & F-20386
185 McAllister Road
Bastrop, Texas 78802
(512) 303-4185
jgaron@jgaron.com
www.jamesgaron.com

EXHIBIT B



SITE DEVELOPMENT MATRIX

SITE DEVELOPMENT MATRIX

SITE SIZE (ACRES):	6.54
FLOOD ZONE:	ZONE AE
FLOOD MITIGATION:	FINISHED FLOOR ELEVATIONS OUT OF FLOODPLAIN
DETENTION/RETENTION:	DETENTION POND ON SITE

Parking required Per the City of Bastrop (1 parking spot per bedroom):	68
Parking Required Per TDHCA (1 parking spot per unit):	52
Parking Provided:	50
Accessible Parking Provided (2012 TAS Table 208.2):	3
Van Accessible Parking Provided (2012 TAS 208.2.4):	2
	68 Total Accessible Parking Spaces
	2 Van Accessible Parking Spots

(1) 3-Story Type V-A Senior Housing Building with Leasing Office, Amenities, and Community Space

(1) Trash Enclosure V-B

TDHCA Site Amenities:

- Two (2) barbecue grills and two (2) picnic tables (1 per 50 units)
- Lighted pathways along all accessible routes.
- Dog park area that is fully enclosed (the perimeter fencing may be used for part of the enclosure) and intended for tenant owned dogs to run off leash (requires that the Developer allow dogs).

Phase | Total Area: 6.54 acres

Phase I Approx. Developed Area: 2.25 acres
Phase I Trail and Dog Park: 2.64 acres

Open, Uninterruptible, and Low

PROPOSED MOBILITY AND HEARING/VISION IMPAIRED UNITS

<u>MOBILITY IMPAIRED UNITS</u>		<u>HEARING/VISION IMPAIRED UNITS</u>	
1.	101 - A3 TYPE A (1BR/1BA)	1.	201 - A3 - AV (1BR/1BA)
2.	117 - A3 TYPE A (1BR/1BA)	2.	310 - B3 - AV (2BR/2BA)
3.	210 - B3 TYPE A (2BR/2BA)	3.	

BUILDING UNIT MATRIX							
UNIT TYPE	UNIT HUD SH AREA	UNIT HUD GROSS	RAILCORN AREA	Market Gross (HUD Gross + Railcorn)	NUMBER OF UNITS	NSF GRAND TOTAL	NSA GRAND TOTAL
FIRST FLOOR							
A1	856 SF	708 SF	53 SF	760 SF	6	3008 SF	4256 SF
A2	724 SF	772 SF	53 SF	827 SF	2	1554 SF	1554 SF
A3	724 SF	772 SF	53 SF	827 SF	2	1560 SF	1560 SF
A4	724 SF	772 SF	53 SF	827 SF	2	1418 SF	1461 SF
A5	403 SF	451 SF	0 SF	451 SF	2	902 SF	902 SF
B1	1006 SF	1063 SF	0 SF	1063 SF	2	2012 SF	2106 SF
					18	12219 SF	13133 SF
SECOND FLOOR							
A1	856 SF	708 SF	53 SF	760 SF	6	3008 SF	4256 SF
A2	724 SF	772 SF	53 SF	827 SF	2	1552 SF	1541 SF
A3	724 SF	772 SF	53 SF	827 SF	2	1424 SF	1460 SF
A3+ AV	724 SF	772 SF	53 SF	827 SF	1	724 SF	760 SF
A4	724 SF	772 SF	53 SF	827 SF	2	1418 SF	1454 SF
B1	1006 SF	1063 SF	0 SF	1063 SF	2	1960 SF	2004 SF
B2	945 SF	1034 SF	0 SF	1131 SF	2	1846 SF	1937 SF
B3	1006 SF	1063 SF	0 SF	1063 SF	2	1960 SF	2003 SF
C1	1006 SF	1063 SF	0 SF	1063 SF	1	1006 SF	1063 SF
					18	14151 SF	15160 SF
THIRD FLOOR							
A1	856 SF	708 SF	53 SF	760 SF	6	3008 SF	4256 SF
A2	724 SF	772 SF	53 SF	827 SF	2	1542 SF	1542 SF
A3	724 SF	772 SF	53 SF	827 SF	2	1448 SF	1456 SF
A4	724 SF	772 SF	53 SF	827 SF	2	1448 SF	1456 SF
B1	1006 SF	1063 SF	0 SF	1063 SF	2	1960 SF	2004 SF
B2	945 SF	1034 SF	0 SF	1131 SF	2	1862 SF	1907 SF
B3	1006 SF	1063 SF	0 SF	1063 SF	2	1968 SF	2033 SF
C1+ AV	1006 SF	1063 SF	0 SF	1063 SF	1	1006 SF	1063 SF
					18	14151 SF	15160 SF
TOTAL NUMBER OF UNITS					18	14150 SF	15159 SF
					62	80302 SF	87478 SF

BUILDING PROGRAM CALCULATION

GROSS BUILDING AREA	AREA (SF)
EXTERIOR	3539 SF
FIRST FLOOR	3539 SF
AMENITIES	
CORE	1467 SF
CONVATOR	1035 SF
LEASING	1462 SF
RESIDENTIAL	630 SF
	14367 SF
SECOND FLOOR	19226 SF
CORE	
CORRIDOR	150 SF
RESIDENTIAL	2462 SF
	16472 SF
THIRD FLOOR	19085 SF
CORE	
CORRIDOR	150 SF
RESIDENTIAL	2462 SF
	16674 SF
	18077 SF

PARKING COUNT	
Description	Count
VAN ACCESSIBLE PARKING SPOT	2
STANDARD PARKING SPOT	44
STANDARD ACCESSIBLE PARKING SPOT	0
PARALLEL PARKING SPOT	4
COMPACT PARKING SPOT	14
GRAND TOTAL	64

GENERAL SHEET NOTES

1. REFERENCE CIVIL PLANS FOR ADDITIONAL INFORMATION.
2. REFERENCE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION START. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY THE ARCHITECT FOR RECORD.
4. CONTRACTOR SHALL REFERENCE SHEETS A004 FOR ACCESSIBILITY REQUIREMENTS.
5. REFERENCE CIVIL FOR FIRELAND STRIPING REQUIREMENTS.

SITE SCOPE OUTLINE

1. **CONCRETE AND SIDEWALKS:**
 - A. PROVIDE ACCESSIBLE ROUTES FROM PARKING SPACES TO DESIGNATED DWELLING UNITS AND TO PUBLIC WALKWAY.
2. **PARKING:**
 - A. CONCRETE PAVEMENT PARKING INCLUDING FIVE (5) STANDARD HANDICAP PARKING SPACES, AND ONE (1) ACCESSIBLE PAVING SPACE.
 - B. ALL HANDICAP PARKING SPACES AND ABLES TO BE 6" THICK CONCRETE WITH REBAR.
3. **PLANTING AND LANDSCAPING:**
 - A. REFER TO LANDSCAPE PLANS FOR PLANTING AND IRRIGATION PLANS
4. **TREE TRAINING:**
 - A. REFER TO LANDSCAPE PLANS FOR TREES PLAN
5. **STORM WATER:**
 - A. PROVIDE NEW LANDSCAPE AND RE-GRADE AREAS AS REQUIRED FOR POSITIVE DRAINING AWAY FROM BUILDING STRUCTURES.
6. **PERMITTER FENCE AND GATES:**
 - A. NEW 7' WOOD FENCE TO RUN ALONG PROPERTY LINE TO WEST OF BUILDING
 - B. NEW 7' WOOD GATE TO BE INSTALLED PER MANUFACTURER SHOP DRAWINGS.
7. **DUMPTSTER ENCLOSURES:**
 - A. PROVIDE NEW 8'x14' WALL DUMPTSTER ENCLOSURE WITH SWING GATE.
8. **MONUMENT SIGNAGE:**
 - A. PROVIDE NEW MONUMENT SIGNAGE

SITE LEGEND

	UNIT #	TYPE A UNITS
	UNIT TYPE	
	AV	
	UNIT #	AUDITORY/VISUALLY IMPAIRED UNITS
	UNIT TYPE	
		ACCESSIBLE ROUTE
		PROPERTY LINE
		DUMPSTERS
		COMPACT PARKING SPOT
		ACCESSIBLE PARKING SPOT
		VAN ACCESSIBLE PARKING SPOT
		FIRE LANE



PINE CREEK SENIOR LIVING
207 LOVERS LANE, BASTROP, TX 78602

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST., BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

12/15/25	SDP Coms
3/5/26	SDP Coms 2

OB NUMBER: 24-069

ISSUED: 11/24/25

ISSUED FOR:
CONSTRUCTION

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6/8/2026

ARCHITECTURAL SITE
PLAN - PHASE I

A002

BASE:	CD
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