



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1636

Agenda Date: 11/5/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Covington Acres (HTC #25422)

RECOMMENDED ACTION

WHEREAS, Covington Acres (the Development) received a 4% Housing Tax Credit (HTC) award in 2025 for the new construction of 252 units of multifamily housing for the general population in Keene, Johnson County;

WHEREAS, to accommodate a 100-foot setback required by Atmos Energy, Covington Acres, LP (Development Owner or Owner) requests approval to increase the size of the Development site from 21.0748 acres to 23.9933 acres, which results in a 12.16% decrease in residential density, going from 11.957 units per acre to 10.503 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 Owner 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 Owner 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 Covington Acres 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

Covington Acres received a 4% Housing Tax Credit award in 2025 to construct 252 units of multifamily housing, all of which are designated as low-income units, for the general population in Keene, Johnson County. Construction of the Development is currently in progress. In a letter dated October 6, 2026, Rebecca Broadbent, the representative for the Owner, requested approval for a material amendment to the Application. The amendment is for a 12.16% decrease in the residential density, from 11.957 units per acre to 10.503 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 the result of an increase in the Development site acreage from 21.0748 to 23.9933 acres, an increase of 2.9185 acres (13.85% increase).

At Application it was indicated that 21.8122 acres would be acquired, but 0.7374 acre would be dedicated for right of way. As a result, it was anticipated that the Land Use Restriction Agreement for the Development would encumber 21.0748 acres. However, during the permitting process, Atmos Energy required a 100-foot setback from the pipeline on the east side of the property. Additional acreage was purchased to accommodate this setback, increasing the land from the originally anticipated 21.8122 acres to 24.7308. However, there was a right-of-way dedication of 0.7375 acre, which resulted in 23.9933 acres for the Development. The additional acreage allowed for a site plan change to a layout similar to the site plan proposed at Application, and the units have not been affected by the change.

The Owner indicated that this change was unforeseeable at the time of Application and arose during the permitting process. The requested amendment does not materially alter the Development in a negative manner and would not have affected the selection of the Development for the HTC award.

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



October 6, 2026

Ms. Lucy Weber
Asset Manager (Region 3)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Covington Acres, TDHCA #25422, Keene, TX

Dear Ms. Weber:

Please accept this formal request for a material amendment to #25422 Covington Acres. The Site was enlarged after Application, so the residential density has decreased.

Changes Requested

Density decrease of at least 5%. The site acreage has been increased from 21.8122 acres to 24.7308 acres. Accordingly, the density is decreasing from 15.30 units per acre to 18.36 units per acre, a difference of 11.8%.

Reason the Change is Necessary & Good Cause for the Change

During the permitting process, Atmos Energy required a 100' setback from the pipeline on the east side of the property. We were unaware of this requirement until after Application. We purchased additional acreage from the seller to accommodate this setback. The additional acreage allowed us to change the site plan without losing any units. The Site Plan layout is similar to what was proposed at Application and the units have not been affected by this change.

Explanation of Foreseeable or Preventable Nature

We did not know about the 100' setback required by Atmos Energy until we were well into the permitting process. By purchasing more land, we were able to keep the plan substantially the same and still accommodate the setback required by Atmos Energy.

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 black ink that reads "Rebecca Broadbent".

Rebecca Broadbent
Consultant to the Project

Attachments

A – Amendment Request Form

B.1 – Recorded Plat of the full site (24.7803 acres)

B.2 – Survey from Application (21.8122 acres)

C.1 – Site Plan approved for building permits

C.2 – Site Plan from Application

MATCHLINE SEE SHEET 2

LEGEND:

P.O.B. = POINT OF BEGINNING
 IRFC = IRON ROD WITH CAP FOUND
 IRSC = IRON ROD WITH RED PLASTIC CAP STAMPED "N&H" SET
 MNS = MAGNAN SET
 D.P.R.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 D.R.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
 VOL. PG. = VOLUME/PAGE
 INST. NO. = INSTRUMENT NUMBER
 R.O.W. = RIGHT-OF-WAY

GENERAL NOTES:

1. Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
2. All corners are a 5/8" iron rod with plastic cap stamped "N&H" set unless otherwise noted.

FLOOD STATEMENT:

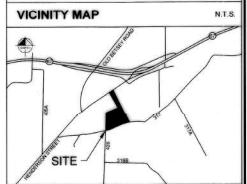
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C01060, for Johnson County, Texas and incorporated areas, dated December 04, 2012, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



GRAPHIC SCALE IN FEET
 1" = 60' @ 24X36



CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	81°54'31"	25.00	4.07	S25°55'31"E	4.07	C18	80°45'00"	25.00	38.13
C2	7°58'57"	28.00	44.42	S25°54'56"E	44.38	C19	80°00'00"	25.00	38.27
C3	80°00'00"	25.00	39.27	S25°53'31"E	39.36	C20	80°00'00"	25.00	38.27
C4	45°00'00"	51.00	40.06	N45°23'31"W	39.03	C21	7°58'57"	28.00	41.76
C5	80°00'00"	25.00	39.27	S25°54'29"W	39.36	C22	14°56'30"	25.00	6.52
C6	80°00'00"	51.00	80.11	S54°24'29"W	72.12	C23	80°00'00"	50.00	78.54
C7	80°00'00"	51.00	80.11	N25°53'31"W	72.12	C24	80°00'00"	25.00	38.27
C8	80°00'00"	25.00	39.27	N25°53'31"W	39.36	C25	80°00'00"	25.00	38.27
C9	80°00'00"	25.00	39.27	S54°24'29"W	39.36	C26	80°00'00"	25.00	38.27
C10	40°11'48"	36.00	21.55	N15°13'33"W	20.02	C27	45°00'00"	51.00	40.06
C11	52°45'51"	36.00	18.71	N25°53'31"W	18.41	C28	80°00'00"	25.00	38.27
C12	37°03'34"	30.00	19.38	N25°36'31"W	19.08	C29	45°00'00"	25.00	19.63
C13	70°45'58"	30.00	45.15	N25°27'47"W	37.22	C30	83°28'12"	25.00	38.26
C14	4°59'08"	75.00	6.01	S54°41'19"W	6.01	C31	15°40'00"	125.00	34.46
C15	21°53'13"	75.00	29.03	N45°53'30"W	28.86	C32	22°19'54"	74.00	34.84
C16	80°00'00"	51.00	80.11	N25°53'31"W	72.12	C33	80°00'00"	25.00	38.27
C17	80°00'00"	51.00	80.11	N64°34'29"E	72.12	C34	45°00'00"	51.00	40.06

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C35	22°19'54"	125.00	38.89	S37°53'28"E
C36	22°19'54"	125.00	38.89	N37°53'28"E
C37	45°00'00"	51.00	40.06	N45°23'31"W
C38	15°40'00"	51.00	125.17	N45°23'31"W
C39	45°00'00"	25.00	19.63	N45°23'31"W
C40	80°00'00"	25.00	39.27	S75°53'31"E
C41	45°00'00"	25.00	19.63	S55°23'31"E
C42	80°00'00"	51.00	80.11	S25°53'31"E
C43	45°00'00"	25.00	19.63	S45°23'31"E
C44	135°00'00"	25.00	88.89	S41°24'29"W
C45	80°00'00"	25.00	39.27	N25°53'31"W
C46	80°00'00"	30.00	47.12	N45°24'29"E
C47	80°00'00"	25.00	39.27	S25°53'31"E
C48	80°00'00"	25.00	39.27	S54°24'29"W
C49	80°00'00"	25.00	39.27	N25°53'31"W

PLAT FILED: 7/22/2025
 INSTRUMENT: 2025-05
 DRAWER: Q SLIDE
 APRIL 09, JOHNSON COUNTY CLERK
 BY: [Signature] DEPUTY CLERK

FINAL PLAT
 COVINGTON ACRES ADDITION
 LOT 1, BLOCK A
 BEING A PLAT OF A 24.7308 ACRE TRACT
 IN THE HUGH MCCOLLUM SURVEY,
 ABSTRACT NO. 570
 CITY OF KEENE, JOHNSON COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue
 Suite 1100, Dallas, Texas 75226
 FIRM # 10115500 Tel. No. (469) 718-8848
 Scale: 1" = 60' Drawn by: LDV Checked by: JAD Date: Jul. 2025 Project No.: 068918006 Sheet No.: 1 OF 2

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 CONTACT: ANDY DOBBS@KIMLEY-HORN.COM
 PHONE: 972-770-1300

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 225 E. JOHN W. CARPENTER FREEWAY
 SUITE 1100
 IRVING, TEXAS 75062
 CONTACT: BLAZE.BOWDENS@KIMLEY-HORN.COM
 PHONE: 214-420-5520

OWNER:
 TEXAS HOUSING FOUNDATION
 1100 BROADWAY STREET
 MARBLE FALLS, TEXAS 78654
 CONTACT: AMILLICORNS@TXHF.ORG
 PHONE: (830) 693-3100

BENCHMARK LIST

BM 400 MAG NAIL SET ON THE NORTH ASPHALT
LINE OF COUNTY ROAD 317 15'4" NORTH
OF THE CENTERLINE OF COUNTY ROAD
317 AND 37'4" WEST OF THE CENTERLINE
OF COUNTY ROAD 426.

ELEV=856.11

BM 401 MAG NAIL SET ON THE NORTH ASPHALT
LINE OF COUNTY ROAD 317 188'7" EAST
OF THE CENTERLINE OF COUNTY ROAD
426 AND 115'4" NORTH OF THE
CENTERLINE OF COUNTY ROAD 317.

ELEV=847.89

BM 402 MAG NAIL SET ON THE NORTH ASPHALT
LINE OF COUNTY ROAD 317 15'2" NORTH
OF THE CENTERLINE OF COUNTY ROAD
317 AND 138'4" EAST OF THE
CENTERLINE OF COUNTY ROAD 426.

ELEV=848.67

ENRIOL B. BRUCE, HORTENSIA
MARIE BRUCE, DONA
COREY DOCKERY AND NELSON
DOCKERY
INST. NO. 2014-1197
O.P.R.J.C.T.
PROPERTY ID: 8000020948

ANGIEA HOUNG SI HANG
INST. NO. 2010-014431
O.P.R.J.C.T.
PROPERTY ID: 8000020952

ELECTRIC DISTRIBUTION
LINE EASEMENT CENTERLINE
(VOL. 987, PG. 255)
D.R.J.C.T.

REMAINDER OF
ARGO TRANSPORTATION LLC
INST. NO. 2002-0136
D.R.J.C.T.
PROPERTY ID: 8000014602

PART OF
ARGO TRANSPORTATION LLC
INST. NO. 2002-0136
D.R.J.C.T.
PROPERTY ID: 8000014602
21.8122 ACRES
950,140 SQ. FT.

STEVEN CAULEY AND
WIFE, LORRAE CAULEY
DOC. NO. 2003-24881
O.P.R.J.C.T.
PROPERTY ID: 8000014673

MATCHLINE SEE SHEET 2

COUNTY ROAD 317
(A PRESCRIPTIVE RIGHT-OF-WAY)

COUNTY ROAD 426

NOTES:

- Monuments shown hereon are 5/8-inch iron rods with red plastic caps stamped "KHA" set (unless otherwise noted).
- Address listed on the Johnson County Appraisal District website at the time of the survey was listed as 2632 E Highway 67, Cleburne, Texas 76033.
- The surveyor did not observe any evidence of parking on the subject site at the time of the survey.
- There was no visible evidence of current earth moving work, building construction or building additions were observed at the time of the survey.
- The surveyor was not provided with a current zoning report at the time of the survey.
- The surveyor did not observe any buildings on the subject property at the time of the survey.
- The southwest corner of the subject property is in the intersection of County Road 482 at County Road 317.
- There was no evidence of recent street or sidewalk construction or repairs observed at the time of the survey.
- Any underground utilities shown hereon are from Texas 911 mappings or other third party utility locators and located by survey crews, or record drawings obtained from our client or utility companies representatives. Said locates are combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of the underground features cannot be accurately, completely and reliably depicted. Kimley-Horn assumes no liability for poorly or improperly marked utility locations. Private interior service lines are not shown.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 46257C0100L for Johnson County, Texas and incorporated areas, dated December 04, 2012, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor



GRAPHIC SCALE IN FEET
1" = 80' @ 24 X 36"

VICINITY MAP



LEGEND

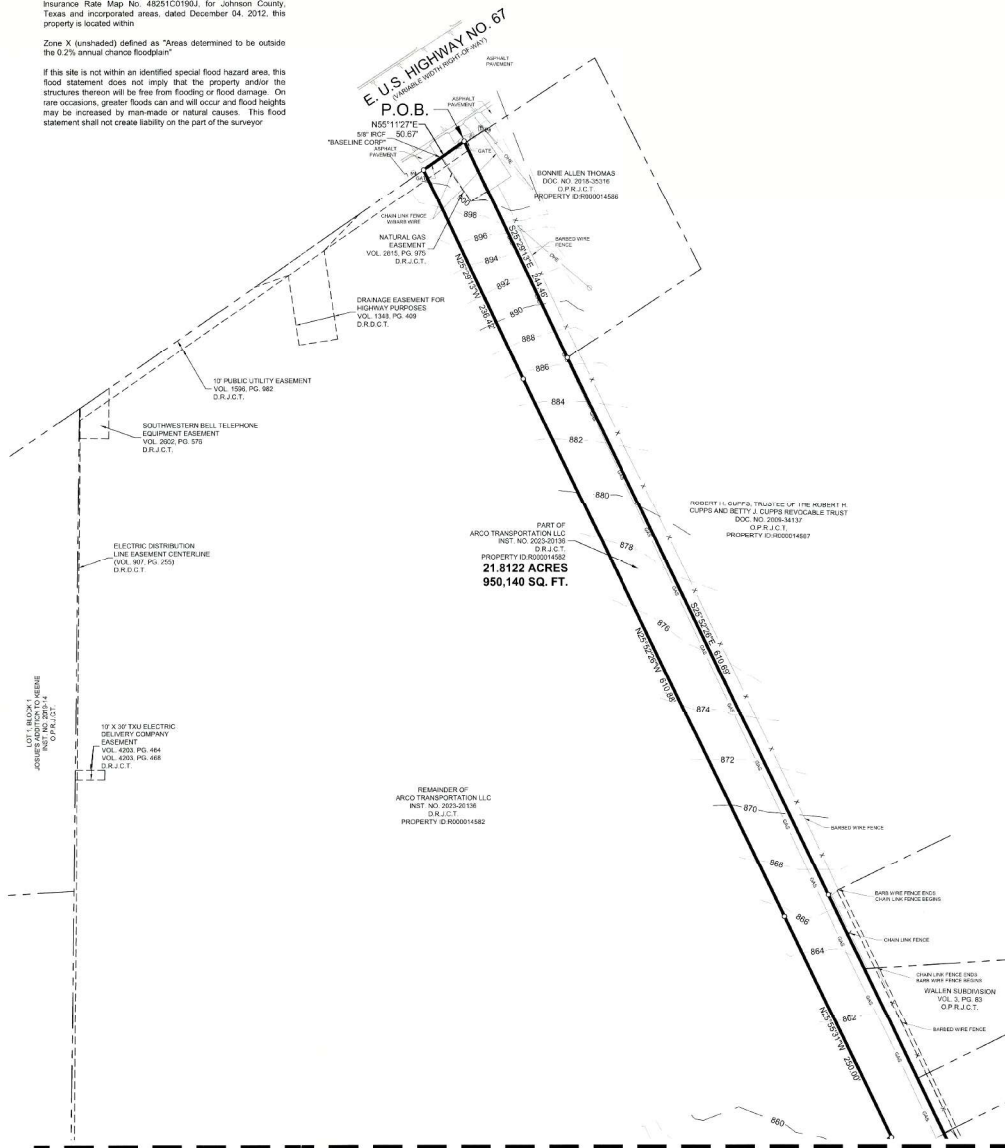
1	ROOF DRAIN	55	WALL END
2	PIPE TYPICAL	56	PIPE TYPICAL
3	CABLE TV HANDHOLE	57	PAVEMENT
4	CABLE TV HANDHOLE	58	PAVEMENT
5	CABLE TV HANDHOLE	59	PAVEMENT
6	CABLE TV HANDHOLE	60	PAVEMENT
7	CABLE TV HANDHOLE	61	PAVEMENT
8	CABLE TV HANDHOLE	62	PAVEMENT
9	CABLE TV HANDHOLE	63	PAVEMENT
10	CABLE TV HANDHOLE	64	PAVEMENT
11	CABLE TV HANDHOLE	65	PAVEMENT
12	CABLE TV HANDHOLE	66	PAVEMENT
13	CABLE TV HANDHOLE	67	PAVEMENT
14	CABLE TV HANDHOLE	68	PAVEMENT
15	CABLE TV HANDHOLE	69	PAVEMENT
16	CABLE TV HANDHOLE	70	PAVEMENT
17	CABLE TV HANDHOLE	71	PAVEMENT
18	CABLE TV HANDHOLE	72	PAVEMENT
19	CABLE TV HANDHOLE	73	PAVEMENT
20	CABLE TV HANDHOLE	74	PAVEMENT
21	CABLE TV HANDHOLE	75	PAVEMENT
22	CABLE TV HANDHOLE	76	PAVEMENT
23	CABLE TV HANDHOLE	77	PAVEMENT
24	CABLE TV HANDHOLE	78	PAVEMENT
25	CABLE TV HANDHOLE	79	PAVEMENT
26	CABLE TV HANDHOLE	80	PAVEMENT
27	CABLE TV HANDHOLE	81	PAVEMENT
28	CABLE TV HANDHOLE	82	PAVEMENT
29	CABLE TV HANDHOLE	83	PAVEMENT
30	CABLE TV HANDHOLE	84	PAVEMENT
31	CABLE TV HANDHOLE	85	PAVEMENT
32	CABLE TV HANDHOLE	86	PAVEMENT
33	CABLE TV HANDHOLE	87	PAVEMENT
34	CABLE TV HANDHOLE	88	PAVEMENT
35	CABLE TV HANDHOLE	89	PAVEMENT
36	CABLE TV HANDHOLE	90	PAVEMENT
37	CABLE TV HANDHOLE	91	PAVEMENT
38	CABLE TV HANDHOLE	92	PAVEMENT
39	CABLE TV HANDHOLE	93	PAVEMENT
40	CABLE TV HANDHOLE	94	PAVEMENT
41	CABLE TV HANDHOLE	95	PAVEMENT
42	CABLE TV HANDHOLE	96	PAVEMENT
43	CABLE TV HANDHOLE	97	PAVEMENT
44	CABLE TV HANDHOLE	98	PAVEMENT
45	CABLE TV HANDHOLE	99	PAVEMENT
46	CABLE TV HANDHOLE	100	PAVEMENT
47	CABLE TV HANDHOLE	101	PAVEMENT
48	CABLE TV HANDHOLE	102	PAVEMENT
49	CABLE TV HANDHOLE	103	PAVEMENT
50	CABLE TV HANDHOLE	104	PAVEMENT
51	CABLE TV HANDHOLE	105	PAVEMENT
52	CABLE TV HANDHOLE	106	PAVEMENT
53	CABLE TV HANDHOLE	107	PAVEMENT
54	CABLE TV HANDHOLE	108	PAVEMENT
55	CABLE TV HANDHOLE	109	PAVEMENT
56	CABLE TV HANDHOLE	110	PAVEMENT
57	CABLE TV HANDHOLE	111	PAVEMENT
58	CABLE TV HANDHOLE	112	PAVEMENT
59	CABLE TV HANDHOLE	113	PAVEMENT
60	CABLE TV HANDHOLE	114	PAVEMENT
61	CABLE TV HANDHOLE	115	PAVEMENT
62	CABLE TV HANDHOLE	116	PAVEMENT
63	CABLE TV HANDHOLE	117	PAVEMENT
64	CABLE TV HANDHOLE	118	PAVEMENT
65	CABLE TV HANDHOLE	119	PAVEMENT
66	CABLE TV HANDHOLE	120	PAVEMENT
67	CABLE TV HANDHOLE	121	PAVEMENT
68	CABLE TV HANDHOLE	122	PAVEMENT
69	CABLE TV HANDHOLE	123	PAVEMENT
70	CABLE TV HANDHOLE	124	PAVEMENT
71	CABLE TV HANDHOLE	125	PAVEMENT
72	CABLE TV HANDHOLE	126	PAVEMENT
73	CABLE TV HANDHOLE	127	PAVEMENT
74	CABLE TV HANDHOLE	128	PAVEMENT
75	CABLE TV HANDHOLE	129	PAVEMENT
76	CABLE TV HANDHOLE	130	PAVEMENT
77	CABLE TV HANDHOLE	131	PAVEMENT
78	CABLE TV HANDHOLE	132	PAVEMENT
79	CABLE TV HANDHOLE	133	PAVEMENT
80	CABLE TV HANDHOLE	134	PAVEMENT
81	CABLE TV HANDHOLE	135	PAVEMENT
82	CABLE TV HANDHOLE	136	PAVEMENT
83	CABLE TV HANDHOLE	137	PAVEMENT
84	CABLE TV HANDHOLE	138	PAVEMENT
85	CABLE TV HANDHOLE	139	PAVEMENT
86	CABLE TV HANDHOLE	140	PAVEMENT
87	CABLE TV HANDHOLE	141	PAVEMENT
88	CABLE TV HANDHOLE	142	PAVEMENT
89	CABLE TV HANDHOLE	143	PAVEMENT
90	CABLE TV HANDHOLE	144	PAVEMENT
91	CABLE TV HANDHOLE	145	PAVEMENT
92	CABLE TV HANDHOLE	146	PAVEMENT
93	CABLE TV HANDHOLE	147	PAVEMENT
94	CABLE TV HANDHOLE	148	PAVEMENT
95	CABLE TV HANDHOLE	149	PAVEMENT
96	CABLE TV HANDHOLE	150	PAVEMENT
97	CABLE TV HANDHOLE	151	PAVEMENT
98	CABLE TV HANDHOLE	152	PAVEMENT
99	CABLE TV HANDHOLE	153	PAVEMENT
100	CABLE TV HANDHOLE	154	PAVEMENT
101	CABLE TV HANDHOLE	155	PAVEMENT
102	CABLE TV HANDHOLE	156	PAVEMENT
103	CABLE TV HANDHOLE	157	PAVEMENT
104	CABLE TV HANDHOLE	158	PAVEMENT
105	CABLE TV HANDHOLE	159	PAVEMENT
106	CABLE TV HANDHOLE	160	PAVEMENT
107	CABLE TV HANDHOLE	161	PAVEMENT
108	CABLE TV HANDHOLE	162	PAVEMENT
109	CABLE TV HANDHOLE	163	PAVEMENT
110	CABLE TV HANDHOLE	164	PAVEMENT
111	CABLE TV HANDHOLE	165	PAVEMENT
112	CABLE TV HANDHOLE	166	PAVEMENT
113	CABLE TV HANDHOLE	167	PAVEMENT
114	CABLE TV HANDHOLE	168	PAVEMENT
115	CABLE TV HANDHOLE	169	PAVEMENT
116	CABLE TV HANDHOLE	170	PAVEMENT
117	CABLE TV HANDHOLE	171	PAVEMENT
118	CABLE TV HANDHOLE	172	PAVEMENT
119	CABLE TV HANDHOLE	173	PAVEMENT
120	CABLE TV HANDHOLE	174	PAVEMENT
121	CABLE TV HANDHOLE	175	PAVEMENT
122	CABLE TV HANDHOLE	176	PAVEMENT
123	CABLE TV HANDHOLE	177	PAVEMENT
124	CABLE TV HANDHOLE	178	PAVEMENT
125	CABLE TV HANDHOLE	179	PAVEMENT
126	CABLE TV HANDHOLE	180	PAVEMENT
127	CABLE TV HANDHOLE	181	PAVEMENT
128	CABLE TV HANDHOLE	182	PAVEMENT
129	CABLE TV HANDHOLE	183	PAVEMENT
130	CABLE TV HANDHOLE	184	PAVEMENT
131	CABLE TV HANDHOLE	185	PAVEMENT
132	CABLE TV HANDHOLE	186	PAVEMENT
133	CABLE TV HANDHOLE	187	PAVEMENT
134	CABLE TV HANDHOLE	188	PAVEMENT
135	CABLE TV HANDHOLE	189	PAVEMENT
136	CABLE TV HANDHOLE	190	PAVEMENT
137	CABLE TV HANDHOLE	191	PAVEMENT
138	CABLE TV HANDHOLE	192	PAVEMENT
139	CABLE TV HANDHOLE	193	PAVEMENT
140	CABLE TV HANDHOLE	194	PAVEMENT
141	CABLE TV HANDHOLE	195	PAVEMENT
142	CABLE TV HANDHOLE	196	PAVEMENT
143	CABLE TV HANDHOLE	197	PAVEMENT
144	CABLE TV HANDHOLE	198	PAVEMENT
145	CABLE TV HANDHOLE	199	PAVEMENT
146	CABLE TV HANDHOLE	200	PAVEMENT
147	CABLE TV HANDHOLE	201	PAVEMENT
148	CABLE TV HANDHOLE	202	PAVEMENT
149	CABLE TV HANDHOLE	203	PAVEMENT
150	CABLE TV HANDHOLE	204	PAVEMENT
151	CABLE TV HANDHOLE	205	PAVEMENT
152	CABLE TV HANDHOLE	206	PAVEMENT
153	CABLE TV HANDHOLE	207	PAVEMENT
154	CABLE TV HANDHOLE	208	PAVEMENT
155	CABLE TV HANDHOLE	209	PAVEMENT
156	CABLE TV HANDHOLE	210	PAVEMENT
157	CABLE TV HANDHOLE	211	PAVEMENT
158	CABLE TV HANDHOLE	212	PAVEMENT
159	CABLE TV HANDHOLE	213	PAVEMENT
160	CABLE TV HANDHOLE	214	PAVEMENT
161	CABLE TV HANDHOLE	215	PAVEMENT
162	CABLE TV HANDHOLE	216	PAVEMENT
163	CABLE TV HANDHOLE	217	PAVEMENT
164	CABLE TV HANDHOLE	218	PAVEMENT
165	CABLE TV HANDHOLE	219	PAVEMENT
166	CABLE TV HANDHOLE	220	PAVEMENT
167	CABLE TV HANDHOLE	221	PAVEMENT
168	CABLE TV HANDHOLE	222	PAVEMENT
169	CABLE TV HANDHOLE	223	PAVEMENT
170	CABLE TV HANDHOLE	224	PAVEMENT
171	CABLE TV HANDHOLE	225	PAVEMENT
172	CABLE TV HANDHOLE	226	PAVEMENT
173	CABLE TV HANDHOLE	227	PAVEMENT
174	CABLE TV HANDHOLE	228	PAVEMENT
175	CABLE TV HANDHOLE	229	PAVEMENT
176	CABLE TV HANDHOLE	230	PAVEMENT
177	CABLE TV HANDHOLE	231	PAVEMENT
178	CABLE TV HANDHOLE	232	PAVEMENT
179	CABLE TV HANDHOLE	233	PAVEMENT
180	CABLE TV HANDHOLE	234	PAVEMENT
181	CABLE TV HANDHOLE	235	PAVEMENT
182	CABLE TV HANDHOLE	236	PAVEMENT
183	CABLE TV HANDHOLE	237	PAVEMENT
184	CABLE TV HANDHOLE	238	PAVEMENT
185	CABLE TV HANDHOLE	239	PAVEMENT
186	CABLE TV HANDHOLE	240	PAVEMENT
187	CABLE TV HANDHOLE	241	PAVEMENT
188	CABLE TV HANDHOLE	242	PAVEMENT
189	CABLE TV HANDHOLE	243	PAVEMENT
190	CABLE TV HANDHOLE	244	PAVEMENT
191	CABLE TV HANDHOLE	245	PAVEMENT
192	CABLE TV HANDHOLE	246	PAVEMENT
193	CABLE TV HANDHOLE	247	PAVEMENT
194	CABLE TV HANDHOLE	248	PAVEMENT
195	CABLE TV HANDHOLE	249	PAVEMENT
196	CABLE TV HANDHOLE	250	PAVEMENT
197	CABLE TV HANDHOLE	251	PAVEMENT
198	CABLE TV HANDHOLE	252	PAVEMENT
199	CABLE TV HANDHOLE	253	PAVEMENT
200	CABLE TV HANDHOLE	254	PAVEMENT
201	CABLE TV HANDHOLE	255	PAVEMENT
202	CABLE TV HANDHOLE	256	PAVEMENT
203	CABLE TV HANDHOLE	257	PAVEMENT
204	CABLE TV HANDHOLE	258	PAVEMENT
205	CABLE TV HANDHOLE	259	PAVEMENT
206	CABLE TV HANDHOLE	260	PAVEMENT
207	CABLE TV HANDHOLE	261	PAVEMENT
208	CABLE TV HANDHOLE	262	PAVEMENT
209	CABLE TV HANDHOLE	263	PAVEMENT
210	CABLE TV HANDHOLE	264	PAVEMENT
211	CABLE TV HANDHOLE	265	PAVEMENT
212	CABLE TV HANDHOLE	266	PAVEMENT
213	CABLE TV HANDHOLE	267	PAVEMENT
214	CABLE TV HANDHOLE	268	PAVEMENT
215	CABLE TV HANDHOLE	269	PAVEMENT
216	CABLE TV HANDHOLE	270	PAVEMENT
217	CABLE TV HANDHOLE	271	PAVEMENT
218	CABLE TV HANDHOLE	272	PAVEMENT
219	CABLE TV HANDHOLE	273	PAVEMENT
220	CABLE TV HANDHOLE	274	PAVEMENT
221	CABLE TV HANDHOLE	275	PAVEMENT
222	CABLE TV HANDHOLE	276	PAVEMENT
223	CABLE TV HANDHOLE	277	PAVEMENT
224	CABLE TV HANDHOLE	278	PAVEMENT
225	CABLE TV HANDHOLE	279	PAVEMENT
226	CABLE TV HANDHOLE	280	PAVEMENT
227	CABLE TV HANDHOLE	281	PAVEMENT
228	CABLE TV HANDHOLE	282	PAVEMENT
229	CABLE TV HANDHOLE	283	PAVEMENT
230	CABLE TV HANDHOLE	284	PAVEMENT
231	CABLE TV HANDHOLE	285	PAVEMENT
232	CABLE TV HANDHOLE	286	PAVEMENT
233	CABLE TV HANDHOLE	287	PAVEMENT
234	CABLE TV HANDHOLE	288	PAVEMENT
235	CABLE TV HANDHOLE	289	PAVEMENT
236	CABLE TV HANDHOLE	290	PAVEMENT
237	CABLE TV HANDHOLE	291	PAVEMENT
238	CABLE TV HANDHOLE	292	PAVEMENT
239	CABLE TV HANDHOLE	293	PAVEMENT
240	CABLE TV HANDHOLE	294	PAVEMENT
241	CABLE TV HANDHOLE	295	PAVEMENT
242	CABLE TV HANDHOLE	296	PAVEMENT
243	CABLE TV HANDHOLE	297	PAVEMENT
244	CABLE TV HANDHOLE	298	PAVEMENT
245	CABLE TV HANDHOLE	299	PAVEMENT
246	CABLE TV HANDHOLE	300	PAVEMENT
247	CABLE TV HANDHOLE	301	PAVEMENT
248	CABLE TV HANDHOLE	302	PAVEMENT
249	CABLE TV HANDHOLE	303	PAVEMENT
250	CABLE TV HANDHOLE	304	PAVEMENT
251	CABLE TV HANDHOLE	305	PAVEMENT
252	CABLE TV HANDHOLE	306	PAVEMENT
253	CABLE TV HANDHOLE	307	PAVEMENT
254	CABLE TV HANDHOLE	308	PAVEMENT
255	CABLE TV HANDHOLE	309	PAVEMENT
256	CABLE TV HANDHOLE	310	PAVEMENT
257	CABLE TV HANDHOLE	311	PAVEMENT
258	CABLE TV HANDHOLE	312	PAVEMENT
259	CABLE TV HANDHOLE	313	PAVEMENT
260	CABLE TV HANDHOLE	314	PAVEMENT
261	CABLE TV HANDHOLE	315	PAVEMENT
262	CABLE TV HANDHOLE	316	PAVEMENT
263	CABLE TV HANDHOLE	317	PAVEMENT
264	CABLE TV HANDHOLE	318	PAVEMENT
265	CABLE TV HANDHOLE	319	PAVEMENT
266	CABLE TV HANDHOLE	320	PAVEMENT
267	CABLE TV HANDHOLE	321	PAVEMENT
268	CABLE TV HANDHOLE	322	PAVEMENT
269	CABLE TV HANDHOLE	323	PAVEMENT
270	CABLE TV HANDHOLE	324	PAVEMENT
271	CABLE TV HANDHOLE	325	PAVEMENT
272	CABLE TV HANDHOLE	326	PAVEMENT
273	CABLE TV HANDHOLE	327	PAVEMENT
274	CABLE TV HANDHOLE	328	PAVEMENT
275	CABLE TV HANDHOLE	329	PAVEMENT
276	CABLE TV HANDHOLE	330	PAVEMENT
277	CABLE TV HANDHOLE	331	PAVEMENT
278	CABLE TV HANDHOLE	332	PAVEMENT
279	CABLE TV HANDHOLE	333	PAVEMENT
280	CABLE TV HANDHOLE	334	PAVEMENT
281	CABLE TV HANDHOLE	335	PAVEMENT
282	CABLE TV HANDHOLE	336	PAVEMENT
283	CABLE TV HANDHOLE	337	PAVEMENT
284	CABLE TV HANDHOLE	338	PAVEMENT
285	CABLE TV HANDHOLE	339	PAVEMENT
286	CABLE TV HANDHOLE	340	PAVEMENT
287	CABLE TV HANDHOLE	341	PAVEMENT
288	CABLE TV HANDHOLE	342	PAVEMENT
289	CABLE TV HANDHOLE	343	PAVEMENT
290	CABLE TV HANDHOLE	344	PAVEMENT
291	CABLE TV HANDHOLE	345	PAVEMENT
292	CABLE TV HANDHOLE	346	PAVEMENT
293	CABLE TV HANDHOLE	347	PAVEMENT
294	CABLE TV HANDHOLE	348	PAVEMENT
295	CABLE TV HANDHOLE	349	PAVEMENT
296	CABLE TV HANDHOLE	350	PAVEMENT
297	CABLE TV HANDHOLE	351	PAVEMENT
298	CABLE TV HANDHOLE	352	PAVEMENT
299	CABLE TV HANDHOLE	353	PAVEMENT
300	CABLE TV HANDHOLE	354	PAVEMENT
301	CABLE TV HANDHOLE	355	PAVEMENT
302	CABLE TV HANDHOLE	356	PAVEMENT
303	CABLE TV HANDHOLE	357	PAVEMENT
304	CABLE TV HANDHOLE	358	PAVEMENT
305	CABLE TV HANDHOLE	359	PAVEMENT
306	CABLE TV HANDHOLE	360	PAVEMENT
307	CABLE TV HANDHOLE	361	PAVEMENT
308	CABLE TV HANDHOLE	362	PAVEMENT
309	CABLE TV HANDHOLE	363	PAVEMENT
310	CABLE TV HANDHOLE	364	PAVEMENT
311	CABLE TV HANDHOLE	365	PAVEMENT
312	CABLE TV HANDHOLE	366	PAVEMENT
313	CABLE TV HANDHOLE	367	PAVEMENT
314	CABLE TV HANDHOLE	368	PAVEMENT
315	CABLE TV HANDHOLE	369	PAVEMENT
316	CABLE TV HANDHOLE	370	PAVEMENT
317	CABLE TV HANDHOLE	371	PAVEMENT
318	CABLE TV HANDHOLE	372	PAVEMENT
319	CABLE TV HANDHOLE	373	PAVEMENT
320	CABLE TV HANDHOLE	374	PAVEMENT
321	CABLE TV HANDHOLE	375	PAVEMENT
322	CABLE TV HANDHOLE	376	PAVEMENT
323	CABLE TV HANDHOLE	377	PAVEMENT
324	CABLE TV HANDHOLE	378	PAVEMENT
325	CABLE TV HANDHOLE	379	PAVEMENT
326	CABLE TV HANDHOLE	380	PAVEMENT
327	CABLE TV HANDHOLE	381	PAVEMENT
328	CABLE TV HANDHOLE	382	PAVEMENT
329	CABLE TV HANDHOLE	383	PAVEMENT
330	CABLE TV HANDHOLE	384	PAVEMENT</

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4821C0190, for Johnson County, Texas and incorporated areas, dated December 04, 2012, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor



MATCHLINE SEE SHEET 1

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 5188112-F-TX-CP-IND, effective date April 3, 2024, issued, April 19, 2024.)

- Item No. 1, Schedule B, is hereby deleted.
- The subject property is part of the property described in Lone Star Gas Co. Easement recorded in Volume 269, Page 350 of the Deed Records of Johnson County, Texas. Easement mentioned in the western property line is blanket in nature.
- Due to the vague description of Easement and Right-of-Way to Texas Power & Light Co. recorded in Volume 326, Page 149 of the Deed Records of Johnson County, Texas, the surveyor was unable to determine its exact location.
- The Easement to Texas Power & Light Co. recorded in Volume 341, Page 392 of the Deed Records of Johnson County, Texas does not lie within the subject property.
- Due to the vague description of Easement to American Telephone and Telegraph Co. recorded in Volume 410, Page 401 of the Deed Records of Johnson County, Texas, the surveyor was unable to determine its exact location.
- The Electric Distribution Line Easement to Texas Power & Light Company recorded in Volume 907, Page 255 lies within the subject property and is shown hereon.
- The Drainage Easement for Highway Purposes to State of Texas recorded in Volume 1348, Page 408 of the Deed Records of Johnson County, Texas, does not lie within the subject property.
- The Easement and Right of Way to Texas Utilities Electric Company recorded in Volume 1510, Page 50 of the Deed Records of Johnson County, Texas does not lie within the subject property.
- The Easement and Right-of-way recorded in Volume 1596, Page 982, Deed Records of Johnson County, Texas does not lie within the surveyed property and is shown hereon.
- The 10' Public Utility Easement recorded in Volume 2602, Page 576, Deed Records of Johnson County, Texas does not lie within the surveyed property.
- The Southwest Bell Telephone Equipment Easement recorded in Volume 2602, Page 576, Deed Records of Johnson County, Texas does not lie within the surveyed property.
- The Natural Gas Easement recorded in Volume 2815, Page 975, Deed Records of Johnson County, Texas does lie within the surveyed property and is shown hereon.
- The Easement and Right-of-way recorded in Volume 4203, Page 464, Deed Records of Johnson County, Texas does not lie within the surveyed property.
- The Easement and Right-of-way recorded in Volume 4203, Page 464, Deed Records of Johnson County, Texas does not lie within the surveyed property.
- The surveyed property is a portion of "Tract 2" described in the document recorded in Volume 3441, Page 933, Deed Records of Johnson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.
- The surveyed property is a portion of "Tract 2" described in the document recorded in Volume 3441, Page 937, Deed Records of Johnson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.
- The surveyed property is a portion of the property described in the document recorded in Instrument No. 2023-20136, Official Public Records of Johnson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.
- Due to the vague description of the Mineral Deed recorded in Instrument No. 2023-32930, Official Public Records of Johnson County, Texas the surveyor is unable to determine its exact location. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.
- The surveyed property is a portion of "Exhibit A" described in Ordinance No. 2002-182 recorded in Volume 2627, Page 636, Deed Records of Johnson County, Texas.

PROPERTY DESCRIPTION

BEING a tract of land situated in the Hugh McCollum Survey, Abstract No. 570, Johnson County, Texas and being a part of the certain tract of land described in Warranty Deed with Vendor's Lien to Arco Transportation LLC recorded in Instrument No. 2023-20136 of the Official Public Records of Johnson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap set in the southeast right-of-way line of E. Highway No. 67 (a variable width right-of-way) and being the north corner of said Arco Transportation LLC tract and being the northeast corner of the tract of land described in Grant Deed and Bill of Exchange to Bonnie Allen Thomas recorded in Instrument No. 2016-35316 of said Official Public Records;

THENCE with the northeast line of said Arco Transportation LLC tract, the following courses and distances:

North 25°29'13" East, a distance of 244.46 feet to a 5/8" iron rod with "KHA" cap set for corner;
 South 25°52'26" East, a distance of 610.89 feet to a 5/8" iron rod with "KHA" cap set for corner;
 South 25°50'31" East, a distance of 1,063.21 feet to a 5/8" iron rod with "KHA" cap set for corner in the approximate centerline of County Road 317 (a variable width right-of-way) and being the southeast corner of said part of Arco Transportation LLC tract;

THENCE with the said approximate centerline of County Road 317 and the southern lines of said Arco Transportation LLC tract, the following courses and distances:

South 72°59'13" West, a distance of 204.11 feet to a mag nail set for corner;
 South 69°22'49" West, a distance of 919.97 feet to a mag nail set for corner;
 South 77°30'31" West, a distance of 216.30 feet to a mag nail set at the southwest corner of said part of Arco Transportation LLC tract;

THENCE with the west line of said Arco Transportation LLC tract, the following courses and distances:

North 00°34'42" East, a distance of 513.99 feet to a 1/2" iron rod not found for corner;
 North 00°41'30" East, a distance of 291.90 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said west line of said Arco Transportation LLC tract, over and across said Arco Transportation LLC, the following courses and distances:

North 20°50'51" West, a distance of 250.00 feet to a 5/8" iron rod with "KHA" cap set for corner;
 North 25°52'26" East, a distance of 610.88 feet to a 5/8" iron rod with "KHA" cap set for corner;
 North 25°29'13" West, a distance of 236.42 feet to a 5/8" iron rod with "KHA" cap set for corner in the said southeast right-of-way line of E. Highway No. 67;

THENCE with said southeast right-of-way line of E. Highway No. 67, North 50°11'27" East, a distance of 50.67 feet to the **POINT OF BEGINNING** and containing 850,140 square feet or 21,812.2 acres of land.

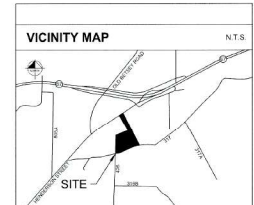
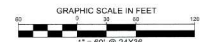
SURVEYORS CERTIFICATION:

To: Kittle Property Group, Inc., an Indiana corporation;
 Arco Transportation LLC; and
 First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on April 24, 2024.

Survey Date: May 1, 2024

J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226
 PH: 469-718-8049
 andy.dobbs@kimley-horn.com

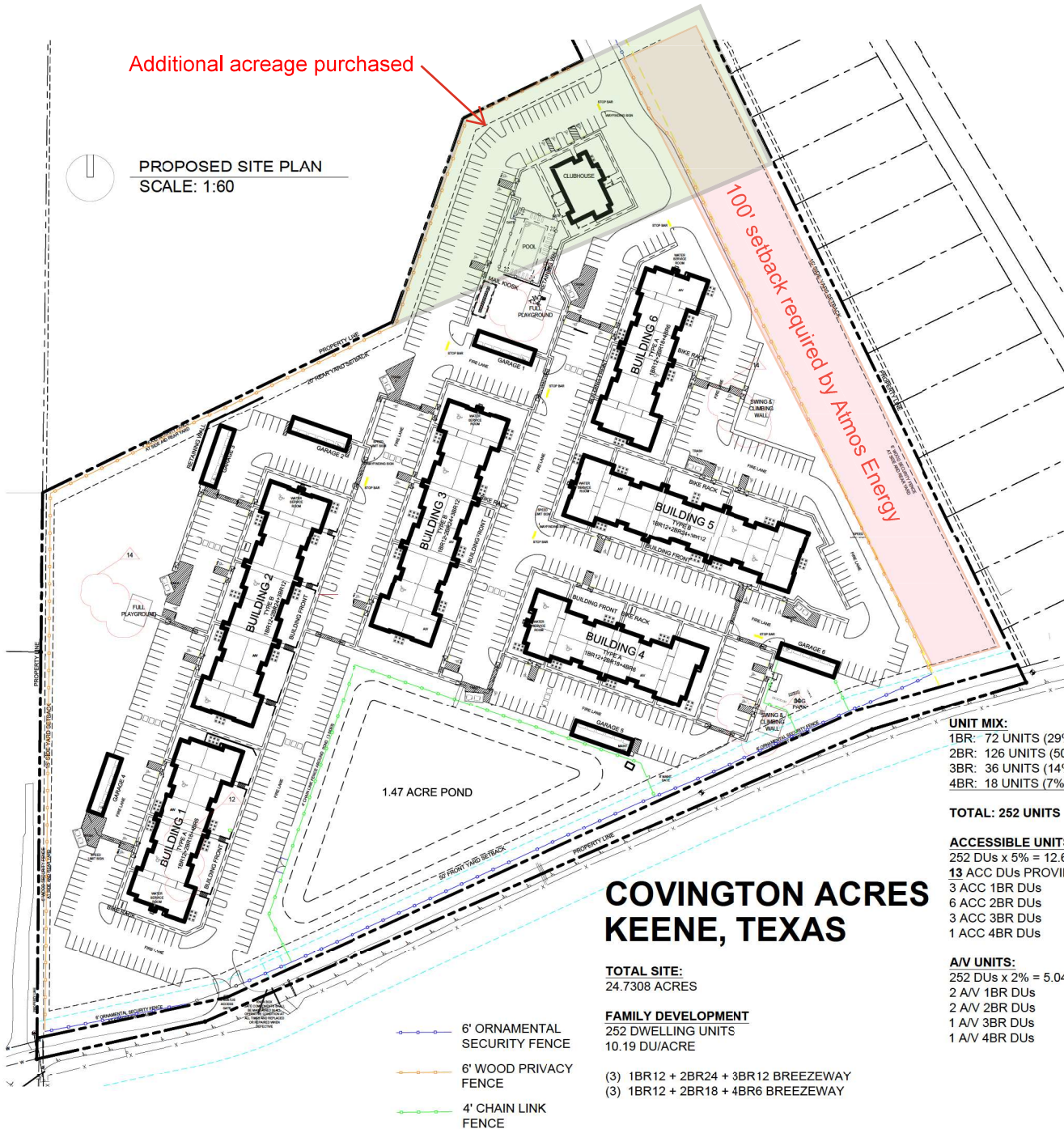


LEGEND

8	ROAD DRAIN	85	WALL BOX
9	LINE TO INTERSECT	86	POLE TOP
10	LINE TO INTERSECT	87	POLE TOP
11	LINE TO INTERSECT	88	POLE TOP
12	LINE TO INTERSECT	89	POLE TOP
13	LINE TO INTERSECT	90	POLE TOP
14	LINE TO INTERSECT	91	POLE TOP
15	LINE TO INTERSECT	92	POLE TOP
16	LINE TO INTERSECT	93	POLE TOP
17	LINE TO INTERSECT	94	POLE TOP
18	LINE TO INTERSECT	95	POLE TOP
19	LINE TO INTERSECT	96	POLE TOP
20	LINE TO INTERSECT	97	POLE TOP
21	LINE TO INTERSECT	98	POLE TOP
22	LINE TO INTERSECT	99	POLE TOP
23	LINE TO INTERSECT	100	POLE TOP
24	LINE TO INTERSECT	101	POLE TOP
25	LINE TO INTERSECT	102	POLE TOP
26	LINE TO INTERSECT	103	POLE TOP
27	LINE TO INTERSECT	104	POLE TOP
28	LINE TO INTERSECT	105	POLE TOP
29	LINE TO INTERSECT	106	POLE TOP
30	LINE TO INTERSECT	107	POLE TOP
31	LINE TO INTERSECT	108	POLE TOP
32	LINE TO INTERSECT	109	POLE TOP
33	LINE TO INTERSECT	110	POLE TOP
34	LINE TO INTERSECT	111	POLE TOP
35	LINE TO INTERSECT	112	POLE TOP
36	LINE TO INTERSECT	113	POLE TOP
37	LINE TO INTERSECT	114	POLE TOP
38	LINE TO INTERSECT	115	POLE TOP
39	LINE TO INTERSECT	116	POLE TOP
40	LINE TO INTERSECT	117	POLE TOP
41	LINE TO INTERSECT	118	POLE TOP
42	LINE TO INTERSECT	119	POLE TOP
43	LINE TO INTERSECT	120	POLE TOP
44	LINE TO INTERSECT	121	POLE TOP
45	LINE TO INTERSECT	122	POLE TOP
46	LINE TO INTERSECT	123	POLE TOP
47	LINE TO INTERSECT	124	POLE TOP
48	LINE TO INTERSECT	125	POLE TOP
49	LINE TO INTERSECT	126	POLE TOP
50	LINE TO INTERSECT	127	POLE TOP
51	LINE TO INTERSECT	128	POLE TOP
52	LINE TO INTERSECT	129	POLE TOP
53	LINE TO INTERSECT	130	POLE TOP
54	LINE TO INTERSECT	131	POLE TOP
55	LINE TO INTERSECT	132	POLE TOP
56	LINE TO INTERSECT	133	POLE TOP
57	LINE TO INTERSECT	134	POLE TOP
58	LINE TO INTERSECT	135	POLE TOP
59	LINE TO INTERSECT	136	POLE TOP
60	LINE TO INTERSECT	137	POLE TOP
61	LINE TO INTERSECT	138	POLE TOP
62	LINE TO INTERSECT	139	POLE TOP
63	LINE TO INTERSECT	140	POLE TOP
64	LINE TO INTERSECT	141	POLE TOP
65	LINE TO INTERSECT	142	POLE TOP
66	LINE TO INTERSECT	143	POLE TOP
67	LINE TO INTERSECT	144	POLE TOP
68	LINE TO INTERSECT	145	POLE TOP
69	LINE TO INTERSECT	146	POLE TOP
70	LINE TO INTERSECT	147	POLE TOP
71	LINE TO INTERSECT	148	POLE TOP
72	LINE TO INTERSECT	149	POLE TOP
73	LINE TO INTERSECT	150	POLE TOP
74	LINE TO INTERSECT	151	POLE TOP
75	LINE TO INTERSECT	152	POLE TOP
76	LINE TO INTERSECT	153	POLE TOP
77	LINE TO INTERSECT	154	POLE TOP
78	LINE TO INTERSECT	155	POLE TOP
79	LINE TO INTERSECT	156	POLE TOP
80	LINE TO INTERSECT	157	POLE TOP
81	LINE TO INTERSECT	158	POLE TOP
82	LINE TO INTERSECT	159	POLE TOP
83	LINE TO INTERSECT	160	POLE TOP
84	LINE TO INTERSECT	161	POLE TOP
85	LINE TO INTERSECT	162	POLE TOP
86	LINE TO INTERSECT	163	POLE TOP
87	LINE TO INTERSECT	164	POLE TOP
88	LINE TO INTERSECT	165	POLE TOP
89	LINE TO INTERSECT	166	POLE TOP
90	LINE TO INTERSECT	167	POLE TOP
91	LINE TO INTERSECT	168	POLE TOP
92	LINE TO INTERSECT	169	POLE TOP
93	LINE TO INTERSECT	170	POLE TOP
94	LINE TO INTERSECT	171	POLE TOP
95	LINE TO INTERSECT	172	POLE TOP
96	LINE TO INTERSECT	173	POLE TOP
97	LINE TO INTERSECT	174	POLE TOP
98	LINE TO INTERSECT	175	POLE TOP
99	LINE TO INTERSECT	176	POLE TOP
100	LINE TO INTERSECT	177	POLE TOP
101	LINE TO INTERSECT	178	POLE TOP
102	LINE TO INTERSECT	179	POLE TOP
103	LINE TO INTERSECT	180	POLE TOP
104	LINE TO INTERSECT	181	POLE TOP
105	LINE TO INTERSECT	182	POLE TOP
106	LINE TO INTERSECT	183	POLE TOP
107	LINE TO INTERSECT	184	POLE TOP
108	LINE TO INTERSECT	185	POLE TOP
109	LINE TO INTERSECT	186	POLE TOP
110	LINE TO INTERSECT	187	POLE TOP
111	LINE TO INTERSECT	188	POLE TOP
112	LINE TO INTERSECT	189	POLE TOP
113	LINE TO INTERSECT	190	POLE TOP
114	LINE TO INTERSECT	191	POLE TOP
115	LINE TO INTERSECT	192	POLE TOP
116	LINE TO INTERSECT	193	POLE TOP
117	LINE TO INTERSECT	194	POLE TOP
118	LINE TO INTERSECT	195	POLE TOP
119	LINE TO INTERSECT	196	POLE TOP
120	LINE TO INTERSECT	197	POLE TOP
121	LINE TO INTERSECT	198	POLE TOP
122	LINE TO INTERSECT	199	POLE TOP
123	LINE TO INTERSECT	200	POLE TOP
124	LINE TO INTERSECT	201	POLE TOP
125	LINE TO INTERSECT	202	POLE TOP
126	LINE TO INTERSECT	203	POLE TOP
127	LINE TO INTERSECT	204	POLE TOP
128	LINE TO INTERSECT	205	POLE TOP
129	LINE TO INTERSECT	206	POLE TOP
130	LINE TO INTERSECT	207	POLE TOP
131	LINE TO INTERSECT	208	POLE TOP
132	LINE TO INTERSECT	209	POLE TOP
133	LINE TO INTERSECT	210	POLE TOP
134	LINE TO INTERSECT	211	POLE TOP
135	LINE TO INTERSECT	212	POLE TOP
136	LINE TO INTERSECT	213	POLE TOP
137	LINE TO INTERSECT	214	POLE TOP
138	LINE TO INTERSECT	215	POLE TOP
139	LINE TO INTERSECT	216	POLE TOP
140	LINE TO INTERSECT	217	POLE TOP
141	LINE TO INTERSECT	218	POLE TOP
142	LINE TO INTERSECT	219	POLE TOP
143	LINE TO INTERSECT	220	POLE TOP
144	LINE TO INTERSECT	221	POLE TOP
145	LINE TO INTERSECT	222	POLE TOP
146	LINE TO INTERSECT	223	POLE TOP
147	LINE TO INTERSECT	224	POLE TOP
148	LINE TO INTERSECT	225	POLE TOP
149	LINE TO INTERSECT	226	POLE TOP
150	LINE TO INTERSECT	227	POLE TOP
151	LINE TO INTERSECT	228	POLE TOP
152	LINE TO INTERSECT	229	POLE TOP
153	LINE TO INTERSECT	230	POLE TOP
154	LINE TO INTERSECT	231	POLE TOP
155	LINE TO INTERSECT	232	POLE TOP
156	LINE TO INTERSECT	233	POLE TOP
157	LINE TO INTERSECT	234	POLE TOP
158	LINE TO INTERSECT	235	POLE TOP
159	LINE TO INTERSECT	236	POLE TOP
160	LINE TO INTERSECT	237	POLE TOP
161	LINE TO INTERSECT	238	POLE TOP
162	LINE TO INTERSECT	239	POLE TOP
163	LINE TO INTERSECT	240	POLE TOP
164	LINE TO INTERSECT	241	POLE TOP
165	LINE TO INTERSECT	242	POLE TOP
166	LINE TO INTERSECT	243	POLE TOP
167	LINE TO INTERSECT	244	POLE TOP
168	LINE TO INTERSECT	245	POLE TOP
169	LINE TO INTERSECT	246	POLE TOP
170	LINE TO INTERSECT	247	POLE TOP
171	LINE TO INTERSECT	248	POLE TOP
172	LINE TO INTERSECT	249	POLE TOP
173	LINE TO INTERSECT	250	POLE TOP
174	LINE TO INTERSECT	251	POLE TOP
175	LINE TO INTERSECT	252	POLE TOP
176	LINE TO INTERSECT	253	POLE TOP
177	LINE TO INTERSECT	254	POLE TOP
178	LINE TO INTERSECT	255	POLE TOP
179	LINE TO INTERSECT	256	POLE TOP
180	LINE TO INTERSECT	257	POLE TOP
181	LINE TO INTERSECT	258	POLE TOP
182	LINE TO INTERSECT	259	POLE TOP
183	LINE TO INTERSECT	260	POLE TOP
184	LINE TO INTERSECT	261	POLE TOP
185	LINE TO INTERSECT	262	POLE TOP
186	LINE TO INTERSECT	263	POLE TOP
187	LINE TO INTERSECT	264	POLE TOP
188	LINE TO INTERSECT	265	POLE TOP
189	LINE TO INTERSECT	266	POLE TOP
190	LINE TO INTERSECT	267	POLE TOP
191	LINE TO INTERSECT	268	POLE TOP
192	LINE TO INTERSECT	269	POLE TOP
193	LINE TO INTERSECT	270	POLE TOP
194	LINE TO INTERSECT	271	POLE TOP
195	LINE TO INTERSECT	272	POLE TOP
196	LINE TO INTERSECT	273	POLE TOP
197	LINE TO INTERSECT	274	POLE TOP
198	LINE TO INTERSECT	275	POLE TOP
199	LINE TO INTERSECT	276	POLE TOP
200	LINE TO INTERSECT	277	POLE TOP
201	LINE TO INTERSECT	278	POLE TOP
202	LINE TO INTERSECT	279	POLE TOP
203	LINE TO INTERSECT	280	POLE TOP
204	LINE TO INTERSECT	281	POLE TOP
205	LINE TO INTERSECT	282	POLE TOP
206	LINE TO INTERSECT	283	POLE TOP
207	LINE TO INTERSECT	284	POLE TOP
208	LINE TO INTERSECT	285	POLE TOP
209	LINE TO INTERSECT	286	POLE TOP
210	LINE TO INTERSECT	287	POLE TOP
211	LINE TO INTERSECT	288	POLE TOP
212	LINE TO INTERSECT	289	POLE TOP
213	LINE TO INTERSECT	290	POLE TOP
214	LINE TO INTERSECT	291	POLE TOP
215	LINE TO INTERSECT	292	POLE TOP
216	LINE TO INTERSECT	293	POLE TOP
217	LINE TO INTERSECT	294	POLE TOP
218	LINE TO INTERSECT	295	POLE TOP
219	LINE TO INTERSECT	296	POLE TOP
220	LINE TO INTERSECT	297	POLE TOP
221	LINE TO INTERSECT	298	POLE TOP
222	LINE TO INTERSECT	299	POLE TOP
223	LINE TO INTERSECT	300	POLE TOP
224	LINE TO INTERSECT	301	POLE TOP
225	LINE TO INTERSECT	302	POLE TOP
226	LINE TO INTERSECT	303	POLE TOP
227	LINE TO INTERSECT	304	POLE TOP
228	LINE TO INTERSECT	305	POLE TOP
229	LINE TO INTERSECT	306	POLE TOP
230	LINE TO INTERSECT	307	POLE TOP
231	LINE TO INTERSECT	308	POLE TOP
232	LINE TO INTERSECT	309	POLE TOP
233	LINE TO INTERSECT	310	POLE TOP
234	LINE TO INTERSECT	311	POLE TOP
235	LINE TO INTERSECT	312	POLE TOP
236	LINE TO INTERSECT	313	POLE TOP
237	LINE TO INTERSECT	314	POLE TOP
238	LINE TO INTERSECT	315	POLE TOP
239	LINE TO INTERSECT	316	POLE TOP
240	LINE TO INTERSECT	317	POLE TOP
241	LINE TO INTERSECT	318	POLE TOP
242	LINE TO INTERSECT	319	POLE TOP
243	LINE TO INTERSECT	320	POLE TOP
244	LINE TO INTERSECT	321	POLE TOP
245	LINE TO INTERSECT	322	POLE TOP
246	LINE TO INTERSECT	323	POLE TOP
247	LINE TO INTERSECT	324	POLE TOP
248	LINE TO INTERSECT	325	POLE TOP
249	LINE TO INTERSECT	326	POLE TOP
250	LINE TO INTERSECT	327	POLE TOP
251	LINE TO INTERSECT	328	POLE TOP
252	LINE TO INTERSECT	329	POLE TOP
253	LINE TO INTERSECT	330	POLE TOP
254	LINE TO INTERSECT	331	POLE TOP
255	LINE TO INTERSECT	332	POLE TOP
256	LINE TO INTERSECT	333	POLE TOP
257	LINE TO INTERSECT	334	POLE TOP
258	LINE TO INTERSECT	335	POLE TOP
259	LINE TO INTERSECT	336	POLE TOP
260	LINE TO INTERSECT	337	POLE TOP
261	LINE TO INTERSECT	338	POLE TOP
262	LINE TO INTERSECT	339	POLE TOP
263	LINE TO INTERSECT	340	POLE TOP
264	LINE TO INTERSECT	341	POLE TOP
265	LINE TO INTERSECT	342	POLE TOP
266	LINE TO INTERSECT	343	POLE TOP
267	LINE TO INTERSECT	344	POLE TOP
268	LINE TO INTERSECT	345	POLE TOP
269	LINE TO INTERSECT	346	POLE TOP
270	LINE TO INTERSECT	347	POLE TOP
271	LINE TO INTERSECT	348	POLE TOP
272	LINE TO INTERSECT	349	POLE TOP
273	LINE TO INTERSECT	350	POLE TOP
274	LINE TO INTERSECT	351	POLE TOP
275	LINE TO INTERSECT	352	POLE TOP
276	LINE TO INTERSECT	353	POLE TOP
277	LINE TO INTERSECT	354	POLE TOP
278	LINE TO INTERSECT	355	POLE TOP
279	LINE TO INTERSECT	356	POLE TOP
280	LINE TO INTERSECT	357	POLE TOP
281	LINE TO INTERSECT	358	POLE TOP
282	LINE TO INTERSECT	359	POLE TOP
283	LINE TO INTERSECT	360	POLE TOP
284	LINE TO INTERSECT	361	POLE TOP
285	LINE TO INTERSECT	362	POLE TOP
286	LINE TO INTERSECT	363	POLE TOP
287	LINE TO INTERSECT	364	POLE TOP
288	LINE TO INTERSECT	365	POLE TOP
289	LINE TO INTERSECT	366	POLE TOP
290	LINE TO INTERSECT	367	POLE TOP
291	LINE TO INTERSECT	368	POLE TOP
292	LINE TO INTERSECT	369	POLE TOP
293	LINE TO INTERSECT	370	POLE TOP
294	LINE TO INTERSECT	371	POLE TOP
295	LINE TO INTERSECT	372	POLE TOP
296	LINE TO INTERSECT	373	POLE TOP
297	LINE TO INTERSECT	374	POLE TOP
298	LINE TO INTERSECT	375	POLE TOP
299	LINE TO INTERSECT	376	POLE TOP
300	LINE TO INTERSECT	377	POLE TOP
301	LINE TO INTERSECT	378	POLE TOP
302	LINE TO INTERSECT	379	POLE TOP
303	LINE TO INTERSECT	380	POLE TOP
304	LINE TO INTERSECT	381	POLE TOP
305	LINE TO INTERSECT	382	POLE TOP
306	LINE TO INTERSECT	383	POLE TOP
307	LINE TO INTERSECT	384	POLE TOP
308	LINE TO INTERSECT	385	POLE TOP
309	LINE TO INTERSECT	386	POLE TOP
310	LINE TO INTERSECT	387	POLE TOP
311	LINE TO INTERSECT	388	POLE TOP
312	LINE TO INTERSECT	389	POLE TOP
313	LINE TO INTERSECT	390	POLE TOP
314	LINE TO INTERSECT	391	POLE TOP
315	LINE TO INTERSECT	392	POLE TOP
316	LINE TO INTERSECT	393	POLE TOP
317	LINE TO INTERSECT	394	POLE TOP
318	LINE TO INTERSECT	395	POLE TOP
319	LINE TO INTERSECT	396	POLE TOP
320	LINE TO INTERSECT	397	POLE TOP
321	LINE TO INTERSECT	398	POLE TOP
322	LINE TO INTERSECT	399	POLE TOP
323	LINE TO INTERSECT	400	POLE TOP
324	LINE TO INTERSECT	401	POLE TOP
325	LINE TO INTERSECT	402	POLE TOP
326	LINE TO INTERSECT	403	POLE TOP
327	LINE TO INTERSECT	404	POLE TOP
328	LINE TO INTERSECT	405	POLE TOP
329	LINE TO INTERSECT	406	POLE TOP
330	LINE TO INTERSECT	407	POLE TOP
331	LINE TO INTERSECT	408	POLE TOP
332	LINE TO INTERSECT	409	POLE TOP
333	LINE TO INTERSECT	410	POLE TOP
334	LINE TO INTERSECT	411	POLE TOP
335	LINE TO INTERSECT	412	POLE TOP
336	LINE TO INTERSECT	413	

Additional acreage purchased

PROPOSED SITE PLAN
SCALE: 1:60



COVINGTON ACRES KEENE, TEXAS

TOTAL SITE:
24.7308 ACRES

FAMILY DEVELOPMENT
252 DWELLING UNITS
10.19 DU/ACRE

- (3) 1BR12 + 2BR24 + 3BR12 BREEZEWAY
(3) 1BR12 + 2BR18 + 4BR6 BREEZEWAY

UNIT MIX:
1BR: 72 UNITS (29%)
2BR: 126 UNITS (50%)
3BR: 36 UNITS (14%)
4BR: 18 UNITS (7%)

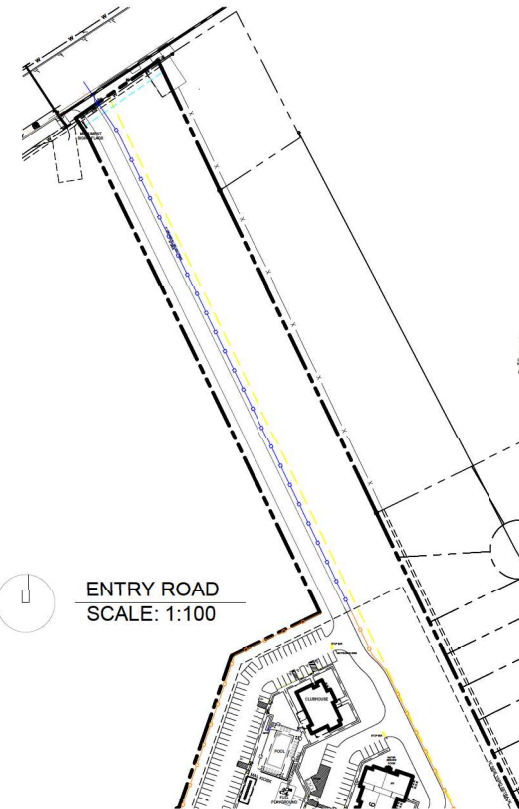
TOTAL: 252 UNITS

ACCESSIBLE UNITS:
252 DUs x 5% = 12.6
13 ACC DUs PROVIDED
3 ACC 1BR DUs
6 ACC 2BR DUs
3 ACC 3BR DUs
1 ACC 4BR DUs

A/V UNITS:
252 DUs x 2% = 5.04 = 6 A/V DUs
2 A/V 1BR DUs
2 A/V 2BR DUs
1 A/V 3BR DUs
1 A/V 4BR DUs

- 6" ORNAMENTAL
SECURITY FENCE
6" WOOD PRIVACY
FENCE
4" CHAIN LINK
FENCE

ENTRY ROAD
SCALE: 1:100



AMENITIES:
CLUBHOUSE
POOL
BARK PARK
1 PLAYGROUND
4 TOTAL PLAYGROUNDS (3 POCKET PLAYGROUNDS)
MAIL KIOSK
MONUMENT SIGN WITH FLAGS
BIKE RACKS
SECURITY FENCE
OVER 15% OF LAND DEDICATED TO
GREEN/PLAYGROUND SPACE

REQUIRED PARKING SPACES:
252 UNITS X 2.5 SPACES/UNIT = 630 SPACES
18 4BR UNITS X 1 SPACE/UNIT INCREASE = 18 SPACES
33 TOTAL ACCESSIBLE SPACES REQUIRED
6 TOTAL VAN SPACES REQUIRED
TOTAL 648 SPACES REQUIRED

PARKING SPACES PROVIDED:
648 SURFACE TOTAL PARKING SPACES
34 TOTAL ACC SURFACE SPACES PROVIDED
6 VAN ACC SURFACE SPACES PROVIDED
35 GARAGES SPACES
5 ACC GARAGE SPACES PROVIDED (2 REQ)
1 MAINTENANCE BAY



310 East 9th Street, Suite 400
Indianapolis, IN 46202
(317) 846-3111
www.kittleproperties.com

COPYRIGHT & OWNERSHIP OF
DOCUMENTS

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KITTLE PROPERTY GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KITTLE PROPERTY GROUP, INC.

1. COPYRIGHT 2025 KITTLE PROPERTY GROUP, INC.

SEAL



04.07.2025 REVISED 05.02.2025

PROJECT TITLE

COVINGTON ACRES

2444 US-37
KEENE, TEXAS 79031

ISSUED FOR: DATE
50% REVIEW SET 02/10/25
100% REVIEW SET 03/10/25
PRELIMINARY PERMIT SET 03/11/25
PERMIT SET 04/01/25
FINAL CONSTRUCTION SET 07/25/25

REVISIONS

MARK	DESCRIPTION	DATE
1	CITY COMMENT 1	05/02
2	RPT 1-11	05/07
3	FINAL CONSTRUCTION SET	07/25
4	RPT 10	08/18
5	RPT 11 (REVISED)	08/20
6	RPT 12	08/22
7	RPT 13	08/23
8	RPT 14	08/24
9	RPT 15	08/25
10	RPT 16	08/26
11	RPT 17	08/27
12	RPT 18	08/28
13	RPT 19	08/29
14	RPT 20	08/30

DO NOT SCALE PRINTS - USE
FIGURED DIMENSIONS ONLY

PROJECT NO.

24-002

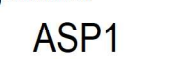
SHEET TITLE

ARCHITECTURAL

SITE PLAN

SHEET NUMBER

ASP-1



PARKING SPACES PROVIDED:
651 SURFACE PARKING SPACES
 33 ACC SURFACE SPACES PROVIDED (32.5 REQ)
6 VAN ACC SURFACE SPACES PROVIDED **35**
 GARAGES SPACES
 5 VAN ACC GARAGE SPACES PROVIDED
 (2 REQ)
 1 MAINTENANCE BAY
686 TOTAL PARKING SPACES (2.71 SPACES/DU)