TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

ON

BASTROP OAK GROVE

City of Bastrop Public Library
Lina S. Pressley Meeting Room
1100 Church Street
Bastrop, Texas

Monday
April 16, 2018
5:04 p.m.

BEFORE:

TERESA MORALES, Hearing Officer
PROCEEDINGS

MS. MORALES: Good afternoon. My name is Teresa Morales, and I would like to proceed with the public hearing.

Let the record show that it is 5:04 p.m., Monday, April 16, 2018, and we are at the City of Bastrop Public Library, located at 1100 Church Street in Bastrop, Texas, 78602.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community. This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing comments at this hearing, the public is also invited to provide comment directly to the board at any of their meetings.

The bonds for the Bastrop Oak Grove will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $2.8 million and taxable bonds, if necessary, in an amount to be determined and issued in
one or more series by the Texas Department of Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to THF Bastrop Oak Grove, LLC, or a related person or affiliate entity thereof, to finance the acquisition and rehabilitation of a multifamily housing development described as follows: a 48-unit multifamily housing development, currently known as Bastrop Oak Grove I and Bastrop Oak Grove II, on approximately 2.133 acres of land, located at 1910 Wilson Street, Bastrop, Bastrop County, Texas 78602. The proposed multifamily rental housing community will be initially owned and operated by the borrower, or a related person or affiliate thereof.

Let the record show that there are no attendees, therefore, the meeting is now adjourned. The time is now 5:05 p.m.

(Whereupon, at 5:05 p.m., the public hearing was adjourned.)
CERTIFICATE

IN RE: Public Hearing on Bastrop Oak Grove

LOCATION: Bastrop, Texas

DATE: April 16, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Nancy H. King before the Texas Department of Housing and Community Affairs.

DATE: April 17, 2018

[Signature]
(Transcriber)

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7703 N. Lamar Blvd., Ste 515
Austin, Texas 78752

ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

BAY CITY VILLAGE

Sterling Municipal Library
1 Mary Elizabeth Wilbanks Avenue
Baytown, Texas

Thursday,
April 5, 2018
4:08 p.m.

BEFORE:

TERESA W. MORALES, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEEDINGS

MS. MORALES: Good afternoon. My name is Teresa Morales. I would like to proceed with the public hearing. Let the record show that it is 4:08 p.m., Thursday, April 5, 2018, and we are at the Sterling Municipal Library, located at 1 Mary Elizabeth Wilbanks Avenue, Baytown, Texas 77520.

I'm here to conduct a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for the Bay City Village will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $2,700,000 and

ON THE RECORD REPORTING
(512) 450-0342
taxable bonds, if necessary, in an amount to be determined
and issued in one or more series by the Texas Department
of Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to the
THF Bay City Village, LLC, or a related person or
affiliate entity thereof, to finance the acquisition and
rehabilitation of a multifamily housing development
described as follows: a 62-unit multifamily residential
development on approximately 8.26 acres of land located at
3301 Royal Street, Baytown, Harris County, Texas 77521.
The proposed multifamily rental housing community will be
initially owned and operated by the borrower, or a related
person or affiliate thereof.

I would now like to open the floor up for
public comment. Would anyone like to make any comments on
the record?

(No response.)

MS. MORALES: All right. I would like to thank
you for attending this hearing. The meeting is now
adjourned, and the time is 4:10 p.m.

(Whereupon, at 4:10 p.m., the meeting was
adjourned.)
CERTIFICATE

IN RE: Public Hearing on Bay City Village
LOCATION: Baytown, Texas
DATE: April 5, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Leslie Berridge before the Texas Department of Housing and Community Affairs.

DATE: April 12, 2018

[Signature]
(Transcriber)

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ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING
FOR
BURK VILLAGE

City of Burk Burnett Public Library
215 East 4th Street
Burk Burnett, Texas

Thursday,
April 12, 2018
12:01 p.m.

BEFORE:

LIZ CLINE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEDINGS

MS. CLINE: Good afternoon. My name is Liz Cline. I would like to proceed with the public hearing.

Let the record show that it is 12:01 p.m., Thursday, April 12, 2018, and we are at the City of Burk Burnett Public Library located at 215 East Fourth Street, Burk Burnett, Texas 76354.

I'm here to conduct a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for the Burk Village will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $2,200,000 and taxable.
bonds, if necessary, in an amount to be determined and
issued in one or more series by the Texas Department of
Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to the
THF Burk Village, LLC, or a related person or affiliate
entity thereof, to finance the acquisition and
rehabilitation of a multifamily housing development
described as follows: a 40-unit multifamily residential
development on approximately 5.48 acres of land located at
716 Park Street, Burk Burnett, Wichita County, Texas,
76354. The proposed multifamily rental housing community
will be initially owned and operated by the borrower, or a
related person or affiliate thereof.

I'd like to now open the floor for public
comment.

(No response.)

MS. CLINE: Let the record show that there are
no attendees; therefore, the meeting is now adjourned.
The time is now 12:04 p.m.

(Whereupon, at 12:04 p.m., the meeting was
adjourned.)

ON THE RECORD REPORTING
(512) 450-0342
CERTIFICATE

IN RE: Public Hearing on Burk Village

LOCATION: Burk Burnett, Texas

DATE: April 12, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Donna Boardman before the Texas Department of Housing and Community Affairs.

DATE: April 17, 2018

[Signature]

Transcriber

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ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

ON

ELGIN MEADOWPARK

City of Bastrop Public Library
Lina S. Pressley Meeting Room
1100 Church Street
Bastrop, Texas

Monday
April 16, 2018
5:06 p.m.

BEFORE:

TERESA MORALES, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEEDINGS

MS. MORALES: Good afternoon. My name is Teresa Morales, and I would like to proceed with the public hearing.

Let the record show that it is 5:06 p.m., Monday, April 16, 2018, and we are at the City of Bastrop Public Library, located at 1100 Church Street in Bastrop, Texas 78602.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community. This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing comments at this hearing, the public is also invited to provide comment directly to the board at any of their meetings.

The bonds for the Elgin Meadowpark will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $2.1 million and taxable bonds, if necessary, in an amount to be determined and issued in
one or more series by the Texas Department of Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to THF Elgin Meadowpark, LLC, or a related person or affiliate entity thereof, to finance the acquisition and rehabilitation of a multifamily housing development described as follows: a 28-unit multifamily housing development, on approximately 4.09 acres of land, located at 401 N. Highway 95, in Elgin, Bastrop County, Texas 78621. The proposed multifamily rental housing community will be initially owned and operated by the borrower, or a related person or affiliate thereof.

Let the record show that there are no attendees, therefore, the meeting is now adjourned. The time is now 5:08 p.m.

(Whereupon, at 5:08 p.m., the public hearing was adjourned.)
CERTIFICATE

IN RE: Public Hearing on Elgin Meadowpark

LOCATION: Bastrop, Texas

DATE: April 16, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Nancy H. King before the Texas Department of Housing and Community Affairs.

DATE: April 17, 2018

[Signature]
(Transcriber)

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ON THE RECORD REPORTING
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

EVANT TOM SAWYER PLACE

City of Lampasas Public Library
Foundation Room
201 S. Main Street
Lampasas, Texas

Tuesday,
April 3, 2018
1:02 p.m.

BEFORE:

SHANNON ROTH, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
MS. ROTH: Good afternoon. I would like to proceed with the public hearing. Let the record show that it is 1:02 p.m., Tuesday, April 3, 2018, and we are at the City of Lampasas Public Library, located at 201 South Main Street, Lampasas, Texas 76550.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily bond for a residential rental community. This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet and consider this transaction on May 24, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for the Evant Tom Sawyer Place will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $1,100,000 and taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department
of Housing and Community Affairs, the "Issuer". The
proceeds of the bonds will be loaned to the THF Evant Tom
Sawyer, LLC, or a related person or affiliate entity
thereof, to finance the acquisition and rehabilitation of
a multifamily housing development described as follows:
approximately 18 unit multifamily housing development
comprised of four duplexes and ten single-family homes,
located on approximately 3.1327 acres in the proximity of
411 Tom Sawyer Street and 100 Putnam Street, Evant,
Coryell County, Texas 76525. The proposed multifamily
rental housing community will be initially owned and
operated by the borrower, or an related person of
affiliate thereof.

Let the record show there are no attendees, and
therefore, the meeting is now adjourned, and the time is
1:04 p.m.

(Whereupon, at 1:04 p.m., the hearing was
adjourned.)
CERTIFICATE

IN RE: Public Hearing on Evant Tom Sawyer Place
LOCATION: Lampasas, Texas
DATE: April 3, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Nancy H. King before the Texas Department of Housing and Community Affairs.

DATE: April 5, 2018

(Nancy H. King)
(Transcriber)

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ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

HONDO BRIAN PLACE

Hondo Public Library
2003 Avenue K
Hondo, Texas

Tuesday,
April 17, 2018
12:05 p.m.

BEFORE:

LIZ CLINE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
MS. CLINE: Good afternoon. My name is Liz Cline. I'd like to proceed with the public hearing. Let the record show that it is 12:05 p.m., Tuesday, April 17, 2018, and we are at the Hondo Public Library located at 2003 Avenue K, Hondo, Texas 78861.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on April 26, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for the Hondo Brian Place will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $2,600,000 and taxable bonds, if necessary, in an amount to be determined
and issued in one or more series by the Texas Department of Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to the THF Hondo Brian Place, LLC, or a related person or affiliate entity thereof, to finance the acquisition and rehabilitation of a multifamily housing development described as follows: a 40-unit multifamily residential development on approximately 5.48 acres of land located at 231 Stagecoach Drive, Hondo, Medina County, Texas, 78861.

The proposed multifamily rental housing community will be initially owned and operated by the borrower or a related person or affiliate thereof.

I'd like now to open the floor for public comment.

(No response.)

MS. CLINE: Let the record show that there are no attendees; therefore, the meeting is now adjourned. The time is now 12:07 p.m.

(Whereupon, at 12:07 p.m., the meeting was adjourned.)
CERTIFICATE

IN RE: Public Hearing on Hondo Brian Place
LOCATION: Hondo, Texas
DATE: April 17, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Joseph M. Schafer before the Texas Department of Housing and Community Affairs.

DATE: April 20, 2018

[Signature]
(Transcriber)

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ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING
HONDO GARDENS

Hondo Public Library
2003 Avenue K
Hondo, Texas

Tuesday,
April 17, 2018
12:07 p.m.

BEFORE:

LIZ CLINE, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEEDINGS

MS. CLINE: Good afternoon. My name is Liz Cline. I'd like to proceed with the public hearing. Let the record show that it is 12:07 p.m., Tuesday, April 17, 2018, and we are at the Hondo Public Library located at 2003 Avenue K, Hondo, Texas 78861.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on April 26, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for Hondo Gardens will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $1,800,000 and taxable bonds, if necessary, in an amount to be determined and

ON THE RECORD REPORTING
(512) 450-0342
issued in one or more series by the Texas Department of
Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to the
THF Hondo Gardens, LLC, or a related person or affiliate
entity thereof, to finance the acquisition and
rehabilitation of a multifamily housing development
described as follows: a 32-unit multifamily residential
development on approximately 3.08 acres of land located at
3100 Avenue O, Hondo, Medina County, Texas, 78861. The
proposed multifamily rental housing community will be
initially owned and operated by the borrower or a related
person or affiliate thereof.

I'd like to now open the floor for public
comment.

(No response.)

MS. CLINE: Let the record show that there are
no attendees; therefore, the meeting is now adjourned.
The time is now 12:10 p.m.

(Whereupon, at 12:10 p.m., the meeting was
adjourned.)
CERTIFICATE

IN RE: Public Hearing on Hondo Gardens
LOCATION: Hondo, Texas
DATE: April 17, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Joseph M. Schafer before the Texas Department of Housing and Community Affairs.

DATE: April 20, 2018

[Signature]
(Transcriber)

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ON THE RECORD REPORTING
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

LAMPASAS GARDENS

City of Lampasas Public Library
Foundation Room
201 S. Main Street
Lampasas, Texas

Tuesday,
April 3, 2018
1:05 p.m.

BEFORE:

SHANNON ROTH, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEEDINGS

MS. ROTH: Good afternoon. My name is Shannon Roth. I would like to proceed with the public hearing.

Let the record show that it is 1:05 p.m., Tuesday, April 3, 2018. We are at the City of Lampasas Public Library, located at 201 South Main Street, Lampasas, Texas 76550.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax exempt multifamily bonds for a residential rental community. This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board in any of their meetings.

The bonds for the Lampasas Gardens will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $1,600,000 and taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department
of Housing and Community Affairs, the "Issuer". The
proceeds of the bonds will be loaned to THF Lampasas
Gardens, LLC, or a related person or affiliate entity
thereof, to finance the acquisition and the rehabilitation
off a multifamily housing development described as
follows: 24 unit multifamily residential development on
approximately 1.75 acres of land located at 1311 Plum
Street, Lampasas, Lampasas County, Texas 76550. The
proposed multifamily rental housing community will be
initially owned and operated by the borrower, or a related
person or affiliate thereof.

I'd like to open the floor for public comment.

(No response.)

MS. ROTH: Let the record show there are no
attendees and the meeting is now adjourned, and the time
is 1:07 p.m.

(Whereupon, at 1:07 p.m., the hearing was
adjourned.)
CERTIFICATE

IN RE: Public Hearing on Lampasas Gardens

LOCATION: Lampasas, Texas

DATE: April 3, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Nancy H. King before the Texas Department of Housing and Community Affairs.

DATE: April 5, 2018

Nancy H. King
(Transcriber)

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ON THE RECORD REPORTING
(512) 450-0342
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

TEFRA HEARING

ON

LANTANA APARTMENTS

Joe Barnhart Bee County Library
110 West Corpus Christi Street
Beeville, Texas

Tuesday,
April 17, 2018
5:04 p.m.

BEFORE:

TERESA MORALES, Hearing Officer

ON THE RECORD REPORTING
(512) 450-0342
PROCEEDINGS

MS. MORALES: Good afternoon. My name is Teresa Morales, and I would like to proceed with the public hearing. Let the record show that it is 5:04 p.m., Tuesday, April 17, 2018, and we are at the Joe Barnhart Bee County Library, located at 110 West Corpus Christi Street, Beeville, Texas 78102.

I'm here to conduct a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issue.

No decisions regarding the development will be made at this hearing. The Department's Board is scheduled to meet to consider the transaction on May 24, 2018. In addition to providing comments at this hearing, the public is also invited to provide comment directly to the Board at any of their meetings.

The bonds for the Lantana Apartments will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $4.5 million and
taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs, the Issuer.

The proceeds of the bonds will be loaned to the THF Lantana Apartments, LLC, or a related person or affiliate entity thereof, to finance the acquisition and rehabilitation of a multifamily housing development described as follows: a 92-unit multifamily residential rental development currently known as Lantana Northridge Apartments and Lantana Southridge, to be constructed on approximately 5 acres of land located at 2000 to 2200 North Adams Street, Beeville, Bee County, Texas, 78102. The proposed multifamily rental housing community will be initially owned and operated by the borrower or a related person or affiliate thereof.

Let the record show that there are no attendees. Therefore the meeting is now adjourned. The time is now 5:06 p.m.

(Whereupon, at 5:06 p.m., the meeting was adjourned.)
CERTIFICATE

IN RE: Public Hearing on Lantana Apartments

LOCATION: Beeville, Texas

DATE: April 17, 2018

I do hereby certify that the foregoing pages, numbers 1 through 4, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Joseph M. Schafer before the Texas Department of Housing and Community Affairs.

DATE: April 20, 2018

[Signature]

(Transcriber)

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