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**SOUTHEAST TEXAS HOUSING FINANCE CORPORATION**

October 27, 2025

The Honorable L. M. "Matt" Sebesta Jr.
Brazoria County Judge's Office
111 E. Locust, Ste. 102A
Angleton, TX 77515

RE: Seville Place Apartments - La Porte
Issuance of Tax-Exempt Bond Financing
The Southeast Texas Housing Finance Corporation

Dear Judge Sebesta:

Please find enclosed:

- **General and No Litigation Certificate**

These documents represent the Approval for the Issuance of Tax-Exempt Bonds for the acquisition and rehabilitation of the Seville Place Apartments – La Porte.

Please **sign three (3) copies** of the **General and No Litigation Certificate.** ***In order to meet the Attorney General's submission date please, respectively, return the original executed copies no later than December 12, 2025 using the pre-paid Fed-Ex Envelope included in this packet.***

**NOTE: Please Do Not Date the General and No Litigation Certificate. The State of Texas' Attorney General's Office will date those forms when appropriate.**

For your review, I have also included a copy of:

- **Certificate of Approval from the City of La Porte**
- **Certificate of Hearing Officer**

If you or your staff have any questions, please do not hesitate to contact me at 281-484-4663 ext. 108; rwilliams@sethfc.com, or Candace Carrier-Spencer at 281-484-4663 ext. 107;ccspencer@sethfc.com.

Sincerely,

Ron Williams
Executive Director

xc: Commissioner Donald "Dude" Payne, SETH Director (w/o Attachments)
Mr. Tom Selleck, District Attorney (with Attachments)
Ms. Joyce Hudman, County Clerk (with Attachments)

NOTE: Neither the State of Texas Attorney General's Office nor the Housing Finance Corporation's Act requires a Resolution of Approval by City Council's or Commissioners' Courts. SETH must obtain approval from all eighteen (18) of its jurisdictions for the issuance of any tax-exempt bonds.

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

BRAZORIA COUNTY, TEXAS

By ______________________________
Judge Matt Sebesta, Jr.

ATTEST

By______________________________
[Deputy] County Clerk

DATED: __________________________
[TO BE DATED BY ATTORNEY GENERAL OF THE STATE OF TEXAS]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

BRAZORIA COUNTY, TEXAS

By ______________________________
Judge Matt Sebesta, Jr.

ATTEST

By______________________________
[Deputy] County Clerk

DATED: ___________________________
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

BRAZORIA COUNTY, TEXAS

By ______________________________

Judge Matt Sebesta, Jr.

ATTEST

By______________________________

[Deputy] County Clerk

DATED: ___________________________

[TO BE DATED BY ATTORNEY GENERAL OF THE STATE OF TEXAS]

**GENERAL AND NO LITIGATION CERTIFICATE OF BRAZORIA COUNTY**

We hereby certify that we are duly elected or appointed and acting officers of Brazoria County, Texas (the *"County"*). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the *"Attorney General"*) and all persons interested in the validity of the proceedings of The Southeast Texas Housing Finance Corporation (the *"Corporation"*) related to the issuance by the Corporation of its tax-exempt obligations for the Seville Place Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed $22,500,000 (the *"Bonds"*).

2. The Commissioners Court (the *"Governing Body"*) of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the *"Act"*), and approved the Corporation's articles of incorporation (and all amendments thereto).

3. The County has appointed Commissioner Donald "Dude" Payne to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

## **CERTIFICATE OF APPROVAL**
FOR ISSUANCE OF TAX-EXEMPT OBLIGATIONS

I, the chief elected executive officer of the City of La Porte, Texas, elected at-large by the voters of the City of La Porte, Texas, make this certificate solely to satisfy the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation (the *"Corporation"*) in an aggregate principal amount of not more than $22,500,000 (the *"Bonds"*). The Bonds will be issued for the benefit of LSP Partners, LP or an affiliate thereof (the *"Borrower"*), in connection with the acquisition, rehabilitation and equipping of a multifamily housing development known as Seville Place Apartments located at 3701 Luelle Boulevard, La Porte, Texas 77571 and consisting of approximately 180 units (the *"Development"*). The Borrower will own the Development. It is anticipated that a wholly-owned affiliate of Southeast Texas Multifamily Resources, Inc., an affiliate of the Corporation, will own the land on which the Development is located and lease such land to the Borrower. Further, it is anticipated that the general partner of the Borrower will be wholly-owned by Southeast Texas Multifamily Resources, Inc.

A public hearing was held on behalf of the City of La Porte, Texas, by Ron Williams, the designated hearing officer, as described in the attached Certificate of Hearing Officer. As the "applicable elected representative" of the City of La Porte, Texas, I approve the issuance of the Bonds in the amount and for the purpose described above.

This approval is not: (1) a warranty by the City of La Porte, Texas, the Mayor of the City of La Porte, Texas, or of any agency, political subdivision, or instrumentality of the State of Texas that the Bonds will be paid or that any of the obligations assumed in connection with issuance of the Bonds will in fact be performed; (2) a pledge of the faith and credit of the State of Texas or of any agency, political subdivision, or instrumentality the State of Texas; or (3) a warranty of the validity of the corporate existence of the Corporation or of the Bonds themselves.

IN WITNESS WHEREOF, I have officially signed my name in the City of La Porte, Texas, on the date set forth below.

Mayor Rick Helton
City of La Porte, Texas

Dated: October 13, 2025, 2025

## CERTIFICATE OF HEARING OFFICER

I, the undersigned, acting as hearing officer (the *"Hearing Officer"*), do hereby make and execute this certificate for the benefit of all persons interested in the proposed issuance of one or more series of tax-exempt obligations by The Southeast Texas Housing Finance Corporation in an aggregate principal amount not to exceed $22,500,000 (the *"Bonds"*) for the benefit of LSP Partners, LP, or an affiliate thereof, in connection with the acquisition, rehabilitation and equipping of an approximately 180-unit multifamily housing development located at 3701 Luella Boulevard, La Porte, Texas 77571 (the *"Development"*).

I hereby certify as follows:

1. That I am the duly appointed Hearing Officer for the public hearing that was held on September 11, 2025, at 11:00 a.m. Central time telephonically whereby all interested persons could monitor and participate in the hearing by calling (877) 853-5247 (a toll-free telephone number) and entering 802-469-2463, followed by a pound key (#), in connection with the issuance of the Bonds.

2. That notice of the public hearing was published no less than seven days before the date of the public hearing in a newspaper or newspapers of general circulation available to residents of the Texas Counties of Austin, Brazoria, Chambers, Galveston, Liberty, Matagorda, Walker, Waller and Wharton and the Texas Cities of Baytown, Deer Park, Dickinson, La Marque, La Porte, Pasadena, Santa Fe, Shoreacres, Texas City and Tomball, as described in *Exhibit A* attached hereto; the notice included the date, time and place of the public hearing, the location, a description of the Development and the maximum aggregate principal amount of the Bonds.

3. That all interested persons who attended the public hearing telephonically were given an opportunity to comment on the proposed issuance of the Bonds and the Development. The names and comments of all interested persons appearing at the public hearing, if any, are set forth in *Exhibit A* attached hereto.

4. That after giving all interested persons an opportunity to attend the hearing telephonically by dialing into the toll-free telephone conference line number noted above and comment, the public hearing was declared closed.

5. That a copy of the affidavit of publication of notice of public hearing is set forth in *Exhibit B* attached hereto.

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WITNESS MY HAND this 11th day of September, 2025.

Ron Williams, Hearing Officer