

LOW INCOME HOUSING TAX CREDIT (LIHTC) RESOLUTION APPLICATION



Updated: December, 2023

CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: _____

Tax ID #: R _____ Existing Zoning: _____

Legal Description: Lot _____ Block _____ Subdivision _____

Existing Use: _____ Proposed Use: _____

DESCRIPTION OF REQUEST

Project Name: _____

Briefly Describe the Proposal (reason for choosing location, target population, property amenities or services, energy efficient components etc.) (Provide additional pages if needed):

Type of Housing Tax Credit Resolution:

Are you requesting to be exempt from local taxes?

4% Housing Tax Credit or 9% Housing Tax Credit

Yes

or

No

DESCRIPTION OF UNITS

UNIT TYPE	MARKET RATE UNITS	AFFORDABLE UNITS	TOTAL
Number of Units			
Percentage of Total Units			

How many units are available to each income bracket listed below (i.e. rent level of tenants)?

≤ 20% AMI	≤ 30% AMI	≤ 40% AMI	≤ 50% AMI	≤ 60% AMI	≤ 70% AMI	≤ 80% AMI	Market Rate	Total Units

Describe the unit mix:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units

How Many Accessible Units are Included: _____

Criteria

Applications must fully meet at least five (5) of the eight (8) criteria below, including criteria #1, in order to receive a staff recommendation which is presented to the Workforce Housing Council Committee. Applications must also receive a recommendation from the Workforce Housing Council Committee prior to consideration by City Council.

Please Indicate which of the criteria your project is consistent with and explain. **Use additional pages if necessary.**

Criteria	Explanation
<input type="checkbox"/> <p>1. No exemption from local taxes is requested unless the project meets the criteria A-E outlined below.</p> <ul style="list-style-type: none"> <input type="checkbox"/> A – A minimum of 15% of all units within the project shall be affordable to households at or below 30% percent of the AMI for the duration of the tax exemption. <input type="checkbox"/> B – A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible. <input type="checkbox"/> C – A minimum of 35% of the units within a project that is not age-restricted shall include a minimum of three bedrooms in each unit. <input type="checkbox"/> D – The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA). <input type="checkbox"/> E – When considering a recommendation of support, preference should be given to projects that utilize a local entity for such tax exemptions. 	
<input type="checkbox"/> <p>2. The proposed units address a housing need identified in the City’s Housing Policy or the City’s current consolidated plan for HUD programs, which can be found on the City’s Website.</p>	
<input type="checkbox"/> <p>3. The project is located within a high or medium intensity zone on the City’s Preferred Scenario Map.</p>	
<input type="checkbox"/> <p>4. The project is not proposed to develop under a legacy district on the City’s current zoning map.</p>	
<input type="checkbox"/> <p>5. The project is located within half (.5) mile walking distance from services such as grocery, medical facilities, and schools.</p>	
<input type="checkbox"/> <p>6. The project is located within one quarter (.25) mile walking distance of a proposed or existing bus stop on a current or planned transit route. If the project is not located within one quarter (.25) mile walking distance of a proposed or existing bus stop on a current or planned transit route, a private shuttle service for residents is provided in accordance with TDHCA requirements.</p>	
<input type="checkbox"/> <p>7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.</p>	
<input type="checkbox"/> <p>8. The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. Project should meet criteria A-D outlined below.</p> <ul style="list-style-type: none"> <input type="checkbox"/> A – Meet the needs of the local community; <input type="checkbox"/> B – Utilize local support services and resources; <input type="checkbox"/> C – Exceed the minimum TDHCA requirements for amenities; and <input type="checkbox"/> D – Submit to the City the Project’s TDHCA Application for Low Income Housing Tax Credits and includes the list of amenities in the Project’s Land Use Restriction Agreement (LURA). 	

Additional Considerations

In addition to the criteria outlined above, the following may be considered by staff and the Workforce Housing Council Committee as means for recommending approval or denial of a request:

Criteria	Explanation
<input type="checkbox"/> 1. Regardless of compliance with the above criteria, projects located where emergency response times fall out of the National Fire Protection Association (NFPA) standards and / or projects located within or in close proximity to the floodplain may receive a denial recommendation.	
<input type="checkbox"/> 2. Projects seeking tax exemption should <ul style="list-style-type: none"> • Include an estimate of the tax revenues which will not be realized by the City, annually, over the life of the project. • Describe future plans for placing the property back on the tax roll, if applicable. 	
<input type="checkbox"/> 3. For senior housing projects, inclusion of the following, additional, support service: presentations by the Capital Area Council of Governments (CAPCOG) Area Agency on Aging. Applicants must contact CAPCOG to arrange for a presentation of available services no less than once every other year and provide proof of this agreement with the application. https://www.capcog.org/divisions/area-agency-on-aging#areaagencyon-aging	
<input type="checkbox"/> 4. For senior housing projects, the distance to medical facilities will receive additional scrutiny. Applicants must indicate the nearest medical facilities and any additional transportation options which will be available to residents in the event of an emergency.	
<input type="checkbox"/> 5. Once approved, additional consideration will be given to applications which show compliance with the Strategic Housing Action Plan.	

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,000 plus \$100 per acre Technology Fee \$15 **MAXIMUM COST \$5,015**

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

EMAIL APPLICATION TO – PLANNINGINFO@SANMARCOSTX.GOV

PROPERTY OWNER AUTHORIZATION

I, Rebecca Lalanne (owner name) on behalf of
RSL Riverview Holdings, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
601 River Road, San Marcos, TX 78666 (address).

I hereby authorize Riverview Apartments SM, LP (agent name) on behalf of
Horizon ELOM Holdings, LLC (agent company) to file this application for
9% Housing Tax Credits (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 01/25/24
Printed Name, Title: Rebecca Lalanne, Managing Member

Signature of Agent:  Date: 1/25/24
Printed Name, Title: Russell Gardner, Project Manager



Riverview Apartments SM, LP

Riverview Apartments – City Support Resolution Request

FORMAL REQUEST FOR EXPEDITED REVIEW

February 2, 2024

Amanda Hernandez, Director of Planning & Development Services
Stephanie Reyes, City Manager
City of San Marcos
630 E. Hopkins, San Marcos, TX 78666

Attn: Amanda Hernandez

Attn: Stephanie Reyes

RE: Riverview Apartments – Expedited Review Request for City Support Resolution

The following letter is a formal request to the City of San Marcos for expedited review of the Riverview Apartments City of San Marcos Support Resolution. To provide a brief background, Riverview is an existing low-income affordable housing property located at 601 River Road, San Marcos, TX 78666. It is 54 affordable housing units in total and was built in 1971. Riverview Apartments was acquired in late 2022 with the property in poor condition from the previous owner. Since the 4th quarter of 2022, ownership has worked with Alex Damgaard as the Chief building official, Mark Schupp and Jeff Quimby in city code compliance, and the U.S. Department of Housing and Urban Development (“HUD”), spending significant funds for repairs to date for the benefit of the health and safety and improvement of the living conditions for the residents. Throughout this process, we have communicated on several occasions the plan to complete a significant rehab on the property with TDHCA 9% credits in 2024 to the Chief Building Official, City code compliance, and HUD.

Since 2022, we have been in contact with various individuals in the City planning and development services department regarding the status of the **Blanco Gardens Small Area Plan**. Throughout the process we have communicated our intentions with Andrea Villalobos, Carol Griffith, and Brittany Faulkner of the plan to complete a significant rehab on the property with TDHCA 9% credits in 2024. If awarded in summer 2024, significant tax credit equity will be brought to Riverview and will *directly* benefit the Blanco Gardens Neighborhood.

TDHCA’s annual 9% application process includes a pre-application submission due in the first week of January each year, January 3, 2024 this year. A few weeks later, the pre-application list for those who qualify for full applications due March 1, 2024, is released by TDHCA. Only at that point in mid-January is one informed by TDHCA of the application’s eligibility to apply by March 1, 2024 and receive a TDHCA tax credit award reservation upon announcement in July 2024. Immediately upon finding out Riverview

would likely be eligible, we have worked diligently to go through the City Support Resolution process, which is a requirement of the application due 03/01/2024, as quickly as possible in coordination with the City planning department.

We plan to complete a \$5MM rehab through TDHCA tax credits and add supportive services, including after-school K-12 tutoring and also adult and family supportive services. Riverview is not only an existing Section 8 HUD property, it is located in the San Marcos identified Blanco Gardens community revitalization area with a published area revitalization plan nearing city council adoption later this year.

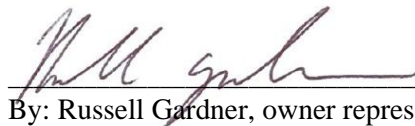
For the following reasons we formally request an expedited support resolution review to be considered in the February 20, 2024, City Council meeting agenda.

- (1) Existing low-income affordable housing property
- (2) Planned \$5MM rehab communicated with multiple departments the last 15 months
- (3) Property located in the Blanco Gardens revitalization area and aligned with the City's published housing goals
- (4) This support resolution will help preserve existing affordable housing, which TDHCA considers to be at risk of losing its affordability preservation

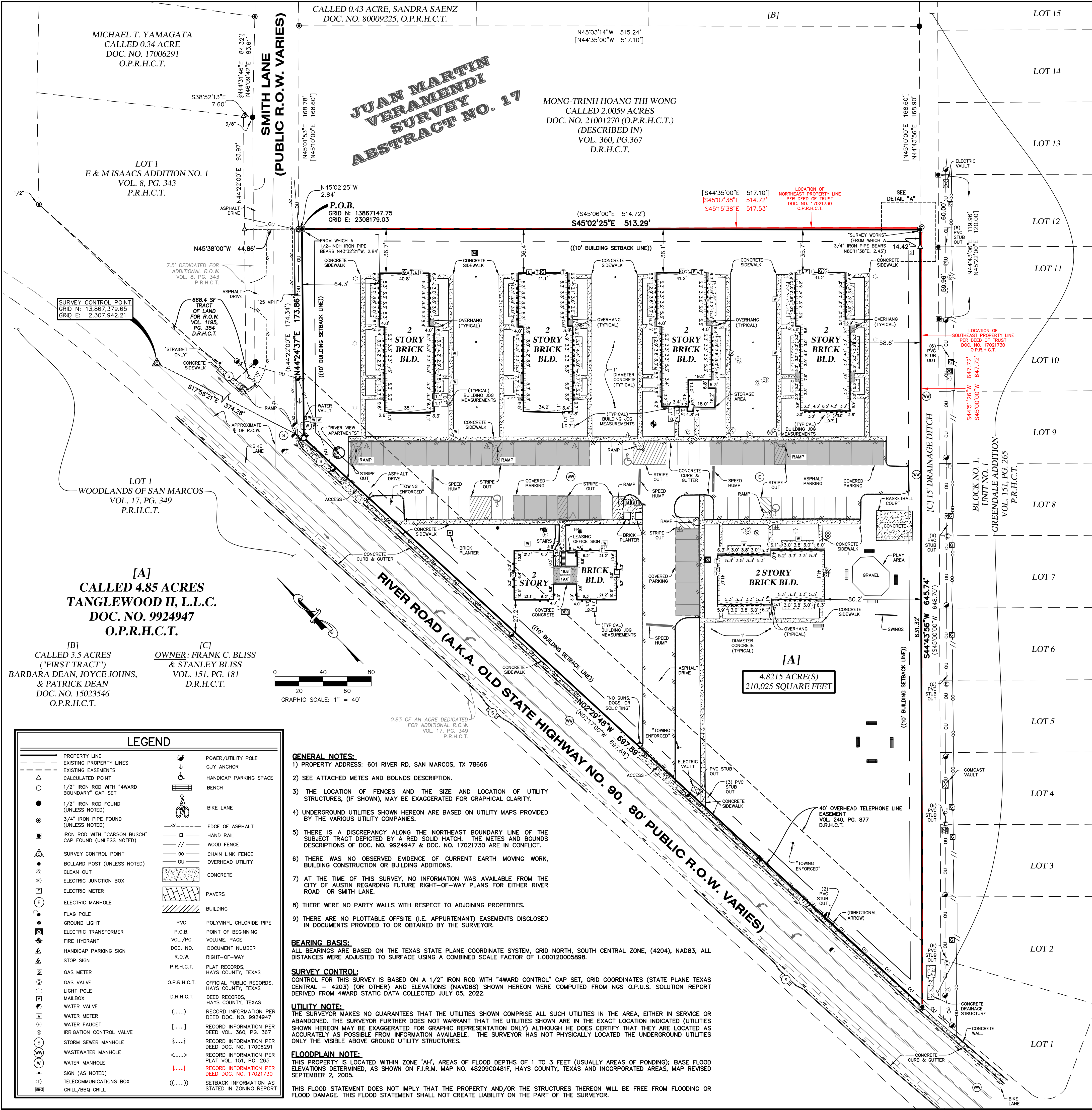
In addition to this request letter, I have also included draft resolution support and revitalization area letters for your consideration.

Very Truly Yours,

Riverview Apartments, SM LP, a Texas limited partnership



By: Russell Gardner, owner representative and TDHCA applicant



ZONING NOTES:

1. ZONING DESIGNATION OF "MF-24" MULTIFAMILY-24 DISTRICT PER ZONING ANALYSIS REPORT PREPARED BY NATIONAL ZONING CONSULTANTS, DATED 06/17/2022 FOR RIVERVIEW APARTMENTS ON 601 RIVER ROAD, SAN MARCOS, TEXAS 78666

COMMERCIAL ZONING ** MF-24*

UNIT DEVELOPMENT MULTIFAMILY-24 DISTRICT

MINIMUM LOT SIZE (S.F.) 12,000 SQ. FT

MAXIMUM LOT SIZE (AC) 7 ACRES

MINIMUM LOT WIDTH 60'

MAXIMUM STORIES 4

MINIMUM SETBACKS **

FRONT/STREET SIDE 10'

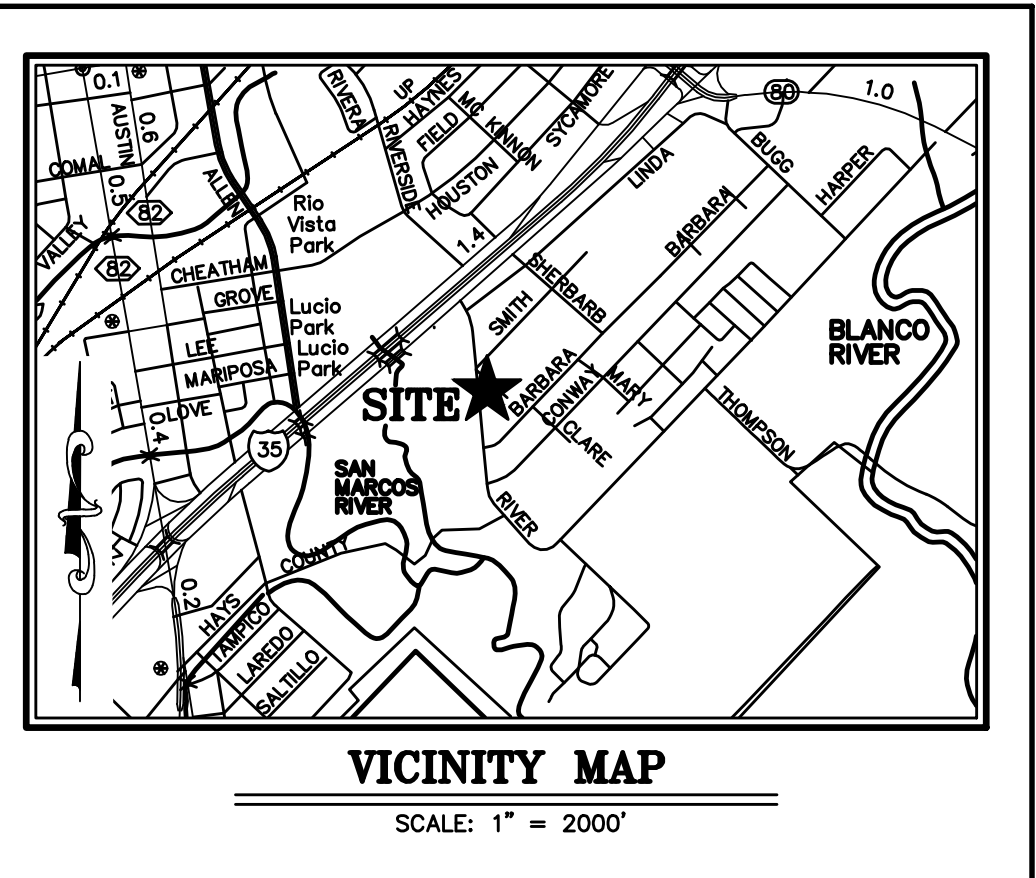
SIDE 10'

REAR 10'

MINIMUM/MAXIMUM DENSITY 24 UNITS X ACRE
24 X 6 ACRES = 144 UNITS

REQUIRED PARKING SPACES (1.05 SPACES PER BEDROOM)
(1.05 X 54 = 56.7 SPACES)

** REFER TO THE ZONING COMPLIANCE REPORT "FINAL REPORT" DATED 06/17/2022 FOR ADDITIONAL ZONING INFO.



LEGAL DESCRIPTION:

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.8215 ACRES (210,025 SQUARE FEET), OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17 IN HAYS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.85 ACRE TRACT CONVEYED TO TANGLEWOOD II, L.L.C., IN DOCUMENT NO. 9924947 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 4.8215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH "CARSON-BUSH" CAP FOUND FOR AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SMITH LANE (RIGHT-OF-WAY VARIES), FOR THE NORTH CORNER AND POINT OF BEGINNING HEREOF, SAID POINT BEING THE NORTH CORNER OF SAID 4.85 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 2.0059 ACRE TRACT CONVEYED TO MONG-TRINH HOANG THI WONG IN DOCUMENT NO. 21001270 (O.P.R.H.C.T.), FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID 2.0059 ACRE TRACT BEARS, N45°02'25"W, A DISTANCE OF 2.84 FEET;

THENCE, LEAVING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SMITH LANE, WITH THE COMMON LINE OF SAID 4.85 ACRE TRACT AND SAID 2.0059 ACRE TRACT, S45°02'25"E, A DISTANCE OF 513.29 FEET TO A 1/2-INCH IRON ROD WITH "SURVEY WORKS" CAP FOUND FOR THE EAST CORNER HEREOF, SAID POINT BEING THE COMMON EAST CORNER OF SAID 4.85 ACRE TRACT AND SAID 2.0059 ACRE TRACT, AND BEING IN THE NORTHWEST LINE OF A 15-FOOT DRAINAGE DITCH, DEDICATED IN UNIT NO. 1 OF THE GREENDALE ADDITION, A SUBDIVISION RECORDED IN VOLUME 151, PAGE 265 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (D.R.H.C.T.), FROM WHICH A 3/4-INCH IRON PIPE FOUND BEARS N80°11'38"E, A DISTANCE OF 2.43 FEET, ALSO FROM WHICH A 1/2-INCH DISTURBED IRON ROD FOUND FOR THE MOST NORTHERLY EAST CORNER OF SAID 2.0059 ACRE TRACT, BEING IN THE NORTHWEST LINE OF SAID 15-FOOT DRAINAGE DITCH, AND BEING THE SOUTH CORNER OF A CALLED 3.5 ACRE TRACT (DESCRIBED AS THE "FIRST TRACT") CONVEYED TO BARBARA DEAN, JOYCE JOHNS, AND PATRICK DEAN IN DOCUMENT NO. 15023546 (O.P.R.H.C.T.), BEARS, N44°43'56"E, A DISTANCE OF 168.90 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 4.85 ACRE TRACT AND THE NORTHWEST LINE OF SAID 15-FOOT DRAINAGE DITCH, S44°43'56"W, A DISTANCE OF 645.74 FEET TO A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND FOR THE SOUTH CORNER HEREOF, SAID POINT BEING THE SOUTH CORNER OF SAID 4.85 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 15-FOOT DRAINAGE DITCH, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF RIVER ROAD (AKA OLD STATE HIGHWAY NO. 90, 80' RIGHT-OF-WAY);

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID RIVER ROAD AND THE WEST LINE OF SAID 4.85 ACRE TRACT, N02°29'48"W, A DISTANCE OF 697.89 FEET TO A 1/2-INCH IRON ROD WITH "AWARD BOUNDARY" CAP SET FOR THE MOST WESTERLY CORNER HEREOF, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 4.85 ACRE TRACT, ALSO BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID RIVER ROAD AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SMITH LANE;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SMITH LANE NORTHEAST LINE OF SAID 4.85 ACRE TRACT, N44°24'37"E, A DISTANCE OF 173.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.8215 ACRES (210,025 SQUARE FEET) OF LAND.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: NCS-110839-5A1
EFFECTIVE DATE: JUL 19, 2022
ISSUED: JULY 30, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1777, PAGE 366 AND VOLUME 5296, PAGE 708, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(O), IS DELETED. [SUBJECT TO]

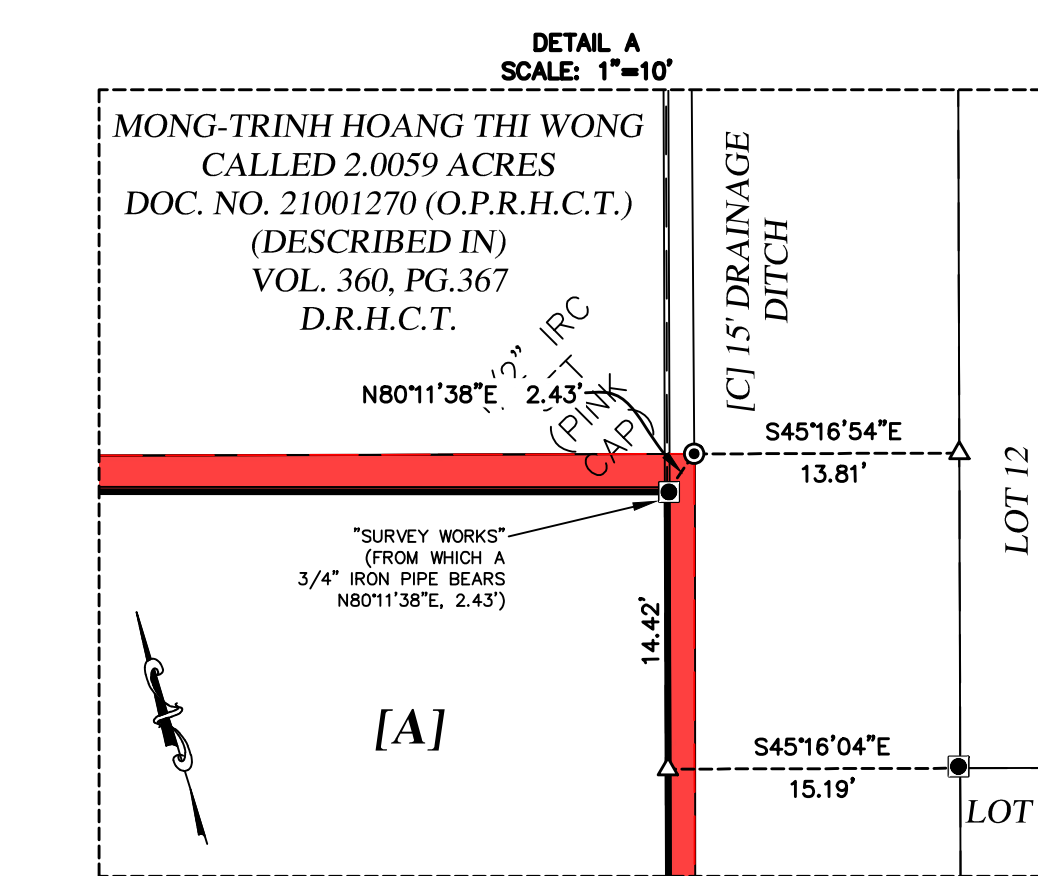
10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. EASEMENT: OVERHEAD TELEPHONE LINE RECORDED IN VOLUME 240, PAGE 877, OF THE DEED RECORDS, HAYS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

B. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN SHORT FORM LEASE DATED SEPTEMBER 9, 1994, RECORDED IN VOLUME 1110, PAGE 408, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO]

C. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT MEMORANDUM OF LEASE BY AND BETWEEN TANGLEWOOD II, LLC AND THE RIVERVIEW APARTMENTS DATED MARCH 21, 2000, RECORDED IN VOLUME 1647, PAGE 146, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO]

D. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN RIVER APTS. AND MAC-GRAY SERVICES, INC., DATED NOVEMBER 5, 2010 RECORDED IN VOLUME 4119, PAGE 310, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. [SUBJECT TO]



ALTA/NSPS CERTIFICATION:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, TANGLEWOOD II, L.L.C., MERCHANTS BANK OF INDIANA, ITS SUCCESSORS AND ASSIGNS, RSL RIVERVIEW HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP, RSL RIVERVIEW SMT ACQUISITION, L.L.C. A TEXAS LIMITED LIABILITY 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 INCORPORATES ITEMS 1-4, 6(a), 6(b), 7(a), 8-10, 11(a), 13 and 16-18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 19, 2022.

DATE: 8/8/2022
DATE

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811

PARKING SPACES
REGULAR - 50 SPACES
HANDICAP - 8 SPACES
TOTAL - 58 SPACES

ALTA/NSPS LAND TITLE SURVEY OF 4.8215 ACRES OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17

City of San Marcos, Hays County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TPELS FIRM #01174390

Date: 8/8/2022
Project: 01488
Scale: 1" = 40'
Reviewer: DV
Tech: TE
Field Crew: NH/AC
Survey Date: JUL 2022
Sheet: 1 OF 1

[A] CALLED 4.85 ACRES TANGLEWOOD II, L.L.C. DOC. NO. 9924947 O.P.R.H.C.T.

[B] CALLED 3.5 ACRES ("FIRST TRACT") BARBARA DEAN, JOYCE JOHNS, & PATRICK DEAN DOC. NO. 15023546 O.P.R.H.C.T.

[C] OWNER: FRANK C. BLISS & STANLEY BLISS VOL. 151, PG. 181 D.R.H.C.T.

LEGEND

PROPERTY LINE	EXISTING PROPERTY LINES	EXISTING EASEMENTS	CALCULATED POINT	1/2" IRON ROD WITH "AWARD BOUNDARY" CAP SET	1/2" IRON ROD FOUND (UNLESS NOTED)	3/4" IRON PIPE FOUND (UNLESS NOTED)	IRON ROD WITH "CARSON BUSH" CAP FOUND (UNLESS NOTED)	SURVEY CONTROL POINT	BOLLARD POST (UNLESS NOTED)	CLEAN OUT	ELECTRIC JUNCTION BOX	ELECTRIC METER	ELECTRIC MANHOLE	FLAG POLE	GROUND LIGHT	ELECTRIC TRANSFORMER	FIRE HYDRANT	HANDICAP PARKING SIGN	STOP SIGN	GAS METER	GAS VALVE	LIGHT POLE	MAILBOX	WATER VALVE	WATER METER	WATER FAUCET	IRRIGATION CONTROL VALVE	STORM SEWER MANHOLE	WASTEWATER MANHOLE	WATER MANHOLE	SIGN (AS NOTED)	TELECOMMUNICATIONS BOX	GRILL/BQ GRILL	POWER/UTILITY POLE	GUY ANCHOR	HANDICAP PARKING SPACE	BENCH	BIKE LANE	EDGE OF ASPHALT	HAND RAIL	WOOD FENCE	CHAIN LINK FENCE	OVERHEAD UTILITY	CONCRETE	PAVERS	BUILDING	PVC	POLYVINYL CHLORIDE PIPE	P.O.B.	POINT OF BEGINNING	VOL./PG.	VOLUME, PAGE	DOC. NO.	DOCUMENT NUMBER	R.O.W.	RIGHT-OF-WAY	P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS	O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS	D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS	(.....)	RECORD INFORMATION PER DEED DOC. NO. 9924947	(.....)	RECORD INFORMATION PER DEED VOL. 360, PG. 367	(.....)	RECORD INFORMATION PER DEED DOC. NO. 17021730	(.....)	RECORD INFORMATION PER DEED DOC. NO. 17021730	(.....)	RECORD INFORMATION PER DEED DOC. NO. 17021730	(.....)	SETBACK INFORMATION AS STATED IN ZONING REPORT
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GENERAL NOTES:

- PROPERTY ADDRESS: 601 RIVER RD, SAN MARCOS, TX 78666
- SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
- THERE IS A DISCREPANCY ALONG THE NORTHEAST BOUNDARY LINE OF THE SUBJECT TRACT DEPICTED BY A RED SOLID HATCH. THE METES AND BOUNDS DESCRIPTIONS OF DOC. NO. 9924947 & DOC. NO. 17021730 ARE IN CONFLICT.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT-OF-WAY PLANS FOR EITHER RIVER ROAD OR SMITH LANE.
- THERE WERE NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- THERE ARE NO PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000120005898.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) (OR OTHER) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM AWARD STATIC DATA COLLECTED JULY 05, 2022.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "AH", AREAS OF FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON F.I.R.M. MAP NO. 48209C04B1F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.8215 ACRES (210,025 SQUARE FEET), OUT OF THE JUAN MARTIN VERAMENDI SURVEY, ABSTRACT NO. 17 IN HAYS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.85 ACRE TRACT CONVEYED TO TANGLEWOOD II, L.L.C., IN DOCUMENT NO. 9924947 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 4.8215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING at a 1/2-inch iron rod with “Carson-Bush” cap found for an angle point in the southeast right-of-way line of Smith Lane (right-of-way varies), for the north corner and **POINT OF BEGINNING** hereof, said point being the north corner of said 4.85 acre tract, also being in the west line of a called 2.0059 acre tract conveyed to Mong-Trinh Hoang Thi Wong in Document No. 21001270 (O.P.R.H.C.T.), from which a 1/2-inch iron pipe found for the west corner of said 2.0059 acre tract bears, N45°02’25”W, a distance of 2.84 feet;

THENCE, leaving the southeast right-of-way line of said Smith Lane, with the common line of said 4.85 acre tract and said 2.0059 acre tract, **S45°02’25”E**, a distance of **513.29** feet to a 1/2-inch iron rod with “Survey Works” cap found for the east corner hereof, said point being the common east corner of said 4.85 acre tract and said 2.0059 acre tract, and being in the northwest line of a 15-foot Drainage Ditch, dedicated in Unit No. 1 of the Greendale Addition, a subdivision recorded in Volume 151, Page 265 of the Deed Records of Hays County, Texas (D.R.H.C.T.), from which a 3/4-inch iron pipe found bears N80°11’38”E, a distance of 2.43 feet, also from which a 1/2-inch disturbed iron rod found for the most northerly east corner of said 2.0059 acre tract, being in the northwest line of said 15-foot drainage ditch, and being the south corner of a called 3.5 acre tract (described as the “First Tract”) conveyed to Barbara Dean, Joyce Johns, and Patrick Dean in Document No. 15023546 (O.P.R.H.C.T.), bears, N44°43’56”E, a distance of 168.90 feet;

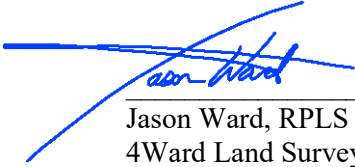
THENCE, with the southeast line of said 4.85 acre tract and the northwest line of said 15-foot drainage ditch, **S44°43’56”W**, a distance of **645.74** feet to a 1/2-inch iron rod with “Carson Buch” cap found for the south corner hereof, said point being the south corner of said 4.85 acre tract, being the northwest corner of said 15-foot drainage ditch, and being in the east right-of-way line of River Road (AKA Old State Highway No. 90, 80’ right-of-way);

THENCE, with the east right-of-way line of said River Road and the west line of said 4.85 acre tract, **N02°29’48”W**, a distance of **697.89** feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for the most westerly corner hereof, said point being the most westerly corner of said 4.85 acre tract, also being at the intersection of the east right-of-way line of said River Road and the southeast right-of-way line of said Smith Lane;

THENCE, with the southeast right-of-way line of said Smith Lane northeast line of said 4.85 acre tract, **N44°24’37”E**, a distance of **173.86** feet to the **POINT OF BEGINNING** and containing 4.8215 Acres (210,025 Square Feet) of land.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204); all distances were adjusted to surface using a combined scale factor of 1.000120005898. See attached sketch (reference drawing: 01488.dwg).



7/18/2022

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

