

- Shared detention pond
- Commercial corner

LEGACY SQUARE APARTMENTS - SUMMARY

SITE AREA - 15.203 ACRES

UNIT MIX

128 -1 BEDROOM UNITS - 61%
82 -2 BEDROOM UNITS - 39%

STORAGES

BUILDING A:

15 STORAGES - 5'x5'
6 STORAGES - 5'x10'

BUILDING B:

15 STORAGES - 5'x5'
6 STORAGES - 5'x10'

TOTAL STORAGES

30 STORAGES - 5'x5'
12 STORAGES - 5'x10'

PARKING REQUIREMENTS

317 REQUIRED PARKING SPACES (PER ORDINANCE)
45 STREET PARKING SPACES
414 SURFACE PARKING SPACES DESIGNED
(INCLUDING 14 ACC. PARKING)
6 GARAGES BUILDINGS - 33 STANDARD SPACES, 2
ACCESSIBLE GARAGE BAYS AND 1 MAINTENANCE BAY)
492 TOTAL PARKING SPACES

SITE AMENITIES

MONUMENT SIGN
MAIL BOX
CLUBHOUSE
POOL
ENTERTAINMENT AREA
BARK PARK
COVERED BIKE RACKS
DUMPTER ENCLOSURES

ZONING

ZONING DESIGNATION FOR DESIGN - CD-5



ARCHITECTURAL SITE PLAN
SCALE: 1"=80'

PROJECT TITLE	
LEGACY SQUARE APARTMENTS	
2519 REDWOOD ROAD SAN MARCOS, TX 78666	
ISSUED FOR	DATE
REVISIONS	
NO.	DESCRIPTION
DO NOT SCALE PRINTS - USE FOOTPRINT DIMENSIONS ONLY	
PROJECT NO.	
20-005	
SHEET TITLE	
ARCHITECTURAL SITE PLAN	
SHEET NUMBER	
ASP-1	

HOUSING TAX CREDIT RESOLUTION APPLICATION

Updated: March, 2020



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.):

Type of Housing Tax Credit Resolution:

☐ 4% Housing Tax Credit or ☐ 9% Housing Tax Credit

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)?

0 – 30% AMI	31 – 50% AMI	51 – 60% AMI	61 – 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: _____

Project Summary

Legacy Square Apartments will be rental community for Seniors age 55+, located within the path of new development in San Marcos on approximately 17 acres at the intersection of Old Bastrop Highway and Redwood Road. The development site is currently located in the ETJ. Annexation and Zoning Applications were submitted to the City on September 28th, 2020.

The site will be developed with a mix of several single story, cottage style buildings along with two (2) three story elevator served interior corridor buildings. Renderings of each building type are included below. Community amenities will include a clubhouse with fitness center, business center, library, community room, game room, along with a swimming pool, dog park, gazebo, picnic area with barbeque grills, and onsite private van/shuttle service. The community will also provide 24 hour on call management.



CLUBHOUSE



INTERIOR CORRIDOR BUILDING



1BR4 COTTAGE



2BR6 COTTAGE

Low Income Housing Tax Credit (LIHTC) Policy

Resolutions of Support Criteria

Applications must meet at least 5 of the 8 criteria below, including criteria #1, in order to receive a staff recommendation for a Resolution of Support.

☐ **Criteria 1**
Is the project requesting an exemption from local taxes?

*Note, if a project is not requesting an exemption from local taxes, criteria 1 is considered met.

Yes

No exemption from local taxes may be considered unless the project meets the criteria listed below. The purpose of this criteria is to help increase the City’s inventory of affordable units and ensure that units benefiting from the program are reserved for low income households that need them.

- A** A minimum of 10% 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.
- B** A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.
- 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.
- D** The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).
- E** When considering a recommendation of support, projects must show proof that revenues will remain in San Marcos and will be utilized to support local residents with housing.

No

Criteria

- ☐ **2** The proposed units address a housing need identified in this housing policy or in the City’s current consolidated plan for HUD programs.
- ☐ **3** The project is located within a high or medium intensity zone on the preferred scenario map.
- ☐ **4** The project is not proposed to develop under a legacy district on the City’s current zoning map.
- ☐ **5** The project is located within half (.5) mile walking distance from services such as grocery, medical facilities, and schools.
- ☐ **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.
- ☐ **7** The project is renovating or redeveloping an existing multifamily complex or under-performing development.
- ☐ **8** The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. The project should meet the following criteria and will be considered in the analysis of whether criteria 8 is met:
 - A. Proposed support services shall meet the needs of the local community;
 - B. The project shall utilize local support services and resources;
 - C. The project shall exceed the minimum TDHCA requirements for amenities;
 - D. d. The project shall 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).
 - E. The project shall submit surety documentation to the City that the proposed support services will be included in the completed project. Projects will be required to submit documentation such as a Memorandum of Understanding (MOU) or any other legal documentation indicating the partnership between the project and the support service. Such documentation shall be required prior to the issuance of a Certificate of Occupancy for the project.

Criteria

Applications must meet at least 5 of the 8 criteria below, including criteria #1, in order to receive a staff recommendation for a resolution of support. Please Indicate which of the criteria your project is consistent with and explain. Use additional pages if necessary.

Criteria	Explanation
<input type="checkbox"/> 1. No exemption from local taxes is requested unless the project meets the criteria A-E outlined below. <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	
<input type="checkbox"/> 2. The project addresses a housing need identified in the City's Housing Policy or the City's current consolidated plan for HUD programs.	
<input type="checkbox"/> 3. The project is located within a high or medium intensity zone on the City's Preferred Scenario Map.	
<input type="checkbox"/> 4. The project is not proposed to develop under a legacy district on the City's current zoning map.	
<input type="checkbox"/> 5. The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.	
<input type="checkbox"/> 6. The project is located within one quarter mile (.25) 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.	
<input type="checkbox"/> 7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.	
<input type="checkbox"/> 8. The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. Project should meet criteria A-E outlined below. <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	

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 \$770

Technology Fee \$13

TOTAL COST \$783

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Resolutions of Support Criteria – Additional Pages

Criteria 1 – Exemption from local taxes is requested. The project meets criteria A-E below. Please see explanations for each item:

- A) A minimum of 10% of all units within the project shall be affordable to households at or below 30% of the AMI for the duration of the tax exemption*

Explanation: 21 of the 210 total units at the project will be affordable to households at or below 30% of the AMI.

- B) A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible*

Explanation: 2 of the 21 units which are affordable to households at or below 30% of the AMI will be ADA accessible.

- 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*

Explanation: This project is age restricted for Seniors 55+ and therefore this item does not apply.

- D) The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA)*

Explanation: These criteria will be included in the LURA issued by TDHCA.

- E) When considering a recommendation of support, projects must show proof that revenues will remain in San Marcos and will be utilized to support local residents with housing*

Explanation: The project will seek exemption from local taxes through partnership with Capital Area Housing Finance Corporation (CAHFC). CAHFC was established in 1981 to address workforce housing needs in Central Texas. They've since introduced new initiatives to expand their ability to provide meaningful resources and tools to first-time home buyers, developers, realtors and investors. Today CAHFC assists in meeting the housing needs of workforce families in Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson Counties, as well as the City of San Marcos.

CAHFC believes:

- The power of housing extends well beyond shelter; it is a foundation for meaningful life
- A sustainable business plan is anchored in the ability to be flexible – to quickly adjust and capitalize on changing opportunities
- Relationships that underpin success are based on integrity, excellence, honoring commitments and respecting others
- Organizations aligned around shared values and principles have a distinct advantage

CAHFC has actively invested millions and will continue to invest in the City of San Marcos through various channels. The following are investments that CAHFC has directly made to the City of San Marcos to date:

Single Family

First Time Homebuyers – approximately 500 valued at approximately \$62 million in mortgage financing and down payment assistance. Assumes average mortgage of \$125,000. CAHFC also invested approximately \$475,000 of internal funds for down payment assistance for a recent Mortgage Credit Certificate program. Approximately \$120,000 of that amount represents investment in San Marcos. The total economic impact is significantly higher due to construction jobs created, sales tax revenue, etc.

Multi-Family

6 transactions – \$138 million in bonds issued – approximately \$180 million in total investment – total of 1,556 apartment units, both family and senior. The total economic impact is significantly higher due to construction and permanent job creation as well as sales tax revenue created.

Grants

Total of \$185,000 to local non-profits investing in San Marcos. This amount includes a \$100,000 grant approved by the Board of Directors for 2020.

PILOT Payments

Sienna Pointe – \$45,600 annually – \$91,200 paid to date (2016, 2017), \$91,200 to be paid in early 2020 for 2018 and 2019.

Encino Pointe – total paid to date - \$354,562 – this payment has a 4% annual escalator. Payment for 2020 should be approximately \$52,662.

Additionally, Kittle Property Group Inc. (KPG), as the Developer, General Contractor and Property Manager of the project, is committed to partnering with local consultants, builders, contractors, and service providers to ensure an economic impact is provided to the City of San Marcos. Together KPG and CAHFC are committed to a voluntary PILOT payment to the City in an amount that will be determined further down the pre-development process.

Criteria 2 – The project addresses a housing need identified in the City’s Housing Policy or the City’s current consolidated plan for HUD programs.

Explanation: The proposed development addresses several housing needs identified by the City including:

- Diverse housing types/sizes – the development will feature a mix of several single story cottage style buildings, along with two (2) three story interior corridor, elevator served buildings.
- Energy efficiency – all units within the community will include an Energy Star or equivalently rated refrigerator, dishwasher, and ceiling fans, LED lighting, EPA WaterSense or equivalent qualified toilets, showerheads, and faucets, and 15 SEER HVAC, all of which will reduce utility costs for residents.
- Affordable Units – the community will offer 21 units at or below 30% of AMI, 10 units at or below 50% of AMI, 148 units at or below 60% of AMI, and 31 units at or below 70% of AMI, bringing 210 affordable units to San Marcos.
- Supportive services – the proposed development will offer several supportive services to its residents, which are specified under Criteria 8.
- Housing for the Elderly – the community is age restricted for seniors age 55+.
- New Construction/Quality Housing – the development will be one of the first new construction age restricted rental community in San Marcos in over 15 years. The project will be maintained by an onsite maintenance team, which will also be on call 24 hours a day, 7 days a week.
- Transportation – the proposed development will offer a free private van/shuttle service to its residents.

Criteria 8 – The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. The project meets criteria A-E below. Please see explanations for each item:

A) Proposed support services shall meet the needs of the local community

Explanation: The following support services will be provided to residents at the project. We feel the selections below provide a diverse mix of social, economic, and educational services that will directly benefit the residents.

- An onsite food pantry consisting of an assortment of non-perishable food items and common household items
- Annual health fair provided by a health care professional
- Twice monthly arts, crafts, and other recreational activities
- Twice monthly onsite social events
- Weekly home chore services such as valet trash removal, assistance with recycling, furniture movement, etc.

B) The project shall utilize local support services and resources

Explanation: The project will utilize local resources for several of the services noted above.

C) The project shall exceed the minimum TDHCA requirements for amenities

Explanation: The following amenities are currently planned for the project, which exceed TDCHA's minimum requirements:

- Controlled gate access
- Fitness center
- Game room/area
- Swimming pool
- Dog park
- Gazebo/covered pavilion with sitting area
- Barbeque grill and picnic table
- Business center
- Community room
- Library
- Activity room
- Community dining room with kitchen
- High-speed Wi-Fi in clubhouse
- Onsite private van/shuttle service

D) The project shall submit to the City the Project's TDHCA Application for Low Income Housing Tax Credits and include the list of amenities in the Project's Land Use Restriction Agreement (LURA)

Explanation: A copy of the Project's TDHCA Application for Low Income Housing Tax Credits will be submitted to the City when available. Additionally, a list of the amenities at the Project will be included in the LURA.

- E) *The project shall submit surety documentation to the City that the proposed support services will be included in the completed project. Projects will be required to submit documentation such as a MOU or any other legal documentation indicating the partnership between the project and the support service. Such documentation shall be required prior to the issuance of a Certificate of Occupancy for the project.*

Explanation: Surety documentation will be submitted to the City showing that the proposed support services will be included in the completed project as soon as available.



CHECKLIST FOR HOUSING TAX CREDIT RESOLUTION APPLICATION

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department		Comments
<input type="checkbox"/>	Pre-development meeting with staff is required <ul style="list-style-type: none"> Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule 	
<input type="checkbox"/>	Completed Application for Housing Tax Credit Resolution	
<input type="checkbox"/>	Subdivision Plat or Metes and Bounds Description	
<input type="checkbox"/>	If metes & bounds is provided the following may be required: <ul style="list-style-type: none"> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet 	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	
<input type="checkbox"/>	Application Filing Fee \$770 Technology Fee \$13	
**San Marcos Development Code Section 2.3.1.1(C): “Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete...”		

Deed Description (Doc. No. 19023899)

BEING A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 100 ACRE TRACT CONVEYED TO WILLIE HENK BY PARTITION DEED DATED JANUARY 14, 1942 AND RECORDED IN VOLUME 123 ON PAGES 403-410 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH DIAMETER IRON PIPE FOUND AT A CORNER POST IN THE SOUTHWEST LINE OF A 125 ACRE TRACT CONVEYED BY BILLIE JO SHERRILL LANE AND JAMES S. LANE TO JAMES S. LANE AND BILLIE JO SHERRILL LANE "TRUSTEES OF THE SHERRILL-LANE TRUST" BY DEED DATED JUNE 17, 1991 AND RECORDED IN VOLUME 878 ON PAGES 325-328 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, FOR THE EAST CORNER OF A 100 ACRE TRACT CONVEYED BY ALMA BAUERSCHLAG MEYER TO GEORGE EDWARD MEYER AND WIFE, ANGELA ZIPP MEYER AND ELSIE MEYER WRAY AND HUSBAND, MILTON E. WRAY BY DEED DATED JANUARY 22, 1958 AND RECORDED IN VOLUME 173 ON PAGES 44-45 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTH CORNER OF THE ABOVE CITED WILLIE HENK 100 ACRE TRACT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 99.56 ACRE TRACT; FROM SAID IRON PIPE, A 1" DIAMETER IRON PIPE FOUND, THE NORTH CORNER OF THE SAID MEYER 100 ACRE TRACT BEARS N. 40° 36' 10" W. 1,616.61 FEET;

THENCE WITH THE FENCE, THE SOUTHWEST LINE OF THE SHERRILL-LANE TRUST 125 ACRE TRACT, THE NORTHEAST LINE OF THE WILLIE HENK 100 ACRE TRACT, S. 40° 28' 36" E. 270.93 FEET TO A 1" IRON PIPE FOUND AND S. 39° 56' 22" E. 1,363.97 FEET TO A ½" RE-BAR ROD SET AT A CORNER POST IN THE NORTHWEST LINE OF COUNTY ROAD 266, OLD SAN ANTONIO ROAD, FOR THE SOUTH CORNER OF THE SHERRILL-LANE TRUST 125 ACRE TRACT, FOR THE EAST CORNER OF THE WILLIE HENK 100 ACRE TRACT, FOR THE EAST CORNER OF THIS 99.56 ACRE TRACT;

THENCE WITH THE NORTHWEST LINE OF OLD SAN ANTONIO ROAD, THE SOUTHEAST LINE OF THE WILLIE HENK 100 ACRE TRACT, WITH AN UNFENCED LINE, S. 61° 31' 31" W. 1,447.81 FEET TO A ½" RE-BAR ROD SET AT A CORNER POST AND WITH A PARTIALLY FENCED LINE, S. 61° 20' 00" W. 1,270.63 FEET TO A ½" RE-BAR ROD SET AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF OLD SAN ANTONIO ROAD WITH THE NORTHEAST LINE OF COUNTY ROAD 232, REDWOOD ROAD, FOR THE SOUTH CORNER OF THE WILLIE HENK 100 ACRE TRACT, FOR THE SOUTH CORNER OF THIS 99.56 ACRE TRACT;

THENCE WITH THE UNFENCED NORTHEAST LINE OF REDWOOD ROAD, THE SOUTHWEST LINE OF THE WILLIE HENK 100 ACRE TRACT, N. 40° 34' 17" W. 1,616.67 FEET TO A ½" RE-BAR ROD SET FOR THE SOUTH CORNER OF THE AFORESAID MEYER 100 ACRE TRACT, FOR THE WEST CORNER OF HENK 100 ACRE TRACT, FOR THE WEST CORNER OF THIS 99.56 ACRE TRACT; FROM SAID ROD, A 1" IRON PIPE, THE WEST CORNER OF THE MEYER 100 ACRE TRACT BEARS N. 41° 06' 30" W. 1,638.04 FEET;

THENCE WITH THE SOUTHEAST LINE OF THE MEYER 100 ACRE TRACT, THE NORTHWEST LINE OF THE WILLIE HENK 100 ACRE TRACT, WITH AN UNFENCED LINE, N. 61° 01' 22" E. 1,334.45 FEET TO A ½" RE-BAR ROD SET AT A FENCE CORNER POST, AND WITH A FENCE, N. 61° 03' 44" E. 664.52 FEET TO A ½" RE-BAR ROD SET AT A POST AND N. 60° 53' 02" E. 730.92 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT CERTAIN 0.66 ACRE OF LAND CONVEYED TO HAYS COUNTY BY DEED RECORDED AUGUST 30, 2005, UNDER DOCUMENT NO. 05025380 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Miscellaneous Notes

COMPLETED FIELD WORK:
APRIL 9, 2020

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE WHICH BEARS N60°21'38"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83.
LATITUDE = N29°50'08.87154"
LONGITUDE = W97°53'48.59926"
CONVERGENCE ANGLE = 00°31'26.84985"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009867777652

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48209C0483F, WHICH BEARS AN EFFECTIVE DATE OF 09/02/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Proposed Lot Legal Descriptions

PROPOSED LOT A
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 422.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 48°43'06" EAST, A DISTANCE OF 53.53 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 173.00 FEET, WITH AN ARC LENGTH OF 115.10 FEET, WITH A CHORD BEARING OF NORTH 67°46'39" EAST, WITH A CHORD LENGTH OF 112.98 FEET, TO A POINT; THENCE NORTH 86°46'57" EAST, A DISTANCE OF 97.02 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 227.00 FEET, WITH AN ARC LENGTH OF 103.78 FEET, WITH A CHORD BEARING OF NORTH 73°38'38" EAST, WITH A CHORD LENGTH OF 102.88 FEET, TO A POINT; THENCE NORTH 60°32'48" EAST, A DISTANCE OF 526.86 FEET TO A POINT; THENCE SOUTH 29°27'12" EAST, A DISTANCE OF 815.77 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, WITH AN ARC LENGTH OF 48.33 FEET, WITH A CHORD BEARING OF SOUTH 00°10'21" WEST, WITH A CHORD LENGTH OF 46.47 FEET, TO A POINT; THENCE SOUTH 59°05'15" WEST, A DISTANCE OF 322.57 FEET TO A POINT; THENCE NORTH 29°35'34" WEST, A DISTANCE OF 70.01 FEET TO A POINT; THENCE SOUTH 59°05'15" WEST, A DISTANCE OF 356.69 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°04'48" WEST, A DISTANCE OF 86.90 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 37°54'01" WEST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'51" WEST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'52" WEST, A DISTANCE OF 100.00 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'08" WEST, A DISTANCE OF 367.15 FEET TO THE POINT OF BEGINNING, CONTAINING 662,226 SQUARE FEET OR 15.203 ACRES, MORE OR LESS.

PROPOSED LOT B
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 789.77 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'52" EAST, A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'51" EAST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 37°54'01" EAST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°04'48" EAST, A DISTANCE OF 86.90 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 59°05'15" EAST, A DISTANCE OF 356.69 FEET TO A POINT; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 294.72 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 65°23'52" WEST, A DISTANCE OF 118.41 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 60°25'22" WEST, A DISTANCE OF 159.63 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 80°20'06" WEST, A DISTANCE OF 35.44 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499" ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°04'48" WEST, A DISTANCE OF 258.92 FEET TO THE POINT OF BEGINNING, CONTAINING 92,554 SQUARE FEET OR 2.125 ACRES, MORE OR LESS.

PROPOSED LOT C
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 789.77 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'52" EAST, A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'51" EAST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 37°54'01" EAST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°04'48" EAST, A DISTANCE OF 86.90 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 59°05'15" EAST, A DISTANCE OF 356.69 FEET TO A POINT; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59°05'15" EAST, A DISTANCE OF 322.57 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, WITH AN ARC LENGTH OF 133.56 FEET, WITH A CHORD BEARING OF NORTH 75°57'19" EAST, WITH A CHORD LENGTH OF 97.25 FEET, TO A POINT; THENCE SOUTH 29°27'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 29°52'53" EAST, A DISTANCE OF 99.18 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 60°45'59" WEST, A DISTANCE OF 286.88 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 65°23'52" WEST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE NORTH 29°35'34" WEST, A DISTANCE OF 224.71 FEET TO THE POINT OF BEGINNING, CONTAINING 95,631 SQUARE FEET OR 2.195 ACRES, MORE OR LESS.

Vicinity Map

GUADALUPE ST

STAPLES RD

OLD BASTROP RD

REDWOOD RD

SITE

NOT TO SCALE

Recording Block

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE ____ DAY OF ____, 20__.

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:

BLEW & ASSOCIATES, PA

CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE

FAYETTEVILLE, ARKANSAS 72703

OFFICE: 479.443.4506

FAX: 479.582.1883

www.BLEWINC.com

Texas Firm Registration No.: 10194275

DRAWN BY & DATE:

KB 04/22/2020

REVIEWED BY:

JH

SURVEYED BY:

PF

COUNTY & STATE:

Hays County, Texas

JOB NUMBER:

20-1808

LOCATION:

APN: R85318
NWC of Redwood Road and Old Bastrop Highway

FOR THE USE AND BENEFIT OF:

Two Rivers Interests, LP, a Texas limited partnership


Sheet 1 of 2

143881.20R000-001.368_Redwood_Road_San_Marcos_Boundary_Sub_Lot_Split_ver1-Prelim

PROPERTY OWNER AUTHORIZATION

I, James Smith, Jr. (owner name) on behalf of
Smithco Redwood, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2519 Redwood Road, San Marcos, TX 78666 (address).

I hereby authorize Jeffrey L. Kittle (agent name) on behalf of
Kittle Property Group (agent company) to file this application for
Housing Tax Credit Resolution Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 7/30/20

Printed Name, Title: James Smith, Jr., Manager

Signature of Agent:  Date: 7/30/20

Printed Name, Title: Jeffrey L. Kittle, President

Form Updated October, 2019

RESOLUTION NO. 2020-36R

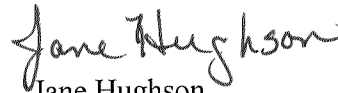
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS APPROVING AMENDMENTS TO THE AFFORDABLE/WORKFORCE HOUSING POLICY REGARDING THE CRITERIA FOR APPROVAL OF APPLICATIONS RELATING TO THE LOW-INCOME HOUSING TAX CREDIT PROGRAM ADMINISTERED BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND DECLARING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

PART 1. The Affordable/Workforce Housing Policy is hereby amended to reflect the changes in criteria for approval of applications relating to the Low-Income Housing Tax Credit Program administered by the Texas Department of Housing and Community Affairs as shown in the attachment hereto.

PART 2. This resolution shall be in full force and effect immediately from and after its passage.

ADOPTED on February 18, 2020.


Jane Hughson
Mayor

Attest:

Tammy K. Cook
Interim City Clerk

Affordable / Workforce Housing Policy

Purpose: *Define issues associated with the expansion and preservation of diverse, affordable housing choices, in San Marcos and identify specific goals and strategies to address those issues in a manner consistent with the vision expressed in the City's Comprehensive Plan.*

Vision San Marcos Neighborhood & Housing Vision Statement

We envision San Marcos to have a strong, more comprehensive foundation of safe, stable neighborhoods while preserving and protecting the historical, cultural, and natural identities of those neighborhoods.

Importance: Affordable housing is important to the economic vitality of San Marcos as an adequate supply supports the local work force and allows them to live close to their jobs. Shorter commutes reduce traffic congestion, air pollution, and expenditures on road maintenance. Having an adequate housing supply also provides a competitive advantage for area employers. Affordable housing benefits families by alleviating overcrowding, reduces the potential of foreclosure and evictions, and may provide the housing stability that is vital to the emotional well-being of children.

Definitions:

- **Area Median Income (AMI)** – The area median income is the midpoint of a region's income distribution. San Marcos is located within the Austin Round Rock MSA. Federal housing programs utilize the area median income as the basis for funding.
 - *Example: the 2018 median family income for a family of 4 in the Austin Round Rock MSA is \$86,000*
- **San Marcos Median Family Income (MFI)** – The median family annual income for residents of the City of San Marcos as established by the most current data available from the U. S. Census Bureau. This term is defined by the Census Bureau as *"The sum of income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.*
 - This number is expected to change from year to year as census records are updated.
 - *Example: the 2012-2016 American Community Survey data shows that the Median San Marcos Family Income is \$46,736;*
- **Affordable Housing** – Generally construed to mean that a low or moderate-income family can afford to buy or rent a decent quality dwelling without spending more than 30% of its income on shelter. Generally, affordable housing incentives will be targeted to persons earning 80% or less of the Area Median Income.
- **Workforce Housing** - Housing for moderate-income workers in professions needed in all communities such as teachers, fire fighters, and nurses. Generally, workforce housing incentives are targeted to employees earning no more than 140% of Area Median Income
- **Location Efficient Areas** – Areas (a) where transportation costs are low or where public investment will make transportation more affordable in the future, (b) that are located in close proximity to schools, health related facilities, amenities such as parks and childcare, vital retail establishments (pharmacy, groceries, etc.) and (c) are pedestrian/bicycle friendly.

OWNER-OCCUPIED HOUSING

ISSUES, GOALS, AND STRATEGIES FOR IMPLEMENTATION

1. LOW RATES OF HOME OWNERSHIP

- a. Increase home ownership rate
 - i. Offer targeted homebuyer down payment/closing cost loan programs to encourage those who work in San Marcos to become San Marcos home owners. Review program viability and need for continuing funding during annual budget process. Homes must be located inside the corporate limits. Possible targets might include:
 - 1. First Time Homebuyers – if funded through the CDBG program, homebuyers will be qualified using HUD income limits.
 - 2. Texas State Professors (continuation of existing program)
 - 3. Workforce incentive for school teachers, CTMC employees, Texas State University employees, veterans, and law enforcement professionals who do not earn more than 140% of San Marcos MFI. Generally, this will be targeted to employees working in San Marcos.
 - 4. City of San Marcos full-time employees who have successfully completed their probationary period. The City Manager may be authorized to review and approve applications by part-time employees on a case-by-case basis.
 - ii. Utilizing San Marcos economic development professionals (city staff & consultants) periodically evaluate new/expanding businesses to have a clearer understanding of the type of housing required and its availability and potential need for targeted homebuyer incentives.
 - iii. Maintain a “Housing” section on City’s Webpage

2. THERE IS A NEED FOR MORE DIVERSITY IN THE TYPES/SIZES OF HOUSING UNITS BEING PRODUCED

- a. Encourage the creation of a diverse housing stock
 - i. Review development codes to reduce/remove regulatory barriers to allow alternative housing types that foster affordability such as:
 - 1. Micro homes / efficiency dwelling units
 - 2. Mixed use buildings
 - 3. Zero-lot line homes
 - 4. Courtyard homes
 - 5. Industrial (pre-fab) housing that meets construction codes – with design standards that will ensure the home is compatible with the surrounding area.
 - 6. Housing designed for persons with special needs

The Development Code shall establish criteria that ensures alternative housing is appropriately located.

- ii. Provide “pre-approved” building plans for micro/efficiency homes to builders who are constructing affordable housing to expedite review times and reduce up-front costs.
- b. Reduce builder’s costs for owner-occupied affordable / workforce housing development
 - i. Review/modify development regulations that increase costs without clear rationale or benefit such as lot sizes, setbacks, parking requirements, street width standards
 - ii. Provide “pre-approved” building plans suitable for affordable / workforce housing
 - iii. Provide development code/construction permitting fee waivers and/or rebates for community-based non-profit organizations that build affordable housing for developers building affordable or workforce housing.
 - iv. Explore using development incentives to encourage developers to voluntarily include housing designed to be owner-occupied and affordable for low to moderate income households. Incentives might include:
 - 1. Considering an increase in height beyond five stores in the Downtown Smart Code District in proportion to the number of affordable units created.
 - 2. Developing an “affordable housing fund” program that accepts fee-in-lieu payments rather than the construction of affordable housing. As adequate funds accumulate, the City could acquire land to be used for affordable housing construction.
 - 3. Allowing developers to construct the affordable units in off-site locations (sites to be approved by the City at the time the development incentive is approved).
- c. Encourage in-fill housing development in older, established neighborhoods
 - i. Update the City’s existing Infill Housing Incentive Program to provide incentives for affordable and/or workforce housing development.
 - ii. Coordinate as practical the affordable/workforce housing program with the Place Based Economic Development Policy.
 - iii. Market the programs to developers, realtors, and lenders.

3. **THE CITY’S AGING HOUSING STOCK AND OLDER NEIGHBORHOODS NEED TO BE MAINTAINED IN GOOD CONDITION.**

- a. Reduce costs of renovating older homes while ensuring that modern safety concerns are addressed.
 - i. Review development code regulations applicable to non-conforming residential structures regarding repairs and modifications, reconstruction after destruction, and non-conforming moved structures to ensure that the standards provide maximum flexibility while not compromising safety.
- b. Assist low income homeowners with the costs of maintaining their homes.
 - i. Consider providing funding for housing rehabilitation programs that provide free housing rehab to low income families.
 - ii. Seek additional funding sources and identify potential non-profit partners to carry out housing rehab/reconstruction programs.

- c. Assist low income families to create developable lots on property with clouded titles.
 - i. Develop and/or sponsor programs that assist families in clearing title to real property – which will facilitate the rehabilitation of dilapidated structures and the redevelopment of vacant lots.

4. HOUSING COSTS (OTHER THAN MORTGAGE PAYMENTS) CAN CREATE A BURDEN FOR LOW AND MODERATE INCOME PERSONS

- a. Reduce transportation costs through development of housing in Location Efficient Areas (LEA).
 - i. Define parameters for establishing Location Efficient Areas & review development codes to ensure they encourage affordable / workforce development therein.
 - ii. Identify areas appropriate for designation as a Local Efficient Area.
 - iii. Target incentives for development of affordable / workforce housing in LEAs.
- b. Improve energy efficiency to reduce housing costs.
 - i. Continue energy audit and indoor water survey programs, maintain funding for energy efficiency rebate programs, and continue public education about programs
 - ii. Utilize energy audits to identify low-income households with a history of very high utility bills whose energy use could be lowered through energy efficiency upgrades. Refer residents to available programs that assist with weatherization or other energy efficiency upgrades.
 - iii. Seek grants supporting this goal and evaluate feasibility of implementing them. The feasibility review shall include staffing requirements and associated costs compared to benefits from the grant.
 - iv. Periodically evaluate and analyze the impact energy efficiency development / improvements has on utility usage and costs.

5. LAND ACQUISITION COSTS ARE PASSED ON TO HOMEBUYERS

- a. Increase supply of sites available for owner-occupied housing.
 - i. Enter into cooperative agreements with other taxing entities to create a program that will identify tax-forfeiture properties appropriate for residential development or redevelopment and made them available for affordable housing development.
 - ii. Evaluate existing city-owned property for suitability for residential development and donate appropriate sites to non-profit organizations to build affordable housing.
 - iii. Consider allocating funding to purchase land to be donated to community-based non-profit organizations (such as Habitat for Humanity) for affordable housing development.
 - iv. Utilize the City's Unsafe Structures Program to create clean, developable lots dedicated to affordable housing development.

RENTAL HOUSING

1. THERE IS A NEED FOR MORE DIVERSITY IN THE TYPES/SIZES OF HOUSING UNITS BEING PRODUCED

- a. Encourage the creation of a diverse housing stock
 - i. Review development codes to reduce/remove regulatory barriers to allow alternative housing types that foster affordability such as:
 - 1. Micro homes / efficiency dwelling units
 - 2. Accessory dwelling units - with specific criteria for approval such as the primary dwelling must be the homestead of the homeowner and the house and accessory dwelling unit combined must still be able to comply with any applicable occupancy limits.
 - 3. Mixed use buildings
 - 4. Zero-lot line homes
 - 5. Courtyard homes
 - 6. Industrial (pre-fab) housing that meets construction codes – with design standards that will ensure the home is compatible with the surrounding area.
 - 7. Housing designed for persons with special needs

The Development Code shall establish criteria that ensures alternative housing is appropriately located.

2. THE CITY'S AGING HOUSING STOCK AND OLDER NEIGHBORHOODS NEED TO BE MAINTAINED IN GOOD CONDITION.

- a. Reduce costs of renovating older homes while ensuring that modern safety concerns are addressed.
 - i. Review development code regulations applicable to non-conforming residential structures regarding repairs and modifications, reconstruction after destruction, and non-conforming moved structures to ensure that the standards provide maximum flexibility while not compromising safety.
- b. Ensure that aging rental units remain in compliance with safety codes.
 - i. Establish an inspection program that establishes periodic inspections and appropriate responses to complaints from residents
 - ii. Consider adoption of an incentive program to encourage the renovation of small, older residential rental property; incentives might include fee rebates upon the unit passing final inspection.

3. HOUSING COSTS (OTHER THAN RENT PAYMENTS) CAN CREATE A BURDEN FOR LOW AND MODERATE INCOME PERSONS

- a. Reduce transportation costs through development of housing in Location Efficient Areas (LEA).
 - i. Define parameters for establishing Location Efficient Areas & review development codes to ensure they encourage affordable / workforce development therein.

- ii. Identify areas appropriate for designation as a Local Efficient Area
- iii. Target incentives for development of affordable / workforce housing in LEAs.
- b. Improve energy efficiency to reduce housing costs.
 - i. Continue energy audit and indoor water survey programs, maintain funding for energy efficiency rebate programs, and continue public education about programs
 - ii. Utilize energy audits to identify low-income households with a history of very high utility bills whose energy use could be lowered through energy efficiency upgrades. Refer residents to available programs that assist with weatherization or other energy efficiency upgrades.

LOW INCOME HOUSING TAX CREDIT POLICY (LIHTC)

The City of San Marcos utilizes the following criteria in order to determine whether a resolution of support will be recommended for consideration by the City Council.

Resolutions of Support

Applications must meet at least 5 of the 8 criteria below, including criteria #1, in order to receive a staff recommendation for a Resolution of Support.

Criteria

1. No exemption from local taxes may be considered unless the project meets the criteria listed below. The purpose of this criteria is to help increase the City's inventory of affordable units and ensure that units benefiting from the program are reserved for low income households that need them.
 - a. A minimum of 10% 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.
 - b. A minimum of 10% of the units affordable to households at or below 30% of the AMI shall be ADA accessible.
 - 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.
 - d. The project shall include these criteria in the Texas Department of Housing and Community Affairs Land Use Restriction Agreement (LURA).
 - e. When considering a recommendation of support, projects must show proof that revenues will remain in San Marcos and will be utilized to support local residents with housing.
2. The proposed units address a housing need identified in this housing policy or in the City's current consolidated plan for HUD programs.
3. The project is located within a high or medium intensity zone on the preferred scenario map.
4. The project is not proposed to develop under a legacy district on the City's current zoning map.
5. The project is located within half (.5) mile walking distance from services such as grocery, medical facilities, and schools.
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.

7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.
8. The project incorporates wraparound support services that provide flexible voluntary social, economic, or education benefits to the residents. The project should meet the following criteria and will be considered in the analysis of whether criteria 8 is met:
 - a. Proposed support services shall meet the needs of the local community;
 - b. The project shall utilize local support services and resources;
 - c. The project shall exceed the minimum TDHCA requirements for amenities;
 - d. The project shall 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).
 - e. The project shall submit surety documentation to the City that the proposed support services will be included in the completed project. Projects will be required to submit documentation such as a Memorandum of Understanding (MOU) or any other legal documentation indicating the partnership between the project and the support service. Such documentation shall be required prior to the issuance of a Certificate of Occupancy for the project.

Deed Description (Doc. No. 19023899)

BEING A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 100 ACRE TRACT CONVEYED TO WILLIE HENK BY PARTITION DEED DATED JANUARY 14, 1942 AND RECORDED IN VOLUME 123 ON PAGES 403-410 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH DIAMETER IRON PIPE FOUND AT A CORNER POST IN THE SOUTHWEST LINE OF A 125 ACRE TRACT CONVEYED BY BILLIE JO SHERRILL LANE AND JAMES S. LANE TO JAMES S. LANE AND BILLIE JO SHERRILL LANE "TRUSTEES OF THE SHERRILL-LANE TRUST" BY DEED DATED JUNE 17, 1991 AND RECORDED IN VOLUME 878 ON PAGES 325-328 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS, FOR THE EAST CORNER OF A 100 ACRE TRACT CONVEYED BY ALMA BAUERSCHLAG MEYER TO GEORGE EDWARD MEYER AND WIFE, ANGELA ZIPP MEYER AND ELSIE MEYER WRAY AND HUSBAND, MILTON E. WRAY BY DEED DATED JANUARY 22, 1958 AND RECORDED IN VOLUME 173 ON PAGES 44-45 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTH CORNER OF THE ABOVE CITED WILLIE HENK 100 ACRE TRACT, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 99.56 ACRE TRACT; FROM SAID IRON PIPE, A 1" DIAMETER IRON PIPE FOUND, THE NORTH CORNER OF THE SAID MEYER 100 ACRE TRACT BEARS N. 40° 36' 10" W. 1,616.61 FEET;

THENCE WITH THE FENCE, THE SOUTHWEST LINE OF THE SHERRILL-LANE TRUST 125 ACRE TRACT, THE NORTHEAST LINE OF THE WILLIE HENK 100 ACRE TRACT, S. 40° 28' 36" E. 270.93 FEET TO A 1" IRON PIPE FOUND AND S. 39° 56' 22" E. 1,363.97 FEET TO A ½" RE-BAR ROD SET AT A CORNER POST IN THE NORTHWEST LINE OF COUNTY ROAD 266, OLD SAN ANTONIO ROAD, FOR THE SOUTH CORNER OF THE SHERRILL-LANE TRUST 125 ACRE TRACT, FOR THE EAST CORNER OF THE WILLIE HENK 100 ACRE TRACT, FOR THE EAST CORNER OF THIS 99.56 ACRE TRACT;

THENCE WITH THE NORTHWEST LINE OF OLD SAN ANTONIO ROAD, THE SOUTHEAST LINE OF THE WILLIE HENK 100 ACRE TRACT, WITH AN UNFENCED LINE, S. 61° 31' 31" W. 1,447.81 FEET TO A ½" RE-BAR ROD SET AT A CORNER POST AND WITH A PARTIALLY FENCED LINE, S. 61° 20' 00" W. 1,270.63 FEET TO A ½" RE-BAR ROD SET AT THE POINT OF INTERSECTION OF THE NORTHWEST LINE OF OLD SAN ANTONIO ROAD WITH THE NORTHEAST LINE OF COUNTY ROAD 232, REDWOOD ROAD, FOR THE SOUTH CORNER OF THE WILLIE HENK 100 ACRE TRACT, FOR THE SOUTH CORNER OF THIS 99.56 ACRE TRACT;

THENCE WITH THE UNFENCED NORTHEAST LINE OF REDWOOD ROAD, THE SOUTHWEST LINE OF THE WILLIE HENK 100 ACRE TRACT, N. 40° 34' 17" W. 1,616.67 FEET TO A ½" RE-BAR ROD SET FOR THE SOUTH CORNER OF THE AFORESAID MEYER 100 ACRE TRACT, FOR THE WEST CORNER OF HENK 100 ACRE TRACT, FOR THE WEST CORNER OF THIS 99.56 ACRE TRACT; FROM SAID ROD, A 1" IRON PIPE, THE WEST CORNER OF THE MEYER 100 ACRE TRACT BEARS N. 41° 06' 30" W. 1,638.04 FEET;

THENCE WITH THE SOUTHEAST LINE OF THE MEYER 100 ACRE TRACT, THE NORTHWEST LINE OF THE WILLIE HENK 100 ACRE TRACT, WITH AN UNFENCED LINE, N. 61° 01' 22" E. 1,334.45 FEET TO A ½" RE-BAR ROD SET AT A FENCE CORNER POST, AND WITH A FENCE, N. 61° 03' 44" E. 664.52 FEET TO A ½" RE-BAR ROD SET AT A POST AND N. 60° 53' 02" E. 730.92 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT CERTAIN 0.66 ACRE OF LAND CONVEYED TO HAYS COUNTY BY DEED RECORDED AUGUST 30, 2005, UNDER DOCUMENT NO. 05025380 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Miscellaneous Notes

COMPLETED FIELD WORK:
APRIL 9, 2020

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE WHICH BEARS N60°21'38"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83.
LATITUDE = N29°50'08.87154"
LONGITUDE = W97°53'48.59926"
CONVERGENCE ANGLE = 00°31'26.84985"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00009867777652

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48209C0483F, WHICH BEARS AN EFFECTIVE DATE OF 09/02/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Proposed Lot Legal Descriptions

PROPOSED LOT A
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE RUNNING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 422.62 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 48°43'06" EAST, A DISTANCE OF 53.53 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 173.00 FEET, WITH AN ARC LENGTH OF 115.10 FEET, WITH A CHORD BEARING OF NORTH 67°46'39" EAST, WITH A CHORD LENGTH OF 112.98 FEET, TO A POINT; THENCE NORTH 86°46'57" EAST, A DISTANCE OF 97.02 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 227.00 FEET, WITH AN ARC LENGTH OF 103.78 FEET, WITH A CHORD BEARING OF NORTH 73°38'38" EAST, WITH A CHORD LENGTH OF 102.88 FEET, TO A POINT; THENCE NORTH 60°32'48" EAST, A DISTANCE OF 526.86 FEET TO A POINT; THENCE SOUTH 29°27'12" EAST, A DISTANCE OF 815.77 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, WITH AN ARC LENGTH OF 48.33 FEET, WITH A CHORD BEARING OF SOUTH 00°10'21" WEST, WITH A CHORD LENGTH OF 46.47 FEET, TO A POINT; THENCE SOUTH 59°05'15" WEST, A DISTANCE OF 322.57 FEET TO A POINT; THENCE NORTH 29°35'34" WEST, A DISTANCE OF 70.01 FEET TO A POINT; THENCE SOUTH 59°05'15" WEST, A DISTANCE OF 356.69 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°04'48" WEST, A DISTANCE OF 86.90 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 37°54'01" WEST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'51" WEST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'52" WEST, A DISTANCE OF 100.00 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°10'08" WEST, A DISTANCE OF 367.15 FEET TO THE POINT OF BEGINNING, CONTAINING 662,226 SQUARE FEET OR 15.203 ACRES, MORE OR LESS.

PROPOSED LOT B
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

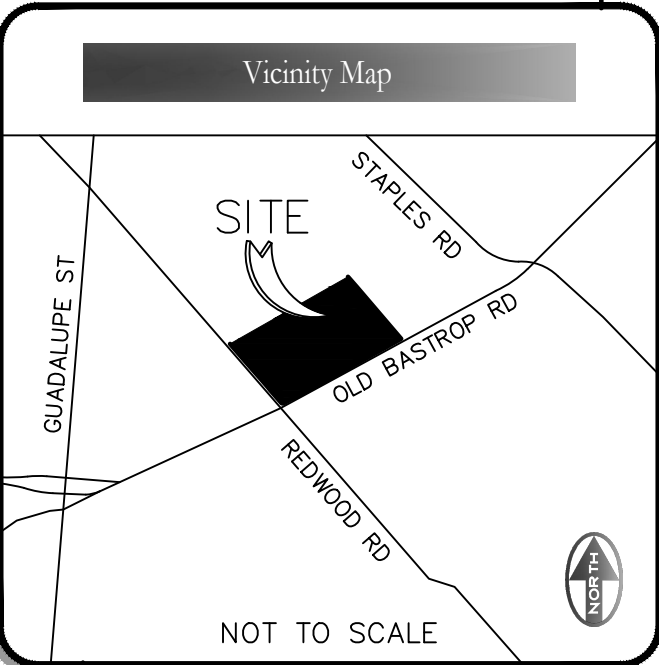
COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 789.77 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'52" EAST, A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'51" EAST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 37°54'01" EAST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°04'48" EAST, A DISTANCE OF 86.90 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 59°05'15" EAST, A DISTANCE OF 356.69 FEET TO A POINT; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 294.72 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 65°23'52" WEST, A DISTANCE OF 118.41 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 60°25'22" WEST, A DISTANCE OF 159.63 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 80°20'06" WEST, A DISTANCE OF 35.44 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499" ON SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 41°04'48" WEST, A DISTANCE OF 258.92 FEET TO THE POINT OF BEGINNING, CONTAINING 92,554 SQUARE FEET OR 2.125 ACRES, MORE OR LESS.

PROPOSED LOT C
BEING A PART OF A 99.56 ACRE TRACT OF LAND OUT OF THE BARNETT O. KANE SURVEY, HAYS COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR INSCRIBED "BYRN SURVEY" ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, ALSO BEING THE NORTHWEST CORNER OF SAID 99.56 ACRE TRACT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'08" EAST, A DISTANCE OF 789.77 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'52" EAST, A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°10'51" EAST, A DISTANCE OF 258.21 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 37°54'01" EAST, A DISTANCE OF 78.40 FEET TO A SET 5/8" REBAR INSCRIBED "WELLS 5499"; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 41°04'48" EAST, A DISTANCE OF 86.90 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE NORTH 59°05'15" EAST, A DISTANCE OF 356.69 FEET TO A POINT; THENCE SOUTH 29°35'34" EAST, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59°05'15" EAST, A DISTANCE OF 322.57 FEET TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, WITH AN ARC LENGTH OF 133.56 FEET, WITH A CHORD BEARING OF NORTH 75°57'19" EAST, WITH A CHORD LENGTH OF 97.25 FEET, TO A POINT; THENCE SOUTH 29°27'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 29°52'53" EAST, A DISTANCE OF 99.18 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 60°45'59" WEST, A DISTANCE OF 286.88 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 65°23'52" WEST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE NORTH 29°35'34" WEST, A DISTANCE OF 224.71 FEET TO THE POINT OF BEGINNING, CONTAINING 95,631 SQUARE FEET OR 2.195 ACRES, MORE OR LESS.



Recording Block

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 20__.

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Texas Firm Registration No.: 10194275

DRAWN BY & DATE: KB 04/22/2020	REVIEWED BY: JH	SURVEYED BY: PF
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COUNTY & STATE: Hays County, Texas	JOB NUMBER: 20-1808
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LOCATION: NWC of Redwood Road and Old Bastrop Highway
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FOR THE USE AND BENEFIT OF: Two Rivers Interests, LP, a Texas limited partnership
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Tract Split

N/F: SMITHCO REDWOOD LLC
CR232 REDWOOD RD
SAN MARCOS, TX 78666
APN: R130379
DEED: 18042251

N/F: TWO RIVERS INTERESTS LP
2519 REDWOOD RD
SAN MARCOS, TX 78666-1408
APN: R85318
DEED: 19023899

N/F: SHERILL LANE TRUST BAEBLER
1706 STAPLES RD
SAN MARCOS, TX 78666-1428
APN: R19014
DEED: 11019756

REMAINDER LOT
3,459,386 Sq. Ft. ±
79.417 Acres ±

PROPOSED LOT A
662,226 Sq. Ft. ±
15.203 Acres ±

PROPOSED LOT B
92,554 Sq. Ft. ±
2.125 Acres ±

PROPOSED LOT C
95,631 Sq. Ft. ±
2.195 Acres ±

S 60°45'59" W 547.59'

S 60°53'06" W 1447.68'

Old Bastrop Road

VARIABLE WIDTH ASPHALT - VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
NO DOCUMENT REFERENCED

FOUND 1/2" REBAR

N 60°21'38" E 2714.89'
(BASIS OF BEARING)

N 60°21'38" E 382.42'

N 41°10'08" W 422.62'

N 41°10'08" W 789.77'

N 41°10'08" W 367.15'

N 60°32'48" E 526.86'

N 29°27'12" W 815.77'

S 59°05'15" W 356.69'

S 59°05'15" W 322.57'

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FOUND 1" REBAR

S 41°03'23" E 270.93'

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Herman & Kittle Properties, Inc.

Legacy Square Apartments in San Marcos, TX will consist of a mix of cottages and interior corridor/elevator served buildings. Below are photos of existing cottage and interior corridor projects in Herman & Kittle Properties, Inc. portfolio.

Cottages



Cottages at Blue Bird Creek – Liberty, MO



Old Dowlen Cottages – Beaumont, TX

Interior Corridor/Elevator Served Building



Commons at Little Bark Creek – Fremont, OH



Main Street Commons – Taylor, TX

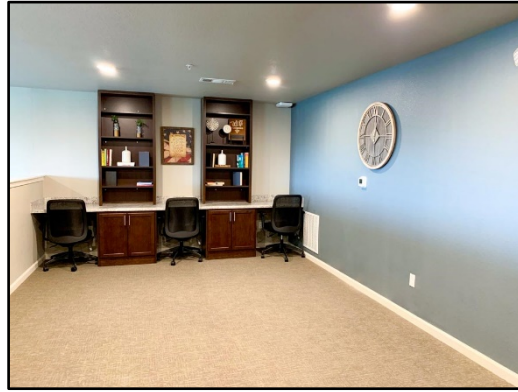


Centennial Park Apartments – Owasso, OK

Common Area/Amenity Photos



Community Room



Library



Fitness Center



Community Room/Kitchen

Unit Interior Photos



Unit Kitchen



Unit Bathroom



Unit Living Room



Unit Bedroom



Resident Supportive Services Memorandum of Understanding

This agreement between _____ (**Owner**), Kittle Property Group, Inc. (**Management Agent**), and _____ (**Service Provider/Agent/Organization**) is to confirm the activities, services, and/or incentives offered to the residents of _____ (**Property**). The Owner and Management Agent agree that in partnering with Service Provider/Agent/Organization, the Property should offer programs that are tailored to the needs of the targeted residents and encourage residents to invest in the overall well-being, neighborhood/multifamily community, and/or environment. It is agreed by all signing parties that the services provided are at no extra cost to the resident. It is understood that some classes/activities/events offered might require a maintenance fee. Resident supportive services must be optional and inclusive to all residents within the Property.

The agreement and all services provided shall remain in effect for the life of the Property. The Owner and Management Agent will be responsible for maintaining all resident supportive services for the life of the Property (even if the Owner is required to find a different provider who will provide the same or comparable services to benefit the residents).

Owner Authorized Signatory _____

Printed Name _____ **Date** _____

Management Agent Authorized Signatory _____

Printed Name _____ **Date** _____

Service Provider/Agent/Organization Authorized Signatory _____

Printed Name _____ **Date** _____