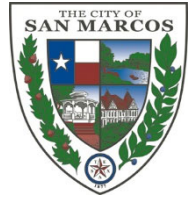


AMENDMENT TO APPROVED AGREEMENT APPLICATION

Updated: September, 2020

Original Case # _____ - _____ - _____



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(es): _____

Legal Description: ~~Lot~~ _____ ~~Block~~ _____ ~~Subdivision~~ A0467 WILLIAM WARD SURVEY

Total Acreage: _____ Tax ID #: R _____

Preferred Scenario Designation: _____ Existing Use of Property: _____

DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: _____

Proposed Base Zoning Districts: _____

Proposed Land Uses: _____

AUTHORIZATION

By submitting this digital application, 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 \$2,113 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$5,013

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


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, _____ (owner name) on behalf of
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
_____ (address).

I hereby authorize _____ (agent name) on behalf of
_____ (agent company) to file this application for
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  _____ Date: _____
Printed Name, Title: _____ (Aaron Levy)

Signature of Agent:  _____ Date: 01/26/2023
Printed Name, Title: Lexie England, PE

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature:  _____

Date: _____

Print Name: _____

Form Updated October, 2019



January 27, 2023

Will Rugeley
City of San Marcos
630 E. Hopkins
San Marcos, TX 78666

**RE: Post Road
2318 Post Road
San Marcos, TX
PDA 21-05 Development Agreement Amendment
Doc# 22015340 OPRHC**

Mr. Rugeley,

On behalf of our client, Kimley-Horn has prepared an Amendment to Approved Agreement application for review by the City of San Marcos for the above referenced recorded Development Agreement.

The Development Agreement was approved by City Council on December 7th, 2021 and recorded on March 29th, 2022 with the term Micro Home defined as a "Single family detached dwelling ranging in size from 380 – 1,100 square feet, constructed on a permanent foundation meeting the requirements of the International Residential Code (IRC), as applicable and adopted by the City."

The developer is proposing to revise the definition of Micro Units to include dwelling units constructed to meet the US Department Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards. The property with the proposed Micro Home development is being zoned as Manufactured Home District (MH), as stated in the recorded Development Agreement (ZC-23-09). MH zoning allows for dwelling units designed to HUD standards.

HUD units have more established and accessible manufacturers and affordable pricing which will allow the development to provide more affordable rental rates. The HUD unit manufacturers are also able to make all customizations required to meet Casata brand standards and specifications. A portion of units will be site built to meet the International Residential Code (IRC) requirements. Therefore, the amendment includes both code requirements as options in the Micro Home definition. All Micro Home units will have permanent foundations. The Micro Homes will meet all other design standards included in the Development Agreement.

If there is additional information that you require, please contact me at (512) 518-6529.

Sincerely,

A handwritten signature in blue ink that reads "Lexie England".

Lexie England, PE
Project Manager
Kimley-Horn and Associates, Inc.

METES & BOUNDS LEGAL DESCRIPTION OF:
26.789 ACRES OF LAND

BEING A 26.789 ACRE (1,166,927 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467 AND THE J. M. VERAMENDI LEAGUE, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 26.78 ACRES, DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 10.62 ACRE TRACT OF LAND DESCRIBED TO SAN MARCOS-BLANCO INSTRUMENTARY ASSOCIATION AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 42, PAGE 151 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AND AT THE SOUTH CORNER OF A CALLED 5.000 ACRE TRACT OF LAND DESCRIBED TO CASATA SAN MARCOS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 21037827 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 44°27'40" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 5.000 ACRE TRACT, AT 489.61 FEET PASSING 0.17 FEET LEFT OF A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "WALS" FOUND AS A REFERENCE MARKER TO THE EAST CORNER OF SAID 5.000 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 15.1703 ACRE TRACT DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425; THEN CONTINUING ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 15.1703 ACRE TRACT, FOR A TOTAL DISTANCE OF 1379.92 FEET TO A 1" IRON PIPE FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (VARIABLE WIDTH R.O.W.) AND AT THE EAST CORNER OF SAID 15.1703 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 17°52'20" EAST, A DISTANCE OF 659.99 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
- IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 3°02'34", A RADIUS OF 3769.82 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°17'20" EAST, 200.18 FEET, AND A TOTAL ARC LENGTH OF 200.20 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF COMPOUNDING CURVATURE OF THIS TRACT;
- IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 21°58'38", A RADIUS OF 1860.08 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°32'20" EAST, 709.11 FEET, AND A TOTAL ARC LENGTH OF 713.48 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A NORTHEAST CORNER OF A CALLED 71.41 ACRE TRACT OF LAND DESCRIBED TO 4-D ASSOCIATES I LTD. AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 1480, PAGE 745 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; FOR THE EAST CORNER OF THIS TRACT;

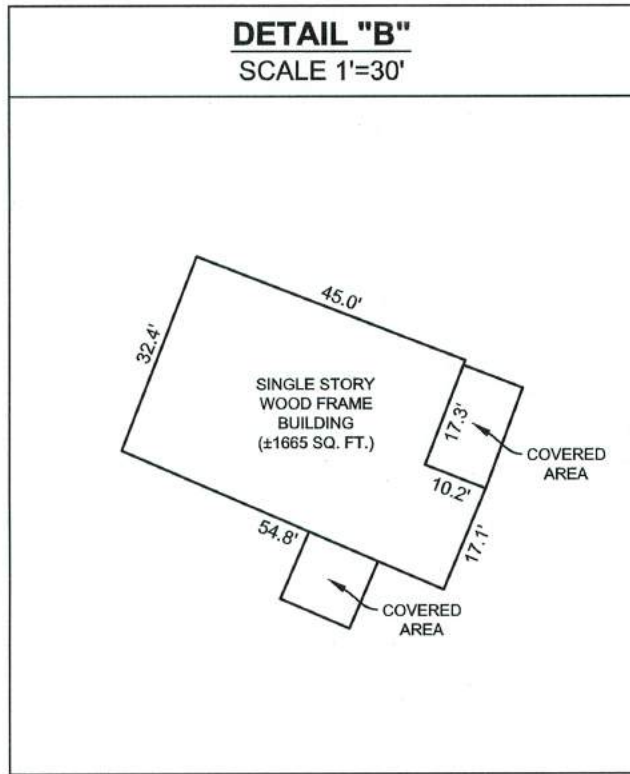
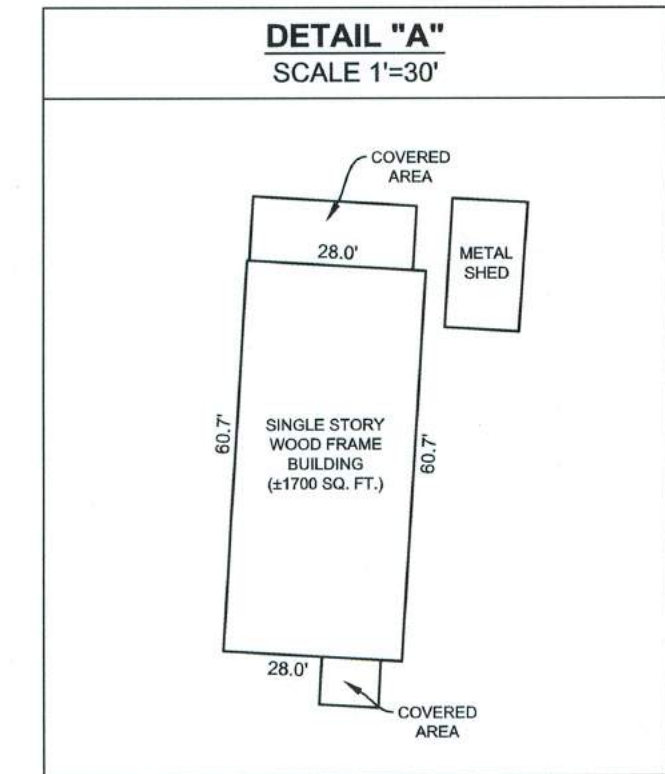
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 71.41 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- NORTH 86°39'20" WEST, AT 3.86 FEET PASSING 0.65 FEET TO THE LEFT OF A 3/4" IRON PIPE FOUND FOR A REFERENCE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 311.52 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 86°25'20" WEST, A DISTANCE OF 261.18 FEET TO A MAG NAIL SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 38°26'40" WEST, A DISTANCE OF 128.90 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE SOUTH CORNER OF THIS TRACT;
- NORTH 45°18'20" WEST, A DISTANCE OF 390.81 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 46°29'20" WEST, A DISTANCE OF 484.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.789 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE LISTED IN GENERAL NOTE 1.)

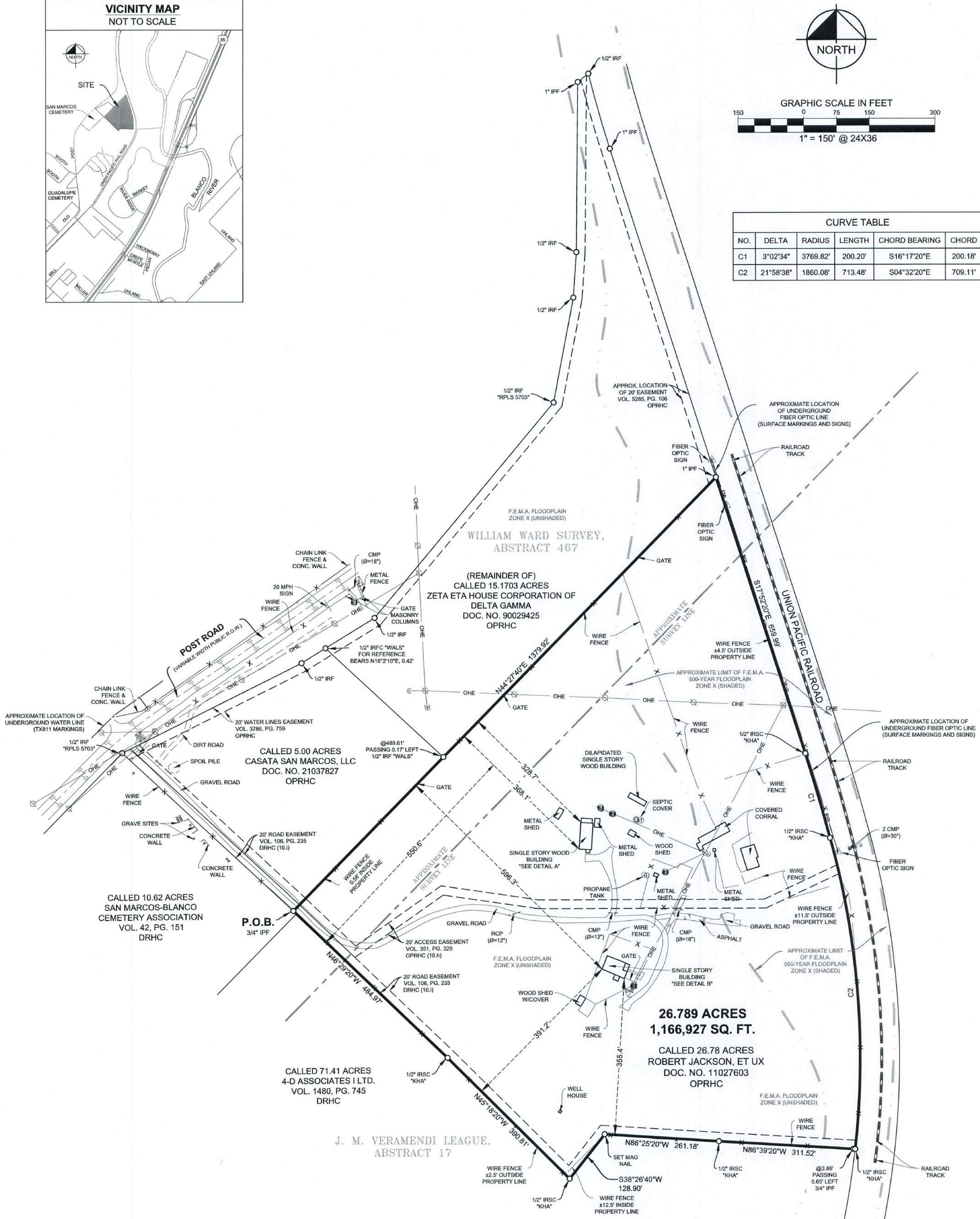
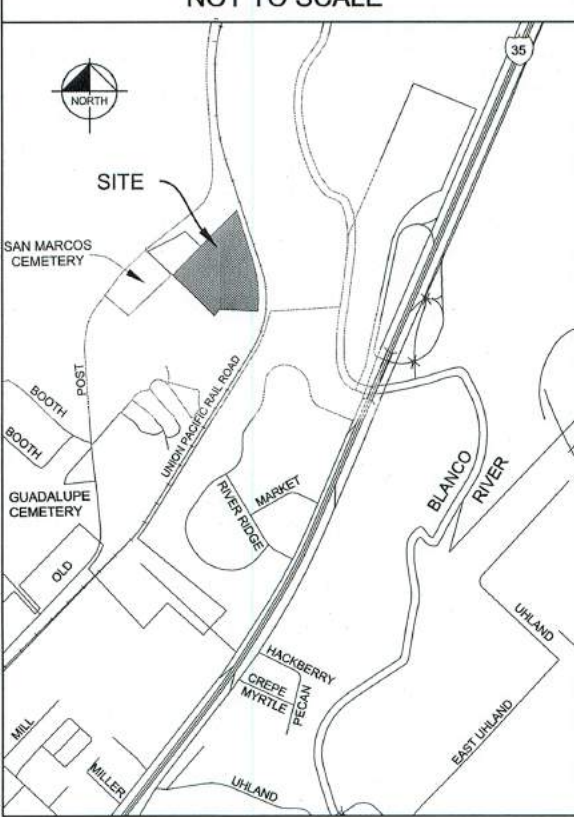
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)
 - RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS HEREOF. (NOT A SURVEY MATTER)
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK 1.(C), THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY) (NOT A SURVEY MATTER)
 - RIGHTS OF TENANTS IN POSSESSION UNDER RECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY MATTER)
 - EASEMENT EXECUTED BY GEORGE KYLE, TO TEXAS POWER & LIGHT COMPANY, DATED NOVEMBER 3, 1927, RECORDED IN VOLUME 94, PAGE 579, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET IN NATURE)
 - EASEMENT EXECUTED BY BESSIE KYLE, TO TEXAS POWER & LIGHT COMPANY, DATED NOVEMBER 30, 1927, RECORDED IN VOLUME 94, PAGE 580, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET IN NATURE)
 - EASEMENT EXECUTED BY ALMA KYLE MITCHELL, TO MAXWELL WATER SUPPLY CORPORATION, DATED DECEMBER 10, 1970, RECORDED IN VOLUME 240, PAGE 741, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, BLANKET IN NATURE)
 - EASEMENTS AS SHOWN IN DEEDS RECORDED IN VOLUME 351, PAGE 329, VOLUME 362, PAGE 218, AND VOLUME 377, PAGE 481 CORRECTED IN VOLUME 393, PAGE 460, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. (SUBJECT TO, AS SHOWN ON SURVEY)
 - EASEMENTS AS SHOWN IN DEEDS RECORDED IN VOLUME 351, PAGE 329, VOLUME 362, PAGE 218, AND VOLUME 377, PAGE 481 CORRECTED IN VOLUME 393, PAGE 460, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AS REFLECTED ON SURVEY DATED NOVEMBER 11TH, 2021, PREPARED BY ZACHARY KEITH PETRUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769.
 - TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN GEORGE KYLE AND BESSIE KYLE AND ARABELLA C. YARRINGTON, AS RECORDED IN VOLUME 106, PAGE 235, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AS SHOWN ON SURVEY DATED NOVEMBER 11TH, 2021, PREPARED BY ZACHARY KEITH PETRUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769. (SUBJECT TO, AS SHOWN ON SURVEY)
 - SUBJECT PROPERTY LIES WITHIN THE EDWARDS UNDERGROUND WATER DISTRICT. (SUBJECT TO, NOT SHOWN)
 - SUBJECT PROPERTY LIES WITHIN THE UPPER SAN MARCOS WATERSHED. (SUBJECT TO, NOT SHOWN)
 - INTENTIONALLY DELETED
 - INTENTIONALLY DELETED
 - NO LIABILITY IS ASSUMED OF THE LOCATION OF OVERHEAD UTILITY LINE AND UTILITY POLES, WITHIN THE BOUNDARY OF SUBJECT PROPERTY AND BEING SITUATED OUTSIDE ANY DESIGNATED EASEMENT, TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT ON SURVEY DATED NOVEMBER 11TH, 2021, PREPARED BY ZACHARY KEITH PETRUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769. (NOT A SURVEY MATTER)
 - NO LIABILITY IS ASSUMED BY REASON OF THE ENCROACHMENT AND/OR PROTRUSION OF FENCES INTO OR OUTSIDE THE BOUNDARY LINES OF SUBJECT PROPERTY, TOGETHER WITH ANY ASSERTION OF OWNERSHIP OF LAND LYING BETWEEN SAID FENCE AND THE BOUNDARY LINES OF SUBJECT PROPERTY, AS SHOWN ON SURVEY DATED NOVEMBER 11TH, 2021, PREPARED BY ZACHARY KEITH PETRUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769. (OTF ONLY) (NOT A SURVEY MATTER)



LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	EASEMENT LINE
—	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
- - -	STORM DRAINAGE LINE
FIB	UNDERGROUND FIBER OPTIC CABLE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
CBL	UNDERGROUND CABLE LINE
UGE	UNDERGROUND ELECTRIC LINE
—	SIDEWALK
- X - X - X -	FEMA FLOOD LINE
—	SURVEY LINE
- - -	CONCRETE PAVEMENT
—	ASPHALT PAVEMENT

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

- THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 20-356-C (ISSUE DATE: NOVEMBER 11, 2021; EFFECTIVE DATE: SEPTEMBER 30, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
- ACCORDING TO COMMUNITY PANEL NO. 4803210392, MAP NO. 48209C0392F, EFFECTIVE DATE: SEPTEMBER 2, 2005 AND COMMUNITY PANEL NO. 4803210391, MAP NO. 48209C0391F, EFFECTIVE DATE: SEPTEMBER 2, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- PER ALTA/NSPS SURVEY MINIMUM STANDARDS ITEM 5, SECTION C, PARAGRAPH III: THE TERM "ENCROACHMENT" IMPLIES A LEGAL OPINION. "EVIDENCE OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK" RELATIVE TO TITLE LINES, SETBACKS, ADJOINING PROPERTIES, AND RIGHTS-OF-WAYS, WILL BE SHOWN, BUT THE SURVEY WILL MAKE NO JUDGMENT OF "ENCROACHMENT" OR "NON-ENCROACHMENT".
- AREAS OF POTENTIAL ENCROACHMENT
 - FENCE LINES MEANDER ALONG PROPERTY LINES, AS SHOWN ON SURVEY
- THE SUBJECT TRACT HAS ACCESS TO THE PUBLIC STREET RIGHT-OF-WAYS OF POST ROAD THROUGH THE USE OF A 20' ROAD EASEMENT AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 106, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND A 20' ACCESS EASEMENT AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 351, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SURVEY DOES NOT REFLECT ZONING STATUS OR RESTRICTIONS. PER ALTA/NSPS OPTIONAL TABLE A NO. 6 (A)(B), A PRIVATE ZONING REPORT WAS NOT PROVIDED BY THE OWNER OR THE INSURER. THE SURVEYOR WILL NOT RESEARCH OR INTERPRET ANY ITEM RELATED TO ZONING IN ORDER SHOW SAID ZONING RESTRICTIONS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TEXAS 811 MARKINGS LOCATED BY SURVEY CREWS, OR RECORD DRAWINGS OBTAINED FROM UTILITY COMPANIES REPRESENTATIVES. KIMLEY-HORN CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED AND READILY VISIBLE ON THE SURFACE AT THE TIME OF THIS SURVEY. KIMLEY-HORN HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE SIZE, DEPTH, CONDITION, OR CAPACITY OF ANY BURIED UTILITIES OR UNDERGROUND FACILITIES. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. TEXAS 811 MARKINGS SHOWING THE LOCATION OF BURIED UTILITIES WERE OBSERVED AND LOCATED BY SURVEY CREWS WHILE PERFORMING THE FIELD SURVEY. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY AND THOROUGHNESS OF UTILITY COMPANY REPRESENTATIVES MARKING EFFORT. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS, NO PRIVATE INTERIOR SERVICE LINES WERE MARKED AND NOT ARE SHOWN.
- THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE A, CHAPTER 212 - MUNICIPAL REGULATION OF SUBDIVISIONS, SUBCHAPTER A - REGULATION OF SUBDIVISIONS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS AND THERE WERE NO VISIBLE EVIDENCE OF CHANGES TO STREET RIGHT-OF-WAYS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF READILY VISIBLE MARKERS DELINEATING THE WETLANDS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THE SURVEY CREW OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT TRACT AT THE TIME OF SURVEY, EXCEPT AS SHOWN ON SURVEY.
- THE SURVEY CREW OBSERVED NO PARKING SPOTS, HANDICAPPED OR OTHERWISE ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
- THE EXTERIOR "FOOT PRINT" DIMENSIONS OF ALL BUILDING SHOWN HEREON ARE USED FOR SQUARE FOOTAGE CALCULATIONS.

SURVEYOR'S CERTIFICATION:

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CORRIDOR TITLE, LLC
OVATION FINANCE HOLDINGS S, LLC, A NEVADA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS
CASATA SAN MARCOS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ROBERT JACKSON AND WIFE, JOANN JACKSON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 9, 13 AND 16 OF TABLE A THEREOF.

FIELD SURVEY COMPLETION DATE: OCTOBER 6, 2021.
SURVEY COMPLETION DATE: NOVEMBER 11, 2021.

ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



ALTA/NSPS LAND TITLE SURVEY OF
26.789 ACRES
BEING OUT OF THE
WILLIAM WARD SURVEY, ABSTRACT 467
& THE J. M. VERAMENDI LEAGUE, ABSTRACT 17
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV,
SUITE 200, AUSTIN, TEXAS 78759

FIRM # 10194624

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	NLS	ZKP	11/11/2021	069278804	1 OF 1

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ALL RIGHTS RESERVED

No.	DATE	REVISION DESCRIPTION
1		

DWG NAME: K:\AUS - SURVEY\AUSTIN SURVEY PROJECTS\069278804 - POST RD SURVEY - TRN HOMES\DWG\ALTA 26.789AC ONLY - POST RD.DWG PLOTTED BY: PETRUS, ZACH 11/11/2021 4:22 PM LAST SAVED: 11/11/2021 10:43 AM

Exhibit A

KIMLEY-HORN AND ASSOCIATES, INC.
 TBPLS FIRM NO. 10194624
 10814 JOLLYVILLE ROAD,
 CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759

METES & BOUNDS LEGAL DESCRIPTION OF:
 26.789 ACRES OF LAND

BEING A 26.789 ACRE (1,166,927 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM WARD SURVEY, ABSTRACT 467 AND THE J. M. VERAMENDI LEAGUE, ABSTRACT 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 26.78 ACRES, DESCRIBED TO ROBERT JACKSON, ET UX, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 11027603 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE NORTHEAST BOUNDARY LINE OF A CALLED 10.62 ACRE TRACT OF LAND DESCRIBED TO SAN MARCOS-BLANCO CEMETERY ASSOCIATION AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 42, PAGE 151 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; AND AT THE SOUTH CORNER OF A CALLED 5.000 ACRE TRACT OF LAND DESCRIBED TO CASATA SAN MARCOS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 21037827 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 44°27'40" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 5.000 ACRE TRACT, AT 489.61 FEET PASSING 0.17 FEET LEFT OF A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "WALS" FOUND AS A REFERENCE MARKER TO THE EAST CORNER OF SAID 5.000 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 15.1703 ACRE TRACT DESCRIBED TO ZETA ETA HOUSE CORPORATION OF DELTA GAMMA AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 90029425; THEN CONTINUING ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 15.1703 ACRE TRACT, FOR A TOTAL DISTANCE OF 1379.92 FEET TO A 1" IRON PIPE FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (VARIABLE WIDTH R.O.W.) AND AT THE EAST CORNER OF SAID 15.1703 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT;

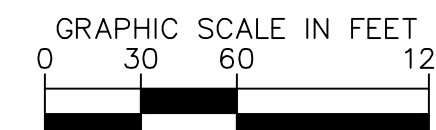
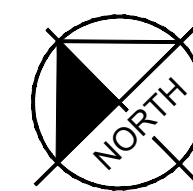
THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 17°52'20" EAST, A DISTANCE OF 659.99 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF CURVATURE OF THIS TRACT;
2. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 3°02'34", A RADIUS OF 3769.82 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°17'20" EAST, 200.18 FEET, AND A TOTAL ARC LENGTH OF 200.20 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A POINT OF COMPOUNDING CURVATURE OF THIS TRACT;
3. IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 21°58'38", A RADIUS OF 1860.08 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°32'20" EAST, 709.11 FEET, AND A TOTAL ARC LENGTH OF 713.48 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT A NORTHEAST CORNER OF A CALLED 71.41 ACRE TRACT OF LAND DESCRIBED TO 4-D ASSOCIATES LTD. AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 1480, PAGE 745 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; FOR THE EAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 71.41 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 86°39'20" WEST, AT 3.86 FEET PASSING 0.65 FEET TO THE LEFT OF A 3/4" IRON PIPE FOUND FOR A REFERENCE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 311.52 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 86°25'20" WEST, A DISTANCE OF 261.18 FEET TO A MAG NAIL SET FOR AN ANGLE CORNER OF THIS TRACT;
3. SOUTH 38°26'40" WEST, A DISTANCE OF 128.90 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR THE SOUTH CORNER OF THIS TRACT;
4. NORTH 45°18'20" WEST, A DISTANCE OF 390.81 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 46°29'20" WEST, A DISTANCE OF 484.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 26.789 ACRES OF LAND, MORE OR LESS, IN HAYS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

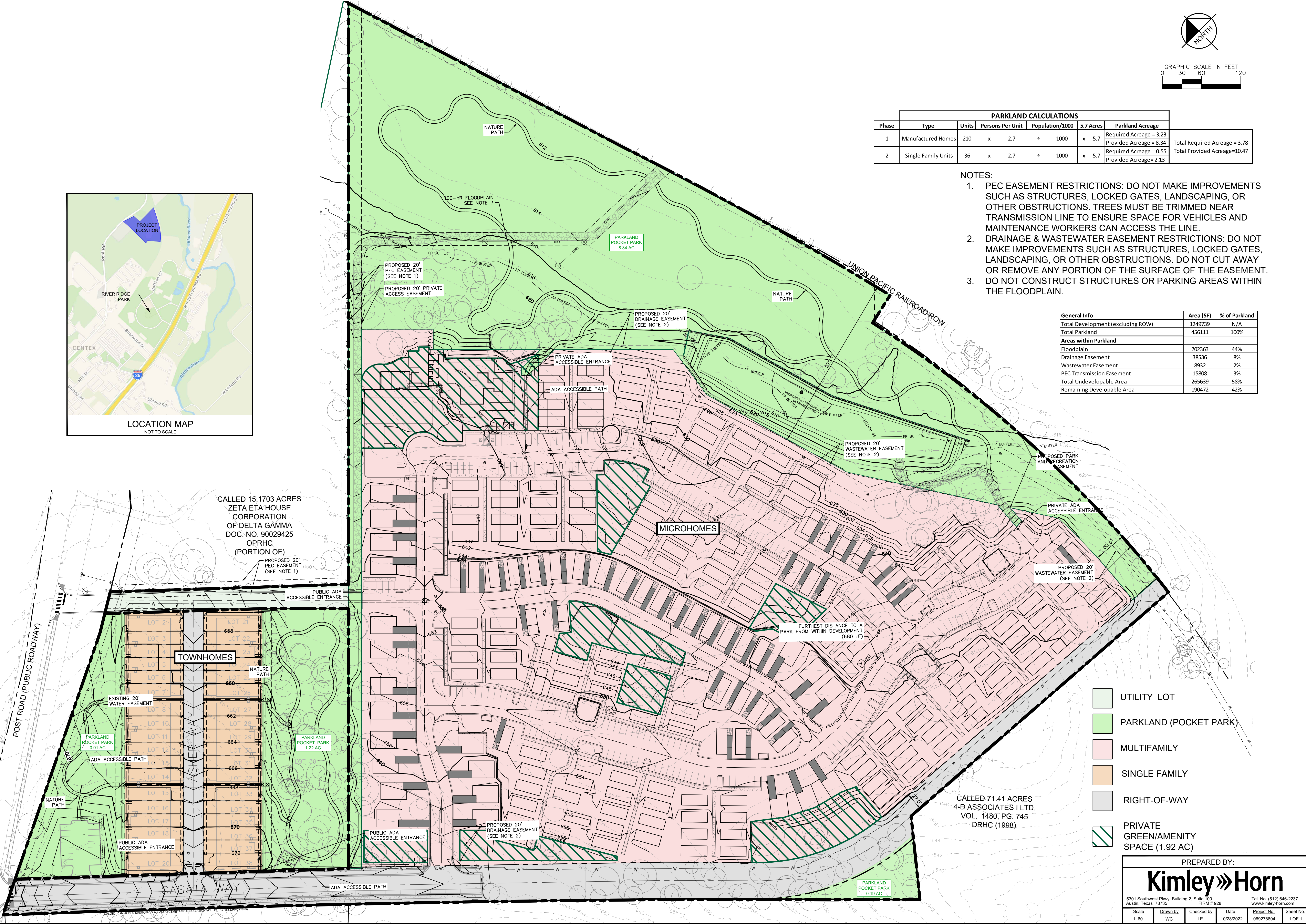
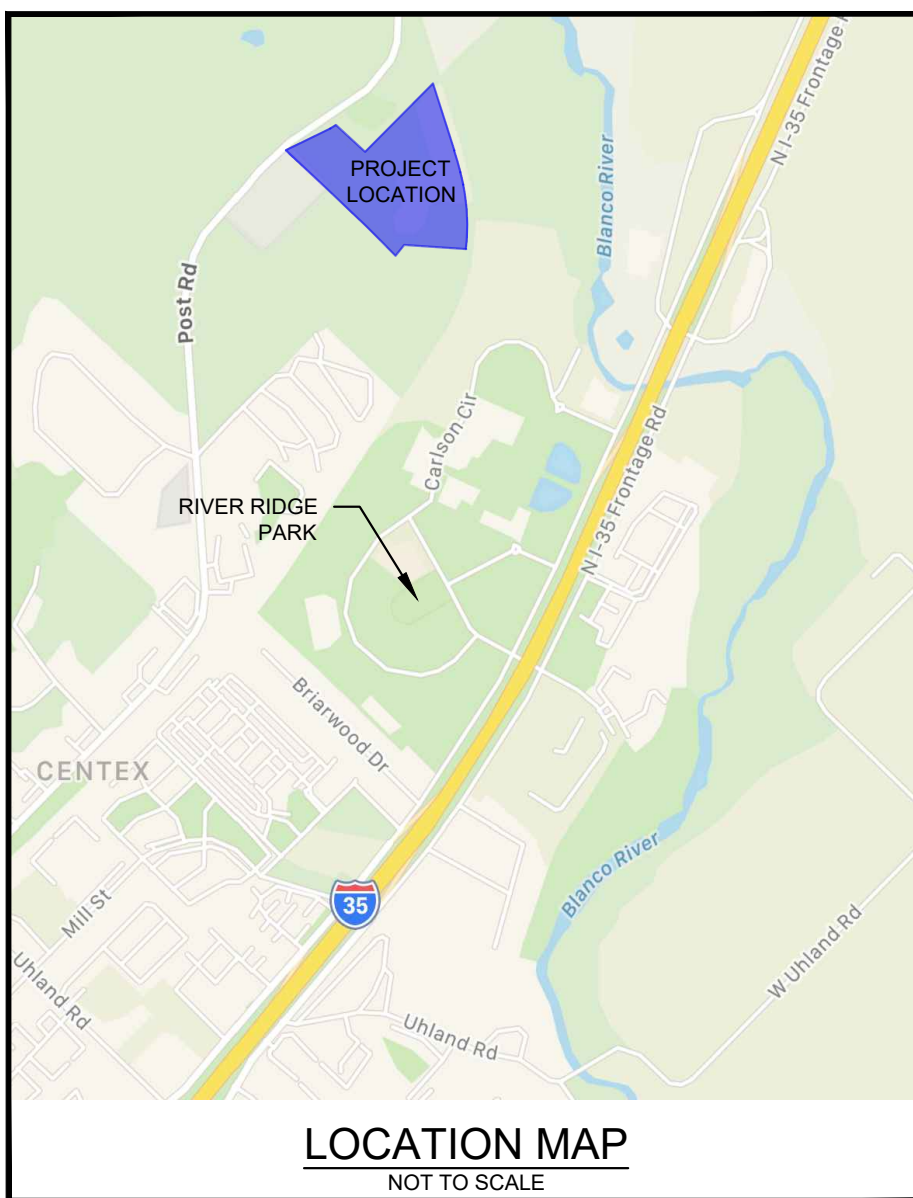
(POST ROAD - 26.789 ACRE TRACT)



PARKLAND CALCULATIONS						
Phase	Type	Units	Persons Per Unit	Population/1000	5.7 Acres	Parkland Acreage
1	Manufactured Homes	210	x 2.7	÷ 1000	x 5.7	Required Acreage = 3.23 Provided Acreage = 8.34
2	Single Family Units	36	x 2.7	÷ 1000	x 5.7	Required Acreage = 0.55 Provided Acreage = 2.13
						Total Required Acreage = 3.78 Total Provided Acreage = 10.47

- NOTES:
- PEC EASEMENT RESTRICTIONS: DO NOT MAKE IMPROVEMENTS SUCH AS STRUCTURES, LOCKED GATES, LANDSCAPING, OR OTHER OBSTRUCTIONS. TREES MUST BE TRIMMED NEAR TRANSMISSION LINE TO ENSURE SPACE FOR VEHICLES AND MAINTENANCE WORKERS CAN ACCESS THE LINE.
 - DRAINAGE & WASTEWATER EASEMENT RESTRICTIONS: DO NOT MAKE IMPROVEMENTS SUCH AS STRUCTURES, LOCKED GATES, LANDSCAPING, OR OTHER OBSTRUCTIONS. DO NOT CUT AWAY OR REMOVE ANY PORTION OF THE SURFACE OF THE EASEMENT.
 - DO NOT CONSTRUCT STRUCTURES OR PARKING AREAS WITHIN THE FLOODPLAIN.

General Info	Area (SF)	% of Parkland
Total Development (excluding ROW)	1249739	N/A
Total Parkland	456111	100%
Areas within Parkland		
Floodplain	202363	44%
Drainage Easement	38536	8%
Wastewater Easement	8932	2%
PEC Transmission Easement	15808	3%
Total Undevelopable Area	265639	58%
Remaining Developable Area	190472	42%



- UTILITY LOT
- PARKLAND (POCKET PARK)
- MULTIFAMILY
- SINGLE FAMILY
- RIGHT-OF-WAY
- PRIVATE GREEN/AMENITY SPACE (1.92 AC)

PREPARED BY:

Kimley»Horn

5301 Southwest Pkwy, Building 2, Suite 100
Austin, Texas 78735 FIRM # 928
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1:60	WC	LE	10/28/2022	069278804	1 OF 1

A MICRO HOME RENTAL COMMUNITY



Visit Casata.com

DA Amendment Purpose

HUD Manufactured Product will allow Casata to

Maintain **attainable** rental rates

Offer a higher level of finish quality

Insure completion success by **reducing supply chain risks** and production shortages

Lower Rent Rates

HUD units will save residents

\$349 per month

when compared to IRC Modular

Rent Comparison			
	Modular IRC	HUD CODE	DELTA
Required Rent / Unit / Month*	\$1,989	\$1,640	(\$349)
Hays County Median Household Income	\$71,061	\$71,061	—
Rent % of Median Income	33.6%	27.7%	(5.9%)

**Average of required rent per unit*

HUD Cost Savings

SUMMARY

	Modular IRC	HUD CODE	DELTA
<u>Per Unit Costs</u>			
Unit Price	\$112,000	\$68,715	(\$43,285)
Transport & Set	\$15,000	\$15,000	—
Total Unit Price	\$127,000	\$83,715	(\$43,285)
Construction Hard Costs	\$55,145	\$55,145	—
Land Costs	\$11,213	\$11,213	—
Architecture & Engineering	\$6,559	\$6,559	—
Soft Costs	\$6,044	\$6,044	—
Developer Fee	\$8,854	\$7,030	(\$1,824)
Interest & Lease-Up Expense	\$11,524	\$6,732	(\$4,791)
Construction Management Fee	\$5,380	\$5,228	(\$152)
Owner Contingency	\$10,006	\$7,835	(\$2,172)
Misc. Financing & Closing Costs	\$4,883	\$3,817	(\$1,066)
Construction Costs Per Unit	\$246,608	\$193,317	(\$53,290)
# of Units	210	210	—
Total Construction Budget	\$51,787,622	\$40,596,623	(\$11,191,000)

HUD Units save
34% per unit
compared to Modular
IRC that will directly
convey to the
resident through
attainable
rents



Microsoft Excel
Worksheet

[Click here for Pro Forma](#)

CODE COMPARISON

Specifications

Modular IRC Code

HUD Code

On Permanent Foundation



Licensed Factory Inspections



Meets NEC requirements



Affordable Pricing – Attainable Rents



Accessibility of Manufacturers



Built to Casata Specifications



1. *per recorded Development Agreement*

2. *increase in unit costs by 15-20% resulting increased rents by min 5-10%*

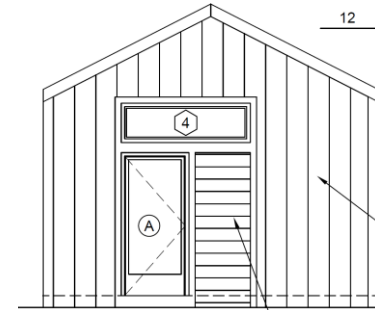
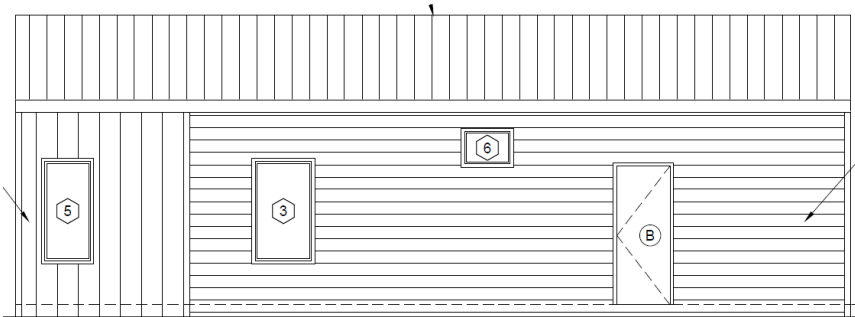
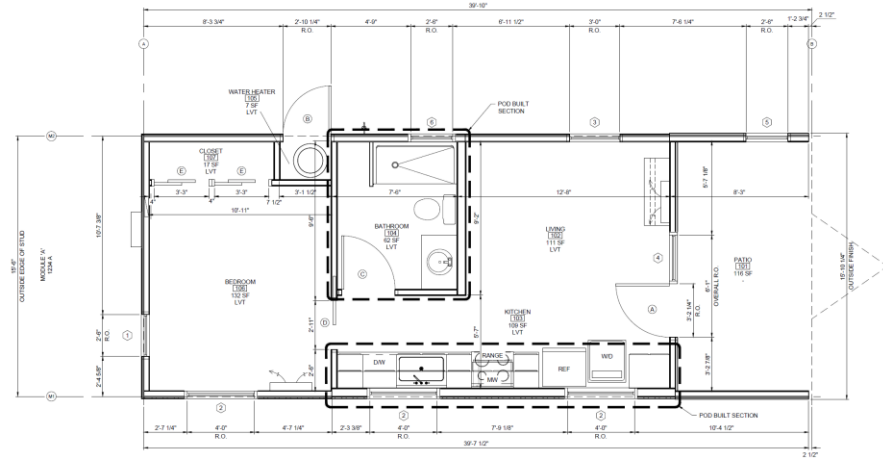


CASATA HUD Package Specs

Specifications	Modular IRC Code	Casata HUD Package
R19 walls, R30 floors, R38 ceilings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Greenguard Hard Surface Countertops	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
High Efficiency Mini Split HVAC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dual Pane, Low-E Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Low and No VOC Paints	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Metal Roofing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
50-year warranty exterior siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless Steel Appliances	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EPA WaterSense Fixtures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smart Technology Integration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

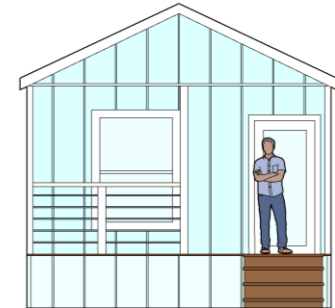
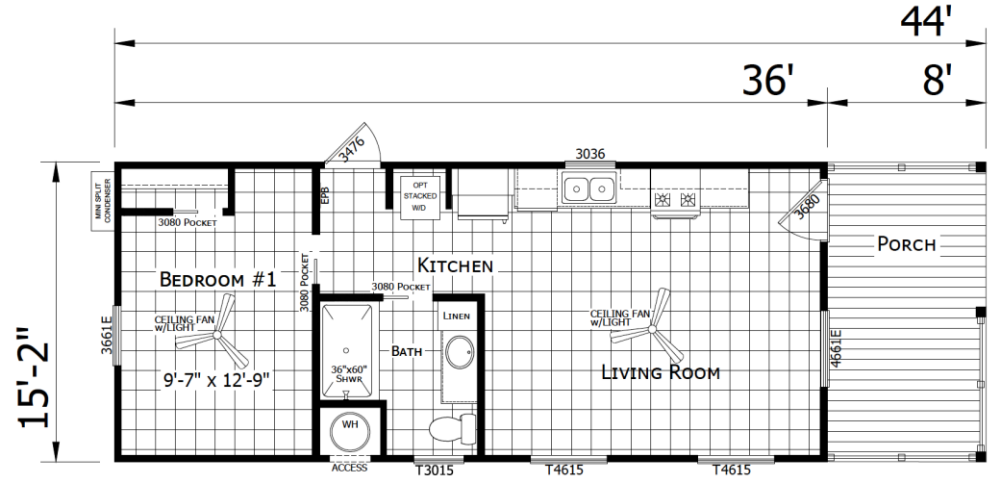
Modular IRC Floor Plans & Elevations

1 bed/1 bath
472 SF
116 SF Covered Front Porch



HUD Code Floor Plan & Elevations

1 bed/1 bath
512 SF
120 SF Covered Front Porch



Casata Austin HUD Units





Casata Austin HUD Units

HUD VS IRC CODE

[IRC 2015 Code](#)

[HUD Construction and safety Standards](#)

Insulation

- Wall Insulation
 - IRC: R13
 - HUD: R13 for Climate Zone 1A
 - Casata HUD: Minimum R-15
- Roof Insulation
 - HUD: R30
 - IRC: R38
 - Casata HUD: Minimum R-38
- Floor Insulation
 - HUD: R13
 - IRC: R13
 - Casata HUD: Minimum R-19

Windows

- Window
 - IRC: Wood, Vinyl, or Aluminum
 - HUD: Wood, Vinyl, or Aluminum
 - Casata HUD: Vinyl windows with fusion welded seams and corners
- Glazing
 - IRC: Laminated glass, fully tempered glass, heat-strengthened glass, wired glass, approved rigid plastics.
 - HUD: Laminated glass, Tempered glass, Insulated Glass
 - Standard. All primary windows and sliding glass doors shall comply with AAMA [1701.2-95](#), Voluntary Standard Primary Window and Sliding Glass Door for Utilization in Manufactured Housing
 - Casata HUD Units: Low E 366 7/16" thick (minimum) double pane, air filled, insulated glass.

Electrical

- Wire type & other specs
 - IRC: Generally Copper Conductors
 - Minimum size of conductors. The minimum size of conductors for feeders and branch circuits shall be 14 AWG copper and 12 AWG aluminum. The minimum size of service conductors shall be as specified in Chapter 36
 - Ground Fault Circuit Interrupter (GFCI): 125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a sink or of the outside edge of a bathtub or shower stall shall have ground-fault circuit interrupter protection for personnel.
 - HUD:
 - General:
 - (c) The provisions of this standard apply to manufactured homes intended for connection to a wiring system nominally rated 120/240 volts, 3-wire AC, with grounded neutral.
 - (d) All electrical materials, devices, appliances, fittings, and other equipment shall be listed or labeled by a nationally recognized testing agency and shall be connected in an approved manner when in service.
 - (e) Aluminum conductors, aluminum alloy conductors, and aluminum core conductors such as copper clad aluminum; are not acceptable for use in branch circuit wiring in manufactured homes.
 - All receptacle outlets shall be:
 - (1) Of grounding type;
 - (2) Installed according to Article 406.3 of the National Electrical Code, NFPA No. 70-2005.
 - (3) Except when supplying specific appliances, be parallel-blade, 15-ampere, 125-volt, either single or duplex.
 - (b) All 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoors, or in compartments accessible from outside the manufactured home, and in bathrooms, including receptacles in light fixtures, must have ground-fault circuit-interrupter protection for personnel. Ground-fault circuit-interrupter protection for personnel must be provided for receptacles serving countertops in kitchens and receptacle outlets located within 6 feet of a wet bar sink, except for receptacles installed for appliances in dedicated spaces, such as dishwashers, disposals, refrigerators, freezers, and laundry equipment.
 - Wiring methods and materials:
 - Except as specifically permitted by this part, the wiring methods and materials specified in the National Electrical Code, NFPA No. 70-2005, must be used in manufactured homes.

Plumbing

- Material & Joints
 - IRC:
 - Plastic pipe, fittings, and components. Plastic pipe, fittings and components shall be third-party certified as conforming to NSF 14. Plumbing products and materials required by the code to be in compliance with a referenced standard shall be *listed* by a third-party certification agency as complying with the referenced standards. Products and materials shall be identified in accordance with Section P2609.1.
 - HUD:
 - *Quality of fixtures.* Plumbing fixtures shall have smooth impervious surfaces, be free from defects and concealed fouling surfaces, be capable of resisting road shock and vibration, and shall conform in quality and design to listed standards. Fixtures shall be permanently marked with the manufacturer's name or trademark.
 - (2) *Strainers.* The waste outlet of all plumbing fixtures, other than toilets, shall be equipped with a drain fitting that will provide an adequate unobstructed waterway.
 - (3) *Fixture Connections.* Fixture tailpieces and continuous wastes in exposed or accessible locations must be of not less than No. 20 Brown and Sharpe gauge seamless drawn-brass tubing or other approved pipe or tubing materials. Inaccessible fixture connections must be constructed according to the requirements for drainage piping. The diameter of each fixture tailpiece, continuous waste, or waste and overflow must be not less than:
 - (i) 1 1/2 inches, for sinks of two or more compartments, dishwashers, clothes washing machines, laundry tubs, bathtubs, and showers; and (ii) Not less than 1 1/4 inches for lavatories or single compartment sinks having a 2-inch maximum drain opening.
 - (4) *Concealed connections.* Concealed slip joint connections shall be provided with adequately sized unobstructed access panels and shall be accessible for inspection and repair.
 - (5) *Directional fitting.* An approved or listed “Y” or other directional-type branch fitting shall be installed in every tailpiece or continuous waste that receives the discharge from food waste disposal units, dishwashing, or other force-discharge fixture or appliance. (See also § 3280.607(b)(4)(ii).)
 - Drainage piping must be standard weight galvanized steel, brass, copper tube DWV, listed Scheduled 40 ABS plastic, listed Scheduled 40 PVC plastic, cast iron, or other listed or approved materials.
 - Drainage fittings shall be recessed drainage pattern with smooth interior waterways of the same diameter as the piping and shall be of a material conforming to the type of piping used.
 - Drainage fittings shall be designed to provide for a 1/4 inch per foot grade in horizontal piping.

- (i) Fittings for screw pipe shall be cast iron, malleable iron, brass, or listed plastic with standard pipe threads.
- (ii) Fittings for copper tubing shall be cast brass or wrought copper.
- (iii) Socket-type fittings for plastic piping shall comply with listed standards.
- (iv) Brass or bronze adaptor or wrought copper fittings shall be used to join copper tubing to threaded pipe.
- Piping material. Water pipe shall be of standard weight brass, galvanized wrought iron, galvanized steel, Type K, L or M copper tubing, approved, or listed plastic or other approved or listed material.
- Plastic piping. All plastic water piping and fittings in manufactured homes must be listed for use with hot water.
- Fittings. Appropriate fittings shall be used for all changes in size and where pipes are joined. The material and design of fittings shall conform to the type of piping used. Special consideration shall be given to prevent corrosion when dissimilar metals are joined.
- Fittings for screw piping shall be standard weight galvanized iron for galvanized iron and steel pipe, and of brass for brass piping. They shall be installed where required for change in direction, reduction of size, or where pipes are joined together.
- Fittings for copper tubing shall be cast brass or drawn copper (sweat-soldered) or shall be approved or listed fittings for the purpose intended.

Roof

- Materials / pitch
 - IRC:
 - Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation.
 - Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.

TABLE R804.3
ROOF FRAMING FASTENING SCHEDULE^{a,b}

DESCRIPTION OF BUILDING ELEMENTS			NUMBER AND SIZE OF FASTENERS ^a				SPACING OF FASTENERS
Roof sheathing (oriented strand board or plywood) to rafter			No. 8 screws				6" o.c. on edges and 12" o.c. at interior supports. 6" o.c. at gable end truss
Gable end truss to end wall top track			No. 10 screws				12" o.c.
Rafter to ceiling joist			Minimum No. 10 screws, in accordance with Table R804.3.1.1(3)				Evenly spaced, not less than 1/4" from all edges.
Ceiling joist or roof truss to top track of bearing wall ^b	Ceiling Joist Spacing (in.)	Roof Span (ft)	Ultimate Design Wind Speed (mph) and Exposure Category				Each ceiling joist or roof truss
			126 B 110 C	<139 B 115 C	126 C	<139 C	
	16	24	2	2	2	3	
		28	2	2	3	3	
		32	2	2	3	4	
		36	2	2	3	4	
		40	2	2	3	4	
	24	24	2	2	3	4	
		28	2	2	4	5	
		32	2	3	4	5	
		36	2	3	4	6	
		40	2	3	5	6	

TABLE R905.10.3(1)
METAL ROOF COVERING STANDARDS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Galvanized steel	ASTM A 653 G90 Zinc coated
Stainless steel	ASTM A 240, 300 Series alloys
Steel	ASTM A 924
Lead-coated copper	ASTM B 101
Cold-rolled copper	ASTM B 370 minimum 16 oz/sq ft and 12 oz/sq ft high-yield copper for metal-sheet roof-covering systems; 12 oz/sq ft for preformed metal shingle systems.
Hard lead	2 lb/sq ft
Soft lead	3 lb/sq ft
Aluminum	ASTM B 209, 0.024 minimum thickness for roll-formed panels and 0.019-inch minimum thickness for preformed shingles.
Terne (tin) and terne-coated stainless	Terne coating of 40 lb per double base box, field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	0.027 inch minimum thickness: 99.995% electrolytic high-grade zinc with alloy additives of copper (0.08 - 0.20%), titanium (0.07% - 0.12%) and aluminum (0.015%).

○ HUD:

- Exterior coverings shall be of moisture and weather resistive materials attached with corrosion resistant fasteners to resist wind, snow, and rain. Metal coverings and exposed metal structural members shall be of corrosion resistant materials or shall be protected to resist corrosion. All joints between portions of the exterior covering shall be designed and assembled to protect against the infiltration of air and water, except for any designed ventilation of wall or roof cavity.
- (b) Joints between dissimilar materials and joints between exterior coverings and frames of openings shall be protected with a compatible sealant suitable to resist infiltration of air or water.
- The manufactured home and each of its wind-resisting parts and portions must be designed for horizontal wind loads of not less than 15 psf and a net uplift roof load of not less than 9 psf. The net uplift roof load must not be reduced by the dead load of the roof structure for the purposes of engineering design or structural load testing.
- Whenever the roof slope does not exceed 20 degrees, the design horizontal wind loads required by § 3280.305(c)(1) may be determined without including the vertical roof projection of the manufactured home. However, regardless of

the roof slope of the manufactured home, the vertical roof projection shall be included when determining the wind loading for split level or clerestory-type roof systems.

Siding

- Materials
 - IRC:
 - Exterior walls shall provide the building with a weather-resistant exterior wall envelope.

TABLE R703.3(1)
SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS

SIDING MATERIAL		NOMINAL THICKNESS (inches)	JOINT TREATMENT	TYPE OF SUPPORTS FOR THE SIDING MATERIAL AND FASTENERS					
				Wood or wood structural panel sheathing into stud	Fiberboard sheathing into stud	Gypsum sheathing into stud	Foam plastic sheathing into stud	Direct to studs	Number or spacing of fasteners
Anchored veneer: brick, concrete, masonry or stone (see Section R703.8)		2	Section R703.8	Section R703.8					
Adhered veneer: concrete, stone or masonry (see Section R703.12)		—	Section R703.12	Section R703.12					
Fiber cement siding	Panel siding (see Section R703.10.1)	$\frac{5}{16}$	Section R703.10.1	6d common (2" × 0.113")	6d common (2" × 0.113")	6d common (2" × 0.113")	6d common (2" × 0.113")	4d common (1½" × 0.099")	6" panel edges 12" inter. sup.
	Lap siding (see Section R703.10.2)	$\frac{5}{16}$	Section R703.10.2	6d common (2" × 0.113")	6d common (2" × 0.113")	6d common (2" × 0.113")	6d common (2" × 0.113")	6d common (2" × 0.113") or 11 gage roofing nail	Note f

- HUD:
 - Exterior coverings shall be of moisture and weather resistive materials attached with corrosion resistant fasteners to resist wind, snow, and rain. Metal coverings and exposed metal structural members shall be of corrosion resistant materials or shall be protected to resist corrosion. All joints between portions of the exterior covering shall be designed and assembled to protect against the infiltration of air and water, except for any designed ventilation of wall or roof cavity.
 - (b) Joints between dissimilar materials and joints between exterior coverings and frames of openings shall be protected with a compatible sealant suitable to resist infiltration of air or water.
 - (c) Where adjoining materials or assemblies of materials are of such nature that separation can occur due to expansion, contraction, wind loads or other loads induced by erection or transportation, sealants shall be of a type that maintains protection against infiltration or penetration by air, moisture, or vermin.
 - (d) Exterior surfaces shall be sealed to resist the entrance of rodents.

Foundations

- Foundation
 - IRC: Permanent foundation
 - Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed, and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
 - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
 - Concrete shall have a minimum specified compressive strength of f'_c , as shown in Table R402.2. Concrete subject to moderate or severe weathering as indicated in Table R301.2(1) shall be air entrained as specified in Table R402.2. The maximum weight of fly ash, other pozzolans, silica fume, slag or blended cements that is included in concrete mixtures for garage floor slabs and for exterior porches, carport slabs and steps that will be exposed to deicing chemicals shall not exceed the percentages of the total weight of cementitious materials specified in Section 19.3.3.4 of ACI 318. Materials used to produce concrete and testing thereof shall comply with the applicable standards listed in Chapters 19 and 20 of ACI 318 or ACI 332.

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH* (f'_c)		
	Weathering Potential ^b		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500 ^c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500 ^c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000 ^d	3,000 ^d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 ^{d, e, f}	3,500 ^{d, e, f}

- HUD: Perimeter CMU
 - Any pilings, columns, footings, piers, foundation walls, shims, and any combination thereof that, when properly installed, support the manufactured home.
 - Each manufactured home shall have provisions for support/anchoring or foundation systems that, when properly designed and installed, will resist overturning and lateral movement (sliding) of the manufactured home as imposed by the respective design loads.
- Casata HUD Units:
 - Permanent Foundations as required by local jurisdiction

HVAC

- AC Types
 - IRC: Minisplit Cassettes
 - HUD: Minisplit Cassettes
 - Casata HUD Units: Minisplit Cassettes

HVAC Requirements

Manufacturing HUD Building Code:

1. Heating requirements: The HUD Code requires that all manufactured homes be equipped with a heating system capable of maintaining a minimum indoor temperature of 68°F. The heating system may be electric, gas, or oil-fired, and must be designed and installed to meet the specific requirements of the Code.
2. Cooling requirements: The HUD Code does not require that manufactured homes be equipped with a cooling system, but if a cooling system is installed, it must be designed and installed to meet the specific requirements of the Code.
3. Duct system requirements: The HUD Code has specific requirements for the installation of the duct system, including minimum insulation requirements, air leakage testing, and other measures to ensure that the system is properly designed and installed.

2016 IRC Building code:

1. Heating and cooling requirements: The IRC requires that all residential buildings be equipped with a heating system capable of maintaining a minimum indoor temperature of 68°F and a cooling system capable of maintaining a maximum indoor temperature of 78°F. The heating and cooling systems may be electric, gas, or oil-fired, and must be designed and installed to meet the specific requirements of the Code.
2. Duct system requirements: The IRC has specific requirements for the installation of the duct system, including minimum insulation requirements, air leakage testing, and other measures to ensure that the system is properly designed and installed.
3. Ventilation requirements: The IRC requires that all residential buildings be equipped with a mechanical ventilation system designed to provide a minimum amount of fresh air to the home's occupants. The ventilation system may be a separate system or may be integrated with the heating and cooling system, and must be designed and installed to meet the specific requirements of the Code.

Electrical Requirements

Manufacturing HUD Building Code:

1. Electrical system requirements: The HUD Code requires that all manufactured homes be equipped with an electrical system designed and installed in accordance with the National Electrical Code (NEC) as well as additional specific requirements for manufactured homes. These requirements include a minimum of 100-ampere electrical service, GFCI protection for certain outlets, and specific location and clearance requirements for electrical panels and other components.
2. Electrical certification: The HUD Code requires that all manufactured homes have an electrical certification label affixed to the home that certifies compliance with the Code's electrical requirements.

2016 IRC Building code:

1. Electrical system requirements: The IRC requires that all residential buildings be equipped with an electrical system designed and installed in accordance with the NEC, as well as additional specific requirements for residential buildings. These requirements include a minimum of 100-ampere electrical service, AFCI protection for certain circuits, and specific location and clearance requirements for electrical panels and other components.
2. Electrical certification: The IRC does not have a specific requirement for an electrical certification label like the HUD Code does.

Plumbing Requirements

Manufacturing HUD Building Code:

1. Plumbing system requirements: The HUD Code requires that all manufactured homes be equipped with a plumbing system designed and installed in accordance with the requirements of the International Plumbing Code (IPC), as well as additional specific requirements for manufactured homes. These requirements include a minimum of one full bathroom and specific location and clearance requirements for plumbing components.
2. Plumbing certification: The HUD Code requires that all manufactured homes have a plumbing certification label affixed to the home that certifies compliance with the Code's plumbing requirements.

2016 IRC Building code:

1. Plumbing system requirements: The IRC requires that all residential buildings be equipped with a plumbing system designed and installed in accordance with the IPC, as well as additional specific requirements for residential buildings. These requirements include a minimum of one full bathroom and specific location and clearance requirements for plumbing components.
2. Plumbing certification: The IRC does not have a specific requirement for a plumbing certification label like the HUD Code does.

Structural and Framing Requirements

Manufacturing HUD Building Code:

1. Structural design and framing requirements: The HUD Code requires that all manufactured homes be designed and constructed to meet specific structural and framing requirements. These requirements include maximum roof and floor loads, specific materials for framing members, and specific fastening and anchoring requirements.
2. Minimum roof pitch: The HUD Code requires a minimum roof pitch of 2:12 for all manufactured homes.

2016 IRC Building code:

1. Structural design and framing requirements: The IRC requires that all residential buildings be designed and constructed to meet specific structural and framing requirements. These requirements include maximum roof and floor loads, specific materials for framing members, and specific fastening and anchoring requirements.
2. Minimum roof pitch: The IRC does not have a specific minimum roof pitch requirement, but does require that roofs be designed to withstand the maximum expected wind and snow loads in the local climate.

Energy Efficiency

Manufacturing HUD Building Code:

1. Energy efficiency standards: The HUD Code has specific energy efficiency standards for manufactured homes that are designed to meet or exceed the standards set by the U.S. Department of Energy (DOE). These standards include requirements for thermal resistance (R-value) of insulation, air infiltration rates, and energy efficiency ratings for heating and cooling systems.
2. Energy Efficiency Certification: The HUD Code requires all manufactured homes to be certified to meet the energy efficiency standards, and to have a label affixed to the home certifying compliance.

2016 IRC Building code:

1. Energy efficiency standards: The IRC has specific energy efficiency standards for residential buildings that are designed to meet or exceed the standards set by the International Energy Conservation Code (IECC). These standards include requirements for thermal resistance (R-value) of insulation, air infiltration rates, and energy efficiency ratings for heating and cooling systems.
2. Energy Efficiency Certification: The IRC does not have a specific requirement for energy efficiency certification or a label like the HUD Code does.

COST COMPARISON			
	Modular IRC	HUD CODE	DELTA
<i>Per Unit Costs</i>			
Unit Price	\$112,000	\$68,715	(\$43,285)
Transport & Set	\$15,000	\$15,000	—
Total Unit Price	\$127,000	\$83,715	(\$43,285)
Construction Hard Costs	\$55,145	\$55,145	—
Land Costs	\$11,213	\$11,213	—
Architecture & Engineering	\$6,559	\$6,559	—
Soft Costs	\$6,044	\$6,044	—
Developer Fee	\$8,854	\$7,030	(\$1,824)
Interest & Lease-Up Expense	\$11,524	\$6,732	(\$4,791)
Construction Management Fee	\$5,380	\$5,228	(\$152)
Owner Contingency	\$10,006	\$7,835	(\$2,172)
Misc. Financing & Closing Costs	\$4,883	\$3,817	(\$1,066)
Construction Costs Per Unit	\$246,608	\$193,317	(\$53,290)
# of Units	210	210	—
Total Construction Budget	\$51,787,622	\$40,596,623	(\$11,191,000)
Required Rent / Unit / Month	\$1,989	\$1,640	(\$349)
Hays County Median Household Income	\$71,061	\$71,061	—
Rent % of Median Income	33.6%	27.7%	(5.9%)
Deal Level IRR*	19.8%	19.8%	(0.0%)

**Solved for constant deal level returns using required rent/unit as variable*

Prepared by City Staff			Delta
Tax Rate (2023)	0.6030%		-
Annual Ad Valorem Tax Revenue, Yr 1	\$312,279	\$244,798	-\$67,482
Compound Annual Growth Rate	2.50%		-
Annual Ad Valorem Tax Revenue, Yr 5	\$353,315	\$276,966	-\$76,349
Annual Ad Valorem Tax Revenue, Yr 10	\$399,744	\$276,966	-\$122,778