

HOUSING TAX CREDIT RESOLUTION APPLICATION

Updated: June, 2018

Meeting Date: 10-16-18



CONTACT INFORMATION (please print clearly)

Applicant's Name	Gina Marie Larson	Property Owner	Dennis A. Davee
Company	San Germaine, LLC	Company	Dennis A. Davee
Applicant's Mailing Address	3898 Guadalupe Lane Frisco, TX 750034	Owner's Mailing Address	606 Ledgerock Rd Wimberly, TX 7867
Applicant's Phone #	214.212.6472	Owner's Phone #	830.660.6987
Applicant's Email	ginamarie@gmlsenioraffordable housing.com	Owner's Email	group8texas@yahoo.com

PROPERTY INFORMATION (complete to the best of your knowledge - if unsure, please leave blank)

Subject Property Address: 2621 So. IH 35 San Marcos, TX 78666

Tax ID #: R 71265 Existing Zoning: General Commercial

Legal Description: Lot 27A Block _____ Subdivision _____

Existing Use: Empty Land Proposed Use: Senior LIHTC Apartments-

DESCRIPTION OF REQUEST

Project Name: Villas Del San Xavier (156 units w/ 1 & 2 bdrm) will be the low-income portion of Plaza Royale Senior Community.

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

This will see two additions to the Community, a market rate and an Assisted living properties. This senior village located near SM's medical district on S.I Hwy 35.

100% seniors having incomes of 60% of AMI or less. Single story buildings; own swimming pool and clubhouse for activities and entertainment, property will be fenced & gated.

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	<u>0</u>	<u>156</u>	<u>156</u>
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
	<u>-</u>	<u>156</u>	<u>-</u>	<u>0</u>	<u>156</u>

Describe the unit mix:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units
0	96	60	—	—	156

How Many Accessible Units are Included: 9

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.

Criteria	Explanation
<input checked="" type="checkbox"/> 1. No exemption from local taxes is requested	None requested.
<input checked="" 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	Villas is an affordable (LIHTC) senior-only property address the needs of low-income (Incomes of 60% of AMI or less) seniors; rents, size of units, building, accessibility, amenities, etc. It will meet or exceed HUD program's requirements.
<input type="checkbox"/> 3. The project is located within a high or medium intensity zone on the City's Preferred Scenario Map	14 units/1 acre. located next to San Marco's Medical District. (Design Guidelines pg.A:33)
<input type="checkbox"/> 4. The project is not proposed to develop under a legacy district on the City's current zoning map	The SM Commercial Zoning has a special provision to allow senior housing communities. Ch 9, Article 3
<input type="checkbox"/> 5. The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.	Villas will be within walking distance of retail, public transportation and the medical district.
<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.	yes, on current public transit line.
<input type="checkbox"/> 7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.	
<input type="checkbox"/> 8. The project is mixed income and provides at least 20% market rate units.	

AUTHORIZATION

All required application documents are attached. I understand the process to obtain a resolution of support and understand my responsibility to be present at meetings regarding this application.

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Describe the unit mix:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Units

How Many Accessible Units are Included: _____

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.

Criteria	Explanation
<input type="checkbox"/> 1. No exemption from local taxes is requested	ok
<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	ok
<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 checked="" type="checkbox"/> 5. The project is located within half a mile (.5) walking distance from services such as grocery, medical facilities, and schools.	see attached and attachments
<input checked="" 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.	Yes, there are current public transit lines in place.
<input type="checkbox"/> 7. The project is renovating or redeveloping an existing multifamily complex or under-performing development.	
<input type="checkbox"/> 8. The project is mixed income and provides at least 20% market rate units.	

AUTHORIZATION

All required application documents are attached. I understand the process to obtain a resolution of support and understand my responsibility to be present at meetings regarding this application.

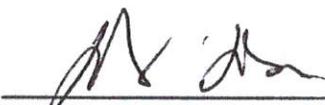
Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Dennis G. Davees (owner) acknowledge that I am the rightful owner of the property located at 2621 So. IH 35 San Marcos, TX (address).

I hereby authorize Gina Marie Larson (agent name) to serve as my agent to file this application for Housing Tax Credit Resolution (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 9-14-18

Printed Name: Dennis Davee

Signature of Agent:  Date: 9/14/18

Printed Name: Gina Marie Larson

To be completed by Staff: Case # _____

The Villas Del San Xavier
LIHTC Senior Residences
(part of Plaza Royale Senior Community)
San Marcos, Texas

The **Villas Del San Xavier** (“**The Villas**”) will be the low income portion of Plaza Royale Senior Community in San Marcos, Texas. The Villas will consist of 156 one and two bedroom apartments, all reserved for seniors having incomes of 60% of the area median incomes or less. All buildings will be single story with no stairs or elevators. The property will have a swimming pool and a clubhouse for activities and entertainment. The entire community will be fenced and gated.

The units will be finished with vinyl wood floors, faux wood 2 inch blinds, granite counter tops, individual washer/dryer connections, wood cabinets and large walk-in closets. Each apartment will have a full kitchen and private patio. Detached garages will be available to anyone wishing to rent one. The Community is conveniently located on Interstate I-35, a few blocks from the hospital and medical center and within walking distance of Sam’s Wholesale, Best Buy and many other large retailers and eateries.

As part of **Plaza Royale Senior Community**, The Villas will have access to the large community center at Aldea Extravagante, the adjacent senior independent market rate apartments. The center will have the facilities to serve evening meals, a movie theater, exercise facility, beauty salon, library, game rooms, and coffee bar. Also included in this 10,000 square foot facility is a health center. Residents will have a home health care available to them for their medical needs, including the dispensing of prescriptions. In addition, they will have access to the indoor heated swimming pool, San Marco’s bus transportation (as well as the local CART (Capital Area Rural Transportation System) and many activities and events planned by the full-time concierge. There will be transportation to medical, retail services, and entertainment venues available to residents of both the Villas and Aldea Extravagante residents. They will have all of this available at a very small additional monthly charge.

There will be a third part of the **Senior** community, an Assisted-Living Residence added after the completion of the first two properties.

Gina Marie Larson
San Germaine, LLC
Frisco, Texas

City of San Marcos Housing Tax Credit Resolution Application Amendment:
Larson/San Germaine, LLC.
Meeting Date: 10/16/18

Villas Del San Xavier **Senior** LIHTC Apartments –

Criteria #5 This project is part of a larger senior community- Plaza Royale **Senior** Community- There will be transportation to medical, retail services and entertainment venues for residents of this entire community. (see attachments), and once this senior project and the apartments are completed and leased. They will be located nearby the Red Oaks Shopping/Retail Center, grocery stores, as well as medical facilities and offices nearby, see attachments. And yes, there are three schools nearby.

Plaza Royale **Senior** Community will have three parts; a low income, a market rate and after these two are constructed and leased up, an assisted living part will be added to this **senior** community.

Thank you

Gina Marie Larson,
San Germaine, LLC
214.212.6472

Attachments to follow this amendment.

<http://research.hayscad.com> - [Hays CAD...](#) [Hays CAD...](#) [Hays CAD...](#) [Hays CAD...](#) [Hays CAD...](#)

[Convert](#) [Select](#)

Property Details

Account	R71265
Property ID:	MUNICIPAL AIRPORT, LDT 27A (RESUBD), ACRES 17.79
Legal Description:	11-5655-0000-027A0-3
Geographic ID:	Real
Agent Code:	
Type:	
Location	
Address:	
Map ID:	
Neighborhood CD:	C-SM-CBEM

Matthew Johnson - Zoning Letter
 Planning + Development

Section A.5.2.2 Medical District Illustrative Plan

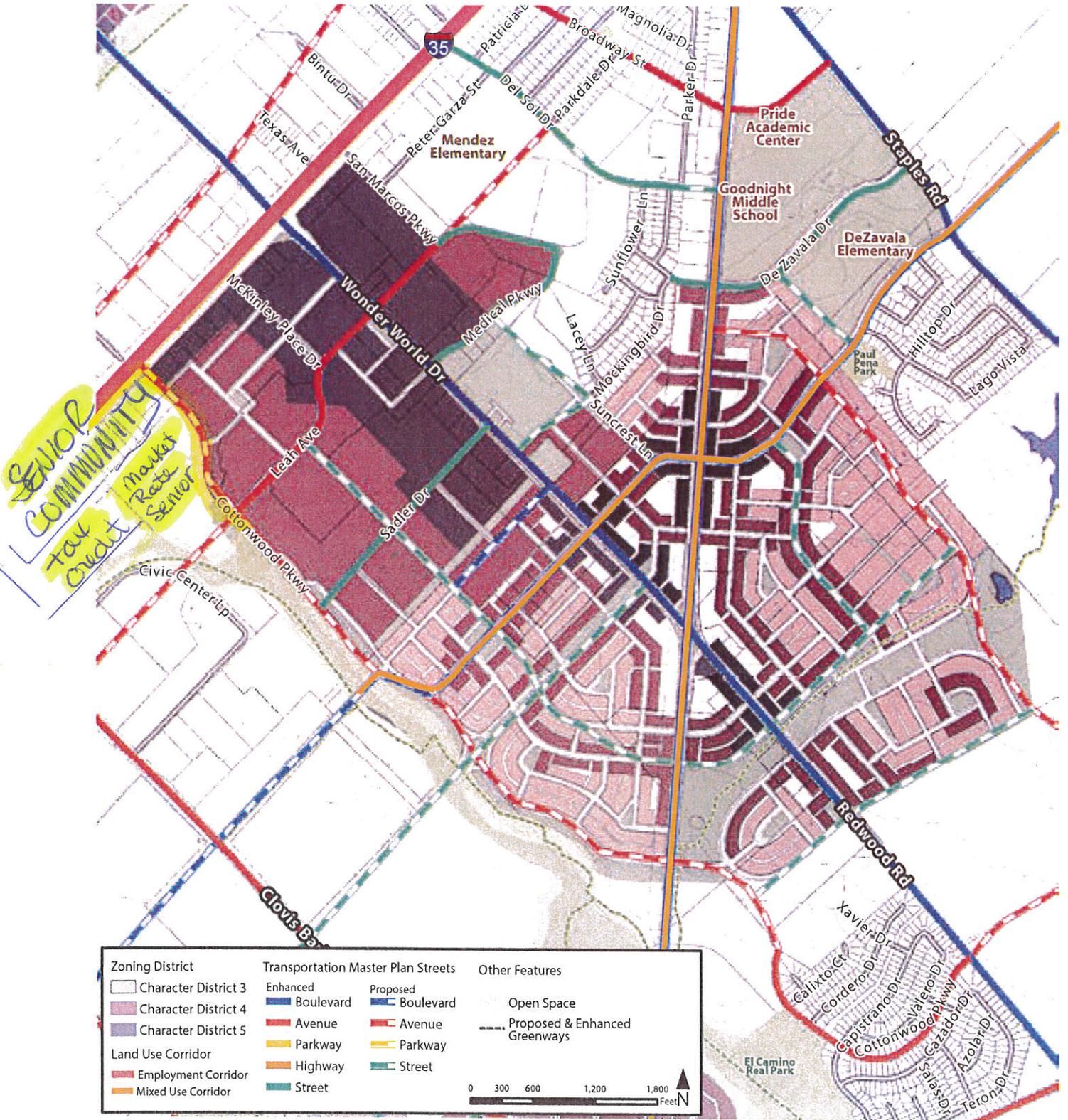


TABLE 9.1 LAND USE MATRIX

TYPES OF LAND USES	AR	SF-11	D	DR	TH	PHZL	MF12	MF18	MF24	MR	MU	VMU	P	NC	OP	CC	GC
Purpose Built Student Housing							C	C	C		C	C					
Senior Housing Community							P	P	P							P	P
Single Family Detached House	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Industrialized Home	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Single Family Townhouse (Attached)				P	P		P	P	P		P	P					
Single Family Zero Lot Line/Patio Homes					C	P	P	P	P		C	C					
Office Service Type Uses																	
Armed Services Recruiting Center											P	P	P	P	P	P	P
Bank or Savings and Loan (w/o Drive-thru)											P	P		C	P	P	P
Bank or Savings and Loan (w Drive-thru)											C	C		C	C	P	P
Check Cashing Service											C	C		P		P	P
Offices (Health Services)											P	P		P	P	P	P
Offices (Medical Office)											P	P		P	P	P	P
Offices (Professional)											P	P	C	P	P	P	P
Call Service Center																P	P
Personal and Business Service Uses																	
Appliance Repair											C	C		C		P	P
Artist or Artisans Studio	P										P	P	C	P		P	P
Ambulance Service (Private)													P	C		C	P
Automobile Driving School (including Defensive Driving)											P	P	P	C	C	P	P
Automatic Teller Machines (ATM's)											P	P	P	P		P	P
Barber/Beauty College (barber or cosmetology school or college)													P	C	C	P	P
Barber/Beauty Shop, Haircutting (non-college)											P	P		P	C	P	P
Bed and Breakfast (No Permanent Residence)	C						P	P	P	P	P	P		C		P	P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)																C	P
Dance/Drama/Music Schools (Performing Arts)											P	P	P	P	C	P	P
Extended Stay Hotels/Motels (Residence hotels)											C	C				C	P

Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

- (1) Distributed throughout the Unit types AND the Development; and
- (2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	156	2%	3.12	4	4
1/1 (710 sqft)	48	2%	0.96	1	1
1/1 (735 sqft)	48	2%	0.96	1	1
1/1 (964 sqft)	60	2%	1.2	1.2	2
		2%	0	0	
		2%	0	0	
	156		3.12	3.2	4

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"

EXAMPLE

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	68	2%	1.36	2	2
1/1	28	2%	0.56	1	1
2/2	36	2%	0.72	1	1
3/3	4	2%	0.08	1	
D		2%	0	0	
E		2%	0	0	
	68		1.36	3	2

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: 
Signature

Ross Ikemore
Printed Name

Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

- (1) Distributed throughout the Unit types AND the Development; and
- (2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 10.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

Mobility	Total Units	Required %	Calculated Units	Units Required	Units Proposed
Unit Description	156	5%	7.8	8	9
1/1 (710 sqft)	48	5%	2.4	2.4	3
1/1 (735 sqft)	48	5%	2.4	2.4	3
2/2 (964 sqft)	60	5%	3	3	3
D		5%	0	0	
E		5%	0	0	
	156		7.8	7.8	9

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"

EXAMPLE:

Unit Description	Total Units	Required %	Calculated Units	Units Required	Units Proposed
	68	5%	3.4	4	4
1/1 (874sqft & 806	28	5%	1.4	1.4	1
2/2 (950 sqft & 100	36	5%	1.8	1.8	2
3/2 (1120 sqft & 11	4	5%	0.2	1	1
D		5%	0	0	
E		5%	0	0	
	68		3.4	4.2	4

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: *Ross Kemire*
Signature

Ross Kemire
Printed Name

4/25/18
Date

Kemire Architects LLC
Firm Name: (If applicable)

Accessible Parking Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

Parking requirements based on:

<https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.r>

<https://www.huduser.gov/publications/pdf/fairhousing/>

There must be one accessible space per accessible Unit located on the closest route to the Unit (ADA).

When parking is provided for leasing office and amenities, use ADA Table 208.2 to calculate.

When calculating additional spaces needed, use whichever yields the larger number of spaces.

If you have different kinds of parking, e.g. lot, carport, and garages, each has to meet the standards individually.

If there is a separate amenity (e.g. a pavilion in the back corner of property) that provides non-accessible spaces, at least one space would need to be an accessible.

Use this chart to indicate number of parking spaces provided, enter the total number of parking spaces

enter the parking type and the number of spaces in each, starting with the surface lot (*see the example)

make sure the totals match!

Total # of Spaces:	283	Percentage of Total
Surface lot	203	0.717314488
Carports	40	0.141342756
Gargages	40	0.141342756
		0
		0
	283	100

EXAMPLE*

Total # of Spaces:	450	Percentage of Total
Surface lot	300	0.666666667
Carports	100	0.222222222
Garages	50	0.111111111
Facility 4		
Facility 5		0
	450	100

Use this chart to figure out accessible parking requirements.

chart above must be completed first

In C32, enter the total number of accessible spaces required

(see Application Webinar, Part 3, from 0:00 - 14:20, or webinar slides starting at slide 136)

In D33, enter the number of units required per accessible Unit in the surface lot

In column F, distribute required van spaces among the different parking facilities

# Accessible Spaces:	283	Distribution	Van Spaces
Surface lot	203	203	9
	40	40	
	40	40	
	0	0	
	0	0	
Total	283	283	9

EXAMPLE*

# Accessible Spaces:	16	Distribution	Van Spaces
Surface lot	10.666667	10	1
Carports	3.555556	4	1
Garages	1.777778	2	1
Facility 4	0	0	0
Facility 5	0	0	0
Total	16	16	3

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible spot per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided.

By: *Manu Kumar*
Signature

Date

5/18/18

Ross Ikemire
Printed Name

Firm Name (if applicable)

Ikemire Architects LLC

PLAZA ROYALE SENIOR COMMUNITY

Hays Co SSURGO	
Symbol	Name
HeB	Heiden C
HoB	Houston Blac
ByA	Branyon C
Tn	Tinn Cla

* Entire site consist of sl

Senior Tax Credit + Senior Market Rate and future Assisted Living =

Zoning = General Commercial -Percent Impervious Calculation Estimate				
Tract	Tot Area (ac)	Foot Print (ac)	Foot Print PCTIMP	Tot PCTIMP
Tax Credit	17.79	11.2	90	56.7

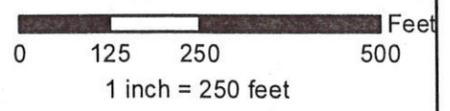
Exhibit A Drainage Pattern Soil Types

Watershed Protection Plan

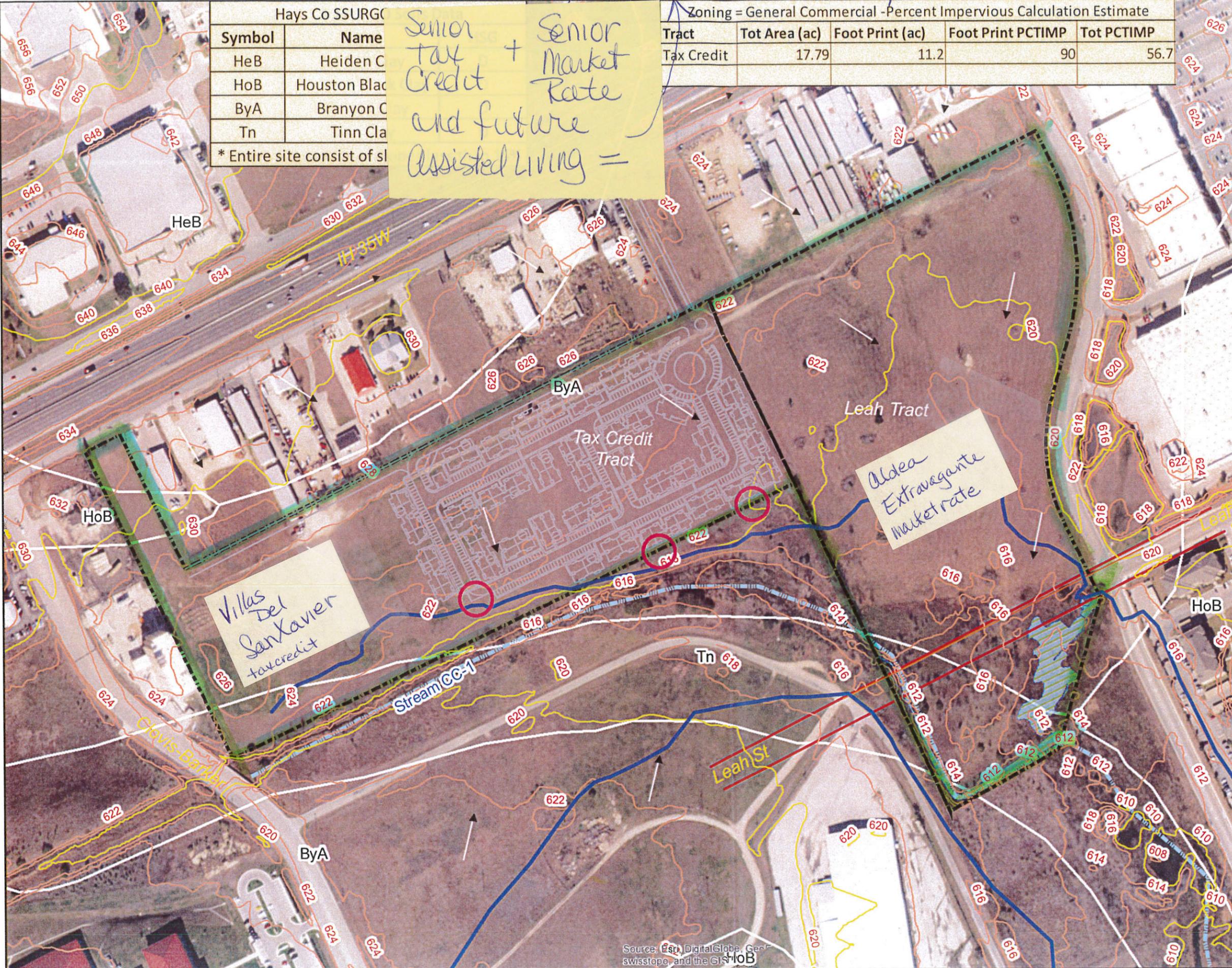
Market Tract 17.79 Ac
San Marcos, Hays Co, Texas

Legend

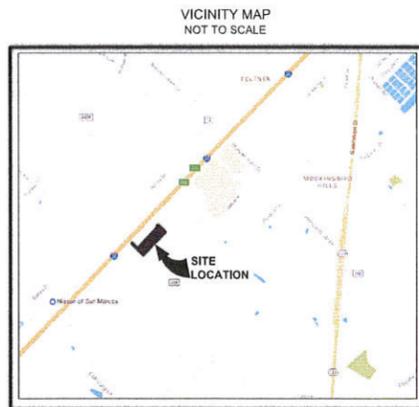
- Contour**
- 2FT Minor
 - 10FT Major
 - Stream CL
 - WQ Zone Limit
 - BNDY
 - Leah_ST
 - Channel Banks
 - Prelim Wetlands
- Flow Arrow
- FloGard
80%TSS Removal



Firm No. 14336



Source: Esri, DigitalGlobe, GeoEye, SwissTopo, and the GIS User



GENERAL PLAT NOTES

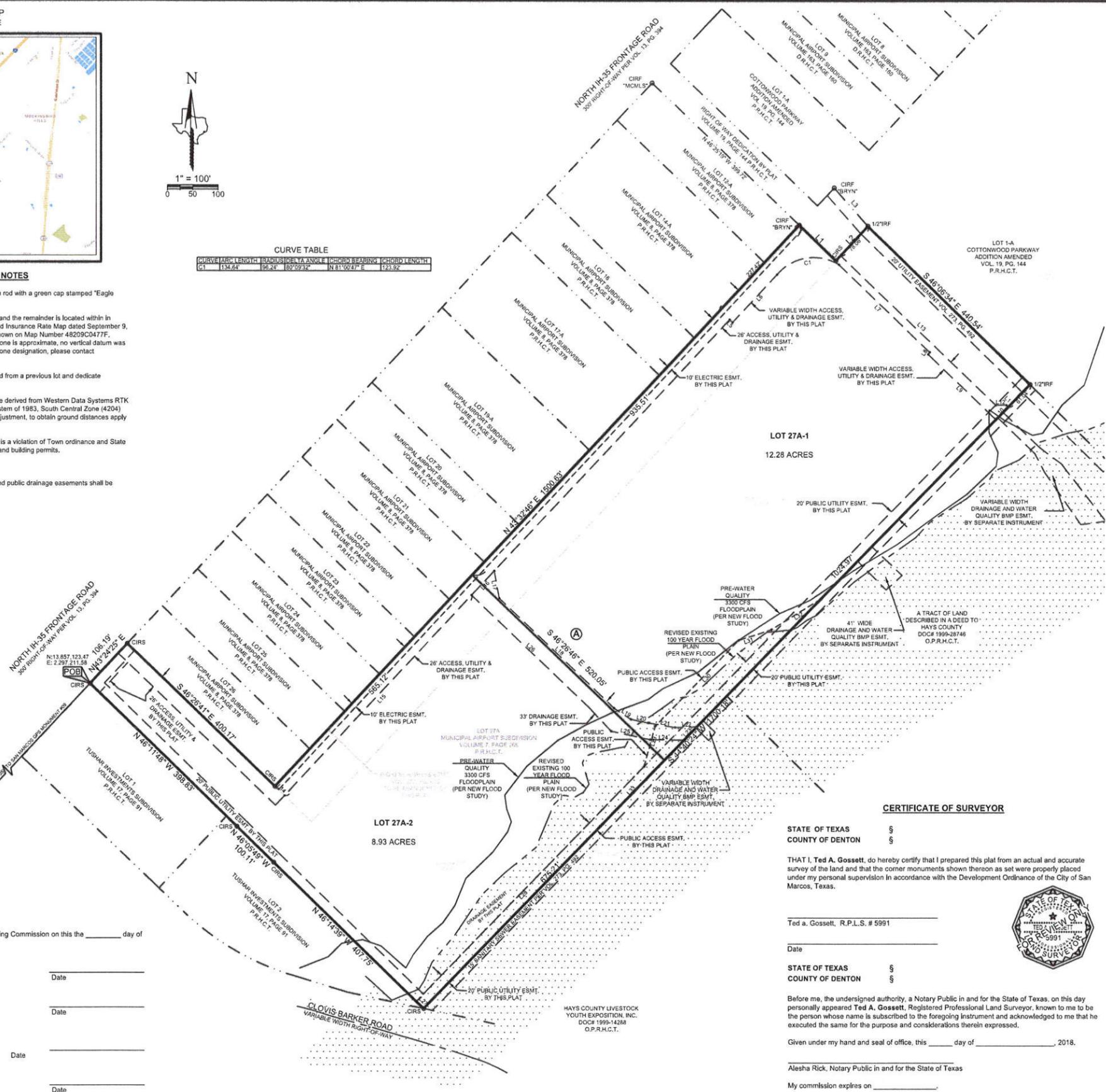
- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- A portion of this property is located within "Zone AE" and the remainder is located within in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 9, 2005 and is located in Community Number 485505 as shown on Map Number 48209C0477F. Revised per new flood study. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this replat is to create two lots of record from a previous lot and dedicate easements.
- The bearings and distances shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, South Central Zone (4204) and are based on the American Datum of 1983, 2011 Adjustment, to obtain ground distances apply Combined Scale Factor: 1.0001263125804.
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- Sidewalks are required at the time of development.
- Water quality BMP's within the limits of the property and public drainage easements shall be maintained by the property owner.

CURVE TABLE

CURVE	CURVE LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	134.44	55.21	109.93°	N 81°02'47" E	123.92

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°39'55" E	59.55
L2	N 23°33'53" E	91.89
L3	N 41°26'22" W	59.57
L4	N 72°24'24" E	114.62
L5	S 53°27'42" E	83.07
L6	N 13°32'28" E	172.82
L7	S 22°22'28" E	245.23
L8	S 34°17'11" W	370.09
L9	S 52°32'24" E	124.77
L10	N 44°49'24" E	84.45
L11	N 43°31'42" W	83.01
L12	S 52°31'51" W	103.91
L13	N 69°39'45" W	419.37
L14	S 25°12'29" E	263.07
L15	N 13°32'28" E	172.82
L16	N 13°32'28" E	172.82
L17	S 25°12'29" E	263.07
L18	S 25°11'11" E	352.29
L19	S 25°12'29" E	263.07
L20	S 25°12'29" E	263.07
L21	S 25°11'15" E	53.29
L22	N 25°13'10" E	143.97
L23	S 41°02'24" W	152.97
L24	N 25°14'24" W	85.66
L25	N 75°02'25" W	18.02
L26	N 45°10'14" W	113.72
L27	N 25°14'39" W	203.00
L28	N 45°10'14" W	113.72
L29	N 15°52'25" E	81.21
L30	N 42°02'42" E	233.57
L31	N 75°02'25" W	18.02
L32	N 53°11'07" E	115.28
L33	S 42°02'24" W	1115.41



STATE OF TEXAS §
 COUNTY OF HAYS §

APPROVED by the City of San Marcos Planning & Zoning Commission on this _____ day of _____, 2018.

Jim Garber, Chairman _____ Date _____

Shannon Mattingly, AICP
 Director of Planning & Development Services _____ Date _____

Recording Secretary _____ Date _____

CIP & Engineering _____ Date _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

THAT I, Ted A. Gossett, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the City of San Marcos, Texas.

Ted A. Gossett, R.P.L.S. # 5991 _____

Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ted A. Gossett, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Alesha Rick, Notary Public in and for the State of Texas _____

My commission expires on _____



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF HAYS §

WHEREAS, THE CITY OF SAN MARCOS & DENNIS G. DAVEE, acting by and through the undersigned, their duly authorized agent, are the sole owners of all that particular tract of land situated in the J.M. Veramendi Survey No. 1, Abstract Number 17, Hays County, Texas, and being all of Lot 27A of Municipal Airport Subdivision according to the Plat thereof as recorded in Volume 7, Page 268 of the Plat Records of Hays County, Texas, and being a tract of land known as Runway No. One to the City of San Marcos according to the deed thereof as recorded in Volume 163, Page 426 of the Official Public Records of Hays County, Texas;

BEGINNING at a 1/2" capped iron rod stamped "Eagle Surveying" set for the Southwest corner of the herein described tract and being the Northwest corner of Lot 1 of Tushar Investments Subdivision, according to the Plat thereof as recorded in Volume 17, Page 91 of the Plat Records of Hays County, Texas, said point lies in the East Right-of-Way line of North Interstate Highway 35 Frontage Road;

Thence North 43°24'25" East with the East Right-of-Way line of said frontage road for a distance of 106.19 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner, and being the Southwest corner of Lot 26 of Municipal Airport Subdivision according to the Plat thereof as recorded in Volume 9, Page 378 of the Plat Records of Hays County, Texas;

Thence South 46°26'41" East with the South boundary line of said Lot 26 for a distance of 400.17 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner, and being the Southeast corner of said Lot 26;

Thence North 43°32'46" East with the East boundary line of said Municipal Airport Subdivision for a distance of 1500.54 feet to a 1/2" capped iron rod stamped "Bryn" found for corner, being the Northeast corner of Lot 12-A of said Subdivision and being the Southeast corner of Lot 10-A of the Amending Plat of Lots 10 & 11 Municipal Airport Subdivision, according to the Plat thereof as recorded in Volume 16, Page 69 of the Plat Records of Hays County, Texas;

Thence South 46°25'19" East a distance of 99.63 feet to a capped iron rod stamped "Eagle Surveying" set;

Thence North 43°34'53" East a distance of 91.89 feet to a 1/2" iron rod found;

Thence South 46°06'34" East with the Southwestern boundary line of said Lot 1-A for a distance of 440.54 feet to a 1/2" iron rod found for the Northeast corner of the herein described tract, and being the North corner of a tract of land described to Hays County according to the deed thereof as recorded in Document Number 1999-28746 of the Official Public Records of Hays County, Texas, said point lies in the Southwestern boundary line of said Lot 1-A;

Thence South 44°40'24" West with the Northwestern boundary line of said Hays County tract and the Northwestern boundary line of a tract of land described to Hays County Livestock Youth Exposition, Inc. according to the deed thereof as recorded in Document Number 1999-14288 of the Official Public Records of Hays County, Texas, for a distance of 1700.18 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the most Southern corner of the herein described tract, and being the Southwest corner of said Livestock Exposition tract and being the most eastern corner of Lot 2 of an aforementioned Tushar Investments Subdivision, said point lies in the North Right-of-Way line of Clovis Barker Road;

Thence with the Northeastern boundary line of said Tushar Investments Subdivision the following calls to wit:

North 46°14'39" West for a distance of 407.75 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;

North 46°05'49" West for a distance of 100.11 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for corner;

North 46°11'48" West for a distance of 398.83 feet to the POINT OF BEGINNING and there terminating, enclosing 21.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, THE CITY OF SAN MARCOS & DENNIS G. DAVEE, acting herein by and through the undersigned, their duly authorized agents, do hereby adopt this replat designating the hereinabove described property as **MUNICIPAL AIRPORT SUBDIVISION, LOTS 27A-1 & 27A-2**, an addition to the City of San Marcos, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of San Marcos, Texas

WITNESS, my hand, this the _____ day of _____, 2018.

OWNER: CITY OF SAN MARCOS

By: Bert Lumbreras
 City Manager _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BERT LUMBRERAS, City Manager of San Marcos, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas _____

My commission expires on _____

OWNER: DENNIS G. DAVEE

By: Dennis G. Davee _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Authorized Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas _____

My commission expires on _____

STATE OF TEXAS §
 COUNTY OF HAYS §

I, Liz Q. Gonzalez, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the _____ day of _____, 2018 at _____ O'Clock _____ M., and

recorded on the _____ day of _____, 2018 at _____ O'Clock _____ M., in the plat records of Hays County, Texas

in Book _____ at Page _____

Liz Q. Gonzalez
 County Clerk
 Hays County, Texas

**REPLAT
 MUNICIPAL AIRPORT
 SUBDIVISION
 LOTS 27A-1, 27A-2**

BEING A REPLAT OF LOT 27A OF MUNICIPAL AIRPORT SUBDIVISION, AS RECORDED IN VOLUME 7, PAGE 268 - P.R.H.C.T. & LOT 10-A AMENDING PLAT OF LOTS 10 & 11 MUNICIPAL AIRPORT SUBDIVISION VOLUME 16, PAGE 69, P.R.H.C.T. BEING 21.21 ACRES OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 17, AN ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LEGEND

⊙ = BLOCK	POB = POINT OF BEGINNING
IRF = IRON ROD FOUND	R.O.W. = RIGHT-OF-WAY
CIRF = CAPPED IRON ROD FOUND	—ε— = CENTERLINE OF ROAD
CIRS = CAPPED IRON ROD SET	

SURVEYOR
 EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET
 SUITE: 104
 DENTON, TX 76201
 940.222.3009

ENGINEER
 CIVIL POINT ENGINEERS, INC.
 3102 MAPLE AVENUE
 SUITE: 400
 DALLAS, TX 75201
 972.554.1100

OWNERS
 CITY OF SAN MARCOS
 630 E. HOPKINS
 SAN MARCOS, TX 78666
 512.246.8090
 DENNIS G. DAVEE
 606 LEDGEROCK ROAD
 WIMBERLEY, TX 78676

JOB #: 16-11-34 RP
 DATE: 6-21-2018
 DRAWN BY: JDC/KR

EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET
 SUITE: 104
 DENTON, TX 76201
 940.222.3009
 TX FIRM # 10194177

Revised 8/10/19

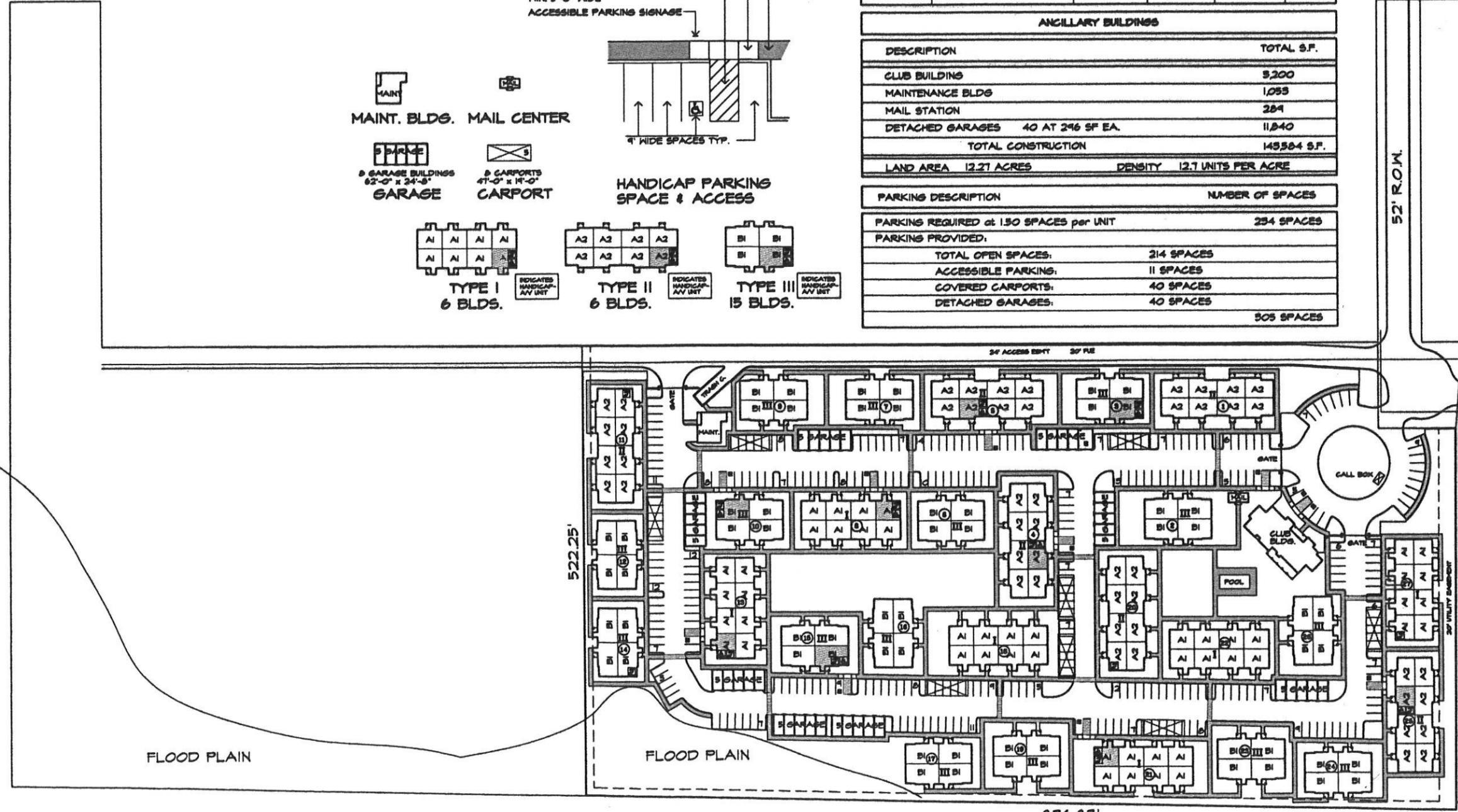
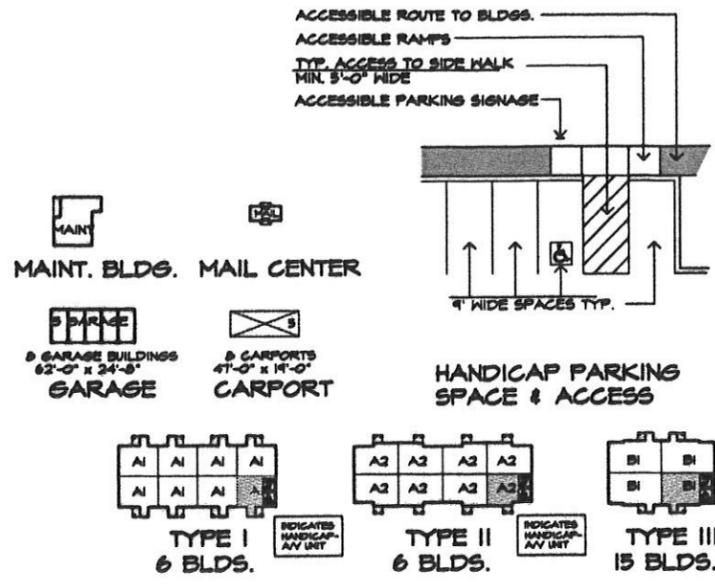
DATE 12/24/16
REVISIONS

SAN MARCOS SENIOR LIVING
156 UNIT APARTMENT COMMUNITY
LIFESTYLE DEVELOPMENT, LLC
SAN MARCOS, TX

APARTMENT UNITS				
UNIT TYPE	UNIT DESCRIPTION	NO. OF UNITS	UNIT SQ. FT.	TOTAL S.F.
A1	1 BEDROOM / 1 BATH	45	710	34,080
A2	1 BEDROOM / 1 BATH	45	755	35,280
B1	2 BEDROOM / 2 BATH	60	964	57,840
TOTAL UNITS		156		127,200

ANCILLARY BUILDINGS	
DESCRIPTION	TOTAL S.F.
CLUB BUILDING	9,200
MAINTENANCE BLDG	1,055
MAIL STATION	284
DETACHED GARAGES 40 AT 296 SF EA.	11,840
TOTAL CONSTRUCTION 143,584 S.F.	
LAND AREA 12.27 ACRES	DENSITY 12.7 UNITS PER ACRE

PARKING DESCRIPTION		NUMBER OF SPACES
PARKING REQUIRED at 1.50 SPACES per UNIT		234 SPACES
PARKING PROVIDED:		
TOTAL OPEN SPACES:	214 SPACES	
ACCESSIBLE PARKING:	11 SPACES	
COVERED CARPORTS:	40 SPACES	
DETACHED GARAGES:	40 SPACES	
305 SPACES		



01- ARCHITECTURAL SITE PLAN

NO DETENTION POND

SCALE: 1"=60'-0"



IKEMIRE ARCHITECTS
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 972-248-2486 FAX 972-248-1557

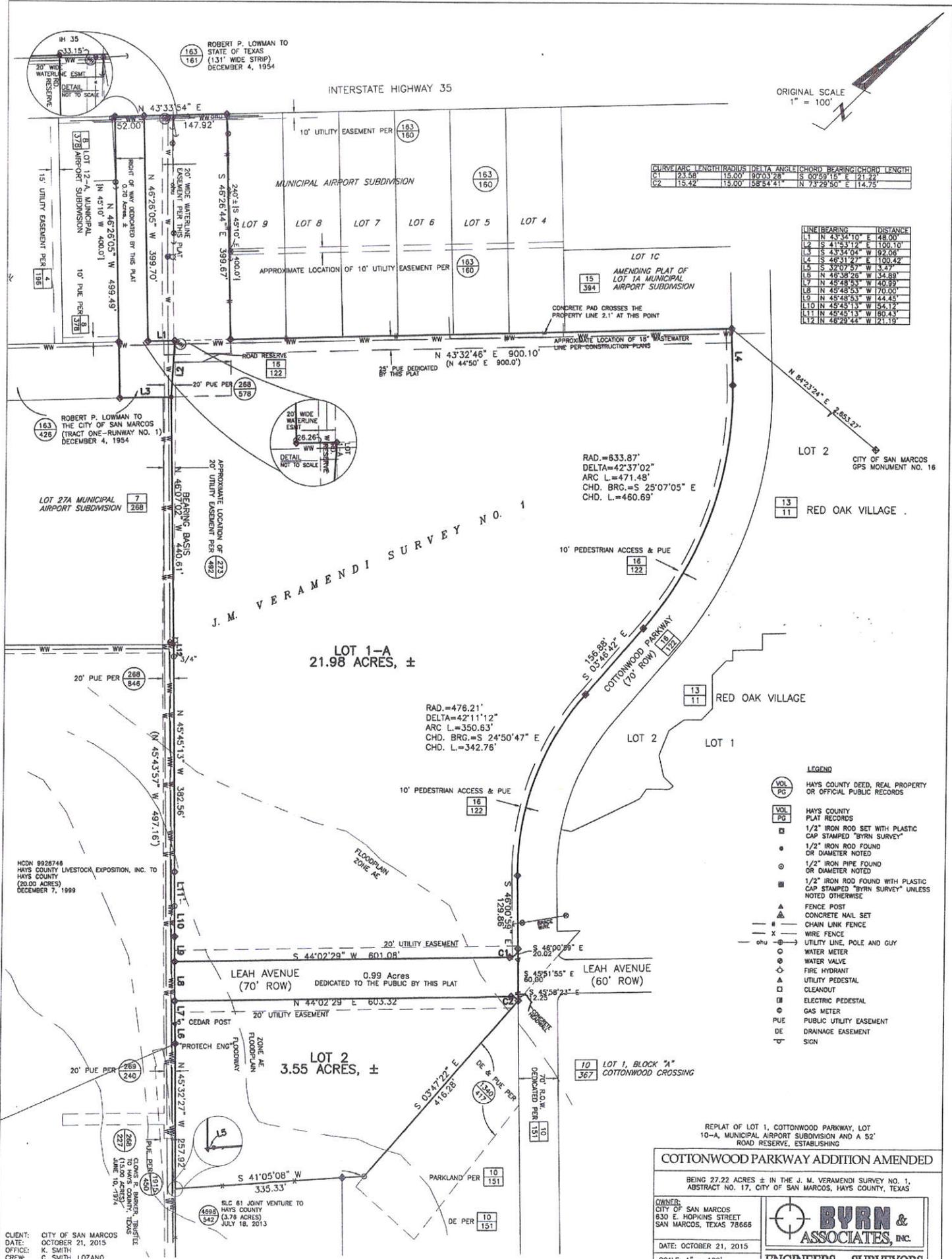
A1
of
JOB # 216103

INTERSTATE HIGHWAY 35

ORIGINAL SCALE
1" = 100'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.58'	15.00'	90°03'28"	S 00°59'15" E	21.22'
C2	15.42'	15.00'	58°54'41"	N 73°29'50" E	14.75'

LINE	BEARING	DISTANCE
L1	N 43°34'10" E	48.00'
L2	S 41°33'12" E	130.10'
L3	S 43°34'04" W	92.06'
L4	S 46°31'27" E	100.42'
L5	S 32°07'57" W	35.47'
L6	N 45°39'29" W	34.89'
L7	N 45°48'53" W	40.89'
L8	N 45°48'53" W	70.00'
L9	N 45°48'53" W	44.43'
L10	N 45°45'13" W	54.12'
L11	N 45°45'13" W	60.43'
L12	N 46°29'44" W	71.19'



VOL 19 PG 144

HCDN 8928748
HAYS COUNTY LIVESTOCK EXPOSITION, INC. TO
HAYS COUNTY
(20.00 ACRES)
DECEMBER 7, 1999

CLIENT: CITY OF SAN MARCOS
DATE: OCTOBER 21, 2015
OFFICE: K. SMITH
CREW: C. SMITH, LOZANO
FB/PG: 689/06
PLAT NO. 27214-15-c

ROBERT P. LOWMAN TO
STATE OF TEXAS
(1.31' WIDE STRIP)
DECEMBER 4, 1954

ROBERT P. LOWMAN TO
THE CITY OF SAN MARCOS
(TRACT ONE-RUNWAY NO. 1)
DECEMBER 4, 1954

J. M. VERAMENDI SURVEY NO. 1

LOT 1-A
21.98 ACRES, ±

LOT 2
3.55 ACRES, ±

LEAH AVENUE
(70' ROW)
DEDICATED TO THE PUBLIC BY THIS PLAT

COTTONWOOD PARKWAY ADDITION AMENDED

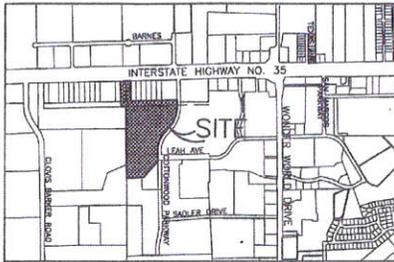
BEING 27.22 ACRES ± IN THE J. M. VERAMENDI SURVEY NO. 1,
ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER:
CITY OF SAN MARCOS
630 S. HOPKINS STREET
SAN MARCOS, TEXAS 78666

DATE: OCTOBER 21, 2015
SCALE: 1" = 100'



P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945



VICINITY MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0477F, DATED SEPTEMBER 2, 2005, A PORTION OF THIS TRACT LIES WITHIN ZONE AE. (BASE FLOOD ELEVATIONS DETERMINED) AND THE FLOODWAY, ALL FINISH FLOOR ELEVATIONS AND SITE IMPROVEMENTS WILL FOLLOW CITY OF SAN MARCOS FLOOD DAMAGE PREVENTION ORDINANCE.
4. THE 30' AND 50' ROADWAY EASEMENTS CITED IN VOLUME 251, PAGE 630, DEED RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 845, PAGE 800, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS WERE GRANTED ALONG THE EAST, SOUTHEAST AND SOUTHWEST LINES OF THE CITY OF SAN MARCOS 5.313 ACRE TRACT FROM ONE PORTION OF A 49.544 ACRE TRACT TO THE OTHER PORTION AROUND TRACT TWO-RUNWAY NO. 2. DUE TO COMMON OWNERSHIP BY THE CITY OF SAN MARCOS, IT IS THIS SURVEYOR'S OPINION THAT THESE EASEMENTS NO LONGER APPLY.
5. NOT ALL UNDERGROUND UTILITIES SHOWN.
6. SIDEWALKS WILL BE PROVIDED BY THE OWNER/DEVELOPER AT THE TIME OF DEVELOPMENT IN ACCORDANCE WITH THE CITY OF SAN MARCOS CODES AND ORDINANCES, AS AMENDED, IN EFFECT AT THE TIME OF DEVELOPMENT.

NOTES

- OWNER / DEVELOPER OF LOT 1-A, COTTONWOOD PARKWAY ADDITION AMENDED SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS NECESSARY FOR:
1. THE 60' RIGHT OF WAY DEDICATED BY THIS PLAT AS THE EXTENSION OF LEACH AVENUE.
 2. THE 52' RIGHT OF WAY DEDICATED BY THIS PLAT.
 3. CONTINUOUS VEHICULAR AND PEDESTRIAN CONNECTIVITY BETWEEN THE TERMINUS OF THE 52' RIGHT OF WAY AND COTTONWOOD PARKWAY.
- OWNER / DEVELOPER SHALL CONSTRUCT SAID IMPROVEMENTS OR POST A FINANCIAL GUARANTEE FOR SAID IMPROVEMENTS AT OWNER / DEVELOPER'S SOLE COST AND EXPENSE ALL IN ACCORDANCE WITH THE CITY OF SAN MARCOS CODES AND ORDINANCES, AS AMENDED, IN EFFECT AT THE TIME OF DEVELOPMENT.

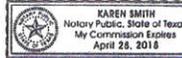
STATE OF TEXAS
COUNTY OF HAYS*

WHEREAS, JARED MILLER, CITY MANAGER OF THE CITY OF SAN MARCOS, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS COTTONWOOD CREEK ADDITION AMENDED, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, SUBDUDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

JARED MILLER, CITY MANAGER
CITY OF SAN MARCOS
630 E. HOPKINS STREET
SAN MARCOS, TEXAS, 78666

STATE OF TEXAS
COUNTY OF HAYS*

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON
February 28, 2016 by Jared Miller



KAREN SMITH
Notary Public, State of Texas
My Commission Expires
April 28, 2018

APPROVED BY THE CITY OF SAN MARCOS PLANNING & ZONING COMMISSION
ON 8th OF December, 2015.

<i>[Signature]</i>	2/8/16	DATE
CHRIS WOOD, CHAIRMAN PLANNING AND ZONING COMMISSION		
<i>[Signature]</i>	2/8/16	DATE
SHARON MATINGLY, ACP DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES		
<i>[Signature]</i>	2/8/16	DATE
FRANCIS SERNA RECORDING SECRETARY		
<i>[Signature]</i>	2/19/16	DATE
GP AND ENGINEERING		

STATE OF TEXAS *
COUNTY OF HAYS *

I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF March, 2016 AT 2:40 O'CLOCK P.M., AND RECORDED ON THE 23rd DAY OF March, 2016 AT 2:40 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 19, AT PAGE 144-145

Liz Q. Gonzalez by Johann Garcia
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS
Deputy

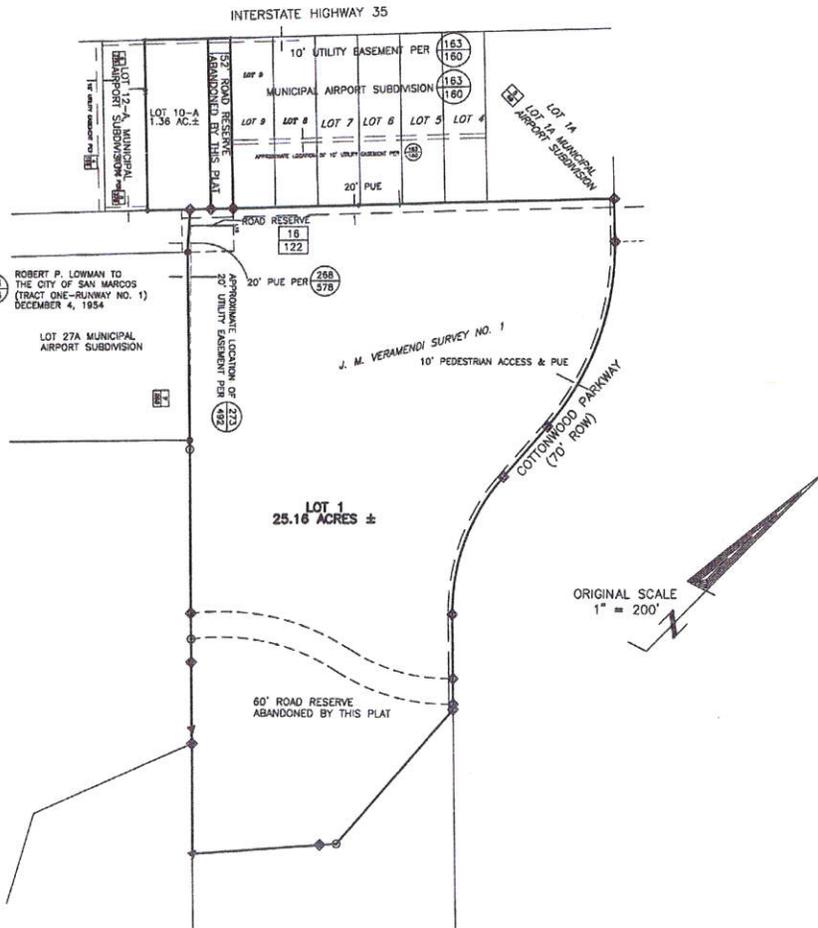


KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE SMITH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.



REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307



EXISTING LOT CONFIGURATION

ORIGINAL SCALE
1" = 200'

VOL 19 PG 145

CLIENT: CITY OF SAN MARCOS
DATE: OCTOBER 21, 2015
OFFICE: K. SMITH
CREW: C. SMITH, LOZANO
FB/PG: 689/06
PLAT NO. 27214-15-c

REPLAT OF LOT 1, COTTONWOOD PARKWAY, LOT 10-A, MUNICIPAL AIRPORT SUBDIVISION AND A 52' ROAD RESERVE, ESTABLISHING

COTTONWOOD PARKWAY ADDITION AMENDED

BEING 27.22 ACRES ± IN THE J. M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 17, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER: CITY OF SAN MARCOS 630 E. HOPKINS STREET SAN MARCOS, TEXAS 78666	<p>BYRN & ASSOCIATES, INC. ENGINEERS SURVEYORS P.O. BOX 1433 SAN MARCOS, TEXAS 78667 PHONE 512-396-2270 FAX 512-392-2945</p>
DATE: OCTOBER 21, 2015 SCALE: 1" = 100'	



City of San Marcos
Development Services
Permit Center
630 E. Hopkins Street

Phone (512) 805-2630

Fax (512) 353-7363

WATERSHED PROTECTION PLAN PHASE 2 APPROVAL CERTIFICATE

Certificate No.: 2017-22828
Issued Under the Provisions of the
Land Development Code
by the

CITY OF SAN MARCOS

To: **Life Style Development, LLC**

This certificate signifies that the holder has met the requirements of a Watershed Protection Plan Phase 2 for the development outlined in the plans and report submitted with the application bearing the number of this certificate and approved by the City of San Marcos, for such development to be located at: **Northbound IH 35 Between Hays Co Civic Center and Cottonwood Creek Parkway** and to include the following general improvements upon this property:

Street, drainage, utility improvements and site grading related to multifamily development

This Certificate and a copy of the plans and report as approved by the city to be available for inspection at all times that any development activity is being carried on at this site:

Approved By:

Digitally signed by Gregory
J. Schwarz, PE, LEED AP
Date: 2018.08.22 14:41:41
-05'00'

Signature

Date

Effective Date: 8-22-2018

Expiration Date: 8-22-2020

Permittee's Acknowledgement

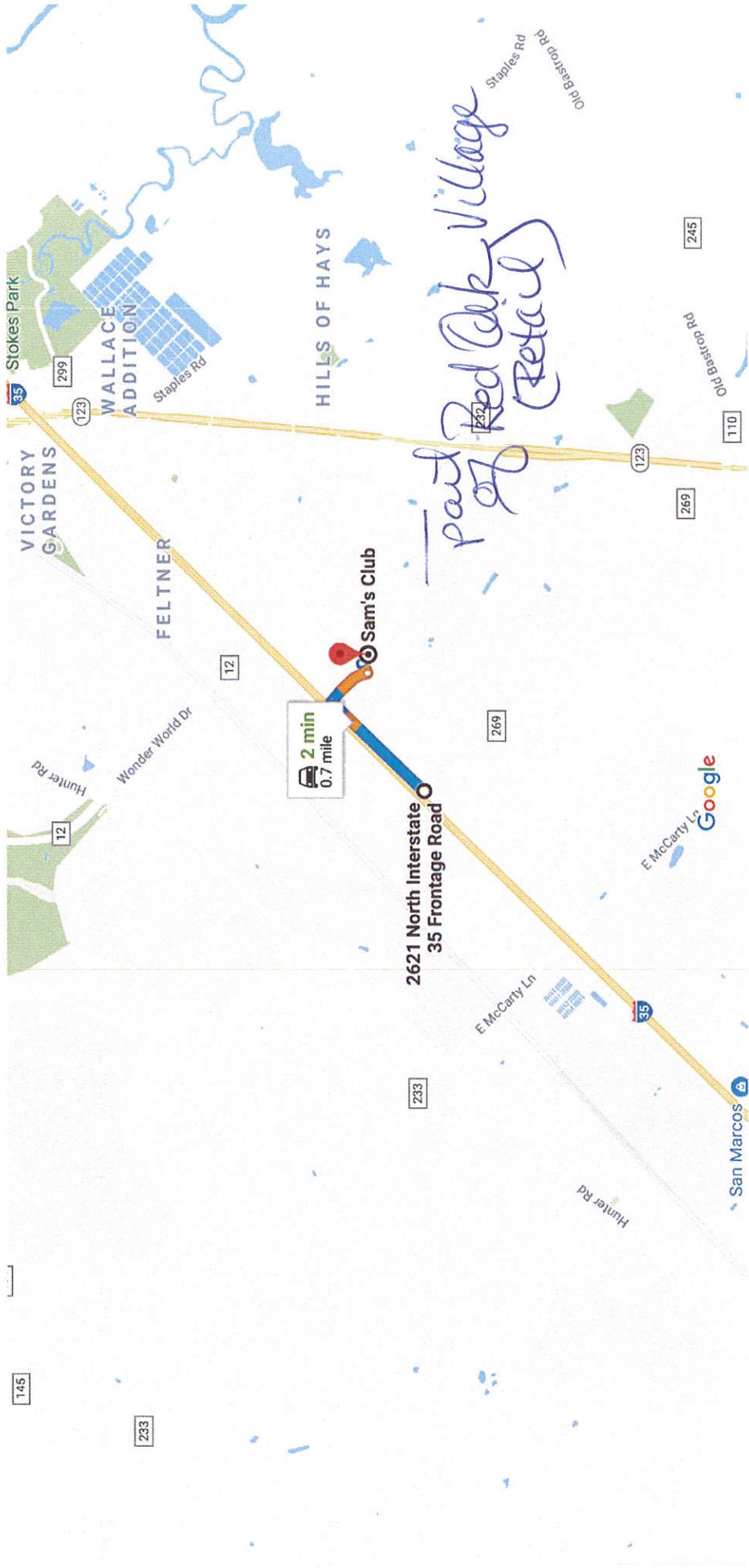
I acknowledge that I have read and understand the approved plans, report and any general conditions attached to this form.

Signature

8/22/18
Date

* WPP2 approval certificate is contingent on the following being addressed with the Site Development Permit:

- 1) Channel A2 minimum slope shall be 1.0%.
- 2) 12-foot concrete flume shall have a maximum slope of 2.0% for the last 5-feet.
- 3) Rock riprap for the concrete flume shall be for the length shown but also flare out matching grading.
- 4) Drainage easements on adjacent property shall be obtained.



via N Interstate 35 Frontage Rd

Fastest route, the usual traffic

2 min

0.7 mile

Map data ©2018 Google 2000 ft



via N Interstate 35 Frontage Rd and Wonder World Dr

Fastest route, lighter traffic than usual



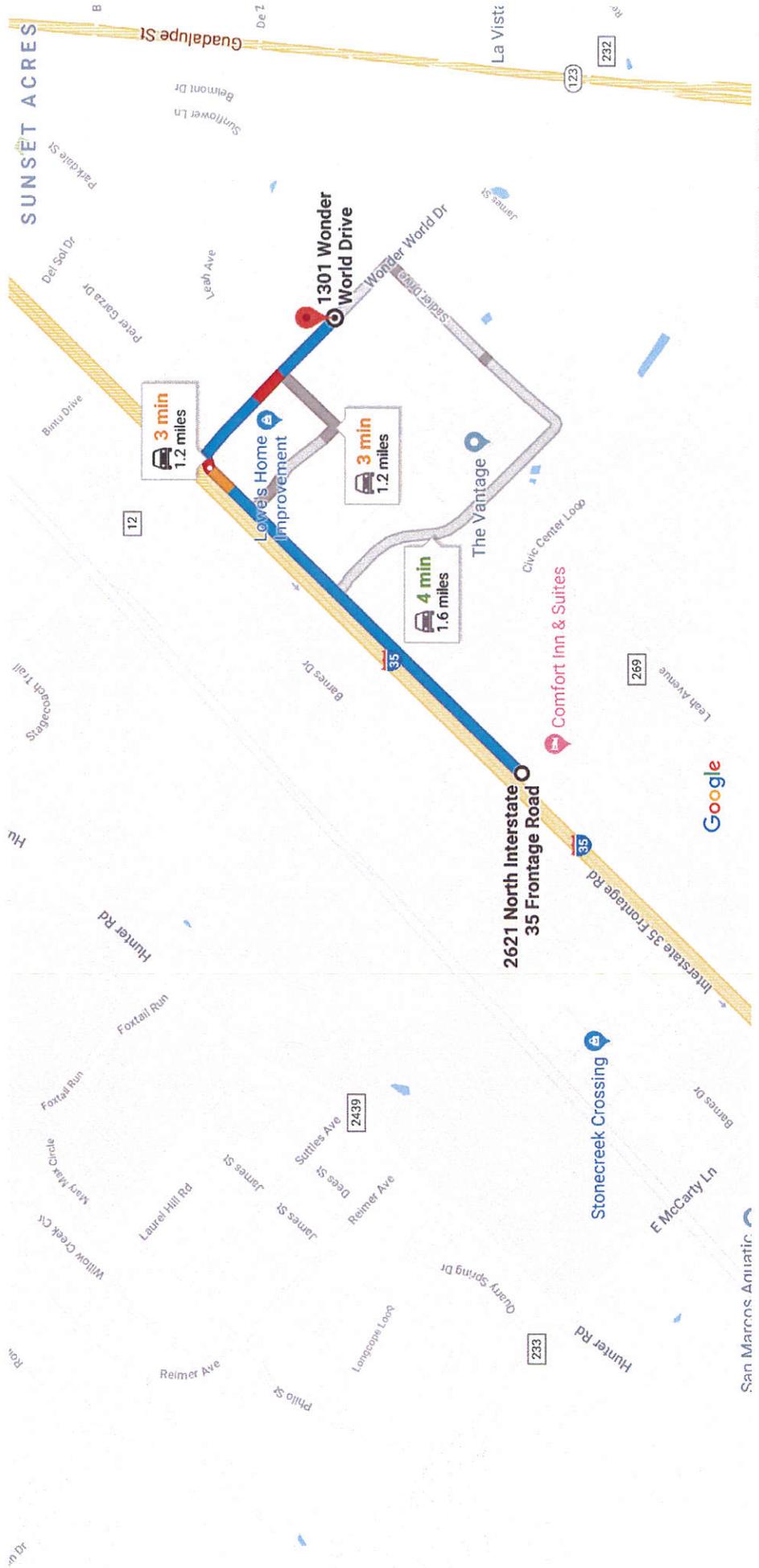
via N Interstate 35 Frontage Rd and Sadler Drive

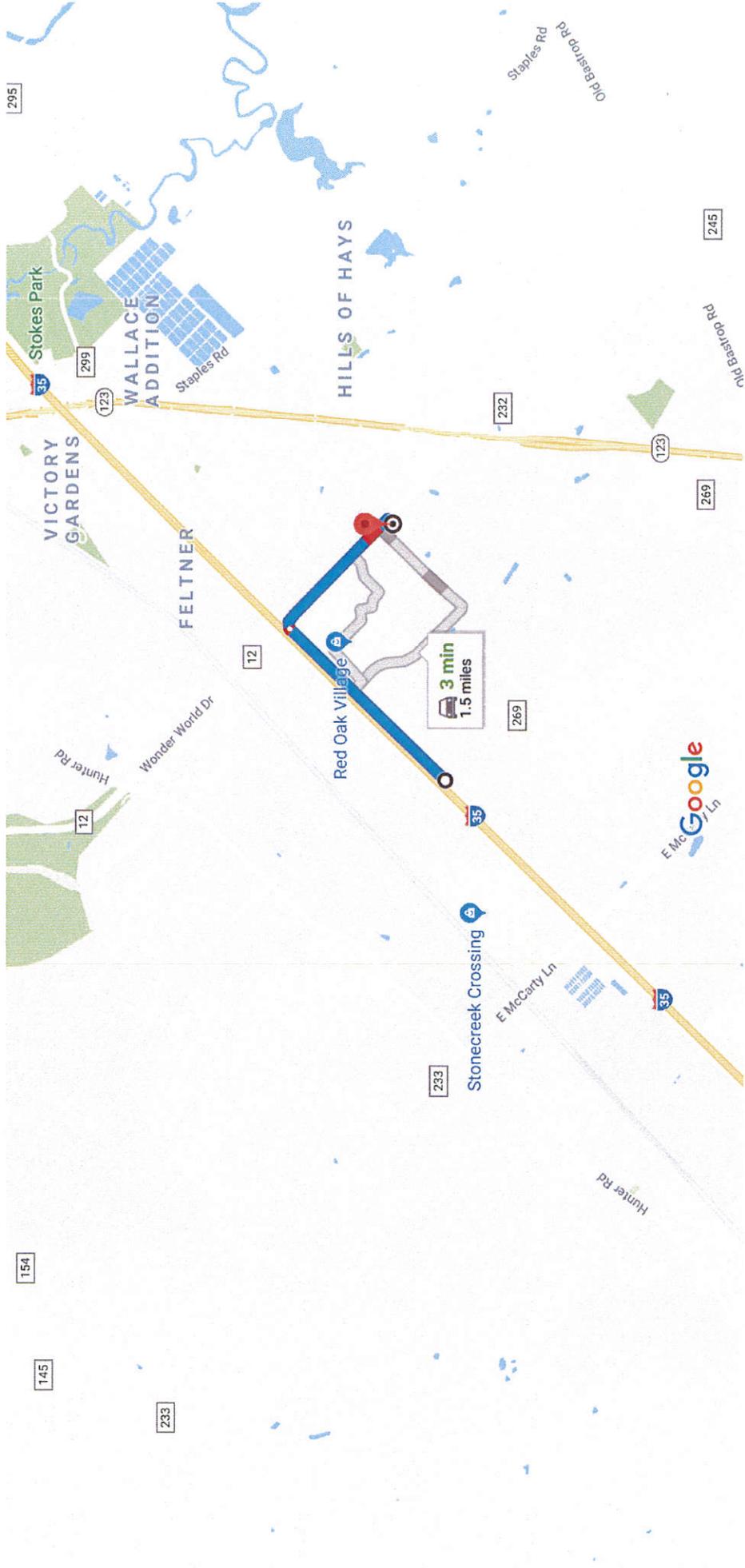
4 min

1.4 miles

5 min

1.5 miles





 via N Interstate 35 Frontage Rd and Wonder World Dr

Fastest route, despite the usual traffic

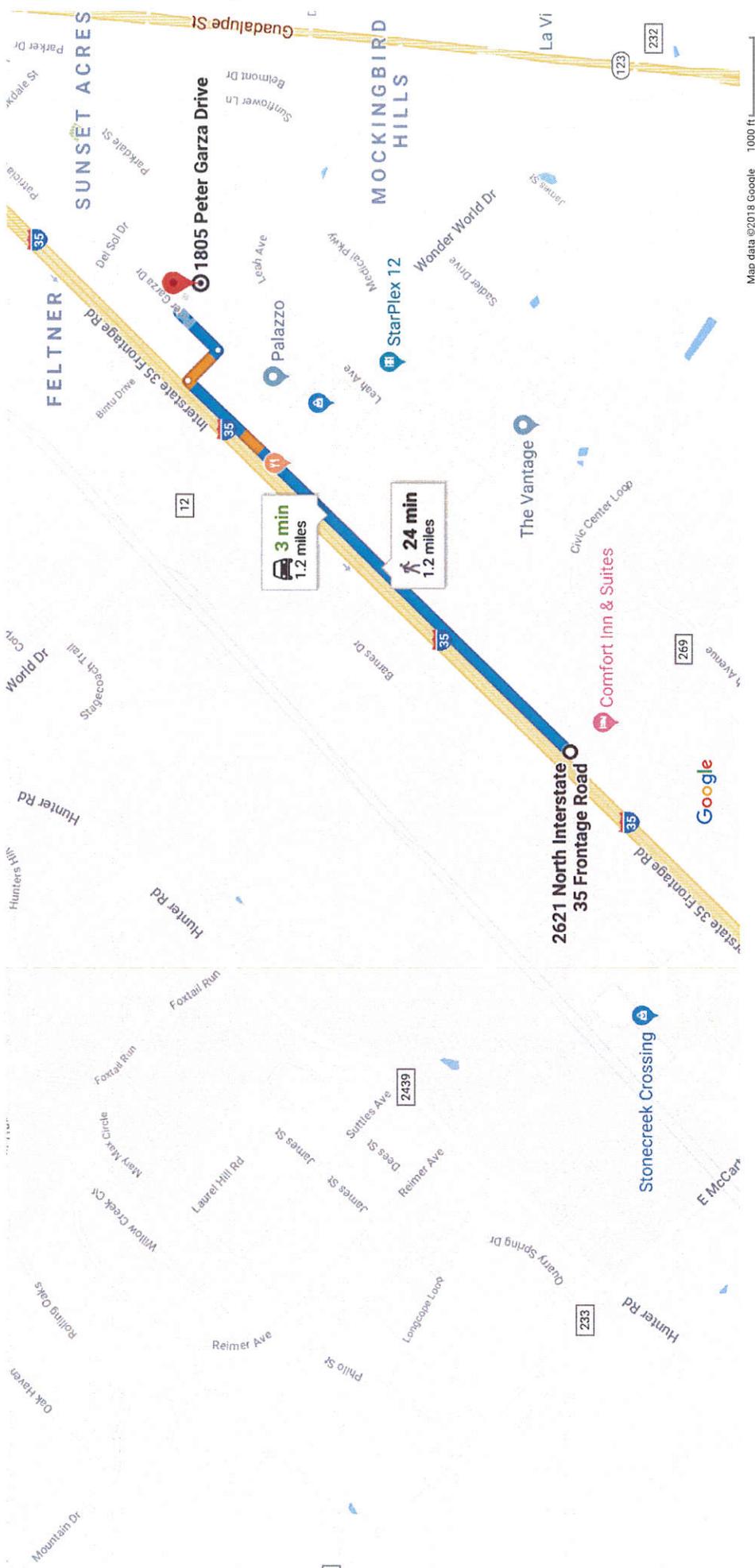
3 min

1.4 miles

 via N Interstate 35 Frontage Rd

3 min

1.5 miles



3 min
1.2 miles

24 min
1.2 miles

via N Interstate 35 Frontage Rd

Fastest route, lighter traffic than usual

3 min

1.2 miles

via N Interstate 35 Frontage Rd

24 min

1.2 miles