

RESOLUTION No. R-09-2012

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS, AUTHORIZING THE APPLICATION OF MARIPOSA RANCH ROAD 12 LP, A TEXAS LIMITED PARTNERSHIP, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR HOUSING TAX CREDITS AND HOME FUNDS FOR THE DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL HOUSING WITH A TARGET POPULATION FOR ADULTS 55 YEARS OF AGE AND OVER ON AN 8.571 ACRE TRACT LOCATED AT 14400 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS.**

WHEREAS, Mariposa Ranch Road 12 LP, a Texas limited partnership, (the "Applicant") has proposed "Mariposa at Ranch Road 12" (the "Project"), a development for multi-family residential housing with a target population for adults 55 years of age and over on a 8.571 acre tract located at 14400 Ranch Road 12 in Wimberley, Hays County, Texas; and

WHEREAS, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for Housing Tax Credit Program funds, HOME Investment Partnerships (HOME) Program funds and/or Housing Trust Fund Program funds for the Project; and

WHEREAS, as the population ages, there is a growing need for reasonably priced housing for seniors in the community, and City Council wishes to explore options that could satisfy this need in conjunction with the overall planning goals of the City of Wimberley, Texas (the "City"); and

WHEREAS, in order to help provide funds and secure necessary financing approvals, the Applicant requests permission from the City to apply for Housing Tax Credits and HOME funds from TDHCA which requires the consent of the City Council; and

WHEREAS, Chapter 10, Section 49.9(a)(5) of the Texas Administrative Code,

which gives Housing Tax Credit points for the commitment of development funding by local political subdivisions, states that the TDHCA HOME Program funds will not qualify for points in this category “unless a resolution is submitted with the application from the Local Political Subdivision authorizing that the Applicant act on behalf of the Local Political Subdivision in applying for HOME or Housing Trust Funds from TDHCA for the particular application;” and

WHEREAS, the Project location described on Exhibit “A,” attached hereto, is located within the city limits of the City; and

WHEREAS, the City deems it in the best interest of the citizens to consider the development with the understanding that the Applicant will work closely with the city to ensure that it meets area needs and the community’s desired sense of character and complies with all applicable regulations.

WHEREAS, the City is relying on the Applicant’s statements and representations as true; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this resolution are true and correct.

Section 2. The City of Wimberley has voted specifically to support the development of multi-family residential housing, with a target population for adults 55 years of age and over, on an 8.571 acre tract located 14400 Ranch Road 12 by Mariposa Ranch Road 12 LP.

Section 3. This Resolution, related to potential financing, is not a statement of approval for the site as such decision shall be made in due course with a future request.

Section 4. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 5. The City reserves the right to withdraw this authorization as it deems

necessary, if in the best interest of the City.

Section 6. The City is not responsible for any costs associated with the application or development of the project, if funded.

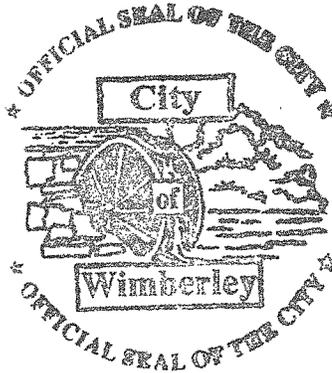
PASSED AND ADOPTED the 6<sup>th</sup> day of Dec., 2012.

CITY OF WIMBERLEY, TEXAS

BY: Bob Flocke  
BOB FLOCKE, Mayor

ATTEST:

Cara McPartland  
CARA McPARTLAND, City Secretary



NORTHWEST CORNER OF  
AMASA TURNER SURVEY  
BEARS ± S89°W 1545'

$\Delta = 0^\circ 32' 44''$   
 $R = 6770.65'$   $L = 54.95'$   
Chd = N10°24'16"W 54.95'

$\Delta = 0^\circ 46' 39''$   
 $R = 5770.65'$   $L = 78.31'$   
Chd = N07°57'32"W 78.31'

RANCH ROAD 2325

RANCH ROAD 12  
STATE OF TEXAS  
EASEMENT 135/298

DALE E. ANGEL  
CALLED 1.223 AC.  
1313/798

FEDERNALES ELECTRIC COOPERATIVE, INC.  
CALLED 0.395 AC.  
1147/855

KING FEED COMPANY, INC.  
RESIDUE OF ORIGINAL CALLED 3 AC.  
315/790

KING FEED COMPANY, INC.  
CALLED 1.0 AC.  
265/888

AQUASOURCE UTILITY, INC.  
0.046 ACRE EASEMENT  
CALLED 1.0 AC.  
265/888

AQUASOURCE UTILITY, INC.  
0.006 ACRE EASEMENT  
2388/895

N43°38'19"W  
78.20'

A. E. KACHEL, ET AL  
CALLED 4.50 AC  
383/889

ERIC SCOTT DAVIS  
CALLED 1.03 AC.  
1110/500

EASEMENT  
0.052 AC  
978/636

RICARDO GAETA-URENA  
CALLED 0.557 AC.  
2765/247

JUAN P. GONZALEZ  
CALLED 0.27 AC.  
1081/197

14306 RANCH ROAD 12  
LIMITED PARTNERSHIP, LTD.  
CALLED 1.610 AC.  
1313/798

AT 165.82 PASS  
A FOUND 1/2"  
IRON ROD

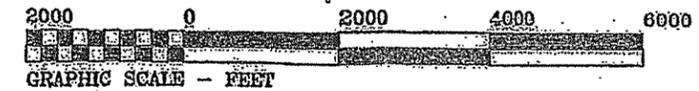
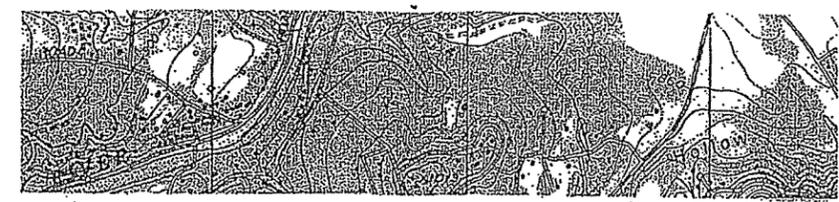
AQUASOURCE UTILITY, INC.  
0.005 ACRE EASEMENT  
2389/01

AQUASOURCE UTILITY, INC.  
0.006 ACRE EASEMENT  
2388/895

BLOCK 1

LOT 1  
5.700 ACRES  
248,301 SQUARE FEET

LOT 2  
4.37 AC.



LOCATION MAP

WILLIAM PARKS JOHNSON, JR.  
CALLED 70.46 AC.  
122/167

BENJAMIN PAGE SURVEY, A-365  
CITY OF WIMBERLEY  
HAYS COUNTY, TEXAS

S78°35'14"E 601.85'

RESTRICTED AREA - See Description  
OPEN SPACES - 87,537 SQ. FT.  
OWNER WRDD-2A-06-013

Existing  
Pond can be  
made bigger

Wimberley

Exhibit "A"

1:50