



# LAS FUENTES

A Premier Senior Development  
2801 Leonor Street  
Mission, Texas





## Las Fuentes Senior Community Highlights

- Active senior living community
- 105 spacious apartment homes on 6 landscaped acres
- Two buildings of a 3 story design with elevators and interior corridors
- Centralized clubhouse with community room & kitchen
- Large open spaces for lounging and socializing
- Perimeter fencing and limited access for greater security

## Las Fuentes Amenities

- **Home Amenities**
  - Energy Star appliances
  - Showers and oversize tubs
  - Walk-in closets
  - Coat and linen closets
  - Pantries
  - Mud bench
  - Side by side washer dryer connections
- **Community Amenities**
  - Perimeter fencing
  - Central clubhouse
  - Great room for entertaining
  - Business center/Coffee area
  - Fitness center
  - Theater room
  - Arts & recreation room
  - Dog park
  - Energy Star rated



The Project

Why Roundstone

Future

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Why Roundstone

## Las Fuentes Site Location





# Las Fuentes Proposed Site Plan

**SITE DATA**  
-LOT SIZE: 4.58 ACRES  
-LOT AREA: 198,000 S.F.  
-LOT DENSITY MAXIMUM: 20.00 UNITS/ACRE  
-LOT DENSITY PROVIDED: 18.00 UNITS/ACRE  
-LOT DENSITY MAXIMUM: 87% A UNITS, 13% B UNITS

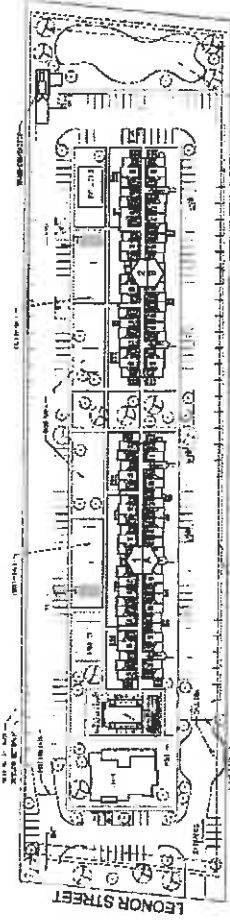
**EXISTING ZONING**  
-PROPERTY: MULTI-FAMILY RESIDENTIAL (R-3)  
-BASE ZONING: AGRICULTURAL OPEN PERMANENT (AO-P)

**PARKING TABULATION**  
PARKING DENSITY MAXIMUM: 2.00 / UNIT  
PARKING REQUIRED: 100 UNITS X 2.00 = 210  
PARKING PROVIDED: 214  
PARKING RATIO PROVIDED: 2.40 / UNIT

| BUILDING TABULATION |      | UNIT TYPES |         | BLOCC S.F.  |  |
|---------------------|------|------------|---------|-------------|--|
| TYPE                | BLDG | UNITS      |         |             |  |
| A                   | 1    | 54         | A1 & B1 | 38,750 S.F. |  |
| B                   | 1    | 51         | A1 & B1 | 38,250 S.F. |  |
|                     |      | TOTAL      |         | 76,125 S.F. |  |

| UNIT TABULATION      |         | UNIT TYPES |  | TOTAL S.F.  |  |
|----------------------|---------|------------|--|-------------|--|
| UNIT TYPE            | # UNITS | %          |  |             |  |
| 1 - ONE BEDROOM BATH | 40      | 52.1%      |  | 27,800 S.F. |  |
| 2 - TWO BEDROOM BATH | 14      | 18.2%      |  | 9,175 S.F.  |  |
| TOTAL                | 54      | 100%       |  | 76,125 S.F. |  |

**BUILDING KEY**  
1 - BUILDING NUMBER  
A - BUILDING TYPE



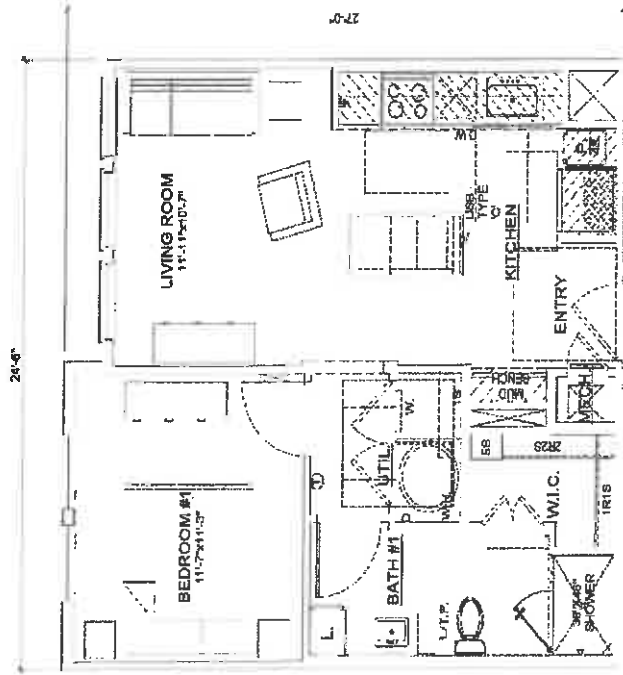
GRAPHIC SCALE  
0 50 100'  
(IN FEET)  
1" = 100.0'  
1" = 100.0'

**A1.0**  
SITE PLAN  
UNPROCESSED

**LAS FUENTES**  
MISSION, TEXAS



## Las Fuentes Senior Homes



DATE: 01.15.20

**A2.0**

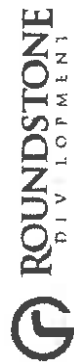
UNIT A1

Copyright © 2020

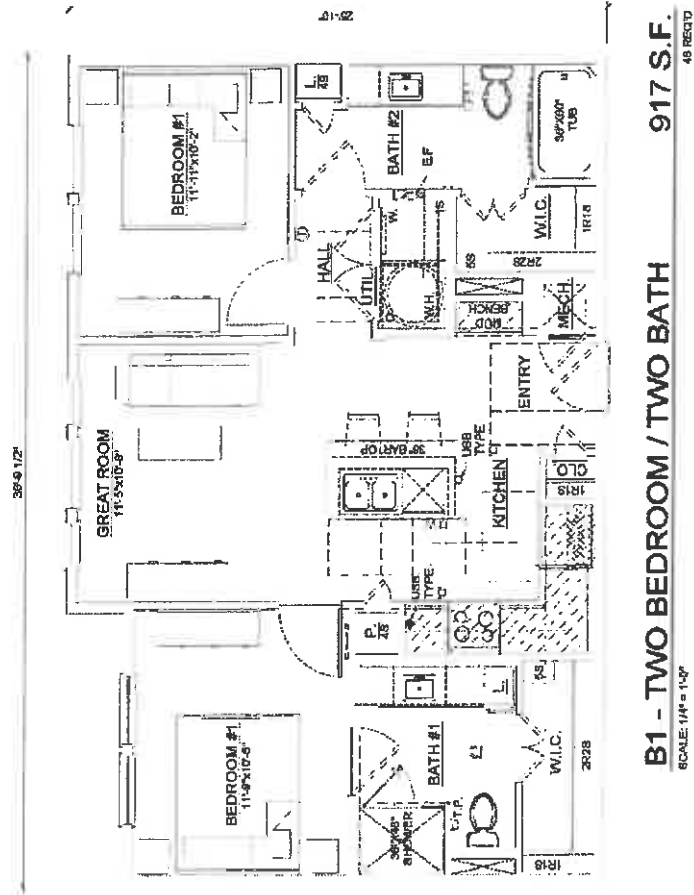
**A1 - ONE BEDROOM / ONE BATH** **631 S.F.**  
 SCALE: 1/4" = 1'-0" SH REQ'D



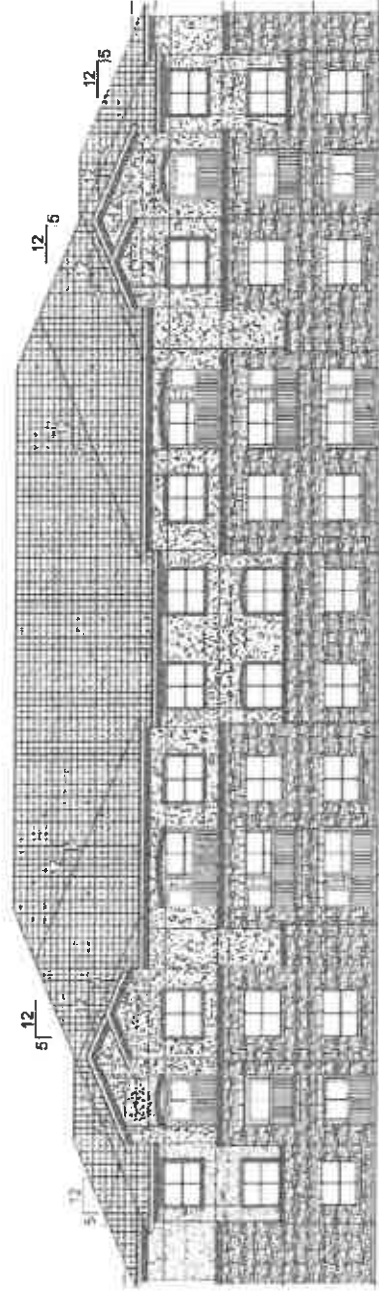
**ROUNDSTONE**  
 DEVELOPMENT



## T. Experience



## Sample Rendering of Similar Senior Development







**ROUNDSTONE**  
DEVELOPMENT LLC

**Clifton Phillips, Director of Development**  
**Mercedez Carr, Development Analyst**  
**Mario Trevino, Development Analyst/Consultant**  
**Robert Colvard, Acquisition/Finance Associate**

- Over twenty years of experience developing affordable housing communities
- Developed over 2,200 units
- Company currently owns 612 units
- Longstanding relationship with reputable third-party management company



# Roundstone Development Experience List

## LIHTC Development Experience List

| Role            | Location          | Name                          | # Units | Type          | Year Built |
|-----------------|-------------------|-------------------------------|---------|---------------|------------|
| Owner/Developer | Dal Rio, TX       | Aster Villas                  | 80      | Multifamily   | 2014       |
| Owner/Developer | Eagle Pass, TX    | Aurora Meadows                | 76      | Single Family | 2011       |
| Developer       | Georgetown, TX    | Bella Vista Apartments        | 144     | Multifamily   | 2007       |
| Owner/Developer | Cleveland, MS     | Beltway Homes                 | 65      | Single Family | 2008       |
| Owner/Developer | Greenville, MS    | Broadway Estates              | 104     | Multifamily   | 2008       |
| Owner/Developer | Eagle Pass, TX    | Legacy Villas                 | 64      | Single Family | 2011       |
| Owner/Developer | Carthage, MS      | Lincoln Estates               | 55      | Single Family | 2008       |
| Developer       | Dallas, TX        | Magnolia Traces               | 112     | Elderly       | 2011       |
| Developer       | Uvalde, TX        | Monarch Estates               | 80      | Elderly       | 2019       |
| Developer       | Gautier, MS       | Ocean Estates II              | 120     | Single Family | 2009       |
| Owner/Developer | Greenwood, MS     | Parkway Place                 | 65      | Single Family | 2008       |
| Developer       | Plano, TX         | Plaza at Choue Oaks           | 210     | Elderly       | 2006       |
| Owner/Developer | Indianola, MS     | Shirleywood Estates           | 65      | Single Family | 2008       |
| Developer       | Fort Worth, TX    | Tennies at Marine Creek       | 186     | Multifamily   | 2004       |
| Developer       | Hot Springs, AR   | The Cascades at Spring Street | 32      | Multifamily   | 2009       |
| Owner/Developer | Temple, TX        | The Fairways at Semmons Park  | 92      | Elderly       | 2012       |
| Owner/Developer | Pinellas Park, FL | The Lodges at Pinellas Park   | 120     | Multifamily   | 2011       |
| Owner/Developer | DeLand, FL        | The Pines                     | 100     | Multifamily   | 2019       |
| Developer       | Plano, TX         | Tuscany Villas                | 90      | Elderly       | 2011       |
| Developer       | Delray Beach, FL  | The Villas at Village Square  | 144     | Multifamily   | 2015       |
| Developer       | Delray Beach, FL  | The Courts at Village Square  | 84      | Elderly       | 2018       |
| Owner/Developer | Yazoo City, MS    | Yazoo Estates                 | 96      | Multifamily   | 2008       |
| TOTAL UNITS     |                   |                               | 2,214   |               |            |

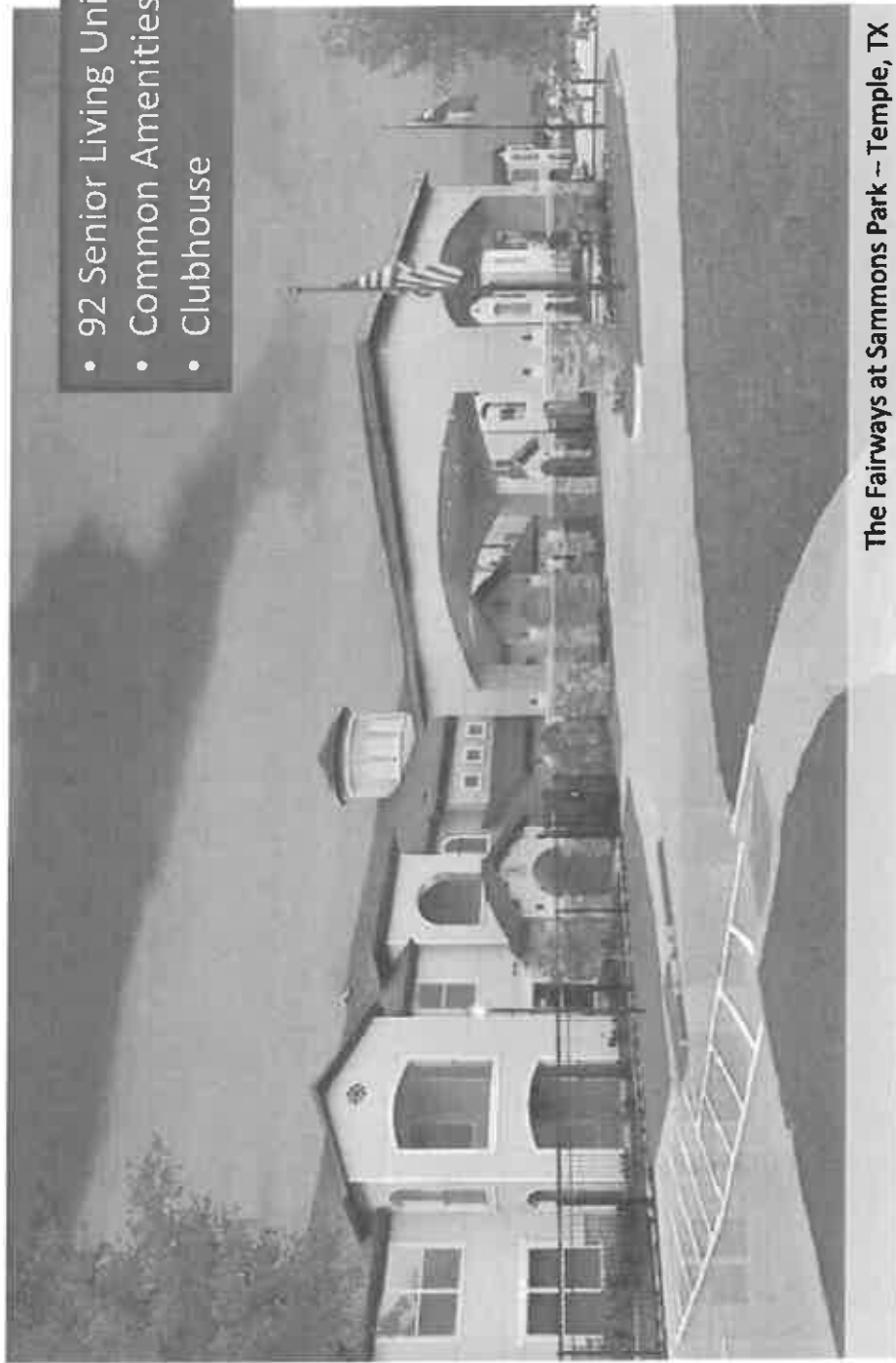
THE PRINCE

155th Boulevard

Team Experience

References

- 92 Senior Living Units
- Common Amenities
- Clubhouse



The Fairways at Sammons Park -- Temple, TX



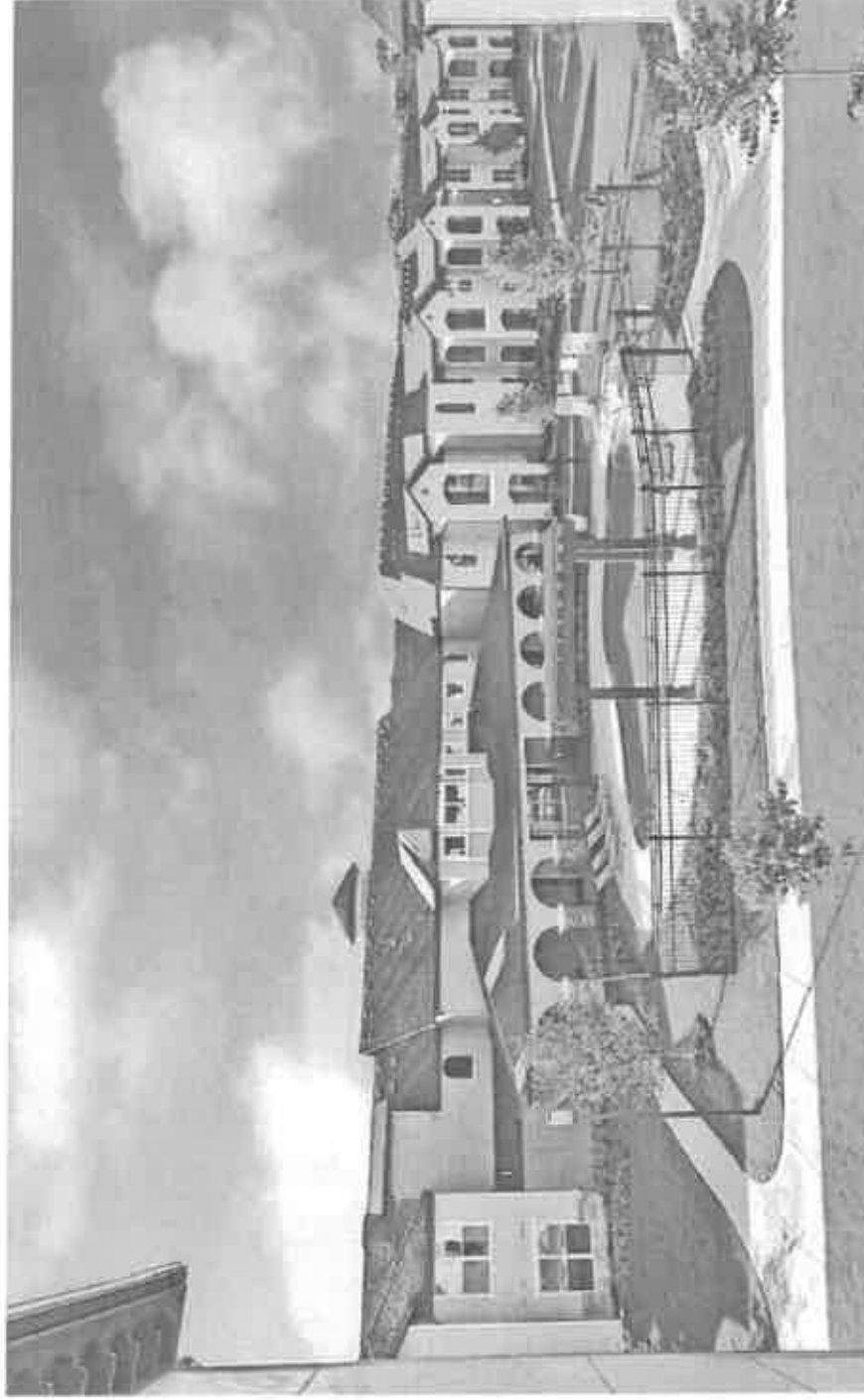


Project

Allen, Westwood, Texas

Team Experience

References

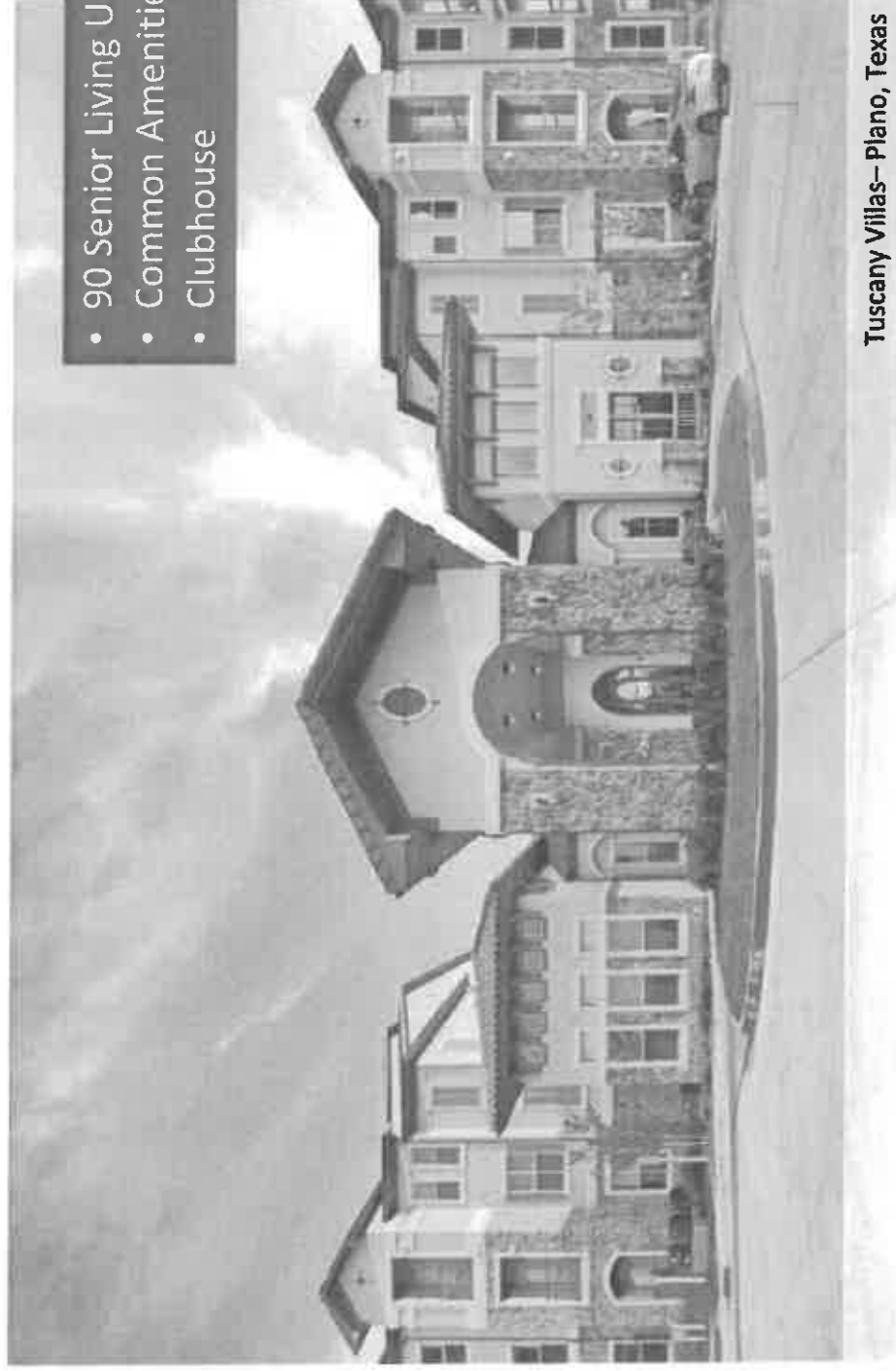


The Fairways at Sammons Park – Temple, TX

Project

Team Experience

References



- 90 Senior Living Units
- Common Amenities
- Clubhouse



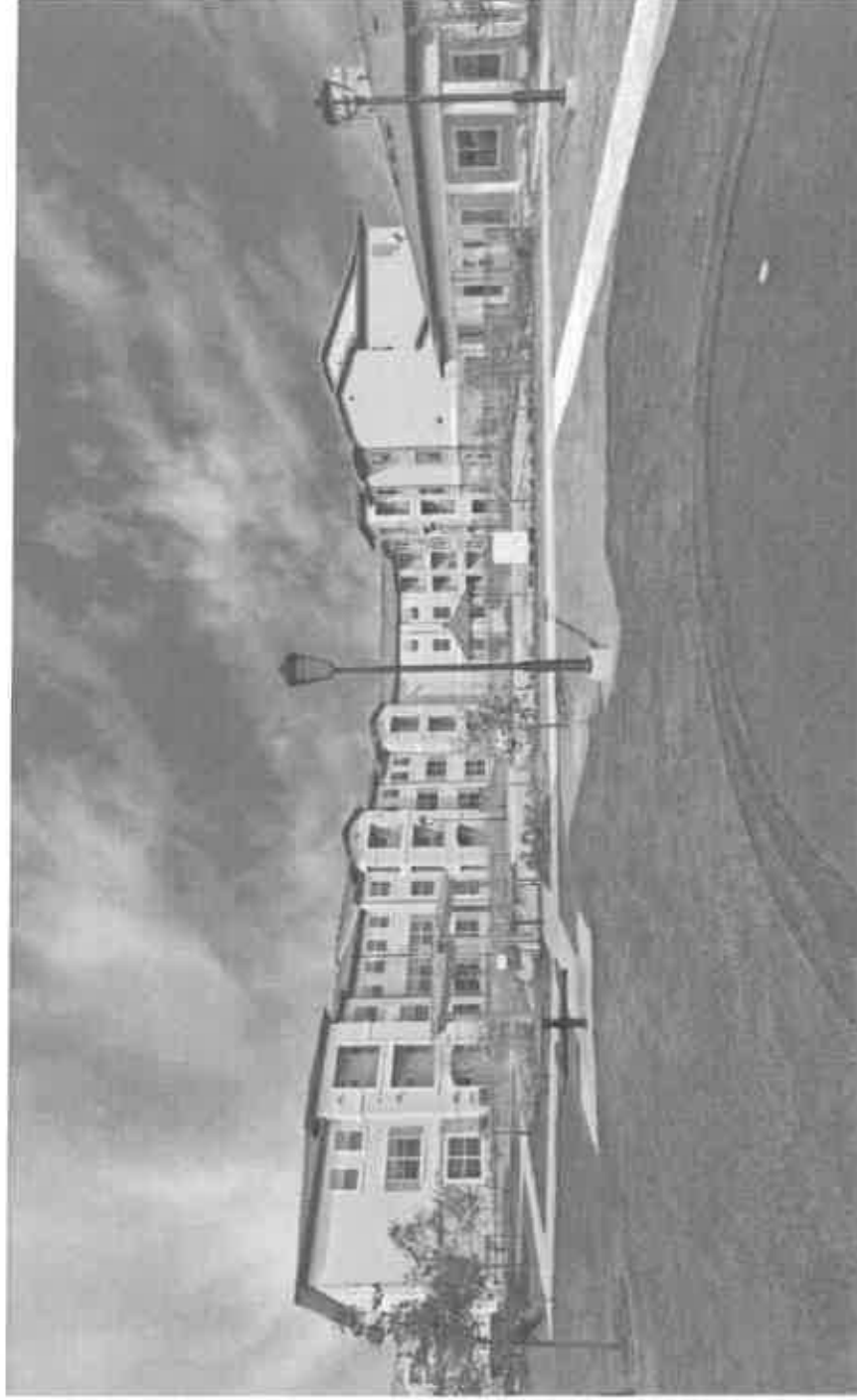
Tuscany Villas—Plano, Texas

The **entire**

with **Roundstone**

**Team Experience**

**References**



Tuscany Villas—Plano, TX

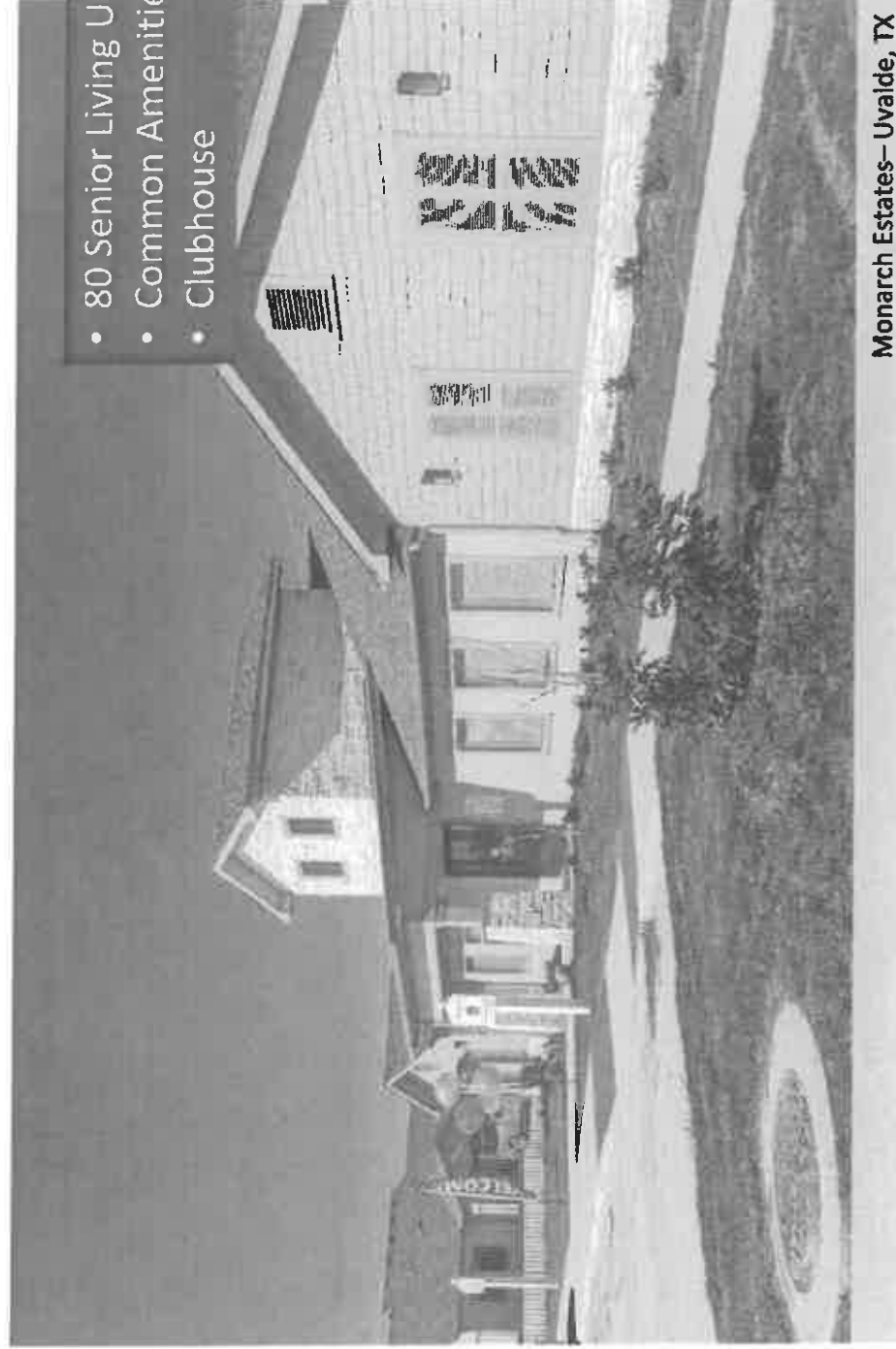


The Project

Roundstone

Team Experience

References



- 80 Senior Living Units
- Common Amenities
- Clubhouse



ROUNDSTONE  
DEVELOPMENT

Monarch Estates— Uvalde, TX

THE Project

THE Roundstone

Team Experience

References



Monarch Estates – Uvalde, TX





The

2014

Team Experience

References



Monarch Estates – Uvalde, TX



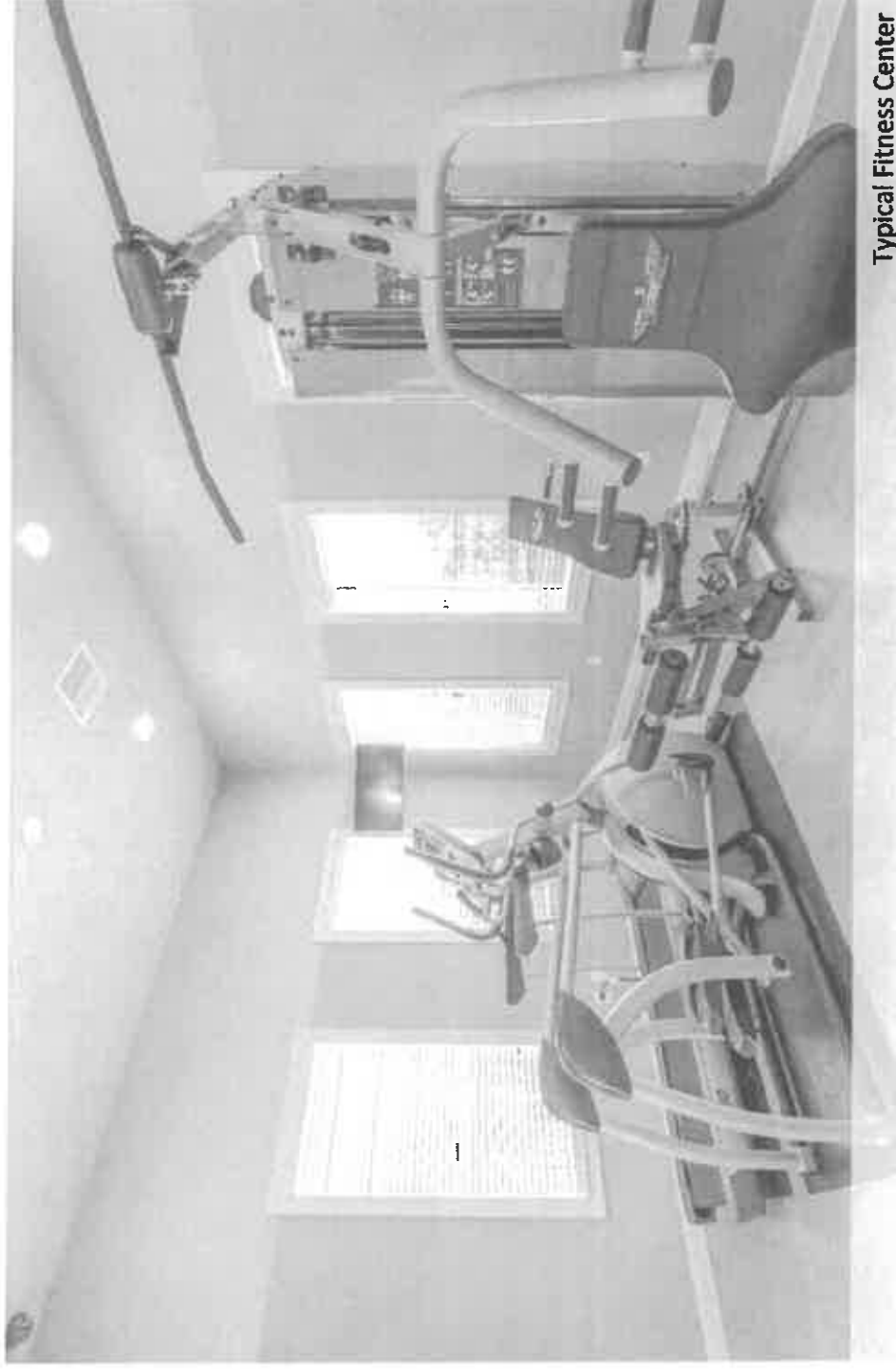
ROUNDSTONE  
DEVELOPMENT

The Project

Other Roundstone

Team Experience

References



Typical Fitness Center

The PROCESSES

Why Roundstone

Team Experience

References



Typical Business Center

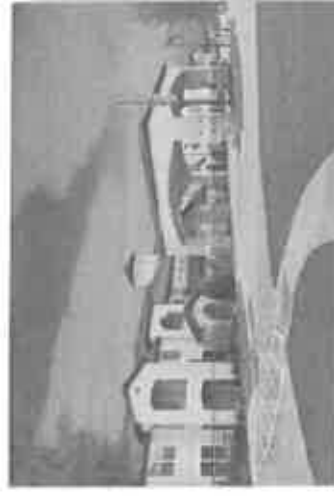


**"Given its highly visible location, the City was interested in a product that would make a positive visual statement while also providing needed workforce housing... Quite simply Roundstone delivered"**  
**Dean Neal, Director of Zoning, Pinellas Park, FL**



**"Now that the project is complete and operational, We are very pleased with the results. The facility is excellent in quality and is well perceived in the Community."**

**Kim Foutz, Asst. City Manager Temple, TX**



**"We have worked with Roundstone as our development consultant on several projects...Roundstone has proven themselves time and time again to be excellent developers"**  
**Brad Kyles, General Manager Unified Housing Dallas, TX**

