

ANNEXATION APPLICATION

Updated: March, 2023



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

Is the property adjacent to city limits: ☐ YES ☐ NO

Is the property proposing to connect to City utilities: ☐ YES, WATER ☐ YES, WASTE WATER ☐ NO

Is the property subject to an approved development or other agreement: ☐ YES ☐ NO

Proposed Use: _____ Proposed Zoning: _____

Reason for Annexation / Other Considerations: _____

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 \$1,800 Technology Fee \$15 **TOTAL COST \$1,815**

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

SAN MARCOS TITLE CO.
GF # 029847SMT

Date: October 14, 2022

Grantor: QCCC, Ltd., a Texas limited partnership and Blue Gold Water Resources, LP, a Texas limited partnership

Grantor's Mailing Address: 2207 Estate View Drive, San Antonio, Bexar County, Texas 78260-2211

Grantee: City of San Marcos, Texas, a Texas municipal corporation

Grantee's Mailing Address: 300 East Hopkins Street, San Marcos, Hays County, Texas 78666

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Being all of that 176.5 acres of land, more or less, out of the J.M. Veramendi Survey, No. 2, (133.3 acres), and the Thomas G. McGehee Survey, No. 11 (43.2 acres), both in Hays County, Texas, being that same tract of land called 204.44 acres, less and except those tracts of land called, 28.82 acres, 15,500 square feet, 0.21 acres and 0.044 acres, all as described and recorded in Volume 2839, Page 356, Hays County Official Public Records, said 176.5 acres being more particularly described by metes and bounds in Exhibit "A," attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

- a. Easement(s) granted to United Pipe Line Corp., as set out and described in instrument(s) recorded in Volume 102, Page 369 of the Deed Records of Hays, County, Texas; as affected by instrument recorded in Volume 185, Page 103 of the Deed Records of Hays County, Texas
- b. Easement(s) granted to United Gas Public Service Company, as set out and described in instrument(s) recorded in Volume 114, Page 389 of the Deed Records of Hays, County, Texas
- c. Easement(s) granted to United Gas Pipe Line Company, as set out and described in instrument(s) recorded in Volume 125, Page 168 of the Deed Records of Hays, County, Texas; as affected by instrument recorded in Volume 185, Page 103 of the Deed Records of Hays County, Texas

- d. Easement(s) granted to United Gas Pipe Line Company, as set out and described in instrument(s) recorded in Volume 147, Page 564 of the Deed Records of Hays, County, Texas; as affected by instrument recorded in Volume 185, Page 103 of the Deed Records of Hays County, Texas, and Modification, Ratification and Partial Release of Right of Way Agreement filed for record under Hays County Clerk's File No. 17001411
- e. Easement(s) granted to United Gas Pipe Line Company, as set out and described in instrument(s) recorded in Volume 181, Page 57 and Volume 182, Page 205 of the Deed Records of Hays, County, Texas; as affected by instrument recorded in Volume 185, Page 103 of the Deed Records of Hays County, Texas
- f. Easement(s) granted to Pedernales Electric Cooperative, Inc., as set out and described in instrument(s) recorded in Volume 228, Page 131 of the Deed Records of Hays, County, Texas
- g. Easement(s) granted to Lovaca Gathering Company, as set out and described in instrument(s) recorded in Volume 328, Page 21 of the Deed Records of Hays, County, Texas
- h. Easement(s) granted to Lovaca Gathering Company, as set out and described in instrument(s) recorded in Volume 328, Page 24 of the Deed Records of Hays, County, Texas
- i. Easement(s) granted to Valero Transmission Company, as set out and described in instrument(s) recorded in Volume 492, Page 448 of the Deed Records of Hays, County, Texas; as affected by Modification, Ratification and Partial Release of Right of Way Agreement filed for record under Hays County Clerk's File No. 17001411
- j. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 123, Page 105, of the Deed Records of Hays County, Texas
- k. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 218, Page 326, of the Deed Records of Hays County, Texas

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

Ad valorem taxes for the current year have been prorated and are, thereafter, assumed by Grantee.

Parkland Restriction:

The Property shall be dedicated and used by Grantee as public parkland with the right of access by the public in accordance with and subject to Grantee's adopted park rules and regulations and applicable laws. This restriction is a covenant running with the land and shall be binding on Grantee's successors and assigns.

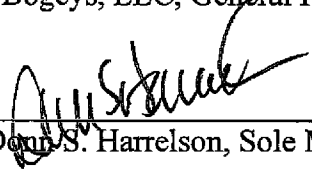
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

QCCC, Ltd., a Texas limited partnership

By: Duffs & Bogeys, LLC, General Partner

By:


Don S. Harrelson, Sole Member

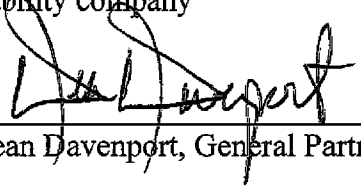
By: Eagle Stroke, LLC, General Partner

By:


Michael A. Harrelson, Sole Member

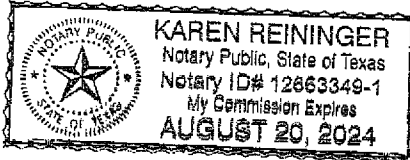
Blue Gold Water Resources, LP, a Texas limited partnership

By: Blue Gold Water Management, LLC, a Texas limited liability company


Dean Davenport, General Partner

STATE OF TEXAS §
 COUNTY OF Hays §

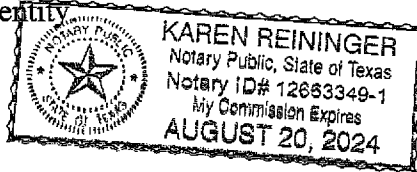
This instrument was acknowledged before me on October 14, 2022 by Donn S. Harrelson, Governing Person of Duffs & Bogeys, LLC, a Texas limited liability company, General Partner of QCCC, Ltd., a Texas limited partnership, in such capacity, on behalf of said entity.



Karen Reininger
 Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF Hays §

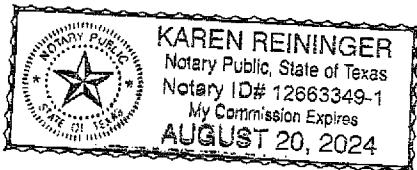
This instrument was acknowledged before me on October 14, 2022 by Michael Harrelson, Governing Person of Eagle Stroke, LLC a Texas limited liability company, General Partner of QCCC, Ltd., a Texas limited partnership, in such capacity, on behalf of said entity.



Karen Reininger
 Notary Public, State of Texas

STATE OF TEXAS §
 COUNTY OF Hays §

This instrument was acknowledged before me on October 14, 2022 by Dean Davenport, General Partner of Blue Gold Water Resources, LP, a Texas limited partnership, in such capacity, on behalf of said entity.



Karen Reininger
 Notary Public, State of Texas

**EAGLE
LAND
SURVEYING**

P.O. Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax (512) 847-8522

EXHIBIT A

August 31, 2021

FIELD NOTES DESCRIBING 176.5 ACRES OF LAND, MORE OR LESS, OUT OF THE J.M. VERAMENDI SURVEY, No. 2, (133.3 ACRES), AND THE THOS. G. McGEHEE SURVEY (43.2 ACRES), BOTH IN HAYS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 204.44 ACRES, LESS AND EXCEPT THOSE TRACTS OF LAND CALLED, 28.82 ACRES, 15,500 SQUARE FEET, 0.21 ACRES AND 0.044 ACRES, ALL AS DESCRIBED AND RECORDED IN VOLUME 2839, PAGE 356, HAYS COUNTY OFFICIAL PUBLIC RECORDS, SAID 176.5 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a 1/2" iron pin found at the South corner of Lot 1, QUAIL HOLLOW, a subdivision in Hays County, according to the map or plat thereof recorded in Volume 1, Page 369, Hays County Plat Records, being on the Northwest right-of-way line of Highway 21, said point being the East corner of the herein described 176.5 acres, and the POINT OF BEGINNING for this description;

THENCE, S 52°00'12" W, with the Northwest right-of-way line of Highway 21, a distance of 1,774.29 feet to a 1/2" iron pin set, with a red plastic cap, marked "EAGLE SURVEYING", being on the North line of a 100 foot wide railroad right-of-way, marking the South corner of the herein described 176.5 acres;

THENCE, N 75°02'38" W, with the North line of the railroad right-of-way, a distance of 3,416.00 feet to a point in the approximate centerline of the Blanco River, for the Southwest corner of the herein described 176.5 acres;

THENCE, with the approximate centerline of the Blanco River, the following three (3) courses,

- 1.) N 01°02'22" E, a distance of 505.00 feet to an angle point;
- 2.) N 41°37'22" E, a distance of 428.00 feet to an angle point;
- 3.) N 73°42'22" E, a distance of 422.24 feet to an angle point, being on the West line of the aforementioned 0.044 acre tract;

THENCE, S 16°49'28" E, with the West line of the 0.044 acres, a distance 8.62 feet to a point for the Southwest corner of the 0.044 acres, being an angle point in the Northwest line of the herein described 176.5 acres;

THENCE, N 55°29'08" E, with the South line of the 0.044 acres, a distance 66.44 feet to a point for the Southeast corner of the 0.044 acres, being a point on the West line of the aforementioned 0.21 acre tract, being an angle point in the Northwest line of the herein described 176.5 acres;

THENCE, S 16°47'54" E, with the West line of the 0.21 acres, a distance 35.45 feet to a point for the Southwest corner of the 0.21 acres, being an angle point in the Northwest line of the herein described 176.5 acres;

THENCE, N 78°32'12" E, with the South line of the 0.21 acres, a distance 118.49 feet to a point for the Southeast corner of the 0.21 acres, being the most Westerly corner of Lot 1, RIVER RUN, a subdivision in Hays County, according to the map or plat thereof recorded in Volume 1, Page 361, Hays County Plat Records, being an angle point in the Northwest line of the herein described 176.5 acres, from which point a 1-1/2" iron pipe found at the Southeast corner of Lot 6 of S.A. MAJORS SUBDIVISION No. 1, a subdivision in Hays County, according to the map or plat thereof recorded in Volume 141, Page 609, Hays County Deed Records, bears N 51°41'32" E a distance of 111.23 feet;

**EAGLE
LAND
SURVEYING**

P.O. Box 2264 Wimberley, Texas 78676 (512) 847-1079 Fax: (512) 847-8522

THENCE, S 46°44'42" E, with the Southwest line of the aforementioned Lot 1, a distance of 168.28 feet to a point for the most Southerly corner of Lot 1, being an angle point in the Northwest line of the herein described 176.5 acres;

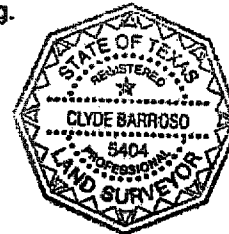
THENCE, with the Southeast lines of Lots 1-15, inclusive, of RIVER RUN, being the approximate centerline of the Blanco River, the following seven (7) courses,

- 4.) N 66°33'54" E, a distance of 68.09 feet to an angle point;
- 5.) N 62°21'54" E, a distance of 241.04 feet to an angle point;
- 6.) N 56°42'54" E, a distance of 585.50 feet to an angle point;
- 7.) N 59°55'54" E, a distance of 238.14 feet to an angle point;
- 8.) N 44°17'54" E, a distance of 296.65 feet to an angle point;
- 9.) N 17°22'54" E, a distance of 456.82 feet to an angle point;
- 10.) N 07°05'54" E, a distance of 425.60 feet to a point on the Southwest line of that tract of land called 233.00 acres, as recorded in Volume 5380, Page 103, Hays County Official Public Records, said point being the North corner of the herein described 176.5 acres;

THENCE, S 45°25'07" E, a distance of 2,198.70 feet to a 8" wood post found with a nail, being the West corner of Lot 13 of the aforementioned QUAIL HOLLOW, being an angle point in the Northeast line of the herein described 176.5 acres, passing at 101.70 feet along this course, a 41" diameter Pecan tree found on line and as called for in the original 204.44 acre description;

THENCE, S 45°37'58" E, with the Southwest lines of Lots 1-13, inclusive, of QUAIL HOLLOW, a distance of 1,062.80 feet to the POINT OF BEGINNING, containing 176.5 acres of land, more or less. These field notes accompany a survey, job number 21-046, dated August 31, 2021, by Eagle Land Surveying.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

22048867 DEED

10/18/2022 11:04:15 AM Total Fees: \$46.25

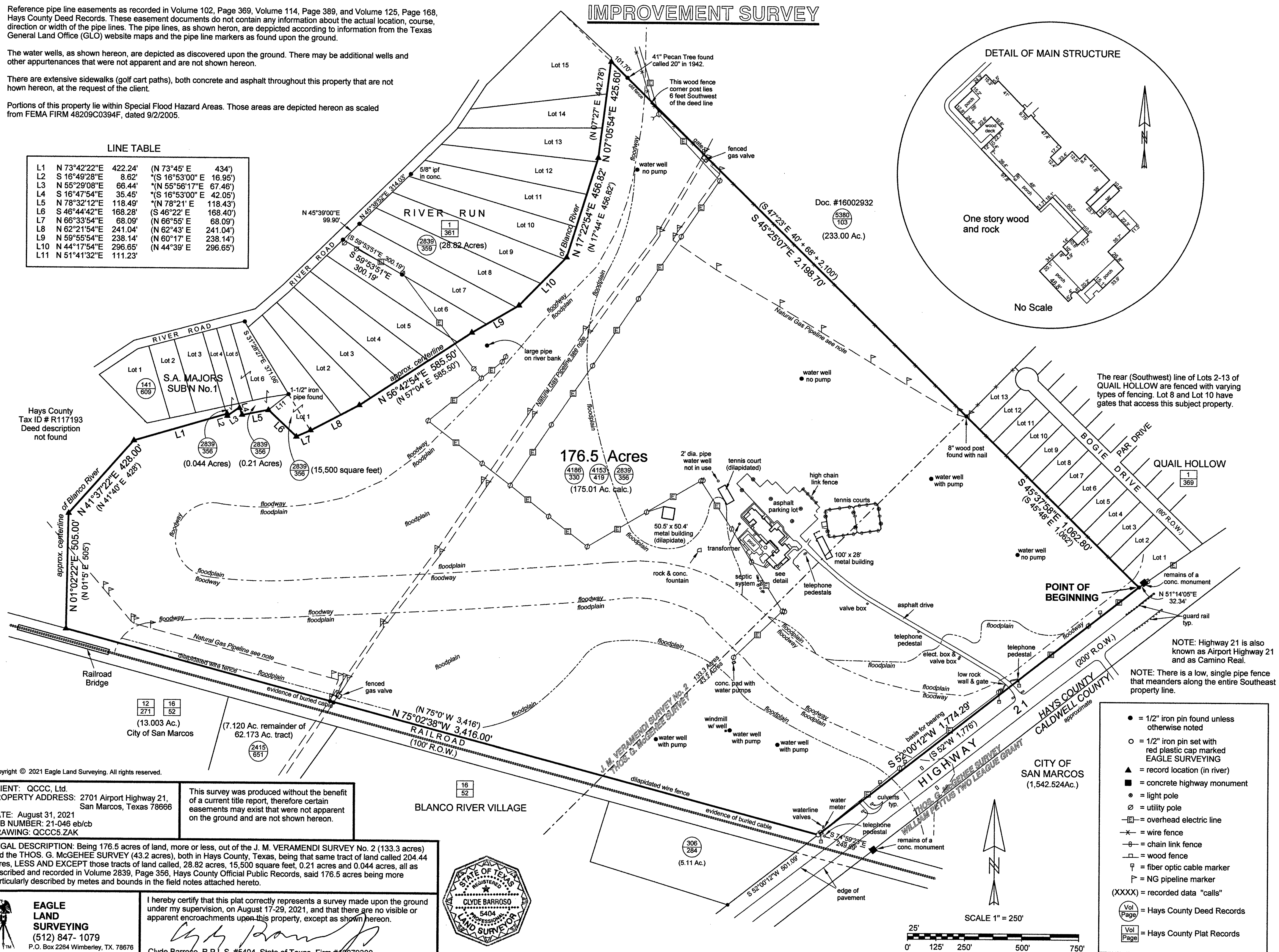
Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas



Portions of this property lie within Special Flood Hazard Areas. Those areas are depicted hereon as scaled from FEMA FIRM 48209C0394F, dated 9/2/2005.

LINE TABLE

L1	N 73°42'22"E	422.24'	(N 73°45' E 434')
L2	S 16°49'28"E	8.62'	(S 16°53'00" E 16.95')
L3	N 55°29'08"E	66.44'	(N 55°56'17"E 67.46')
L4	S 16°47'54"E	35.45'	(S 16°53'00" E 42.05')
L5	N 78°32'12"E	118.49'	(N 78°21" E 118.43')
L6	S 46°44'42"E	168.28'	(S 46°22' E 168.40')
L7	N 66°33'54"E	68.09'	(N 66°55' E 68.09')
L8	N 62°21'54"E	241.04'	(N 62°43' E 241.04')
L9	N 59°55'54"E	238.14'	(N 60°17' E 238.14')
L10	N 44°17'54"E	296.65'	(N 44°39' E 296.65')
L11	N 51°41'32"E	111.23'	



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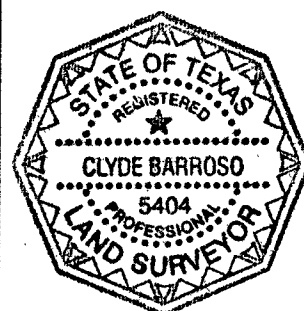
CLIENT: QCCC, Ltd.
PROPERTY ADDRESS: 2701 Airport Highway 21,
San Marcos, Texas 78666
DATE: August 31, 2021
JOB NUMBER: 21-046 eb/cb
DRAWING: QCCC5.ZAK

This survey was produced without the benefit of a current title report, therefore certain easements may exist that were not apparent on the ground and are not shown hereon.

LEGAL DESCRIPTION: Being 176.6 acres of land, more or less, out of the J. M. VERAMENDI SURVEY No. 2 (133.3 acres) and the THOS. G. MCGEHEE SURVEY (43.2 acres), both in Hays County, Texas, being that same tract of land called 204.44 acres, LESS AND EXCEPT those tracts of land called, 28.82 acres, 15,500 square feet, 0.21 acres and 0.044 acres, all as described and recorded in Volume 2839, Page 356, Hays County Official Public Records, said 176.6 acres being more particularly described by metes and bounds in the field notes attached hereto.

I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on August 17-29, 2021, and that there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300



- = 1/2" iron pin found unless otherwise noted
- = 1/2" iron pin set with red plastic cap marked EAGLE SURVEYING
- ▲ = record location (in river)
- = concrete highway monument
- ⦿ = light pole
- ∅ = utility pole
- = overhead electric line
- X— = wire fence
- ⊖— = chain link fence
- = wood fence
- ⌚ = fiber optic cable marker
- ┐ = NG pipeline marker
- (XXX) = recorded data "calls"
-  = Hays County Deed Records
-  = Hays County Plat Records

(XXXX) = recorded data "calls"

 = Hays County Deed Records

Vol
Page

 = Hays County Plat Records