

ANNEXATION APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Caren Williams-Murch	Property Owner	Ravi Sahota
Company	Land Consultants, Ltd. Co.	Company	Sahota Holdings, LLC
Applicant's Mailing Address	144 Sage Meadows Dr. San Marcos, TX 78666	Owner's Mailing Address	PO Box 592233, San Antonio, TX 78259
Applicant's Phone #	512-757-7006	Owner's Phone #	830-832-7284
Applicant's Email	Cmurch@txlandltd.com	Owner's Email	ravisahota@gmail.com

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: Commercial Proposed Zoning: CM/ HC

Reason for Annexation / Other Considerations: To get city approved zoning.

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/

PROPERTY OWNER AUTHORIZATION

I, Ravi Sahota (owner name) on behalf of
Satcharan Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
FM 110, SAN MARCOS, TX 78666 (address).

I hereby authorize Caren Williams-Murch (agent name) on behalf of
Land Consultants, Ltd. Co. (agent company) to file this application for
Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Ravi Sahota Date: 9-21-23

Printed Name, Title: Ravi Sahota

Signature of Agent: Caren Williams-Murch Date: 9-21-2023

Printed Name, Title: Caren Williams-Murch

Form Updated October, 2019



LAND CONSULTANTS, LTD.
REAL ESTATE DEVELOPMENT SERVICES

November 13, 2023

City of San Marcos Planning Department
Ms. Julia Clearly, Senior Planner
603 East Hopkins
San Marcos, Texas 78666

Re: Annexation Application AN-23-11 Sahota Center at Rattler Road

Dear Julia,

This letter is in addition to the application form and documents uploaded to the City portal for AN -23-11. My client owns approximately 6.26 acres at the corner of Rattler Road and McCarty Lane. He is requesting annexation of the entire parcel.

On this parcel of 6.26 acres, he intends to develop a small retail and business park center to provide rental space for small retail, restaurant and office uses in this area and a gas station with convenience facing McCarty Lane.

If you have any questions, please feel free to contact me at 512-757-7006 or at cmurch@txlandltd.com

Thank you for your consideration.

Sincerely,

Caren Williams-Murch
Senior Project Manager

EXHIBIT "A"
 **ASH & ASSOCIATES**
SURVEYING · ENGINEERING · ARCHITECTURE

"Serving the Community of Texas"

132 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS
COUNTY OF HAYS

6.26 ACRES
CYRUS WICKSON SURVEY
ABSTRACT # 474

BEING A 6.26 ACRE TRACT OF LAND SITUATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN PROPERTY CONVEYED TO EDMUND JASTER HAYS COUNTY PARTNERSHIP IN VOLUME 1276, PAGE 880, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the southeast line of the abovementioned Jaster tract, same being in the southeast line of a called 8.04 acre tract of land conveyed to the State of Texas in Volume 4899, Page 1, Official Public Records of Hays County, Texas, also being in the southeast line of McCarty Lane (Public R.O.W. Varies), and also being in the northwest line of a called 46.75 acre tract of land conveyed to Reed & Patricia Carr in Volume 2359, Page 218, Official Public Records of Hays County, Texas, for the northern most corner of the herein described tract of land;

THENCE South 44°07'54" West (South 45° West Record), with the southeast line of said Jaster tract, and the meanders of a wire fence, passing the west corner of said 46.75 acre Carr tract, same being the north corner of a called 8.79 acre tract of land conveyed to Judith Telford in Volume 174, Page 176, Deed Records of Hays County, Texas, and continuing for a total distance of **1013.96 feet** to a 1/2 inch iron rod with "ASH 5687" cap set at the west corner of said 8.79 acre Telford tract, same being at the south corner of said Edmund Jaster tract, for the south corner of the herein described tract of land, also being in the northeast right of way line of Rattler Road (Public R.O.W. Varies);

THENCE with the northeast line of said Rattler Road and the common southwest line of said Jester tract, **North 45°55'24" West** (North 45° West Record), with the southwest line of said Jaster tract and the meanders of a wire fence, a distance of **304.11 feet** to a 1/2 inch iron rod found for a westerly south corner of the herein described tract of land, same being a corner of the aforesaid 8.04 acre State of Texas tract;

THENCE along and with the common line of said 8.04 acre State of Texas tract, the following courses and distances numbered (1) through (4):

1) North 44°13'26" East (North 43°55'26" East Record), leaving the southwest line of said Jaster tract, a distance of **41.55 feet** (41.71' Record), to a 1/2 inch iron rod found for an interior corner of the herein described tract of land, same being at the beginning of a curve to the right;

2) Northwesterly 284.49 feet (284.40' Record) along the arc of said curve to the right, having a radius of **408.04 feet** (Record) and a chord that bears **North 26°07'36" West** (North 26°05'31" West Record), a distance of **278.76 feet** (278.68' Record), to a 1/2 inch iron rod found for the western most corner of the herein described tract of land, same being at a corner clip at the intersection of the northeast line of said Rattler Road with the southeast line of aforesaid McCarty Lane;

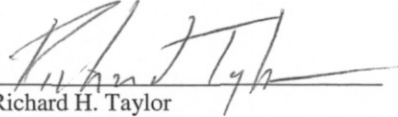
3) North 45°00'27" East (North 44°39' East Record), with said corner clip, a distance of **54.37 feet** (54.23' Record) to a 1/2 inch iron rod found in the southeast line of said McCarty Lane, same being at the beginning of a curve to the left;

4) Northeasterly 1014.08 feet (1014.43' Record) along the arc of said curve to the left, having a radius of **1728.00 feet** (Record) and a chord that bears **North 78°35'29" East** (North 78°36'26" East Record), a distance of **999.59 feet** (999.92' Record) to the **POINT OF BEGINNING** and **CONTAINING 6.26 ACRES OF LAND.**

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during January 2016, and is true and correct to the best of my knowledge and belief.

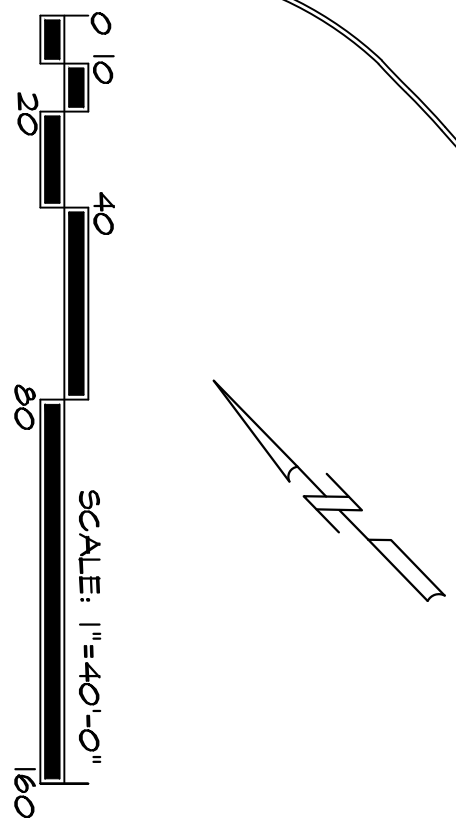
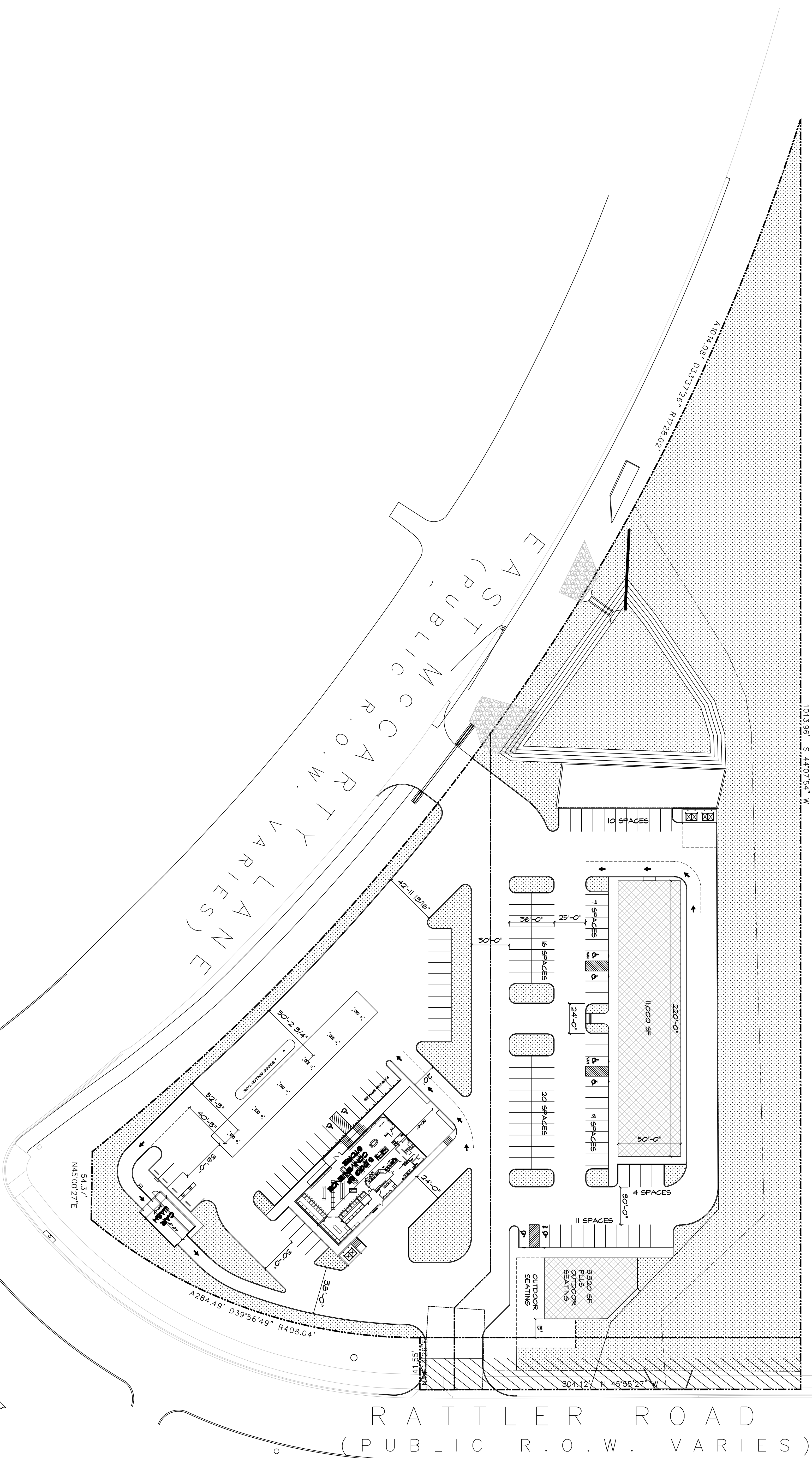


Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 6.26 acres
Job: 15-6060

01/12/16

Date





project no.
RS

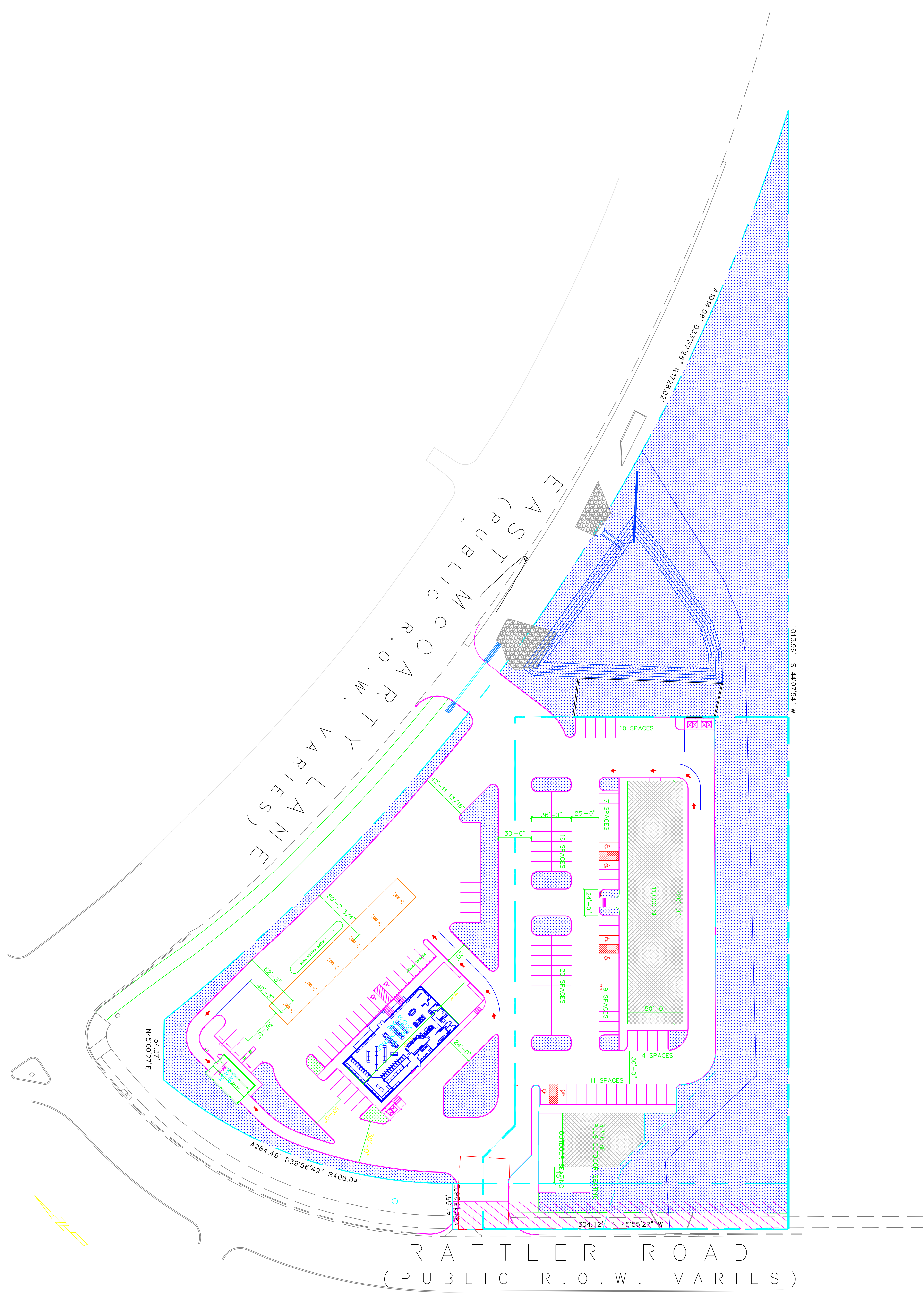
RAVI SAHOTA
 EAST McCARTY LANE @ RATTLER ROAD
 SAN MARCOS, TEXAS
PRELIMINARY SITE PLAN

Morales
 design group
 3617 Willowbrook Drive
 San Angelo, Texas 76904
 (325)223-2444 fax(325)223-2443
 joime@morales-builders.com

REVISION DATE | BY

DRAWN BY: JAN
 CHECKED BY: JAN
 DATE: 08/28/23
 SCALE: 1"=40'-0"

SHEET **A10**
 OF **144**



EAST McCARTY LANE
(PUBLIC R.O.W. VARIES)

RATTLER ROAD
(PUBLIC R.O.W. VARIES)

$41014.08' \text{ D}3377.26^\circ \text{ R}1728.02'$

$101396' \text{ S}440754' \text{ W}$

$54.37' \text{ N}4500277^\circ \text{ E}$

$A284.49' \text{ D}39'56'49'' \text{ R}408.04'$

$41.55' \text{ N}044'13'26'' \text{ E}$

$304.12' \text{ N}45'56'27'' \text{ W}$

10 SPACES

7 SPACES

18 SPACES

20 SPACES

9 SPACES

4 SPACES

11 SPACES

3,300 SF PLUS OUTDOOR SEATING

OUTDOOR SEATING

11,000 SF

2,200 SF

60'-0"

24'-0"

25'-0"

36'-0"

30'-0"

42'-11 13/16"

50'-2 31/4"

52'-3"

40'-3"

36'-0"

30'-0"

38'-0"

**** Electronically Filed Document ****

Hays County Texas
Liz Q. Gonzalez
County Clerk

Document Number: 2016-16003058

Recorded As : ELECTRONIC RECORDING

Recorded On: January 29, 2016

Recorded At: 03:08:55 pm

Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct- EDMUND JASTER HAYS COUNTY PARTNERSHIP
Indirect- SAHOTA HOLDINGS LLC

Receipt Number: 419725

Processed By: Rose Robinson

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez

Liz Q. Gonzalez, County Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

§

That EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas general partnership ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by SAHOTA HOLDINGS, LLC, a Texas limited liability company ("Grantee", whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the following described real property (the "Property"), to-wit:

6.26 acres of land, more or less, out of the Cyrus Wilkinson Survey, Abstract 474, Hays County, Texas, being more particularly described in attached Exhibit "A".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Hays County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

[SIGNATURE PAGE FOLLOWS]

Corridor Title Co. GF# 5-A37-S

EXECUTED as of the 29 day of January, 2016.

GRANTOR:

EDMUND JASTER HAYS COUNTY PARTNERSHIP,
a Texas general partnership

By: *George E. Jaster*
George E. Jaster, Partner

By: *Albert A. Jaster*
Albert A. Jaster, Partner

By: *John R. Jaster*
John R. Jaster, Partner

By: *Jean E. Hausmann*
Jean E. Hausmann, Partner
sh

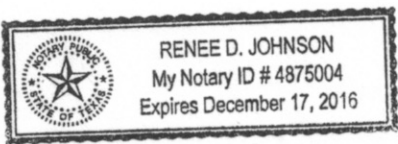
By: *Elaine S. Wilkinson*
Elaine S. Wilkinson, Partner

Address of Grantee:

P.O. Box 592233
San Antonio TX 78259

STATE OF TEXAS §
 §
COUNTY OF HAYS §

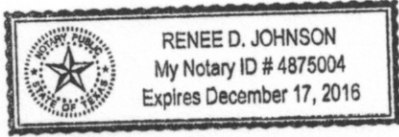
This instrument was acknowledged before me this 29 day of January, 2016
by George E. Jaster, Partner of EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas
general partnership, on behalf of said partnership.

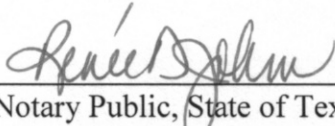


Renee D. Johnson
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me this 27 day of January, 2016 by Elaine S. Wilkinson, Partner of EDMUND JASTER HAYS COUNTY PARTNERSHIP, a Texas general partnership, on behalf of said partnership.





Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CORRIDOR TITLE, LLC

15-1737-S

EXHIBIT "A"
 **ASH & ASSOCIATES**
SURVEYING · ENGINEERING · ARCHITECTURE

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STATE OF TEXAS
COUNTY OF HAYS

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CYRUS WICKSON SURVEY
ABSTRACT # 474

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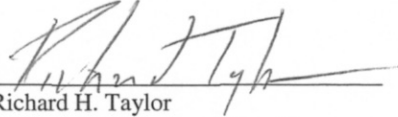
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THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during January 2016, and is true and correct to the best of my knowledge and belief.



Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 6.26 acres
Job: 15-6060

01/12/16

Date



DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

Out of City Utility Connection of Extension Application

Petition for Annexation (without OCU Request)

By signing below, the owner of the subject property declines the offer to enter into such Development Agreement.

OWNER (individual):

Date: _____

OWNER (Entity):

By: *Ravinder Sahota*

Name: RAVINDER SAHOTA

Title: MEMBER

Date: 11-22-2023

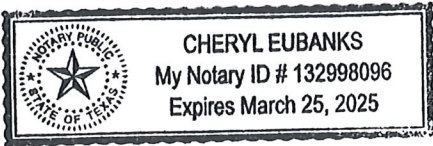
[OR]

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Comal §

This instrument was acknowledged before me on November 22, 2023 by Ravinder Sahota, Member of Sahota Holding LLC on behalf of said entity.



Cheryl Eubanks
Notary Public, State of Texas

Case No. _____ (to be inserted by City Staff)

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OWNER'S CONSENT TO ANNEXATION OF LAND

Date: 11-13-23

City: City of San Marcos, Texas, a home rule municipal corporation

Owner: Sahoto Holdings, LLC

Property: 6.26 acres of land, more or less, out of the Cyrus Wilkinson Survey, Abstract 474, Hays County, Texas being more particularly described in attached exhibit "A".

Owner petitioned the City to initiate proceedings to annex the Property. Owner acknowledges and agrees that, in connection with annexation of the Property:

1. Owner does not wish to enter into a development agreement with the City under Section 212.172 and has declined the offer by the City of such a development agreement.

2. Unless specifically authorized by a written agreement with Owner approved by the City Council under applicable ordinances, the City has no obligation to extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property at the City's expense, and the City has made no offers, representations or promises that the City will, at the City's expense, extend water, wastewater, or electric utility services, roads, or other infrastructure to the Property. Such extensions to the Property shall be made available in the same manner and on the same basis as available to other areas of the City, whereby it shall be Owner's sole obligation, and at Owner's sole expense, to construct and install all infrastructure necessary to extend such services to the Property under applicable ordinances.

3. Owner waives any and all rights of Owner to assert any claim or demand, or to file suit against, and covenants not to sue, the City on the basis that the annexation of the Property by the City is invalid, void or voidable, in whole or in part.

4. This instrument is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings concerning this instrument shall lie in State courts having jurisdiction located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this instrument is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this instrument will continue in force if they can be given effect without the invalid portion.

6. This instrument may be recorded in the Official Public Records of the County or Counties in which the Property is located and is binding on Owner's successors, heirs and assigns, and any future owners of the Property.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:

Ravinder Singh

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Comal §

This instrument was acknowledged before me on NOV. 14, 2023 by Ravinder Singh.

Cynthia A. Carroll
Notary Public, State of _____

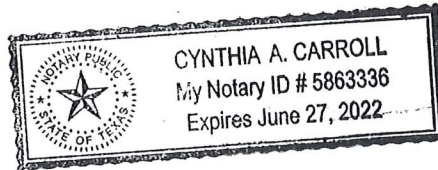


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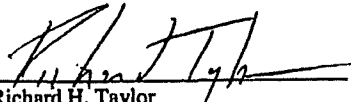
3) North 45°00'27" East (North 44°39' East Record), with said corner clip, a distance of 54.37 feet (54.23' Record) to a 1/2 inch iron rod found in the southeast line of said McCarty Lane, same being at the beginning of a curve to the left;

4) Northeasterly 1014.08 feet (1014.43' Record) along the arc of said curve to the left, having a radius of 1728.00 feet (Record) and a chord that bears North 78°35'29" East (North 78°36'26" East Record), a distance of 999.59 feet (999.92' Record) to the POINT OF BEGINNING and CONTAINING 6.26 ACRES OF LAND.

THE SUBDIVISION OF THIS PROPERTY IS NOT INTENDED TO SUBJUGATE THE RULES AND REGULATIONS OF ANY DEVELOPMENT ORDINANCE; AND ALL REQUIRED STATE, COUNTY, AND CITY PERMITS SHOULD BE OBTAINED BEFORE OCCUPYING THE PREMISES.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during January 2016, and is true and correct to the best of my knowledge and belief.


Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 6.26 acres
Job: 15-6060

01/12/16
Date

