

STREET NAME CHANGE APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Lee Colon	Applicant's Phone #	(512) 740-6050
Company	PGM of Texas	Company	
Applicant's Mailing Address	2809 S Interstate 35 San Marcos, Tx 78666	Applicant's Email	lee@pgmof texas.com

PROPERTY INFORMATION

Number of Property Owners Affected: 1

Number of Businesses Affected: 1

NOTE: To be accepted as complete, more than 50% of the owners of businesses and 50% of the owners of property addressed on this street must sign the accompanying petition.

REQUESTED CHANGE

Existing Street Name: N/A

Proposed Street Name: PGM of Texas Dr.

Description of Location: From the intersection of access rd of 35 to access rd of 35

Reason for Requested Change: No existing name, locatable for customers

AUTHORIZATION

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 \$212

Technology Fee \$13

TOTAL COST* \$225

Total cost does not include the cost of replacing street signs, which is determined by the Public Services Director

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

Amendment Agreement

Between

PGM of Texas LLC


And


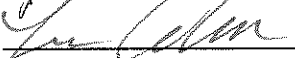
United States Army Reserves 399th TPC

This agreement is hereby entered into this 22 day of February 2023 between PGM of Texas LLC of 2809 S. Interstate-35 San Marcos, Tx 78666 and The United States Army Reserves 399th TPC at 2850 Leah Ave, San Marcos, TX 78666.

This form serves as an agreement between the two parties stated above, which will allow PGM of Texas to name the road adjacent to their facility.

The said parties, for the consideration hereinafter mentioned, hereby agree to the following:

1. The unnamed road that runs adjacent to PGM of Texas LLC's property will be named under one of the following names.
 - a. Platinum Group Metals Drive
 - b. Platinum Group Metals Road
 - c. Platinum Road
 - d. Platinum Drive 
 - e. Platinum Group Drive
 - f. Platinum Group Road
 - g. Platinum Metals Road
 - h. Platinum Metals Drive
2. The agreement above will be submitted to the City of San Marcos Planning and Development team for final approval.
3. It is recognized that this is just an agreement regarding the road that runs along PGM of Texas LLC and does not physically pass into or connect to the United States Army Reserves 399th TPC Property.
4. The attached document highlighted in yellow will show which road is being discussed above. This document was provided by the City of San Marcos' planning and development department.

Signature  Date 22 Feb 23 Title Operations NCO
Signature  Date 2/22/23 Title Assistant Operations Director.

SUBDIVISION NOTES

1. THE BASIS OF BEARINGS SHOWN HEREON IS BASED ON DEED RECORD INFORMATION FOR THE PROPERTY ADJOINING THIS SITE FOR THE SAN MARCOS ARMED FORCES RESERVE CENTER, OF WHICH LOT 2 - BLOCK 1 SHOWN HEREON IS AN INTEGRAL PART.

2. A 4' WIDE SIDEWALK IS REQUIRED TO BE CONSTRUCTED ALONG THE PROPOSED INDUSTRIAL STREET ADJACENT TO LOTS 1A AND 2 AT THE TIME OF STREET CONSTRUCTION.

3. A 5' WIDE SIDEWALK IS REQUIRED TO BE CONSTRUCTED ALONG THE IH 35 ACCESS ROAD FRONTAGE ADJACENT TO LOT 1A AT THE TIME OF CONSTRUCTION OF THE INDUSTRIAL STREET.

4. A 5' WIDE SIDEWALK IS REQUIRED TO BE CONSTRUCTED ALONG THE FRONTAGE OF LOT 3 AT THE TIME OF SITE DEVELOPMENT.

5. PRIOR TO ANY DEVELOPMENT PROPOSED ON LOT 3, A WATERSHED PROTECTION PLAN WILL BE REQUIRED TO BE APPROVED IN ACCORDANCE WITH CITY STANDARDS AT THE TIME OF PROPOSED DEVELOPMENT. BASED ON THE FINDINGS DURING THE WATERSHED PROTECTION PLAN PROCESS, THERE MAY BE WATER QUALITY ZONES AND BUFFER ZONES REQUIRED TO BE ESTABLISHED ON THE LOT.

6. ALL ACCESS SHOULD BE PERMITTED AND IN ACCORDANCE WITH TXDOT ACCESS MANAGEMENT REQUIREMENTS.

7. THE PURPOSE OF THE REPLAT SHOWN HEREON IS TO DEVELOPE LOT 2 AS AN INTEGRAL PART OF THE ADJOINING SAN MARCOS ARMED FORCES RESERVE CENTER, AND TO VACATE AN UN-OPENED 37.5 FOOT RIGHT-OF-WAY RUNNING THROUGH LOT 2, AND TO DEDICATE A SEPARATE 37.5 FOOT RIGHT-OF-WAY ALONG THE COURSE OF EXSISTING ROAD IMPROVEMENTS FROM IH 35 TO CLOVIS BARKER ROAD; AND TO DEFINE THE AREA ALONG IH 35 CURRENTLY OCCUPIED BY LIGHT INDUSTRIAL DEVELOPMENT AS LOT 1A, AND TO CREATE A SEPARATE LOT FOR SALE AND FUTURE DEVELOPMENT AS LOT 3.

8. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 48209C479F & 48209C0477F DATED SEPTEMBER 2, 2005; PORTIONS OF THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD HAZARD AREA ZONE "AE", AREAS OF THE 100 YEAR FLOOD, FLOOD FACTORS DETERMINED AND ZONE "X" (UN-SHADED), "AREAS OF MINIMAL FLOODING DETERMINED TO LIE OUTSIDE THE 500 YAEER FLOOD.

9. THE BILLBOARD EASEMENT SHOWN HEREON IS FOR MAINTENANCE, REPAIR AND REPLACEMENT AS NEEDED PURSUANT TO AGREEMENT OF RECORD.

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS

That we, 2809 S IH-35, Ltd., a Texas limited partnership, acting through our duly authorized representative, owners of Lot 1 - Block 1, International Electric Corporation Addition and owners of that certain 60 foot by 905 foot strip of land, conveyed as Tracts 1 & 2, respectfully by Warranty Deed dated September 28, 2005, and recorded in Volume 2783, Page 608 of the Official Public Records, Hays County, Texas; do hereby subdivide 34.627 acres of land, and dedicate to the use of all public streets, alleys, parks, drains, watercourses, easements and public places shown on this plat.

John C. Lewis
Date

7-21-11

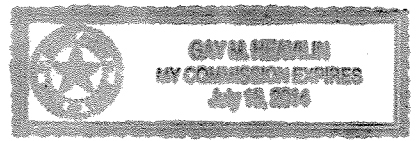
John C. Lewis
President of 2809 S IH-35, Ltd.,
a Texas limited partnership
1200 San Antonio Street
Austin, Texas 78701

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared John C. Lewis 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21st day of July, A.D., 2011.

[Signature]
NOTARY PUBLIC



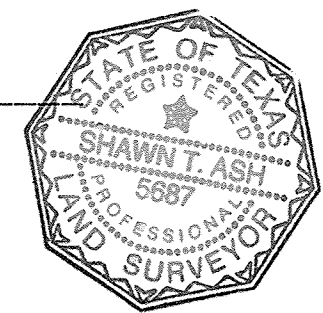
STATE OF TEXAS
COUNTY OF TRAVIS

STATE OF TEXAS
COUNTY OF HAYS

I, Shawn T. Ash, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property under my supervision on the ground and that corner monuments were properly placed under my supervision.

Shawn T. Ash
Shawn T. Ash
Registered Professional Land Surveyor
State of Texas, No. 5687

07/20/11
Date

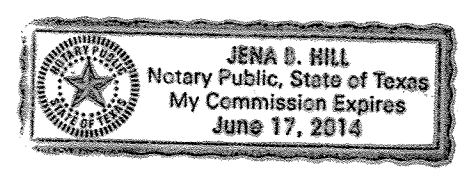


STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Shawn T. Ash 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of July, A.D., 2011.

Jena B. Hill
NOTARY PUBLIC



STATE OF Texas
COUNTY OF Hays

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 24 DAY OF MAY, 2011 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

Bill Taylor
BILL TAYLOR, CHAIRMAN
PLANNING & ZONING COMMISSION

Francis Serna
FRANCIS SERNA,
RECORDING SECRETARY

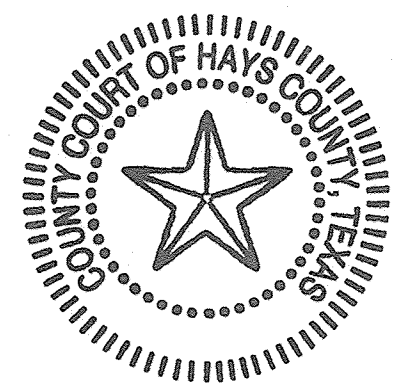
APPROVED
Matthew Lewis
MATTHEW LEWIS, CNU-A
DIRECTOR DEVELOPMENT SERVICES

7-2-11
DATE

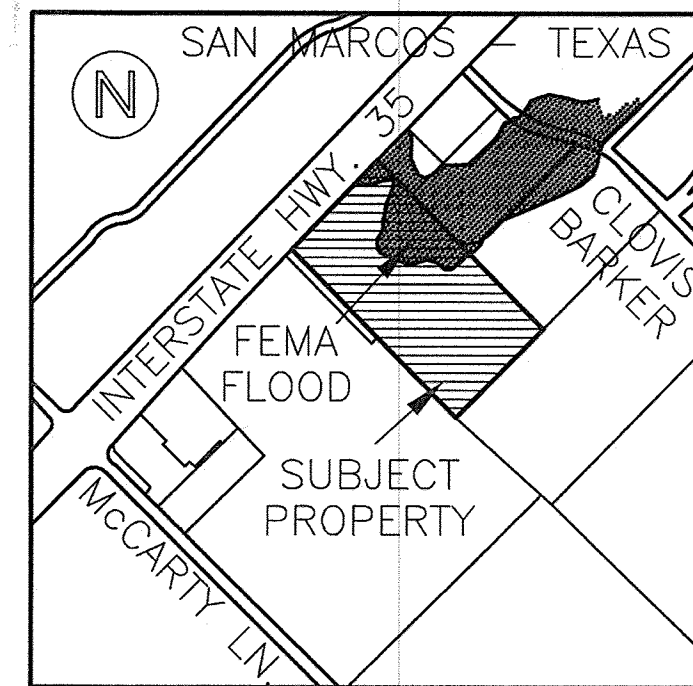
STATE OF TEXAS
COUNTY OF HAYS

I, Liz Gonzalez, County Clerk of Hays County, Texas, certify that this plat was filed for record in my office on the 22nd day of July, 2011, at 10:43 o'clock A.M., and recorded on the 22nd day of July, 2011 at 10:43 o'clock A.M., in the Plat Records of Hays County, Texas, in Volume 116, Pages, 194-128

Liz Gonzalez by Alisha Henry
LINDA FRITSCHER, LISA A. GONZALEZ deputy
COUNTY CLERK
HAYS COUNTY, TEXAS

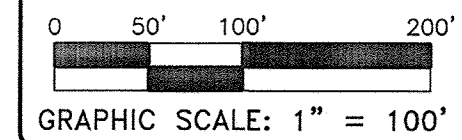
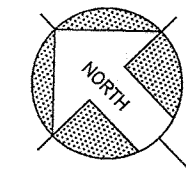


VICINITY MAP



REPLAT OF LOT 1, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION WITH THE ADDITION OF AN ABUTTING 1.246 ACRE TRACT OUT OF THE J.M. VERAMENDI LEAGUE SURVEY NO. 1. ESTABLISHING LOTS 1A, 2 & 3, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

OWNER: 2809 S IH-35, LTD.
c/o JIMMY NASSOUR &
JOHN C. LEWIS
117 W. 6TH STREET, SUITE 390
AUSTIN, TEXAS 78703



ASH & ASSOCIATES
surveying and mapping
142 JACKSON LANE
SAN MARCOS, TEXAS 78668
(512) 392-1719
FAX (512) 392-1928
DRAWN: RHT SCALE: 1"=100'
REVIEWED: STA DATE: REV 07/20/11
PROJECT No. 10-3355
C:ASH & ASSOCIATES, L.L.C. 1 OF 3

vol. 116 Pa. 127

CLOVIS BARKER ROAD

INTERSTATE HIGHWAY NO. 35

LOT 1
BLOCK A
MINTER ADDITION
SUBDIVISION
PHASE I
VOL. 4, PG. 242 - P.R.H.C.T.

LOT 3
BLOCK A
MINTER ADDITION
SUBDIVISION
PHASE I
VOL. 4, PG. 242 - P.R.H.C.T.

UNITED STATES OF AMERICA
FOR THE BENEFIT OF
US ARMY CORPS OF ENGINEERS
CALLED 19,052 ACRES
VOL. 3623, PG. 842
O.R.H.C.T.

LOT 3
BLOCK A
MINTER ADDITION

27.5' STRIP OF LAND
DEDICATED TO THE PUBLIC
BY PLAT VOL. 4, PG. 242 - P.R.H.C.T.

37.5' STRIP OF LAND
DEDICATED TO THE PUBLIC
BY PLAT VOL. 3, PG. 393 - P.R.H.C.T.

37.5' STRIP OF LAND
DEDICATED TO THE PUBLIC
PER PLAT
VOL. 3, PG. 393
P.R.H.C.T.

37.5' STRIP OF LAND
DEDICATED TO THE PUBLIC
PER PLAT
VOL. 3, PG. 393
P.R.H.C.T.

LOT 1 - BLOCK 1
33.382 ACRES

LOT 1
BLOCK 1
INTERNATIONAL
ELECTRIC
CORPORATION
ADDITION

VOL. 3, PG. 393 - P.R.H.C.T.

2809 S IH-35, LTD., A TEXAS LIMITED PARTNERSHIP
(TRACT 1)
VOL. 2783, PG. 608, O.R.H.C.T.

20' WATER PIPELINE
EASEMENT
VOL. 3, PG. 393, P.R.
VOL. 231, PG. 161, D.R.
VOL. 249, PG. 249, D.R.

10' PUBLIC UTILITY
EASEMENT
VOL. 339, PG. 594, D.R.

25' PRIVATE PUBLIC UTILITY
EASEMENT
VOL. 1437, PG. 86, D.R.

N 46°05'31" W - 1684.39'
(N 45°31'01" W - 1684.53' - PLAT)
(VOL. 3, PG. 393 - P.R.H.C.T.)

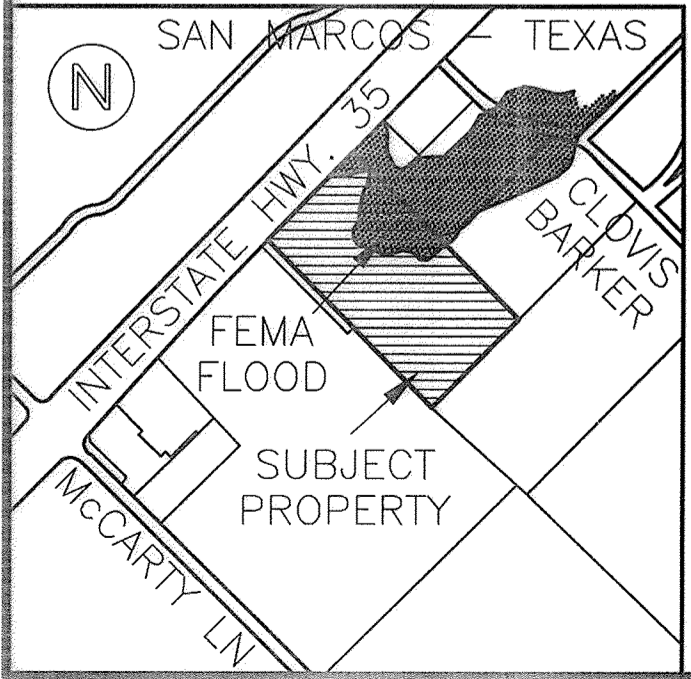
2809 S IH-35, LTD., A TEXAS LIMITED PARTNERSHIP
(TRACT 2)
VOL. 2783, PG. 608, O.R.H.C.T.

60' PAVED ROADWAY
EASEMENT
VOL. 332, PG. 623, D.R.

WU SD PROPERTIES
CALLED 188.55 ACRES
VOL. 3410, PG. 527
O.R.H.C.T.

WU SD PROPERTIES
CALLED 188.55 ACRES
VOL. 3410, PG. 527
O.R.H.C.T.

VICINITY MAP

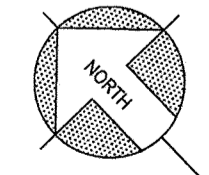


(EXISTING LOT CONFIGURATION)

J.M. VERAMENDI LEAGUE SURVEY NO. 1

REPLAT OF LOT 1, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION WITH THE ADDITION OF AN ABUTTING 1.246 ACRE TRACT OUT OF THE J.M. VERAMENDI LEAGUE SURVEY NO. 1. ESTABLISHING LOTS 1A, 2 & 3, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

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c/o JIMMY NASSOUR &
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AUSTIN, TEXAS 78703



0 50' 100' 200'
GRAPHIC SCALE: 1" = 100'

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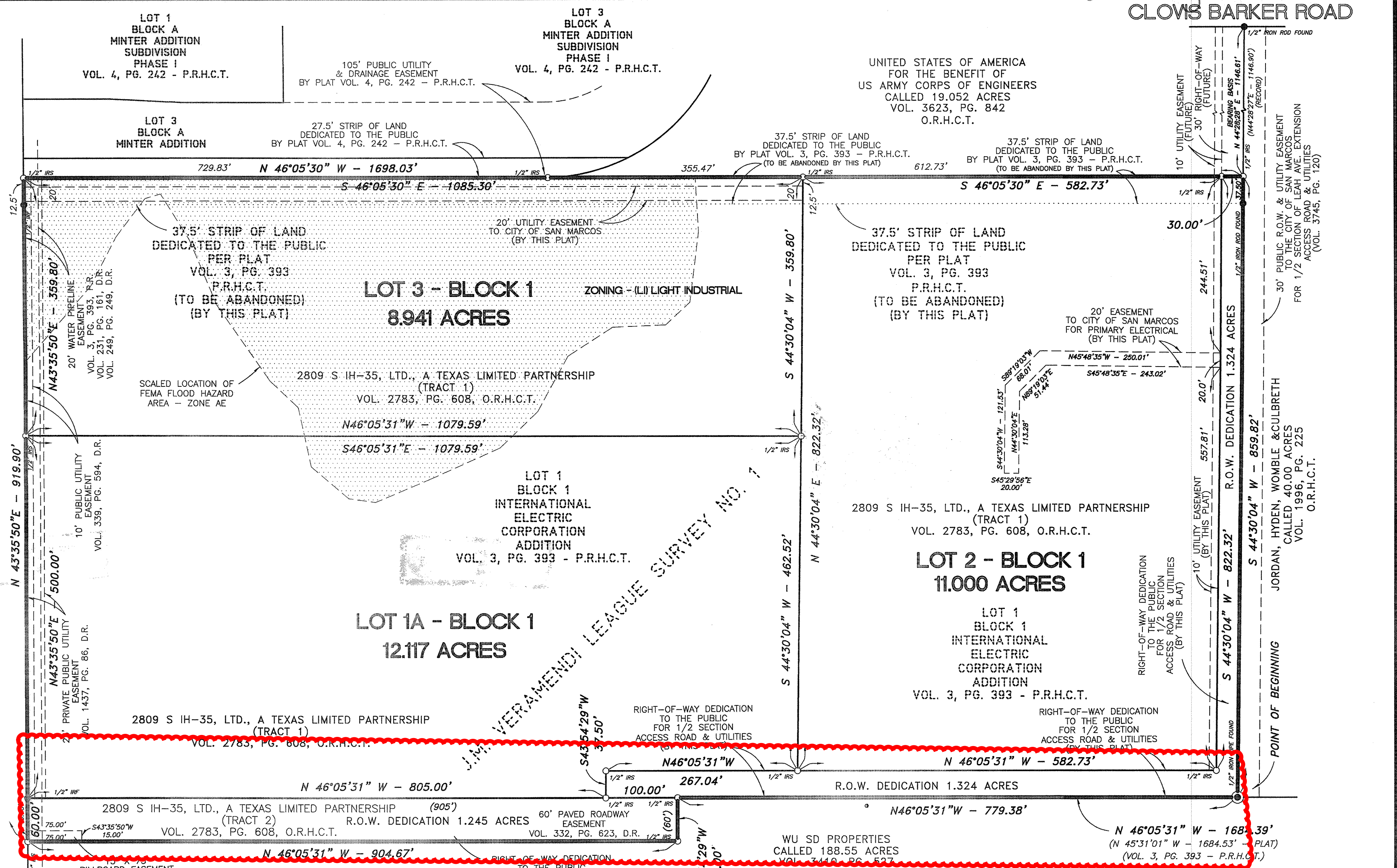
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PROJECT No.
10-3355
2 OF 3

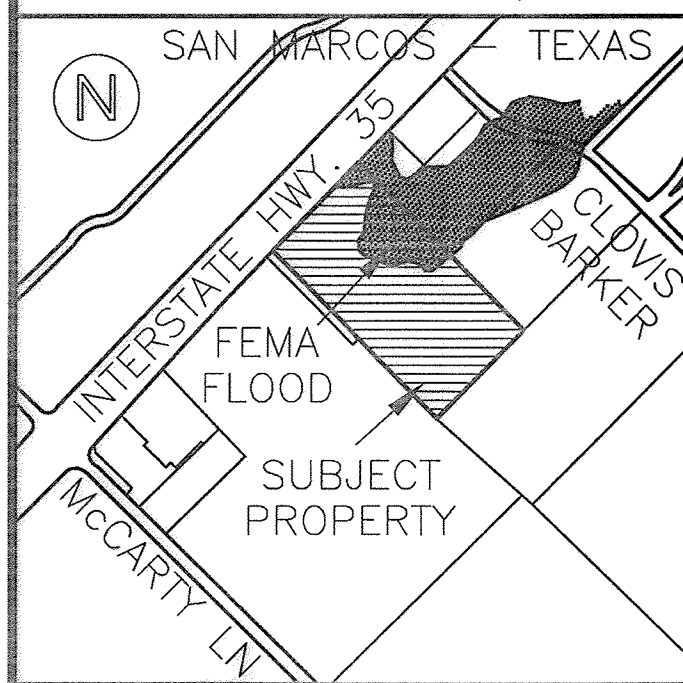
Vol. 116 Pg. 128

CLOVIS BARKER ROAD

INTERSTATE HIGHWAY NO. 35



VICINITY MAP



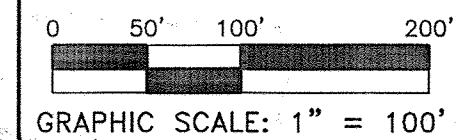
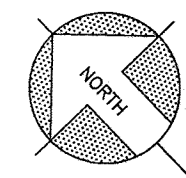
PARCEL AREA SUMMARY

NO.	PARCEL	ACREAGE
1	LOT 1A - BLOCK 1	12.117 ACRES
2	LOT 2 - BLOCK 1	11.000 ACRES
3	LOT 3 - BLOCK 1	8.941 ACRES
4	60' R.O.W.	1.245 ACRES
5	VARIABLE WIDTH R.O.W.	1.324 ACRES
ALL	PARCELS & R.O.W.	34.627 ACRES

(PROPOSED LOT CONFIGURATION)

REPLAT OF LOT 1, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION WITH THE ADDITION OF AN ABUTTING 1.246 ACRE TRACT OUT OF THE J.M. VERAMENDI LEAGUE SURVEY NO. 1. ESTABLISHING LOTS 1A, 2 & 3, BLOCK 1, INTERNATIONAL ELECTRIC CORPORATION ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

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3 OF 3