

ANNEXATION APPLICATION

Updated: September, 2020



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 \$1,181 Technology Fee \$13 **TOTAL COST \$1,194**

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Praveen Kumar Katakam, Managing Member (owner name) on behalf of **SM Landholdings, LLC** (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at **2409 Old Bastrop Road** (address).

I hereby authorize Pamela Madere (agent name) on behalf of **Jackson Walker, LLP** (agent company) to file this application for Rezoning, annexation and preferred scenario map amendment (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/29/22

Printed Name, Title: Praveen Kumar Katakam, Managing Member of SM Landholdings, LLC

Signature of Agent:  Date: 12/29/2022

Printed Name, Title: Pam Madere, Partner

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.

OWNER'S CONSENT TO ANNEXATION OF LAND

Date: December 29, 2022
City: City of San Marcos, Texas, a home rule municipal corporation
Owner: SM Landholdings, LLC
Property: 2409 S Old Bastrop Road San Marcos, Texas 78666 (R14471, R106007)

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]

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: _____

[OR]

OWNER (Entity):

By:


Signature _____

Name: Praveen Kumar Katakam

Title: Managing Member of SM Landholdings, LLC

Date:

12/29/22

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



**28.91-Acre Tract
Hays County, Texas**

**D&A Job No. 2448-001
January 30, 2023**

**DESCRIPTION
For a 28.91-Acre Tract**

BEING A 28.91-ACRE TRACT OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, THE JOHN FREDERICK GEISTER SURVEY, ABSTRACT NUMBER 203, THE FARNHAM FRYE SURVEY, ABSTRACT NUMBER 183, AND THE REBECCA BROWN SURVEY, ABSTRACT NUMBER 46, HAYS COUNTY, TEXAS, SAID 28.91-ACRE TRACT BEING A PORTION OF SEVEN (7) TRACTS OF LAND DESCRIBED AS FOLLOWS: 1) A CALLED 5.00-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055396 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], 2) A CALLED 22.60-ACRE TRACT, CONVEYED TO SM LANDHOLDINGS, LLC, RECORDED IN DOCUMENT NUMBER 22055406, [O.P.R.H.C.T.], 3) A CALLED 0.2845-ACRE TRACT, DESCRIBED AS PARCEL 25, CONVEYED TO HAYS COUNTY, RECORDED IN VOLUME 1231, PAGE 684, O.P.R.H.C.T., 4) A CALLED 0.2479-ACRE TRACT, DESCRIBED AS PARCEL 24-2, CONVEYED TO HAYS COUNTY, RECORDED IN VOLUME 1314, PAGE 596, O.P.R.H.C.T., 5) A CALLED 0.2541-ACRE TRACT, DESCRIBED AS PARCEL 24-1, CONVEYED TO HAYS COUNTY, RECORDED IN VOLUME 1329, PAGE 29, O.P.R.H.C.T., 6) A 10-FOOT WIDE ADDITIONAL RIGHT-OF-WAY DEDICATION, AS RECORDED IN VOLUME 17, PAGE 208 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS [P.R.H.C.T.], AND 7) A VARIABLE WIDTH STRIP OF RIGHT-OF-WAY WITHIN S. OLD BASTROP HIGHWAY, NO RECORD INFORMATION FOUND, SAID 28.91-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8-inch iron rod found in a hackberry tree for the southeast corner of said 5.00-acre tract, for a corner along the north line of said 22.60-acre tract, for the south corner of a called 0.81-acre tract conveyed to Louis Lee Prazar, recorded in Volume 4097, Page 170 of the Deed Records of Hays County, Texas [D.R.H.C.T.] and for an angle corner of the tract described herein;

THENCE N72°03'42"E, with the north line of said 22.60-acre tract, passing a 1/2-inch iron rod found at a distance of 163.21 feet, continuing for a total distance of 326.73 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.506-acre tract, recorded in Volume 4556, Page 387 (Document Number 13005169) [O.P.R.H.C.T.], for a corner in the west line of a called 4.06-acre tract, recorded in Volume 847, Page 734 [O.P.R.H.C.T.] and for the northeast corner of the tract described herein;

THENCE with the east line of said 22.60-acre tract, the following two (2) courses:

- 1) S01°09'13"E, for a distance of 210.88 feet to a 1/2-inch iron rod with cap stamped "DOUCET" set for a corner on the east line of said 22.60-acre tract, for a corner in the west line of a called 3.1592-acre tract, recorded in Document Number 20038448 [O.P.R.H.C.T.] and for a corner of the tract described herein, and

[CONTINUED ON NEXT PAGE]



DOUCET

- 2) S04°20'31"W, passing a 1/2-inch iron rod found at a distance of 459.07 feet, for the southwest corner of a called 0.998-acre tract, recorded in Volume 5134, Page 261 (Document Number 15003827) [O.P.R.H.C.T.], same point being the northwest corner of a called 1.00-acre tract, recorded in Volume 1188, Page 879 [O.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 759.23 feet, for the southwest corner of a called 0.9987-acre tract, recorded in Document Number 19001169 [O.P.R.H.C.T.] and for the northwest corner of a called 1.33-acre tract, recorded in Volume 808, Page 143 of the Real Property Records of Hays County, Texas [R.P.R.H.C.T.], passing a 1/2-inch iron rod found at a distance of 1,108.74 feet, for the southwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 203 (Document Number 03038371) [O.P.R.H.C.T.] and for the northwest corner of a called 1.00-acre tract, recorded in Volume 2361, Page 200 (Document Number 03038370) [O.P.R.H.C.T.], continuing for a total distance of 1,258.44 feet to a 1/2-inch iron rod found for the southeast corner of said 22.60-acre tract, for the southwest corner of said 1.00-acre tract, same being in the north line of a called 1.26-acre tract, recorded in Volume 474, Page 310 [R.P.R.H.C.T.] and for the southeast corner of the tract described herein;

THENCE N85°18'19"W, with the south line of said 22.60-acre tract and with the north line of said 1.26-acre tract, a distance of 181.01 feet to a 8-inch wood corner fence post found for the southwest corner of said 22.60-acre tract, for the northwest corner of said 1.26-acre tract, same point being in the northeast line of a called 86.578-acre tract, recorded in Volume 2543, Page 876 (Document Number 04026929) [O.P.R.H.C.T.] and for the southwest corner of the tract described herein;

THENCE with the southwest line of said 22.60-acre tract and the northeast line of said 86.578-acre tract, the following two (2) courses:

- 1) N43°56'27"W, for a distance of 551.00 feet to a 1/2-inch iron rod with cap stamped "LAI" found, and
- 2) N43°38'36"W, for a distance of 619.16 feet to a 3/8-inch iron rod found for the west corner of said 22.60-acre tract, for the southwest corner of the remainder of a called 2.19-acre tract, recorded in Volume 2723, Page 194 (Document Number 05019678) [O.P.R.H.C.T.] and for the west corner of the tract described herein;

THENCE N58°57'40"E, with the common line of said 22.60-acre tract and said remainder of a called 2.19-acre tract, a distance of 203.41 feet to a 1/2-inch iron rod found for a corner of said 22.60-acre tract, for the southeast corner of said remainder of a called 2.19-acre tract, and for a corner of the tract described herein;

THENCE N37°07'47"W, partially with the common line of said 22.60-acre tract and said remainder of a called 2.19-acre tract, continuing across said variable width right-of-way of S. Old Bastrop Highway and continuing across said Parcel 25, for a total distance of 511.47 feet to a calculated point at the beginning of a curve to the right, same point being in the southeast line of a called 54.360-acre tract conveyed to Reed Carr and Patricia M. Carr, recorded in Volume 2359, Page 218 [O.P.R.H.C.T.] and for a corner of the tract described herein;

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DOUCET

THENCE with the common line of said S. Old Bastrop Highway and said 54.360-acre tract and with the northwest line of said Parcel 25, the following two (2) courses:

- 1) With said curve to the right, having an arc length of 67.29 feet, a radius of 1,040.00 feet, a delta angle of $03^{\circ}42'25''$, and a chord which bears $N50^{\circ}21'36''E$, for a distance of 67.28 feet to a 1/2-inch iron rod found for a corner of said Parcel 25 and a corner of the tract described herein, and
- 2) $N52^{\circ}11'14''E$, a distance of 196.02 feet to a 1/2-inch iron rod found in the northeast line of said 54.360-acre tract, for the northernmost northeast corner of said Parcel 25, for the westernmost southwest corner of said Parcel 24-2 and for a corner of the tract described herein;

THENCE $N46^{\circ}21'13''W$, with the common line of said 54.360-acre tract and said 10-foot additional right-of-way dedication as recorded in Volume 17 [P.R.H.C.T.], for a distance of 10.12 feet to a calculated point for the southwest corner of Lot 1, Block A, Resubdivision of Ace Relocation Subdivision, as recorded in Volume 18, Page 113 [O.P.R.H.C.T.] and for a corner of the tract described herein;

THENCE $N52^{\circ}22'34''E$, with the common line of said Lot 1 and said 10-foot additional right-of-way dedication, for a distance of 402.26 feet to a calculated point for the northeast corner of the tract described herein;

THENCE $S42^{\circ}26'42''E$, across said 10-foot additional right-of-way dedication, said Parcel 24-1 and said S. Old Bastrop Highway, passing a 3/8-inch iron rod found for the northeast corner of said 5.00-acre tract at a distance of 90.26 feet, continuing with the northeast line of said 5.00-acre tract, for a total distance of 573.09 feet to the **POINT OF BEGINNING** of the tract described herein and containing 28.91-acres more or less.

[CONTINUED ON NEXT PAGE]



DOUCET

Notes:

Basis of bearings is the Texas Coordinate System, South Central Zone [4204], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00013 using CP1 as a point of origin. Units: U.S. Survey Feet.

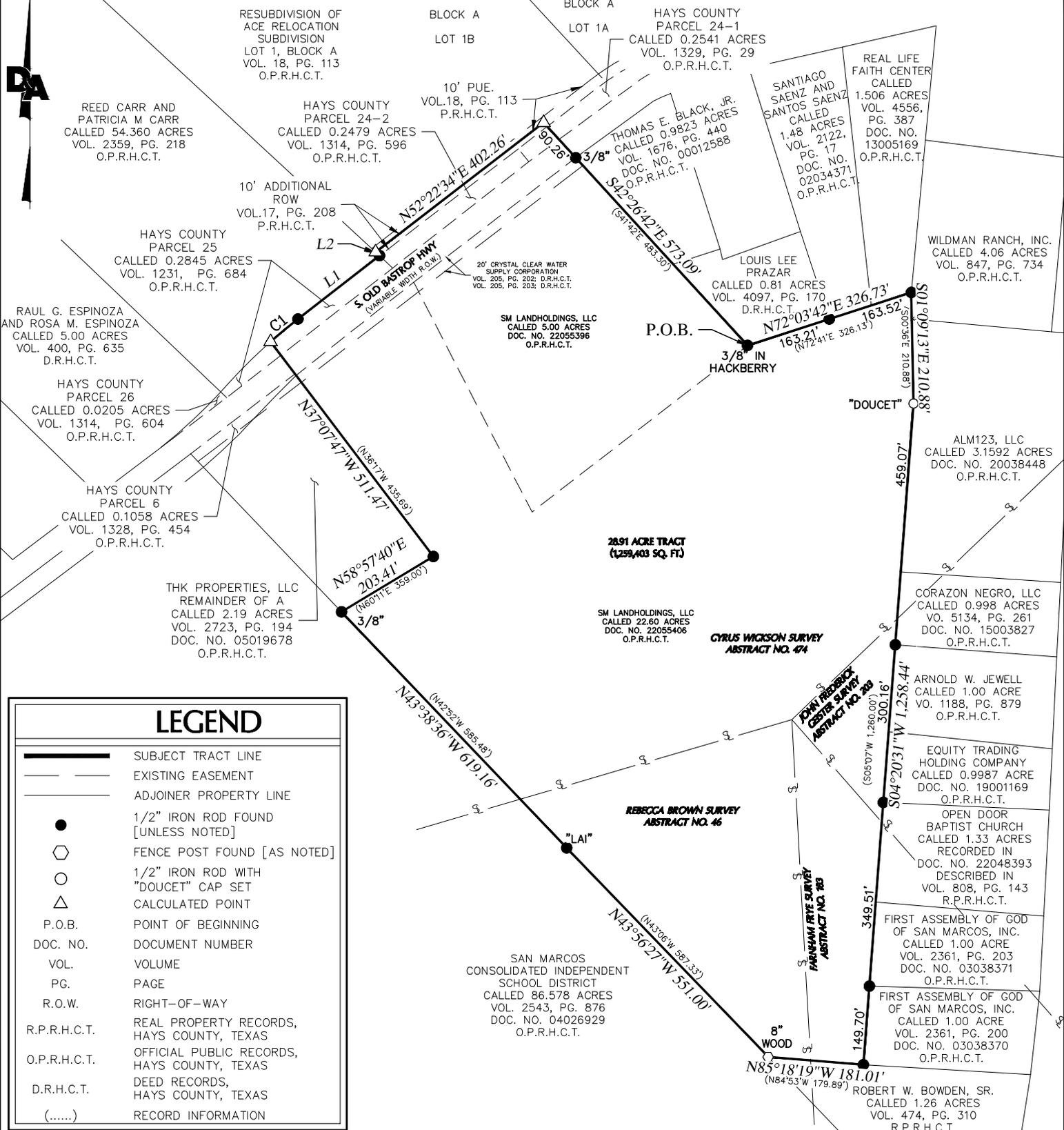
I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying exhibit of even date represent an actual survey performed on the ground.

01/30/2023

Date

Christopher W. Terry
Registered Professional Land Surveyor
Texas Registration No. 6649
Doucet & Associates
Cterry@DoucetEngineers.com
TBPELS Firm Registration No. 10194551





LEGEND	
	SUBJECT TRACT LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	FENCE POST FOUND [AS NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION

28.91 ACRE TRACT
(1,259,403 SQUARE FEET)
EXHIBIT
HAYS COUNTY, TEXAS



GRAPHIC SCALE: 1" = 250'

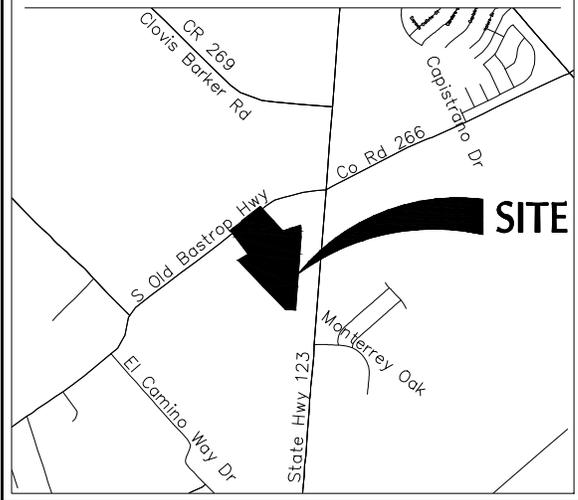


DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	01/30/2023
Scale:	1" = 250'
Drawn by:	JRT
Reviewer:	CWT
Project:	2448-001
Sheet:	5 OF 6
Field Book:	555
Party Chief:	LG
Survey Date:	01-25-2023

VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°11'14"E	196.02'
L2	N46°21'13"W	10.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	67.29'	1,040.00'	3°42'25"	N50°21'36"E	67.28'

SITE ADDRESS:
2411 S. OLD BASTROP HWY
SAN MARCOS, TX 78666

LEGEND

	SUBJECT TRACT LINE
	EXISTING EASEMENT
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	FENCE POST FOUND [AS NOTED]
	1/2" IRON ROD WITH "DOUCET" CAP SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
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R.O.W.	RIGHT-OF-WAY
R.P.R.H.C.T.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.

UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.



I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

01/30/2023

CHRISTOPHER W. TERRY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6649
DOUCET & ASSOCIATES, INC.
CTERRY@DOUCETENGINEERS.COM

DATE

28.91 ACRE TRACT
(1,259,403 SQUARE FEET)
EXHIBIT
HAYS COUNTY, TEXAS



DOUCET

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TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 01/30/2023

Scale: N/A

Drawn by: JRT

Reviewer: CWT

Project: 2448-001

Sheet: 6 OF 6

Field Book: ---

Party Chief: JB

Survey Date: 01-25-2023