

# ANNEXATION APPLICATION

Updated: March, 2023



## CONTACT INFORMATION

|                             |                                              |                         |                                                                                                               |
|-----------------------------|----------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------|
| Applicant's Name            | Pamela Madere                                | Property Owner          | Tim Hatch                                                                                                     |
| Company                     | Jackson Walker LLP                           | Company                 | San Marcos Business Park,  |
| Applicant's Mailing Address | 100 Congress Avenue, Suite 1100, Austin, TX. | Owner's Mailing Address | 2211 S. IH 35, Suite 103, Austin, TX. 78741                                                                   |
| Applicant's Phone #         | 512-236-2048                                 | Owner's Phone #         | 512-775-0435                                                                                                  |
| Applicant's Email           | pmadere@jw.com                               | Owner's Email           | tim@blueskyrvliving.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: Manufacturing/light & heavy industrial

Proposed Zoning: HI Heavy Industrial

Reason for Annexation / Other Considerations: In order to obtain City utilities

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Tim Hatch (owner name) on behalf of  
San Marcos Business Park, LP (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
ac. Samuel Croft Sr. Survey, ABS. A0089 -PID ID #R176375 - 5700 block of SB frontage road of IH 35  
(address).

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

Signature of Owner:



Date:

11-15-24

Printed Name, Title:

Tim Hatch, Principal

Signature of Agent:



Date:

11/18/24

Printed Name, Title:

Pamela Madere

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:** November 15, 2024  
**City:** City of San Marcos, Texas, a home rule municipal corporation  
**Owner:** Tim Hatch  
**Property:** 18.245 ac. Samuel Croft Sr. Survey, ABS. A0089 -PID ID #R176375 - 5700 block of SB frontage road of IH 35

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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.

7. The owner/applicant reserves the right to withdraw this voluntary annexation application from consideration at any time during the proceedings.

[SIGNATURE(S) ON NEXT PAGE]

OWNER:

By:



Name: Tim Hatch

Title:

Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS

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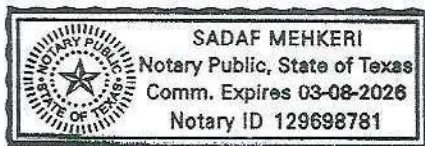
COUNTY OF TRAVIS

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This instrument was acknowledged before me on 11-18-24, 2024 by Sadaf Mehkeri of \_\_\_\_\_ in such capacity on behalf of said entity.

Notary Public, State of TEXAS



OWNER:



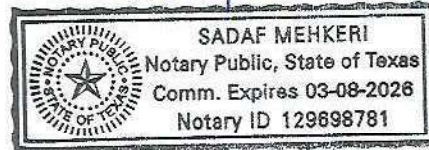
**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on 11-15-24, 2024 by Sadaf Mehkeri.

Notary Public, State of TEXAS



## 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

X 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: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[OR]

## ACKNOWLEDGMENT

STATE OF TEXAS

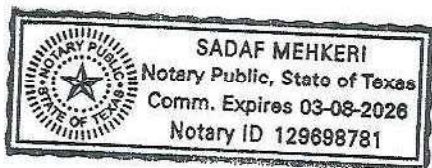
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COUNTY OF TARRANT

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This instrument was acknowledged before me on 11-15-24, 2024, by Sadaf Mehkeri.



Notary Public, State of TEXAS

Sadaf Mehkeri

Case No. \_\_\_\_\_ (to be inserted by City Staff)



Pamela Madere  
(512) 236-2048 (Direct Dial)  
(512) 236-2002 (Direct Fax)  
pmadere@jw.com

December 2, 2024

Amanda Hernandez, Director  
Planning and Development Services Department  
City of San Marcos  
630 E. Hopkins Street  
San Marcos, TX 78666

Re: Voluntary Annexation Application - 18.245 acres in the Samuel Craft Sr. Survey,  
Abstract A0089, Hays County, Texas, 6000 block of Southbound IH 35 frontage  
road ("**Property**")

Dear Ms. Hernandez:

As authorized by San Marcos Business Park LLC ("**Owner**"), I am submitting a voluntary annexation application for the Property in conjunction with a zoning application.

The Property is currently adjacent to the Heldenfels property along the southbound IH 35 frontage road in the 5700 block of IH 35 which is developed for a heavy industrial use.

There is a strip of land along the IH 35 southbound frontage road adjacent to the Property which is in the City Limits and is zoned HI; the Property is currently undeveloped.

The purpose of the annexation request is in order to obtain extension of city wastewater utilities and other city services. The water utility provider is under the Crystal Clear CCN.

The requested zoning is Heavy Industrial ("**HI**") in order to develop the Property for an industrial park.

A pre-development meeting was held with the City on October 29, 2024, to discuss the proposed voluntary annexation and zoning for the Property.

Please contact me should you have any questions regarding this annexation request.

Sincerely,

A handwritten signature in blue ink that reads 'Pam Madere'.

Pamela Madere