



ANNEXATION APPLICATION

Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Hernan Jaramillo, P.E.	Property Owner	Bruce Cash
Company	Bain Medina Bain, Inc.	Company	JLBC710LLC
Applicant's Mailing Address	7073 San Pedro San Antonio, TX. 78216	Owner's Mailing Address	6504 W. Courtyard Dr.
Applicant's Phone #	210-494-7223	Owner's Phone #	512-633-6370
Applicant's Email	Hernanj@bmbi.com	Owner's Email	Bruce.Cash@ccctex.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: Single Family/Commercial

Proposed Zoning: CD-3 & HC

Reason for Annexation / Other Considerations: Incorporate into San Marcos City Limits and request utilities from the City of San Marcos.

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.

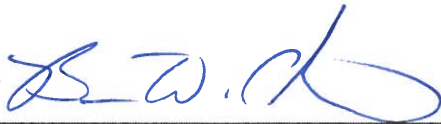
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Bruce Cash (owner name) on behalf of
JLBC710LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
SH 123 (see attached exhibit) (address).

I hereby authorize Hernan Jaramillo, P.E. (agent name) on behalf of
Bain Medina Bain, Inc. (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:



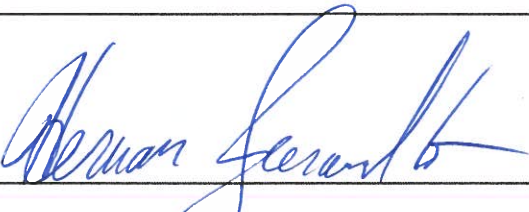
Date:

11/4/2021

Printed Name, Title:

Bruce Cash

Signature of Agent:



Date:

11/04/2021

Printed Name, Title:

Hernan Jaramillo, P.E. | President

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 4, 2021

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

Owner: JLBC710 LLC

Property: Sedona North Subdivision

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:

B. W. A.

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on November 4, 2021 by Bruce Cash.



Lynn G. Salazar
Notary Public, State of Texas

DECLINATION OF OFFER OF DEVELOPMENT AGREEMENT

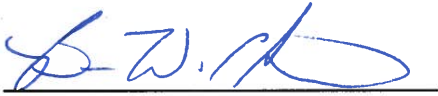
The attached Development Agreement was offered by the City of San Marcos to the owner of the property subject to the following application/petition (check one):

☐ Out of City Utility Connection of Extension Application

☒ Petition for Annexation (without OCU Request)

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

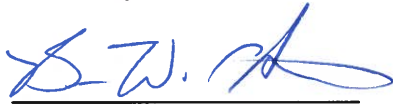
OWNER (individual):



Date: 11/4/2021

[OR]

OWNER (Entity):

By: 

Name: Bruce W. Cash

Title: V.P.

Date: 11/4/2021

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

OWNER:

By: [Signature]

Name: BRUCE W. CASH

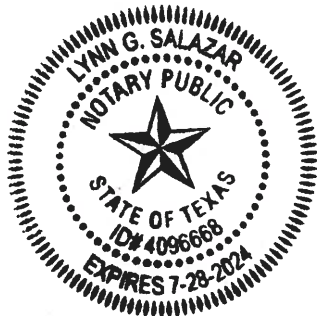
Title: V.P.

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Bexar §

This instrument was acknowledged before me on November 4, 2021 by Bruce Cash, VP of JLBC 710 LLC in such capacity on behalf of said entity.



[Signature]
Notary Public, State of Texas