

# DEVELOPMENT AGREEMENT APPLICATION

Updated: March, 2023



## CONTACT INFORMATION

Applicant's Name	Raymond Tarin	Property Owner	Holt, Texas, LTD.
Company	MTR Engineers, LLC	Company	C/O Josue Burguete
Applicant's Mailing Address	12770 Cimarron Path, Suite 100, San Antonio, TX 78249	Owner's Mailing Address	PO Box 207916 San Antonio, TX 78222
Applicant's Phone #	210-698-5051	Owner's Phone #	956-589-6962
Applicant's Email	rtarin@mtrengineers.com	Owner's Email	josue.burguete@holtcat.com

## PROPERTY INFORMATION

Subject Property Address(es): Not Assigned - See Location Map

Legal Description: Lot NA Block NA Subdivision NA

Total Acreage: 125.603 Tax ID #: R13332, R74061

Preferred Scenario Designation: Not identified on City Comp. Plan Existing Use of Property: Undeveloped

## DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: Heavy Commerical

Proposed Base Zoning Districts: Heavy Commerical - HC

Proposed Land Uses: See attached land use description

## 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 \$2,500 plus \$200 per acre Technology Fee \$15 MAXIMUM COST \$7,515

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, Josue Burguete (owner name) on behalf of  
Holt, Texas, LTD. (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
see attached location map (address).

I hereby authorize Raymond Tarin (agent name) on behalf of  
MTR Engineers, LLC (agent company) to file this application for  
Development Agreement (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Josue Burguete Digitally signed by Josue Burguete  
DN: cn=US, email=josue.burguete@holttx.com, o="Holt", ou="Facility Development", c=US  
Reason: I am approving this document  
Contact info: (512) 169-4962  
Date: 2023.06.29 13:02:31-05:00 Date: 06/29/2023

Printed Name, Title: Josue Burguete

Signature of Agent:  Date: 7/5/2023

Printed Name, Title: Raymond Tarin, Principal

## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: Josue Burguete

Date: 07/05/2023

Print Name: Josue Burguete

Digitally signed by Josue Burguete  
DN: cn=Josue Burguete, o=City of San Marcos, ou=City of San Marcos, email=josue.burguete@cityofsanmarcos.com, c=US  
OU=Facility Development, CN=Josue Burguete  
Location: San Antonio, TX  
Reason: I am approving this document  
Contact Info: (956) 589-6962  
Date: 2023.07.05 09:56:30 -0500

Form Updated March, 2023



June 30, 2023

San Marcos Planning Department  
630 E. Hopkins St.  
San Marcos, Texas 78666

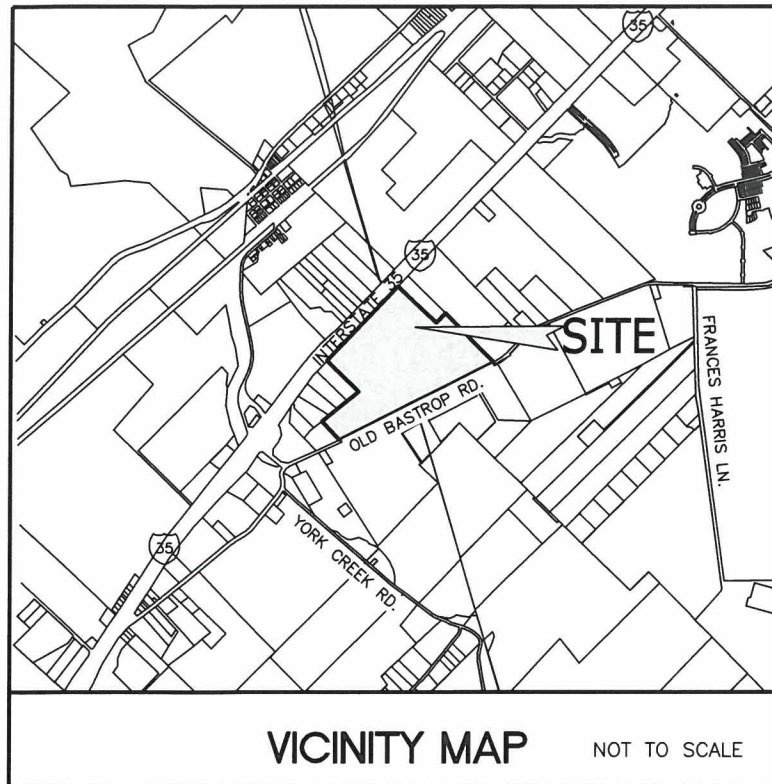
RE: Holt Cat – San Marcos  
Preferred Scenario Map

To Whom It May Concern:

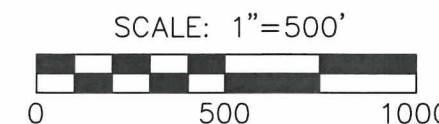
Holt Cat owns 132.892 acres approximately 1800 feet north of York Creek on the east side of IH-35 near 6215 IH-35 S in the City of San Marcos ETJ. 7.289 acres of the 132.892 acres is platted as Lot 1 of the Holt Cat Subdivision recorded in Volume 18, Page 366 of the Hays County Official Public Records. There is an existing Texas First Rentals facility located on the 7.289-acre lot. This lot is not intended to be annexed into the City of San Marcos; however, wastewater service to the existing platted lot is being requested as part of the development agreement. The remaining 125.603 acres is undeveloped, not platted and is located in both Hays and Comal County. Holt Cat intends to annex this property to the City of San Marcos to obtain wastewater service and develop the remaining 125.603 acres for a heavy commercial use. Uses currently anticipated on the 125.603 acres include a new Holt Cat construction equipment dealership, future heavy commercial development along IH-35 adjacent to the existing Texas First Rentals, distribution and warehouse buildings. Currently the property is not located on the Preferred Scenario Designation Map within the City of San Marcos' Comprehensive Plan. Reviewing the City of San Marcos Planning & Development Services Comprehensive Plan Rewrite's latest draft on the City of San Marcos' website; it appears that the property would be designated as Commercial/Employment Low, which is consistent with the Heavy Commercial zoning designation.

Sincerely,

  
Raymond Tarin, PE, CFM, LEED AP  
Principal  
[rtarin@mtrengineers.com](mailto:rtarin@mtrengineers.com)  
Phone: 210-698-5081/Cell: 210-836-4621



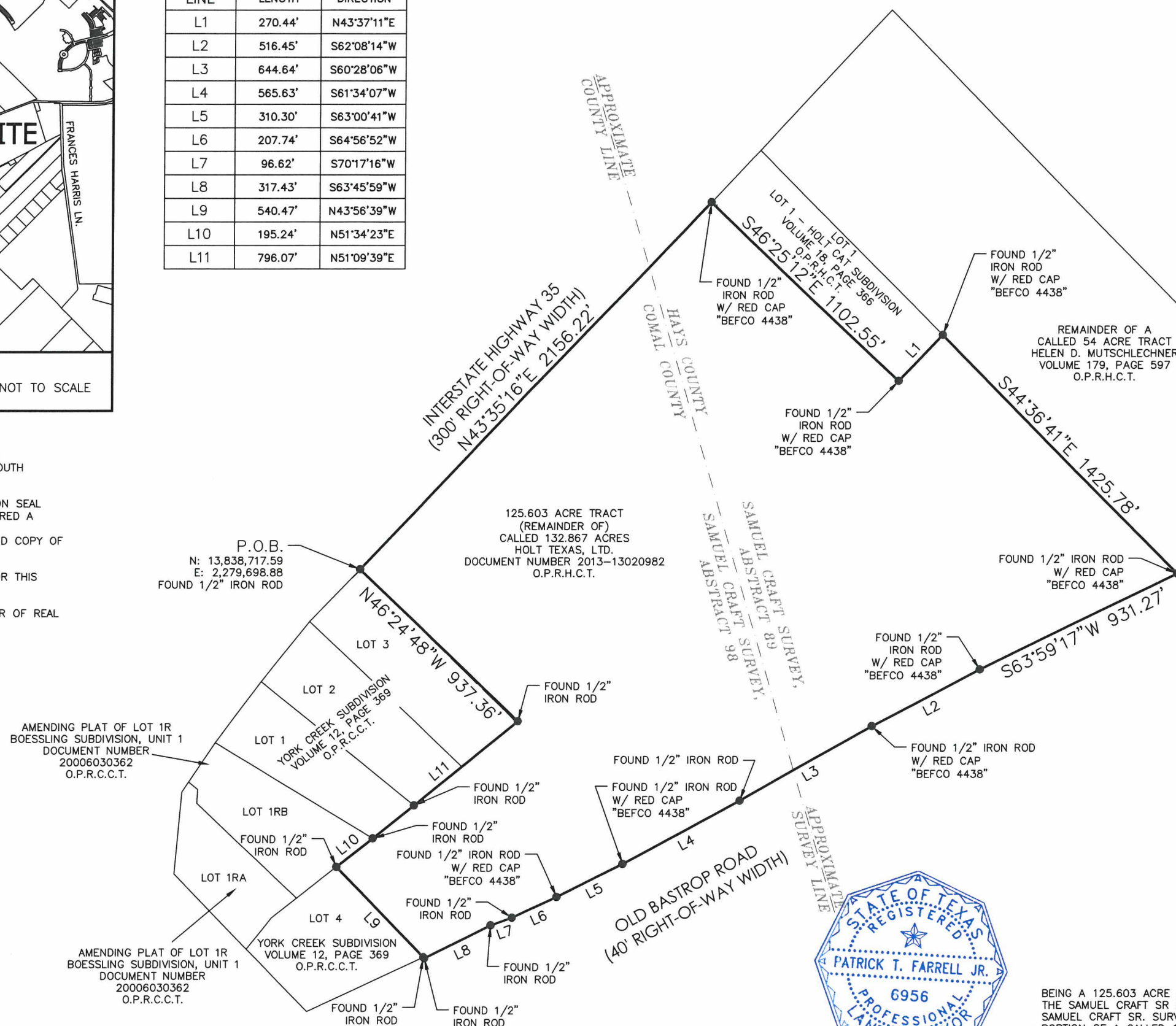
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	270.44'	N43°37'11"E
L2	516.45'	S62°08'14"W
L3	644.64'	S60°28'06"W
L4	565.63'	S61°34'07"W
L5	310.30'	S63°00'41"W
L6	207.74'	S64°56'52"W
L7	96.62'	S70°17'16"W
L8	317.43'	S63°45'59"W
L9	540.47'	N43°56'39"E
L10	195.24'	N51°34'23"E
L11	796.07'	N51°09'39"E



LEGEND:  
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS  
OF HAYS COUNTY, TEXAS  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS  
OF COMAL COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY

GENERAL NOTES:

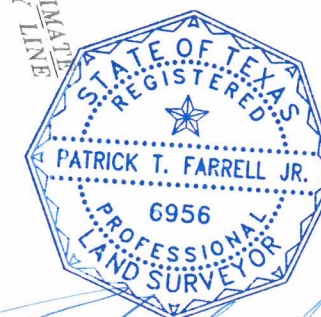
- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



• Engineers  
• Surveyors  
• Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



BOUNDARY EXHIBIT OF

BEING A 125.603 ACRE (5,471,283.60 SQUARE FEET) TRACT OF LAND OUT OF THE SAMUEL CRAFT SR SURVEY, ABSTRACT 98, COMAL COUNTY TEXAS AND THE SAMUEL CRAFT SR. SURVEY, ABSTRACT 89, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 132.867 ACRE TRACT, CONVEYED TO HOLT TEXAS, LTD. AS SHOWN ON DEED RECORDED IN DOCUMENT NUMBER 201313020982 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE: JUNE 01, 2023



FIELD NOTES FOR A TRACT OF LAND  
CONTAINING 125.603 ACRES (5,471,283.60 SQUARE FEET)

BEING A 125.603 ACRE (5,471,283.60 SQUARE FEET) TRACT OF LAND OUT OF THE SAMUEL CRAFT SR SURVEY, ABSTRACT 98, COMAL COUNTY TEXAS AND THE SAMUEL CRAFT SR. SURVEY, ABSTRACT 89, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 132.867 ACRE TRACT, CONVEYED TO HOLT TEXAS, LTD. AS SHOWN ON DEED RECORDED IN DOCUMENT NUMBER 201313020982 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 125.603 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 35 (300' R.O.W. WIDTH), AT THE NORTH CORNER OF LOT 3, YORK CREEK SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 12, PAGE 369 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND FOR A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE SAID SOUTH LINE OF INTERSTATE 35, NORTH 43 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 2156.22 FEET TO A FOUND 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438", AT THE WEST CORNER OF LOT 1, HOLT CAT SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 18, PAGE 366 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE COMMON BOUNDARY LINE OF SAID LOT 1, HOLT CAT SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 46 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 1102.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 43 DEGREES 37 MINUTES 11 SECONDS EAST, A DISTANCE OF 270.44 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" IN THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 54 ACRE TRACT CONVEYED TO HELEN D. MUTSCHLECHNER AS SHOWN ON DEED RECORDED IN 179, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND FOR AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE SOUTHWEST LINE OF THE SAID REMAINDER OF A CALLED 54 ACRE TRACT, SOUTH 44 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 1425.78 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" IN THE NORTH R.O.W. LINE OF OLD BASTROP ROAD (40' R.O.W. WIDTH) AND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE SAID NORTH LINE OF BASTROP ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 63 DEGREES 59 MINUTES 17 SECONDS WEST A DISTANCE OF 931.27 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 62 DEGREES 08 MINUTES 14 SECONDS WEST, A DISTANCE OF 516.45 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

3. SOUTH 60 DEGREES 28 MINUTES 06 SECONDS WEST, A DISTANCE OF 644.64 FEET TO A FOUND 1/2 INCH IRON ROD FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
4. SOUTH 61 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 565.63 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
5. SOUTH 63 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 310.30 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "BEFCO 4438" FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
6. SOUTH 64 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 207.74 FEET TO A 1/2 INCH IRON ROD FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
7. SOUTH 70 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 96.62 FEET TO A FOUND 1/2 INCH IRON ROD FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
8. SOUTH 63 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 317.43 FEET TO A FOUND 1/2 INCH IRON ROD AT THE EAST CORNER OF LOT 4, OF SAID YORK CREEK SUBDIVISION AND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE NORTHEAST LINE OF SAID LOT 4, NORTH 43 DEGREES 56 MINUTES 39 SECONDS WEST, A DISTANCE OF 540.47 FEET TO A SET 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "MTR ENG" IN THE SOUTH LINE OF LOT 1RB OF THE BOESSLING SUBDIVISION, UNIT 1, AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 20006030362 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE SAID SOUTH LINE OF LOT 1RB, NORTH 51 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 195.24 FEET TO A SET 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "MTR ENG" AT THE SOUTH CORNER OF LOT 1 OF SAID YORK CREEK SUBDIVISION AND FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE SOUTHEAST LINE OF SAID YORK CREEK SUBDIVISION, NORTH 51 DEGREES 09 MINUTES 39 SECONDS EAST, A DISTANCE OF 796.07 FEET TO A 1/2 INCH IRON ROD AT THE EAST CORNER OF SAID LOT 3, AND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE NORTHWEST LINE OF SAID LOT 3, NORTH 46 DEGREES 24 MINUTES 48 SECONDS WEST, A DISTANCE OF 937.36 FEET TO THE POINT OF BEGINNING CONTAINING 125.603 ACRES OF LAND.

**NOTE:** BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE. AN EXHIBIT OF EVEN DATE WAS PREPARED FOR THIS DESCRIPTION. THESE FIELD NOTES ARE NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



A handwritten signature in blue ink, appearing to read "Patrick T. Farrell Jr.", written over a horizontal line.

PATRICK T. FARRELL, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 6956  
DATE: 2023-06-01      JOB NUMBER 23076