



METCALFE WOLFF  
STUART & WILLIAMS, LLP

Steven C. Metcalfe

June 9, 2025

Via Electronic Mail

Ms. Amanda Hernandez

Director of Planning & Development Services – City of San Marcos, TX

630 E Hopkins

San Marcos, TX 78666

Re: Petition for the Creation of a Public Improvement District to Finance Improvements to the District Development

Dear Ms. Hernandez:

As you may know, our firm represents the owners (the “Petitioners”) of the land described in the enclosed Petition for the Creation of a Public Improvement District to Finance Improvements to the District Development (the “Petition”). On behalf of the Petitioners, we respectfully request your consideration of the authorization and creation of the District Public Improvement District (the “District”) pursuant to Chapter 372 of the Texas Local Government Code.

In support thereof, enclosed please find the following:

- PID Petition
- PID Analysis
- PID Term Sheet
- Incentive Agreement Application

We look forward to working closely with you and City staff to facilitate your review of the enclosed Petition. Please do not hesitate to reach out to our firm or the Petitioners if you have any questions.

Sincerely,

*Steve Metcalfe*

Steven C. Metcalfe

Metcalfe, Wolff, Stuart & Williams, LLP

Enc.

cc: *Via Electronic Mail*

Christian Smith

Sam Aguirre

Julian Grant

William Little, III

John Kaschak

Courtney Rogers

Erin Welch

Rick Rosenberg

Cassandra Garcia

Hunter V. Jackson

Macy Minze

## **INCENTIVE AGREEMENT APPLICATION - EXHIBIT A**

### **PROPERTY INFORMATION**

**Hays County Central Appraisal District Quick Reference ID: R136631**

Situs address: E. McCarty Lane, San Marcos, TX 78666

Legal Description: A0474 CYRUS WICKSON SURVEY, ACRES 40.72

**Hays County Central Appraisal District Quick Reference ID: R183977**

Situs address: E. McCarty Lane, San Marcos, TX 78666

Legal Description: A0474 CYRUS WICKSON SURVEY, ACRES 40.72

**Hays County Central Appraisal District Quick Reference ID: R18946**

Situs address: McCarty Lane, San Marcos, TX 78666

Legal Description: A0474 CYRUS WICKSON SURVEY, ACRES 59.826

**Hays County Central Appraisal District Quick Reference ID: R190501**

Situs address: McCarty Lane, San Marcos, TX 78666

Legal Description: A0474 CYRUS WICKSON SURVEY, ACRES 59.826

**FIELD NOTE DESCRIPTION**  
**McCARTY LANE 100 AC**  
**100.6 ACRES (4,381,292 SQUARE FEET)**

**BEING** 100.6 ACRES (4,381,292 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, BEING IN HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 40.72 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLC (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22013800 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), AND A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP 60, LLC (10% INTEREST) AND SM MCCARTY LANE 60, LLC (90% INTEREST), DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22055143 O.P.R.H.C.T., SAID 100.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING THE WEST CORNER OF A REMAINDER OF CALLED 63.00 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF SAID 40.72 ACRE TRACT, HAVING SURFACE COORDINATE VALUES OF NORTH : 13,851,654.27' AND EAST 2,298,560.10';

**THENCE** SOUTH 44° 02' 38" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 218.85 FEET TO A 1/2-INCH IRON ROD;

**THENCE** NORTH 43° 44' 51" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 473.67 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" IN THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF EAST MCCARTY LANE, A VARIABLE WIDTH R.O.W., SAME BEING A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 39° 30' 53" EAST A DISTANCE OF 75.02 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
2. SOUTH 41° 07' 12" EAST A DISTANCE OF 333.57 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
3. SOUTH 43° 04' 18" EAST A DISTANCE OF 197.79 FEET TO A 1/2-INCH IRON ROD FOUND;
4. SOUTH 48° 21' 38" EAST A DISTANCE OF 180.14 FEET TO A 1/2-INCH IRON ROD FOUND;
5. SOUTH 45° 24' 15" EAST A DISTANCE OF 50.30 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
6. SOUTH 66° 42' 56" EAST A DISTANCE OF 15.35 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";

7. NORTH 44° 05' 05" EAST A DISTANCE OF 29.64 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY";
8. SOUTH 46° 04' 01" EAST A DISTANCE OF 325.53 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A TRACT OF LAND CONVEYED TO ROSSANA Y. PINILLA MURAD DESCRIBED AND RECORDED IN DOCUMENT NUMBER 13006494 O.P.R.H.C.T., SAME BEING LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, DESCRIBED AND RECORDED IN VOLUME 8, PAGE 148 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS (P.R.H.C.T.);

**THENCE** SOUTH 44° 07' 29" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT, AT 120.03 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEY" FOR A CORNER OF SAID LOT 1, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, AT 919.74 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE A CORNER OF A TRACT OF LAND CONVEYED TO ISAAC MARTINEZ, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 18019602 O.P.R.H.C.T., SAME BEING LOT 9, HILLSIDE VILLAGE SECTION 1 SUBDIVISION, SAME BEING A CORNER OF A CALLED 35.40 ACRE TRACT OF LAND CONVEYED TO ELGIN VENTURES, LLC DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22034744 O.P.R.H.C.T., AT 1,617.04' PASSING A 1/2-INCH IRON ROD FOUND FOR A CORNER OF SAID 35.40 ACRE TRACT, SAME BEING A CORNER OF A CALLED 10.18 ACRE TRACT OF LAND CONVEYED TO BLAKE JAMES BURNS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 22010306 O.P.R.H.C.TX., FOR A TOTAL DISTANCE OF 1,961.74' TO A COMMON CORNER OF SAID 59.826 ACRE TRACT AND SAID 10.18 ACRE TRACT, BEING ON THE NORTHEAST LINE OF A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOCUMENT NUMBER 23041437 O.P.R.H.C.T., FROM WHICH A RAILROAD SPIKE BEARS NORTH 52° 13' 05" WEST A DISTANCE OF 0.57 FEET;

**THENCE** NORTH 46° 12' 17" WEST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 1,389.91 FEET TO A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST;

**THENCE** NORTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 0.75 FEET TO A POINT FOR THE COMMON CORNER OF SAID 59.826 ACRE TRACT, SAID 495.23 ACRE TRACT AND SAID 40.72 ACRE TRACT;

**THENCE** NORTH 46° 26' 08" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 495.23 ACRE TRACT, A DISTANCE OF 602.67 FEET TO A BRASS DISK SET IN CONCRETE STAMPED "L.C.R.A. SURVEY" FOR A CORNER OF A CALLED 6.11 ACRE TRACT OF LAND CONVEYED TO LCRA TRANSMISSION SERVICES CORPORATION, DESCRIBED AND RECORDED IN VOLUME 247 AND PAGE 378 O.P.R.H.C.T.;

**THENCE** ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 6.11 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 43° 48' 12" EAST A DISTANCE OF 440.00 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";
2. NORTH 46° 01' 48" WEST A DISTANCE OF 460.27 FEET TO 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716";

3. NORTH 43° 48' 12" EAST A DISTANCE OF 1,306.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH ALUMINUM CAP STAMPED "M.W.M." FOR A CORNER OF A CALLED 0.058 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN MARCOS, DESCRIBED AND RECORDED IN DOCUMENT NUMBER 10004910 O.P.R.H.C.T.;

**THENCE** NORTH 73° 11' 27" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 91.89 FEET TO A 1/2-INCH IRON ROD FOUND;

**THENCE** NORTH 43° 22' 13" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID 0.058 ACRE TRACT, A DISTANCE OF 16.05 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE;

**THENCE** SOUTH 46° 05' 00" EAST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID SOUTHWEST R.O.W. LINE OF EAST MCCARTY LANE, A DISTANCE OF 528.38 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716" FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 506.92 FEET, A DELTA ANGLE OF 16°48'29", AND A CHORD BEARING SOUTH 54° 29' 15" EAST A DISTANCE OF 505.11 FEET TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GIBBONS RPLS 4716", SAME BEING THE COMMON CORNER OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT;

**THENCE** SOUTH 44° 06' 36" WEST, ALONG THE COMMON LINE OF SAID 40.72 ACRE TRACT AND SAID REMAINDER OF CALLED 63.00 ACRE TRACT, A DISTANCE OF 409.20 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 100.6 OF AN ACRE (4,381,292 SQUARE FEET) OF LAND, MORE OR LESS.

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

MAY 5, 2025  
S001-A634-0401: MCCARTY LANE  
PAGE 4 OF 6

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.

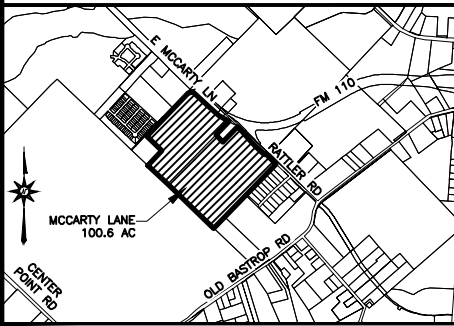


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Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
9830 Colonnade Blvd., Suite 300  
San Antonio, TX 78230  
(512) 439-4700  
TBPLS No. 10194382

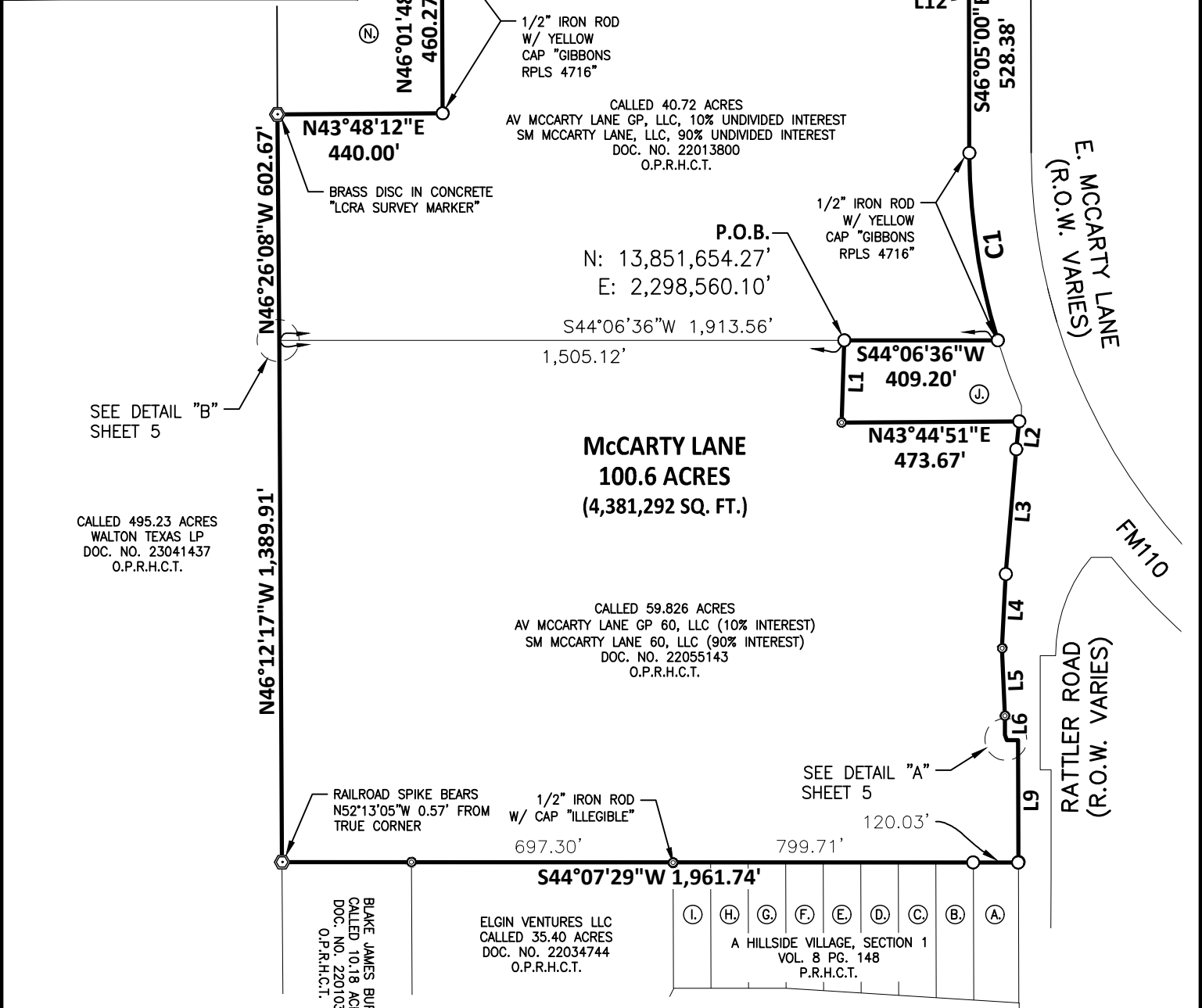
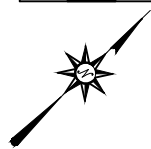
May 5, 2025

VICINITY MAP  
(NOT TO SCALE)



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

0' 200' 400'



NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES, OWNERSHIP LIST AND DETAIL SKETCHES.

PAGE 5  
OF 6

DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO: S001-A634-0401

McCARTY LANE 100 AC  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

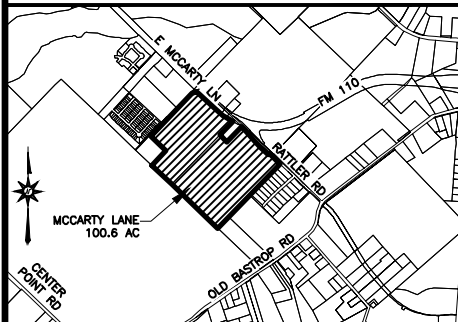


**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382

# VICINITY MAP (NOT TO SCALE)



## NOTE :

1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
2. SEE SHEET 4 FOR PARCEL PLAT.

## LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S44° 02' 38"E | 218.85'  |
| L2   | S39° 30' 53"E | 75.02'   |
| L3   | S41° 07' 12"E | 333.57'  |
| L4   | S43° 04' 18"E | 197.79'  |
| L5   | S48° 21' 38"E | 180.14'  |
| L6   | S45° 24' 15"E | 50.30'   |
| L7   | S66° 42' 56"E | 15.35'   |
| L8   | N44° 05' 05"E | 29.64'   |
| L9   | S46° 04' 01"E | 325.53'  |
| L10  | N44° 06' 36"E | 0.75'    |
| L11  | N73° 11' 27"E | 91.89'   |
| L12  | N43° 22' 13"E | 16.05'   |

## CURVE TABLE

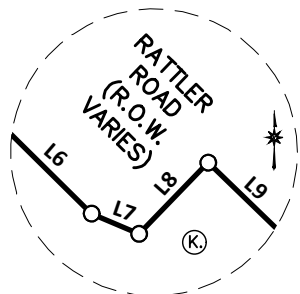
| CURVE # | RADIUS   | ARC LENGTH | DELTA     | CHORD BEARING | CHORD DISTANCE |
|---------|----------|------------|-----------|---------------|----------------|
| C1      | 1,728.00 | 506.92'    | 16°48'29" | S54° 29' 15"E | 505.11'        |

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD LOT 1 DOC. NO. 13006494 O.P.R.H.C.TX.
- (B) = LUGO MARCOS LOT 2 DOC. NO. 22004596 O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ LOT 3 DOC. NO. 06012844 O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA LOT 4 DOC. NO. 80014649 O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ LOT 5 DOC. NO. 15032567 O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES AV MCCARTY LANE GP 60, LLC (10% INTEREST) SM MCCARTY LANE 60, LLC (90% INTEREST) DOC. NO. 22055143 O.P.R.H.C.TX.
- (M) = CALLED 0.058 ACRES CITY OF SAN MARCOS DOC. NO. 10004910 O.P.R.H.C.TX.
- (O) = CALLED 40.72 ACRES AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST DOC. NO. 22013800 O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW LOT 6 DOC. NO. 90001674 O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA LOT 7 DOC. NO. 03011481 O.P.R.H.C.TX.
- (H) = ANNA NGO LOT 8 DOC. NO. 13033354 O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ LOT 9 DOC. NO. 18019602 O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ REMAINDER OF CALLED 63.000 ACRES VOL. 359 PG. 282 O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC CALLED 35.40 ACRES DOC. NO. 22034744 O.P.R.H.C.TX.
- (N) = CALLED 6.11 ACRES LCRA TRANSMISSION SERVICES CORPORATION VOL. 247 PG. 378 O.P.R.H.C.TX.
- (P) = CALLED 495.23 ACRES WALTON TEXAS LP DOC. NO. 23041437 O.P.R.H.C.TX.

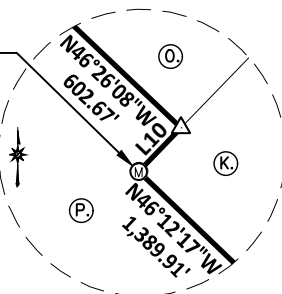
## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊕ RAILROAD SPIKE FOUND
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ⓧ LAND HOOK (SAME OWNERSHIP)
- OWNERSHIP LIST (SHEET 5)



DETAIL "A"  
(NOT TO SCALE)

MAG NAIL FOUND IN 6" WOOD FENCE POST



DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Gordon N. Anderson

Date: May 5, 2025

Registered Professional Land Surveyor No. 6617

PAGE 6  
OF 6

|          |                |
|----------|----------------|
| DATE:    | 5/5/2025       |
| DRWN BY: | BC             |
| CHKD BY: | GA             |
| PROJ NO. | S001-A634-0401 |

MCCARTY LANE 100 AC EXHIBIT  
100.6 ACRES (4,381,292 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS



**SURVEYING, INC.**

9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230

Phone 210-503-2700  
TBPELS Firm No. 10194382

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE  
IMPROVEMENTS TO THE DISTRICT DEVELOPMENT

THE STATE OF TEXAS                   §  
                                                  §  
CITY OF SAN MARCOS               §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF SAN MARCOS

The undersigned petitioners (the "Petitioners"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), request that the City of San Marcos, Texas (the "City") (i) create a public improvement district (the "District") over the territory described on Exhibit A, attached hereto and incorporated herein for all purposes (the "Land"), within the corporate limits of the City, and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Hays County Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost and Terms of the Proposed Construction of the Public Improvements. The estimated cost of the proposed construction is \$60,000,000; provided, however, that the estimated cost of the proposed construction is \$80,000,000 if the City elects not to acquire the land described on Exhibit B pursuant to the terms of that certain Chapter 380 Economic Development Incentive Agreement entered into on \_\_\_\_\_, 2025, by and between the Petitioners and the City (the "Economic Incentive Agreement"), or if the Event Center Operator (defined in the Economic Incentive Agreement) has not delivered the Notice of Commencement (defined in the Economic Incentive Agreement) on or before four (4) years from the Effective Date of the Economic Incentive Agreement.

Section 4. Boundaries. The proposed boundaries of the District are described on Exhibit A, attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board may be established by the City Council of the City (the "City Council") and recommend an improvement plan to the City Council.

The signer(s) of this petition request the establishment for the District and this petition will be filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided.

Date: June 9, 2025

[Signature on following page]

**PETITIONER:**

SM MCCARTY LANE, LLC  
a Delaware limited liability company

By: AV MCCARTY LANE GP, LLC  
a Texas limited liability company

By: American Ventures, LLC,  
a Texas limited liability company,  
Manager

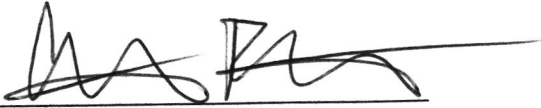
By: SKP Manager, LLC,  
a Delaware limited liability company,  
Manager

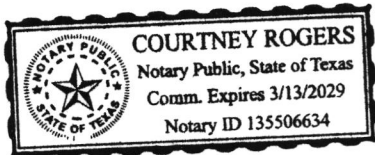
By:   
Shravan Parsi, Manager

THE STATE OF Texas §  
COUNTY OF Travis §

This instrument was acknowledged before me on this 20 day of May, 2025,  
by Shravan Parsi, for SM McCarty Lane LLC, a Texas limited  
liability company.

(SEAL)

  
Notary Public, State of Texas



**PETITIONER:**

AV MCCARTY LANE GP, LLC  
A Texas limited liability company

By: American Ventures, LLC,  
a Texas limited liability company,  
Manager

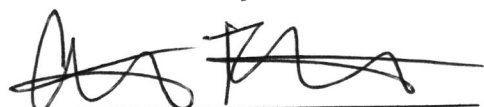
By: SKP Manager, LLC,  
a Delaware limited liability company,  
Manager

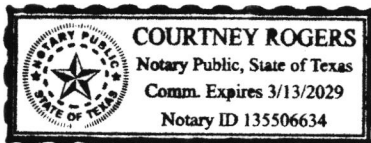
By:   
Shravan Parsi, Manager

THE STATE OF Texas §  
COUNTY OF Travis §

This instrument was acknowledged before me on this 20 day of May, 2025,  
by Shravan Parsi, for AV McCarty Lane GP LLC a Texas limited  
liability company.

(SEAL)

  
Notary Public, State of Texas



**PETITIONER:**

SM MCCARTY LANE 60, LLC,  
a Texas limited liability company

By: American Ventures, LLC,  
a Texas limited liability company,  
Manager

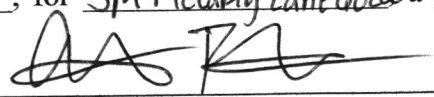
By: SKP Manager, LLC,  
a Delaware limited liability company,  
Manager

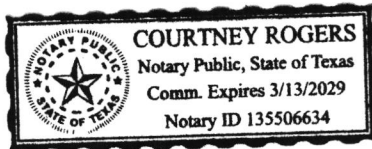
By:   
Shravan Parsi  
Manager

THE STATE OF Texas §  
COUNTY OF Travis §

This instrument was acknowledged before me on this 20 day of May, 2025,  
by Shravan Parsi, for SM McCarty Lane 60 LLC a Texas limited  
liability company.

(SEAL)

  
Notary Public, State of Texas



**PETITIONER:**

AV MCCARTY LANE 60 GP, LLC  
a Texas limited liability company

By: American Ventures, LLC  
a Texas limited liability company  
Manager

By: SKP Manager, LLC  
a Delaware limited liability  
company  
Manager

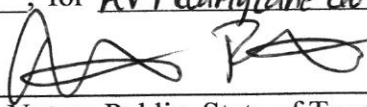
By:   
Shravan Parsi  
Manager

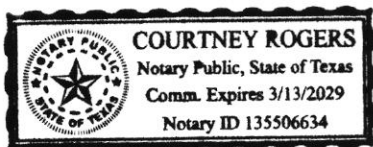
THE STATE OF TEXAS  
COUNTY OF HAYS

§  
§

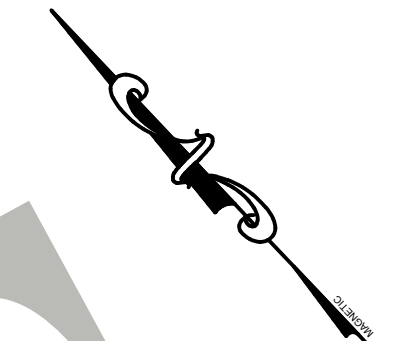
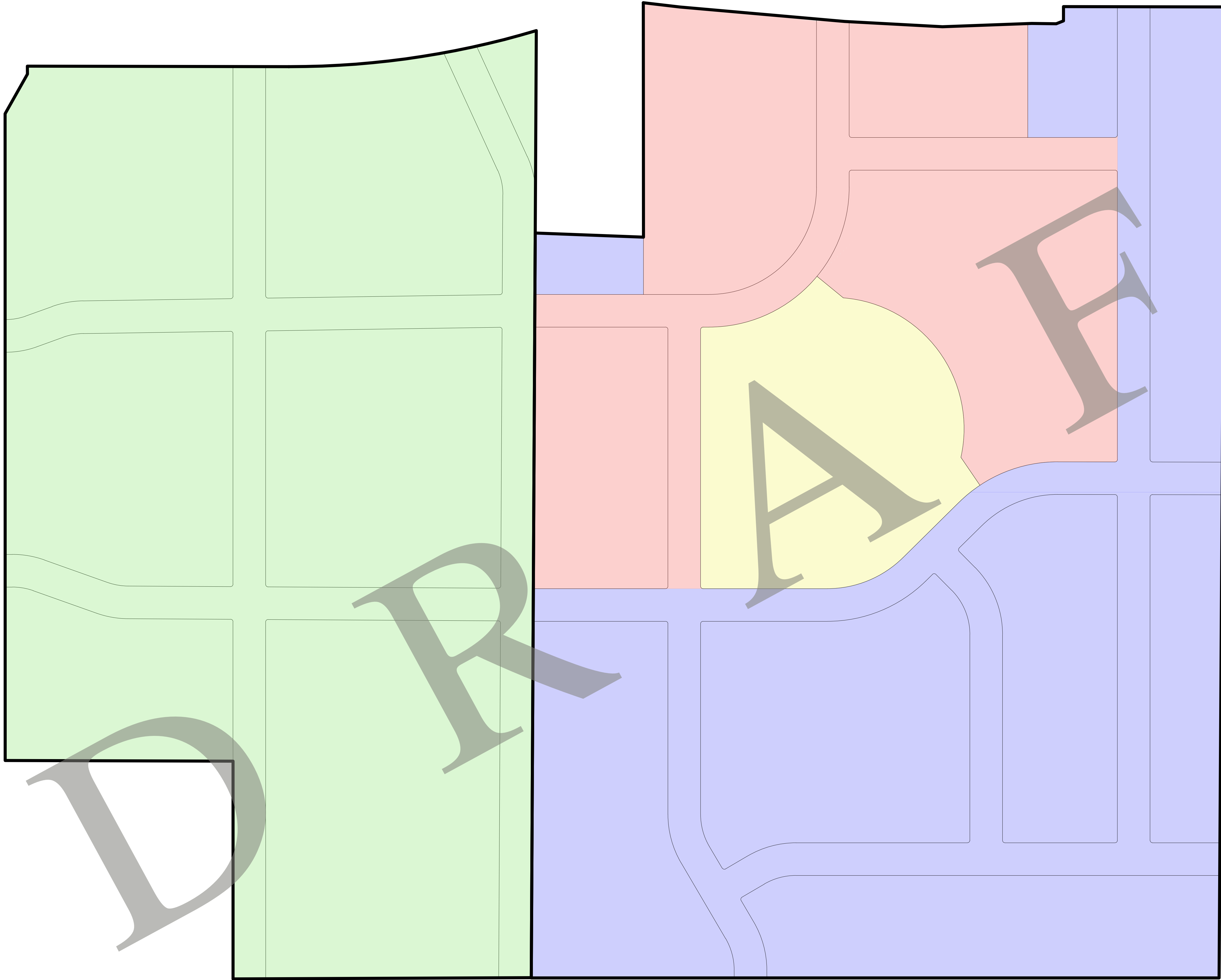
This instrument was acknowledged before me on this 20 day of May, 2025,  
by Shravan Parsi for AV McCarty Lane 60 GP a Texas limited  
liability company.

(SEAL)

  
Notary Public, State of Texas



# EXHIBIT A



SCALE: 1" = 100'

SCORE: 100

|              |    |
|--------------|----|
| DESIGNED BY: | TM |
| REVIEWED BY: | TM |
| DRAWN BY:    | TM |



**BGE, INC.**  
1701 Directors Blvd, Suite 1000  
AUSTIN, TX 78744  
TBPE Registration No. F-1046  
TEL : 512-879-0400 [www.bgeinc.com](http://www.bgeinc.com)

THE RIVERS SAN MARCOS

PHASE ACREAGE EXHIBIT

THIS DOCUMENT IS  
RELEASED FOR INTERIM  
REVIEW PURPOSES UNDER  
THE AUTHORITY OF THOMAS  
MICHAEL PHARR, P.E. #14001  
ON 4/2/2025.  
IT IS NOT TO BE USED FOR  
BIDDING OR CONSTRUCTION  
UNTIL PERMITS ARE  
APPROVED BY ALL  
REGULATING ENTITIES, PER  
T.E.R.A. 137.32(F)

SHEET 1 OF 1

D:\100013531-00\SD\01\_CADD\05\_Exhibits\2025-04-02 - Phase Acreages Exhibit.dwg Layout: Layout1 Plotted: 4/2/2025 2:35:11 PM

CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TX

May 5, 2025  
S001-A634-0401.433: MCCARTY LANE  
PAGE 1 OF 5

**FIELD NOTE DESCRIPTION  
MCCARTY INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQUARE FEET)**

**BEING** 6.304 ACRE (274,612 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NUMBER 474, BEING IN HAYS COUNTY, TEXAS, BEING ALL OUT OF A CALLED 59.826 ACRE TRACT OF LAND CONVEYED TO AV MCCARTY LANE GP, LLP (10% INTEREST) AND SM MCCARTY LANE, LLC (90% INTEREST) DESCRIBED AND RECORDED IN DOCUMENT NUMBER (DOC. NO.) 22055143 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 6.304 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BYRN SURVEYING" FOR A NORTH CORNER OF SAID 59.826 ACRE TRACT, SAME BEING WEST CORNER OF THE REMAINDER OF CALLED 63.000 ACRE TRACT OF LAND CONVEYED TO JULIAN P. PEREZ & MARTINA C. PEREZ DESCRIBED AND RECORDED IN VOLUME 359 AND PAGE 282 O.P.R.H.C.T., AND BEING ON THE SOUTHEAST LINE OF A CALLED 40.72 ACRE TRACT CONVEYED AV MCCARTY LANE GP, LLC 10% UNDIVIDED INTEREST AND SM MCCARTY LANE, LLC 90% UNDIVIDED INTEREST DESCRIBED AND RECORDED IN DOC. NO. 22013800 O.P.R.H.C.T.;

**THENCE** SOUTH 44° 06' 36" EAST, ALONG THE COMMON LINE OF SAID 59.826 ACRE TRACT AND SAID 40.72 ACRE TRACT, A DISTANCE OF 718.43 FEET TO A POINT FROM WHICH A MAGNAIL FOUND IN A 0.5' DIAMETER WOOD POST BEARS SOUTH 44° 06' 36" WEST, A DISTANCE OF 786.68 FEET FOR A COMMON CORNER OF SAID 59.826 ACRE TRACT AND A CALLED 495.23 ACRE TRACT OF LAND CONVEYED TO WALTON TEXAS LP DESCRIBED AND RECORDED IN DOC. NO. 23041437 O.P.R.H.C.TX.;

**THENCE** SOUTH 46° 11' 29" EAST, OVER AND ACROSS SAID 59.826 ACRE TRACT, A DISTANCE OF 342.79 FEET TO A POINT OF CURVATURE TO THE RIGHT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTH: 13,850,901.14' AND EAST: 2,298,307.42';

**THENCE** OVER AND ACROSS SAID 59.826 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCE:

1. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 89° 59' 59", AND A CHORD BEARING NORTH 01° 11' 29" WEST A DISTANCE OF 7.07 FEET TO A POINT TANGENCY;
2. NORTH 43° 48' 30" EAST A DISTANCE OF 518.46 FEET TO A POINT OF CURVATURE TO THE RIGHT;
3. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.85 FEET, A RADIUS OF 5.00 FEET, A DELTA ANGLE OF 90° 00' 00", AND A CHORD BEARING NORTH 88° 48' 30" EAST A DISTANCE OF 7.07 FEET TO A POINT OF TANGENCY;
4. SOUTH 46° 11' 30" EAST A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 248.98 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF 50° 24' 29", AND A CHORD BEARING SOUTH 71° 23' 44" EAST A DISTANCE OF 241.03 FEET TO A POINT OF TANGENCY;

6. SOUTH  $06^{\circ} 50' 06''$  WEST A DISTANCE OF 68.90 FEET TO A NON-TANGENT POINT OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 453.17 FEET, A RADIUS OF 265.03 FEET, A DELTA ANGLE OF  $97^{\circ} 58' 02''$ , AND A CHORD BEARING SOUTH  $07^{\circ} 23' 48''$  WEST A DISTANCE OF 399.95 FEET TO A NON-TANGENT POINT;
8. SOUTH  $09^{\circ} 36' 52''$  WEST A DISTANCE OF 68.35 FEET TO A POINT NON-TANGENT OF A CURVE TO THE LEFT;
9. WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 54.51 FEET, A RADIUS OF 283.00 FEET, A DELTA ANGLE OF  $11^{\circ} 02' 10''$ , AND A CHORD BEARING NORTH  $85^{\circ} 20' 30''$  WEST A DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY;
10. SOUTH  $89^{\circ} 08' 25''$  WEST, DISTANCE OF 159.27 FEET TO A POINT OF CURVATURE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 169.18 FEET, A RADIUS OF 217.00 FEET, A DELTA ANGLE OF  $44^{\circ} 40' 06''$ , AND A CHORD BEARING NORTH  $68^{\circ} 31' 32''$  WEST A DISTANCE OF 164.92 FEET TO A POINT OF TANGENCY;
12. NORTH  $46^{\circ} 11' 29''$  WEST A DISTANCE OF 251.23 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 6.304 OF AN ACRE (274,612 SQUARE FEET) OF LAND.

THIS SURVEYOR'S FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT OF THE  
HEREON DESCRIBED TRACT.

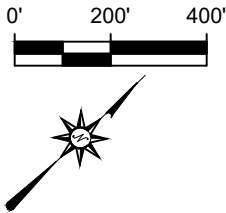
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE,  
NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID  
VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017. ALL  
DISTANCE UNITS ARE U.S. SURVEY FEET.



---

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617  
LJA Surveying, Inc.  
1100 NE Interstate 410, Loop Suite 850  
San Antonio, TX 78209  
(512) 439-4700  
TBPLS No. 10194382

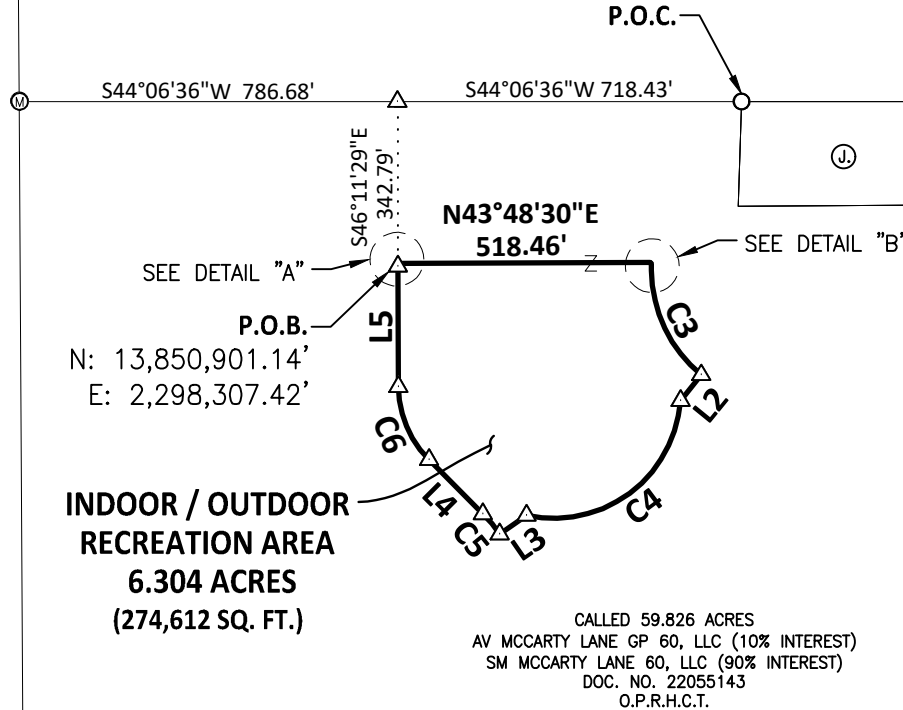
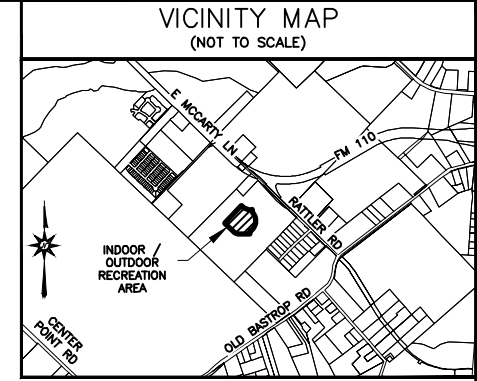
May 5, 2025



CYRUS WICKSON SURVEY  
ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

CALLED 40.72 ACRES  
AV MCCARTY LANE GP, LLC, 10% UNDIVIDED INTEREST  
SM MCCARTY LANE, LLC, 90% UNDIVIDED INTEREST  
DOC. NO. 22013800  
O.P.R.H.C.T.

E. MCCARTY LANE  
(R.O.W. VARIES)



CALLED 495.23 ACRES  
WALTON TEXAS LP  
DOC. NO. 23041437  
O.P.R.H.C.T.

**INDOOR / OUTDOOR  
RECREATION AREA  
6.304 ACRES  
(274,612 SQ. FT.)**

CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.T.

BLAKE JAMES BURNS  
CALLED 10.18 ACRES  
DOC. NO. 22010306  
O.P.R.H.C.T.

ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.T.

(I) (H) (G) (F) (E) (D) (C) (B) (A)  
A HILLSIDE VILLAGE, SECTION 1  
VOL. 8 PG. 148  
P.R.H.C.T.

RATTLER ROAD  
(R.O.W. VARIES)

## LEGEND

- 1/2" IRON ROD FOUND W/ YELLOW CAP "BYRN SURVEYING"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- Ⓜ MAG NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- ADJOINER LINE
- ..... TIE LINE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. / PG. VOLUME / PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Z LAND HOOK (SAME OWNERSHIP)
- (X) OWNERSHIP LIST (SHEET 4)

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 4 FOR OWNERSHIP LIST, LINE AND CURVE TABLES.

PAGE 4  
OF 5

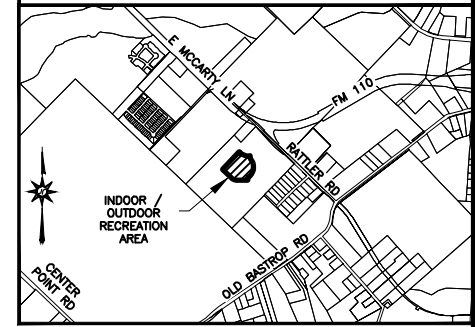
DATE: 5/5/2025  
DRWN BY: BC  
CHKD BY: GA  
PROJ NO. S001-A634-0401

**MCCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)**  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## OWNERSHIP LIST

- (A) = ROSSANA Y. PINILLA MURAD  
LOT 1  
DOC. NO. 13006494  
O.P.R.H.C.TX.
- (B) = LUGO MARCOS  
LOT 2  
DOC. NO. 22004596  
O.P.R.H.C.TX.
- (C) = ALBERTO & IRENE CHAVEZ  
LOT 3  
DOC. NO. 06012844  
O.P.R.H.C.TX.
- (D) = NANCY G. & JOHN M. VILLANUEVA  
LOT 4  
DOC. NO. 80014649  
O.P.R.H.C.TX.
- (E) = AUDELINO B. ANGEL & BLANCA E. HERNANDEZ  
LOT 5  
DOC. NO. 15032567  
O.P.R.H.C.TX.
- (K) = CALLED 59.826 ACRES  
AV MCCARTY LANE GP 60, LLC (10% INTEREST)  
SM MCCARTY LANE 60, LLC (90% INTEREST)  
DOC. NO. 22055143  
O.P.R.H.C.TX.
- (F) = MARK P. & BARBARA A. MAYHEW  
LOT 6  
DOC. NO. 90001674  
O.P.R.H.C.TX.
- (G) = RAMON & RUTH MATA  
LOT 7  
DOC. NO. 03011481  
O.P.R.H.C.TX.
- (H) = ANNA NGO  
LOT 8  
DOC. NO. 13033354  
O.P.R.H.C.TX.
- (I) = ISAAC MARTINEZ  
LOT 9  
DOC. NO. 18019602  
O.P.R.H.C.TX.
- (J) = JULIAN P. PEREZ & MARTINA C. PEREZ  
REMAINDER OF  
CALLED 63.000 ACRES  
VOL. 359 PG. 282  
O.P.R.H.C.TX.
- (L) = ELGIN VENTURES LLC  
CALLED 35.40 ACRES  
DOC. NO. 22034744  
O.P.R.H.C.TX.

VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S46° 11' 30"E | 12.09'   |
| L2   | S6° 50' 06"E  | 68.90'   |
| L3   | S9° 36' 52"W  | 68.35'   |
| L4   | S89° 08' 25"W | 159.27'  |
| L5   | N46° 11' 29"W | 251.23'  |

CURVE TABLE

| CURVE # | RADIUS | ARC LENGTH | DELTA     | CHORD BEARING | CHORD DISTANCE |
|---------|--------|------------|-----------|---------------|----------------|
| C1      | 5.00   | 7.85'      | 89°59'59" | N01° 11' 29"W | 7.07'          |
| C2      | 5.00   | 7.85'      | 90°00'00" | N88° 48' 30"E | 7.07'          |
| C3      | 283.00 | 248.98'    | 50°24'29" | S71° 23' 44"E | 241.03'        |
| C4      | 265.03 | 453.17'    | 97°58'02" | S07° 23' 48"W | 399.95'        |
| C5      | 283.00 | 54.51'     | 11°02'10" | N85° 20' 30"W | 54.43'         |
| C6      | 217.00 | 169.18'    | 44°40'06" | N68° 31' 32"W | 164.92'        |

P.O.B.

N: 13,850,901.14'  
E: 2,298,307.42'

DETAIL "A"  
(NOT TO SCALE)

DETAIL "B"  
(NOT TO SCALE)

I, THE UNDERSIGNED, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



*Gordon N. Anderson*

Gordon N. Anderson  
Registered Professional Land Surveyor No. 6617

Date: May 5, 2025

|                |          |                |
|----------------|----------|----------------|
| PAGE 5<br>OF 5 | DATE:    | 5/5/2025       |
|                | DRWN BY: | BC             |
|                | CHKD BY: | GA             |
|                | PROJ NO. | S001-A634-0401 |

McCARTY LANE  
INDOOR / OUTDOOR RECREATION AREA  
6.304 ACRES (274,612 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD.  
Suite 300  
SAN ANTONIO, Texas 78230  
Phone 210-503-2700  
TBPELS Firm No. 10194382

## NOTE :

- ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACREAGES SHOWN ARE SURFACE. TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999870017.
- SEE SHEET 3 FOR PARCEL PLAT.

# INCENTIVE AGREEMENT APPLICATION

Updated: March, 2023



## 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 **Please see Exhibit A attached.**

Subject Property Address(es): Rattler Rd./E. McCarty Ln.

Legal Description: Lot \_\_\_\_\_ **Please see Exhibit A attached** Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Preferred Scenario Designation: Mixed Use Medium Existing Use of Property: Vacant

## DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: No change proposed

Proposed Base Zoning Districts: CD-4 and CD-5

Proposed Land Uses: Indoor/Outdoor entertainment, commercial, retail, restaurant, hotel, office, and multiple residential types

## 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 \$9,300      Technology Fee \$15      **TOTAL COST \$9,315**

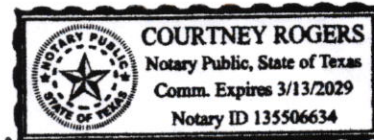
Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Shravan Parsi (owner name) on behalf of  
American Ventures (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1801 Lavaca St #116, Austin, TX 78701 (address).

I hereby authorize Steve Metcalfe (agent name) on behalf of  
Metcalfe, Wolff, Stuart & Williams, LLP (agent company) to file this application for  
\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.



Signature of Owner: \_\_\_\_\_

Date: 5-8-25

Printed Name, Title: \_\_\_\_\_

Shravan Parsi, manager

Signature of Agent: \_\_\_\_\_

Steve Metcalfe

Date: June 9, 2025

Printed Name, Title: \_\_\_\_\_

STEVE C. METCALFE

Form Updated October, 2019

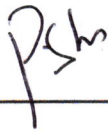
## AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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: \_\_\_\_\_



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

5-8-25

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

Shrawan Parsi

Form Updated March, 2023