

**AGREEMENT FOR THE PROVISION OF SERVICES**  
(Pursuant to Tex. Local Gov't Code §43.0672)

**Date:** August 20, 2024

**Owner:** AV McCarty Lane GP 60, LLC &, SM McCarty Lane 60, LLC, 1801 Lavaca Street #116, Austin, Texas 78701

**City:** City of San Marcos, Texas, a home rule municipal corporation, 630 East Hopkins Street, San Marcos, Texas 78666

**Property:** As described in Exhibit A.

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1. The Owner has petitioned the City and the City has elected to annex the Property into the corporate limits of the City. Pursuant to Tex. Local Gov't Code §43.0672, the Owner and the City enter this agreement (the "Agreement") for the provision of services to the Property when annexed.

2. By this Agreement, the Owner affirms its consent to such annexation of the Property by the City and that Owner does not wish to enter into and has declined the offer from the City of a development agreement under Sections 43.016 and 212.172 of the Texas Local Government Code

3. In consideration of the mutual benefits to the Owner and the City arising from the annexation of the Property, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the City enter into this Agreement and agree that services to the Property will be provided as described in Exhibit B.

4. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings shall lie in state courts 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 Agreement is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this Agreement will continue in force if they can be given effect without the invalid portion.

6. This Agreement shall be binding upon Owner, and Owner's heirs, successors and assigns, and all future owners of all or any portion of the Property.

7. This Agreement will become effective as of the date an ordinance annexing the Property is finally passed, approved, and adopted by the City's city council (the Effective Date).

[SIGNATURES ON NEXT PAGE]

**CITY:**

By: \_\_\_\_\_

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

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

**ACKNOWLEDGMENT**

STATE OF TEXAS           §

§

COUNTY OF HAYS         §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_, \_\_\_\_\_ of the City of San Marcos, in such capacity, on  
behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER:**

By: \_\_\_\_\_

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

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

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ §

§

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_ in such  
capacity on behalf of said entity.

\_\_\_\_\_

Notary Public, State of \_\_\_\_\_

**EXHIBIT A**  
**(Legal Description)**

**FIELD NOTE DESCRIPTION**  
**51.00 ACRES (2,221,373 SQUARE FEET)**

**BEING** A 51.00 ACRE (2,221,373 SQUARE FEET) TRACT OF LAND, LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474 SITUATED IN HAYS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 54.360 ACRE TRACT OF LAND CONVEYED TO REED CARR AND PATRICIA M. CARR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REED AND PATRICIA CARR REVOCABLE TRUST, DESCRIBED AND RECORDED IN VOL. 2359, PG. 218 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), AND THE REMAINDER OF A CALLED 228.51 ACRE TRACT OF LAND CONVEYED TO ALEX FORSHAGE, JR. DESCRIBED AND RECORDED IN VOL. 133, PG. 404 O.P.R.H.C.TX., SAID 51.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE REMAINDER OF A CALLED 73.753 ACRE TRACT OF LAND CONVEYED TO JAMES K. WISE REAL ESTATE, INC. DESCRIBED AND RECORDED IN VOL. 1206, PG. 535 O.P.R.H.C.TX. BEING SITUATED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. 110 ALSO KNOWN AS McCARTY LANE (VARIABLE WIDTH RIGHT-OF-WAY) WITH GRID COORDINATE VALUES OF NORTH: 13,850,863.51' AND EAST: 2,301,450.56';

**THENCE** SOUTH 46° 22' 27" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 73.753 ACRE TRACT, AT A DISTANCE OF 523.65 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR CORNER OF LOT 1B, BLOCK A OF THE ACE RELOCATION SUBDIVISION RECORDED IN VOL. 18, PG. 113 O.P.R.H.C.TX., AT A DISTANCE OF 1,338.74 FEET PASSING A 1/2-INCH IRON ROD (BENT) FOUND, FOR AN OVERALL DISTANCE OF 1,339.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF OLD BASTROP ROAD (VARIABLE WIDTH R.O.W.);

**THENCE** SOUTH 52° 28' 14" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, A DISTANCE OF 195.99 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE** CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND THE NORTHWESTERLY R.O.W. OF SAID OLD BASTROP ROAD, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH 67.29 FEET, A DELTA ANGLE OF 03° 42' 26" AND A CHORD BEARING AND DISTANCE OF SOUTH 50° 37' 01" WEST 67.28 FEET TO A POINT OF TANGENCY;

**THENCE** SOUTH 36° 50' 47" EAST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.26 FEET TO A POINT OF CURVATURE TO THE LEFT, ON THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD;

**THENCE** ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 110.75 FEET, A DELTA ANGLE OF 06° 36' 36", AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 05' 30" WEST, 110.69 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT;

**THENCE** CONTINUING ALONG THE SOUTHEASTERLY R.O.W. OF SAID OLD BASTROP ROAD, AND SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 10.75 FEET, A DELTA ANGLE OF 00° 35' 32", AND A CHORD BEARING AND DISTANCE OF SOUTH 43° 05' 19" WEST, 10.75 FEET, TO A POINT OF TANGENCY;

**THENCE** NORTH 46° 22' 27" WEST, OVER AND ACROSS SAID R.O.W. OF OLD BASTROP ROAD, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND A REMAINDER OF A CALLED 5.00 ACRE TRACT CONVEYED TO RAUL ESPINOZA AND ROSA ESPINOZA, RECORDED IN DOCUMENT NO. 708998 O.P.R.H.C.TX., ON THE NORTHWESTERLY R.O.W. LINE OF SAID OLD BASTROP ROAD;

**THENCE** NORTH 46° 22' 27" WEST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, FOR A DISTANCE OF 418.18 TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CONER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER A CALLED 5.00 ACRE TRACT;

**THENCE** SOUTH 52° 30' 17" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A CALLED 5.00 ACRE TRACT, A CALLED 2.508 ACRE TRACT OF LAND CONVEYED TO DAVID S. ALVARADO DESCRIBED AND RECORDED IN DOCUMENT NO. 23013014 O.P.R.H.C.TX., A CALLED 2.49 ACRE TRACT OF LAND CONVEYED TO HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY DESCRIBED AND RECORDED IN DOCUMENT NO. 16015558 O.P.R.H.C.TX. AND A CALLED 9.93 ACRE TRACT OF LAND CONVEYED TO SMHA OPERATING PUBLIC FACILITY CORPORATION DESCRIBED AND RECORDED IN DOCUMENT NO. 21046618 O.P.R.H.C.TX., A DISTANCE OF 1,437.16 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND LOT 2 OF THE SALINAS ESTATES SUBDIVISION RECORDED IN VOL. 17, PG. 41 O.P.R.H.C.TX., CONVEYED TO MJ CROCKER CO. LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 19013550 O.P.R.H.C.TX, AND SITUATED ON THE NORTHWEST LINE OF SAID 9.93 ACRE TRACT;

**THENCE** NORTH 46° 25' 00" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, LOT 2 OF SAID SALINAS ESTATES SUBDIVISION, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION CONVEYED TO SEGUNDA IGLESIA BAUTISTA DESCRIBED AND RECORDED IN DOCUMENT NO. 13011611 O.P.R.H.C.TX., A DISTANCE OF 537.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE COMMON CORNER OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, AND SIAD REMAINDER OF A CALLED 228.51 ACRE TRACT, SAME BEING SITUATED ON THE SOUTHWESTERLY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

**THENCE** SOUTH 42° 52' 24" WEST, ALONG THE COMMON BOUNDARY LINE OF LOT 1 OF SAID SALINAS ESTATES SUBDIVISION AND SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, A DISTANCE OF 584.24 FEET TO A POINT FOR CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND LOT 1 OF SAID SALINAS ESTATES SUBDIVISION, ON THE NORTHEASTERLY R.O.W. LINE OF RATTLER ROAD (VARIABLE WIDTH R.O.W.), FROM SAID POINT A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

**THENCE** SOUTH 42° 52' 24" WEST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 81.19 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY R.O.W. LINE OF SAID RATTLER ROAD.;

**THENCE** NORTH 46° 06' 15" WEST, ALONG THE SOUTHWESTERLY R.O.W OF SAID RATTLER ROAD AND SAID LOT 1, A DISTANCE OF 42.16 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 43° 20' 34" EAST, OVER AND ACROSS SAID R.O.W. OF RATTLER ROAD, A DISTANCE OF 80.96 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, AND A REMAINDER OF A CALLED 10 ACRE TRACT OF LAND CONVEYED TO JUDITH M. TELFORD AND BILLY H. TELFORD, AS RECORDED IN VOLUME 214, PAGE 195 O.P.R.H.C.TX., ON THE NORTHEASTERLY R.O.W. LINE OF SAID RATTLER ROAD, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 46° 17' 07" EAST, A DISTANCE OF 0.49 FEET;

**THENCE** NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT AND SAID REMAINDER OF A CALLED 10 ACRE TRACT, A DISTANCE OF 584.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 228.51 ACRE TRACT, SAID REMAINDER OF A CALLED 10 ACRE TRACT, AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT;

**THENCE** NORTH 43° 20' 34" EAST, ALONG THE COMMON LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 179.13 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT;

**THENCE** NORTH 46° 39' 26" WEST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT, A DISTANCE OF 542.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LJA SURVEYING" SET FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID REMAINDER OF A 10 ACRE TRACT AND SITUATED ON THE SOUTHEASTERLY LINE OF A CALLED 6.26 ACRE TRACT OF LAND CONVEYED TO SAHOTA HOLDINGS, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. 16003058 O.P.R.H.C.TX, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (ILLEGIBLE) WAS FOUND BEARING SOUTH 44° 06' 34" WEST, A DISTANCE OF 756.80 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10 ACRE TRACT, SITUATED ON THE SOUTHEASTERLY LINE OF SAID 6.26 ACRE TRACT AND SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RATTLER ROAD;

**THENCE** NORTH 44° 06' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT, A DISTANCE OF 237.19 FEET TO A POINT FOR COMMON CORNER OF SAID REMAINDER OF A CALLED 54.360 ACRE TRACT AND SAID 6.26 ACRE TRACT AND ON THE SOUTHEASTERLY R.O.W. LINE OF SAID FM 110, FOR A POINT OF CURVATURE TO THE LEFT, FROM WHICH A 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "BAKER" WAS FOUND BEARS SOUTH 62° 58' 11" WEST, A DISTANCE OF 0.85 FEET.

**THENCE** ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,728.00 FEET, AN ARC LENGTH OF 54.33 FEET, A DELTA ANGLE OF 01° 48' 05", AND A CHORD BEARING AND DISTANCE OF NORTH 60° 51' 22" EAST, 54.33 FEET, TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR A POINT OF TANGENCY;

**THENCE** SOUTH 30° 01' 29" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 27.01 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR CORNER;

**THENCE** NORTH 59° 58' 31" EAST, ALONG THE COMMON LINE OF THE SOUTHEASTERLY R.O.W. OF SAID FM 110 AND SAID REMAINDER OF A CALLED 54.360 ACRE TRACT, A DISTANCE OF 621.13 FEET TO A POINT FOR CORNER;



**THENCE** NORTH 30° 01' 29" WEST, OVER AND ACROSS THE R.O.W. OF SAID FM 110, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110;

**THENCE** NORTH 59° 58' 31" EAST, ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110, A DISTANCE OF 572.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF CURVATURE TO THE RIGHT;

**THENCE** ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID FM 110 AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,755.00 FEET, AN ARC LENGTH OF 159.05 FEET, A DELTA ANGLE OF 05° 11' 33", AND A CHORD BEARING AND DISTANCE OF NORTH 62° 34' 17" EAST, 159.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LAI" FOUND FOR A POINT OF TANGENCY;

**THENCE** SOUTH 46° 22' 27" EAST, OVER AND ACROSS THE R.O.W. OF SAID FM, A DISTANCE OF 239.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.00 ACRES (2,221,373 SQUARE FEET) OF LAND, MORE OR LESS.

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

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN HEREIN ARE IN GRID VALUES, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SURFACE FACTOR OF 0.999870017. DISTANCES ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.

SURVEY REVISION: 7/17/2024 – ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TX



JACOB GOEBEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6734  
LJA SURVEYING, INC.  
9830 COLONNADE BOULEVARD SUITE 300  
SAN ANTONIO, TX 78230  
(210) 503-2700  
TBPELS NO. 10194382

APRIL 12, 2024

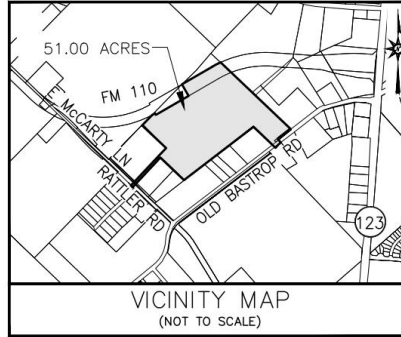


Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
C1	1,040.00	67.29'	3°42'26"	S50° 37' 01"W	67.28'
C2	960.00	110.75'	6°36'36"	S45° 05' 30"W	110.69'
C3	1,040.00	10.75'	0°35'32"	S43° 05' 19"W	10.75'
C4	1,728.00	54.33'	1°48'05"	N60° 51' 22"E	54.33'
C5	1,755.00	159.05'	5°11'33"	N62° 34' 17"E	159.00'

Line Table		
Line #	Bearing	Distance
L1	S36° 50' 47"E	80.26'
L2	N46° 22' 27"W	80.00'
L3	S42° 52' 24"W	81.19'
L4	N46° 06' 15"W	42.16'
L5	N43° 20' 34"E	80.96'
L6	S30° 01' 29"E	27.01'

**LEGEND**

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD W/ CAP STAMPED "LJA SURVEYING"
- ANNEXATION LINE
- PROPERTY LINE
- Z — LANDHOOK LINE
- DEDICATED R.O.W. LINE
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



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.



*Jacob Goebel*

Jacob Goebel Date: April 12, 2024  
Registered Professional Land Surveyor No. 6734

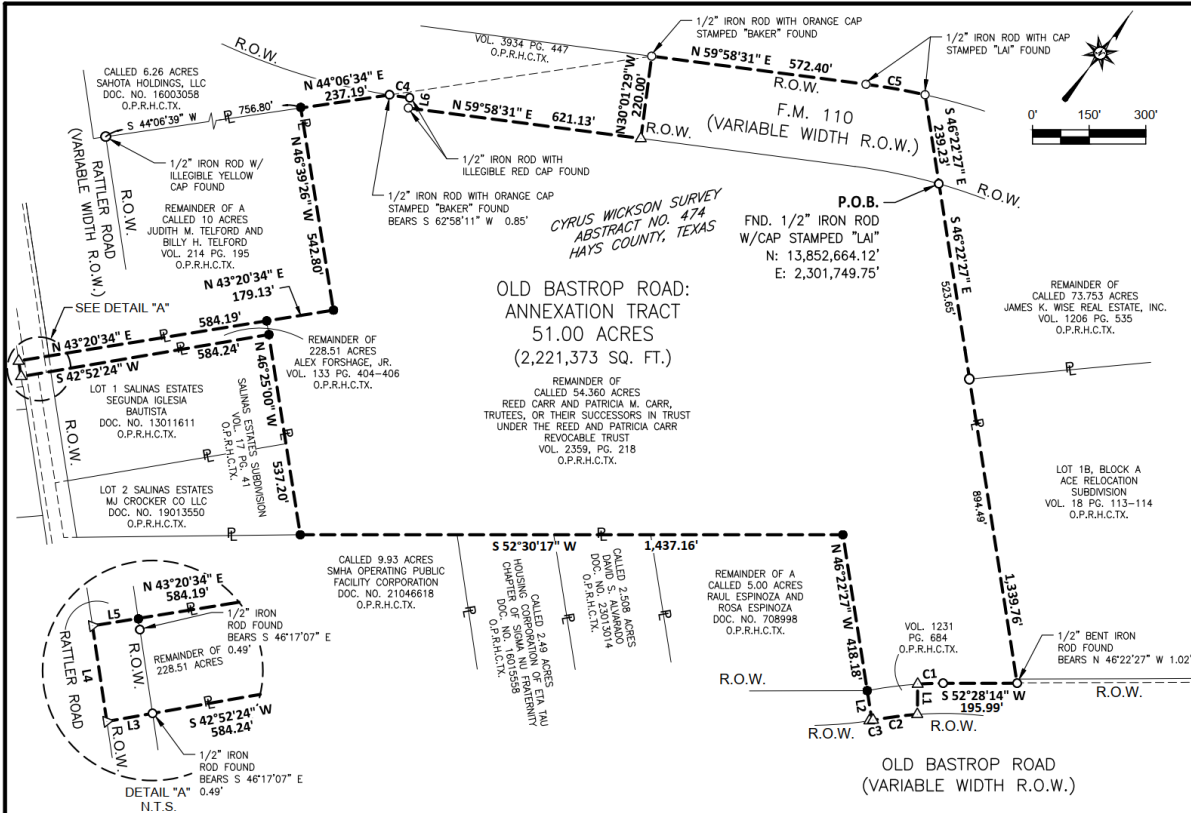
NOTE :

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00. COORDINATES SHOWN ARE IN SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE FACTOR OF 0.999870017. DISTANCES SHOWN ARE IN U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
- SURVEY OBSERVATIONS WERE MADE ON THE GROUND USING A COMBINATION OF RTK AND STATIC NETWORKS.
- SURVEY REVISION: 7/17/2024 ADDRESSING COMMENTS FROM THE CITY OF SAN MARCOS, TEXAS.

PAGE 5 OF 6	DATE:	4/12/2024
	DRWN BY:	BC/RSJ
	CHKD BY:	JG
	PROJ NO.	LJAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY  
51.00 ACRES (2,221,373 SQ.FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD. PHONE 210-503-2700  
SUITE 500 SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382



OLD BASTROP ROAD:  
ANNEXATION TRACT  
51.00 ACRES  
(2,221,373 SQ. FT.)

PAGE 6 OF 6	DATE:	4/12/2024
	DRWN BY:	BC/RSJ
	CHKD BY:	JG
	PROJ NO.	LIAS001-A634-0405

2516 SOUTH OLD BASTROP ROAD: ANNEXATION SURVEY  
51.00 ACRES (2,221,373 SQ. FT.)  
CYRUS WICKSON SURVEY, ABSTRACT NO. 474  
HAYS COUNTY, TEXAS

**LJA SURVEYING, INC.**  
9830 COLONNADE BLVD. PHONE 210-503-2700  
SUITE 500 SAN ANTONIO, TEXAS 78230 TBPELS FIRM NO. 10194382

## **EXHIBIT B**

When the Property is annexed, services will be provided to the Property as follows:

### **1. Police Protection**

Police services, including patrolling, response to calls and other routine services, will begin on the Effective Date of the annexation using existing personnel and equipment.

### **2. Fire Protection**

Fire protection services, including emergency response calls, will begin on the Effective Date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

### **3. Emergency Medical Services**

The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

### **4. Solid Waste Collection**

Solid waste collection services, provided under contract with a private company, will be made available to all properties on the Effective Date of the annexation. Residents of the Property may elect to continue using the services of a private solid waste hauler for a period of two years after the Effective Date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

### **5. Operation and Maintenance of Water and Wastewater Facilities**

**a. Water.** The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for water service. The City will make water service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

**b. Wastewater.** The Property is not covered by a CCN for wastewater service; however, the City of San Marcos has wastewater lines in the vicinity of the Property and agrees to make wastewater service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

### **6. Construction, Operation and Maintenance of Roads and Streets**

As new development occurs within the Property, the Owner(s) of Property will be required to construct streets at the Owner's sole expense in accordance with applicable ordinances of the City.

### **7. Electric Service**

The Property is located within the Bluebonnet Electric service area. Thus, the City will not provide electric service to the Property.

### **8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools**

No parks, playgrounds, and/or swimming pools currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the Property. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the city.

### **9. Operation and Maintenance of Other Public Facilities, Buildings, and Services**

No other public facilities, buildings, or services currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building, and services. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those facilities and services by other citizens of the city.