

PETITION FOR CONSENT TO ANNEX LAND INTO
GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

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

The undersigned, CLINT E. JONES (the “Petitioner”) and GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9 (the “District”), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301, together with all amendments and additions thereto, respectfully petition the City Council of the City of San Marcos, Texas (the “City”), for its written consent to the annexation by the District of approximately 64.57 acres of land described by metes and bounds in **Exhibit A** (the “Land”), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on May 11, 2023. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code, as amended.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Guadalupe Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Guadalupe County, Texas. No part of the Land is within the corporate limits of any incorporated city, town or village, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Texas Local Government Code, Section 42.021 et seq., as amended) of any city, town or village except the City. All of the Land may properly be annexed into the District.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system, and road facilities.

V.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Guadalupe County, Texas, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system, nor an adequate drainage system, nor road facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system, a drainage and storm sewer system, and road facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage and storm sewer system, and such road facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VI.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$13,564,000.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on June 10th, 2025.

GUADALUPE COUNTY MUNICIPAL
UTILITY DISTRICT NO. 9

By: *Lyman Skolant*
Name: Lyman Skolant
Title: President

ATTEST:

(SEAL)

By: *Chris Werth*
Name: Chris Werth
Title: Secretary

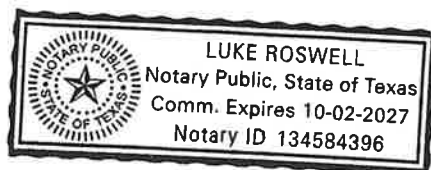


THE STATE OF TEXAS §
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COUNTY OF GUADALUPE §

This instrument was acknowledged before me on June 10th, 2025,
by Lyman Skolant, as President, and
Chris Werth, as Secretary, of the Board
of Directors of GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9, a
political subdivision of the State of Texas, on behalf of said political subdivision.

LLR
Notary Public, State of Texas

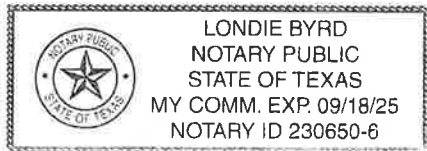
(NOTARY SEAL)



By: 
CLINT E. JONES

THE STATE OF TEXAS §
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COUNTY OF COMAL §

This instrument was acknowledged before me on May 12, 2025,
by CLINT E. JONES.

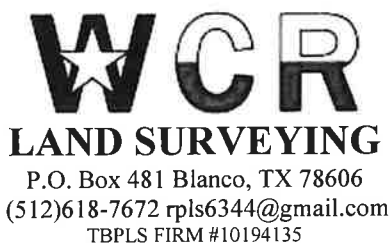


(NOTARY SEAL)


Notary Public, State of Texas

Attachment:
Exhibit A: Description of the Land

EXHIBIT A



**FIELD NOTE DESCRIPTION OF A
64.57 ACRE TRACT OF LAND**

Being a **64.57 acre** tract of land situated in the Andrew Mitchell League Survey No. 62, Abstract No. 220, Guadalupe County, Texas, being part of a called 78.32 acre tract of land, part of a called 28.57 acre tract of land recorded in Volume 320, Page 408, Deed Records, Guadalupe County, Texas and also part of a called 127.198 acre tract of land recorded in Volume 447, Page 633, Official Public Records, Guadalupe County, Texas, said 127.198 acre tract being part of a called 154-1/2 acre tract of land recorded in Volume 42, Page 104, Deed Records, Guadalupe County, Texas, said **64.57 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found in the southeast line of a called 10.00 acre tract of land recorded in Volume 1364, Page 782, Official Public Records, Guadalupe County, Texas, for the northernmost corner of a called 12.38 acre tract of land recorded in Volume 4087, Page 554, Official Public Records, Guadalupe County, Texas and west corner of the herein described tract;

THENCE with the southeast line of said 10.00 acre tract and a called 50.418 acre tract of land recorded in Volume 2287, Page 22, Official Public Records, Guadalupe County, Texas, **North 48 degrees 37 minutes 16 seconds East**, a distance of **1378.80 feet** to a 1/2" iron rod found for the east corner of said 50.418 acre tract and south corner of a called 94.13 acre tract of land recorded in Volume 2287, Page 22, Official Public Records, Guadalupe County, Texas;

THENCE with the southeast line of said 94.13 acre tract, **North 48 degrees 38 minutes 03 seconds East**, a distance of **768.03 feet** to an iron rod set for the westernmost corner of a 50' wide roadway easement recorded in Volume 2287, Page 22, Official Public Records and Volume 596, Page 828, Deed Records, Guadalupe County, Texas and north corner of the herein described tract, said point bears South 48 degrees 38 minutes 03 seconds West, a distance of 1891.64 from a 1/2" iron rod found for the east corner of said 94.13 acre tract;

THENCE with southwesterly lines of said 50' wide roadway easement the following courses and distances:

South 38 degrees 11 minutes 57 seconds East, a distance of **328.57 feet** to an iron rod set;

South 66 degrees 15 minutes 57 seconds East, a distance of **788.13 feet** to an iron rod set;

and **South 42 degrees 13 minutes 57 seconds East**, a distance of **196.08 feet** to an iron rod set in the northwest right-of-way line F.M. Highway No. 1978, for the southernmost corner of said 50' wide roadway easement and east corner of the herein described tract;

THENCE with the northwest right-of-way line of F.M. Highway No. 1978, **South 48 degrees 33 minutes 44 seconds West**, a distance of **2731.59 feet** to an iron rod set for the intersection of the northwest right-of-way line F.M. Highway No. 1978, and east right-of-way line of a called proposed 50' road (known as and herein after referred to as Skyline Ridge) referenced in Volume 1234, Page 380, Volume 2213, Page 196, Volume 1441, Page 247, Official Public Records, Volume 806, Page 439, Volume 936, Page 767 and Volume 730, Page 947, Official Records and as shown on an unrecorded subdivision plat prepared by H.S. Bettersworth & Assoc. Inc. dated December 1973 and January 1974, said 50' proposed road being part of the aforementioned 78.32 acre tract and said 28.57 acre tract, for the southernmost corner of the herein described tract;

THENCE with easterly and northerly lines of Skyline Ridge the following courses and distances:

North 11 degrees 42 minutes 41 seconds West, a distance of **201.90 feet** to an iron rod set;

North 07 degrees 02 minutes 54 seconds West, a distance of **61.17 feet** to an iron rod set;

North 04 degrees 26 minutes 18 seconds West, a distance of **181.79 feet** to an iron rod set;

North 04 degrees 06 minutes 42 seconds West, a distance of **159.24 feet** to an iron rod set;

with a curve to the left an arc distance of **304.81 feet**, a radius of **744.50 feet**, a central angle of **23 degrees 27 minutes 27 seconds** and a chord which bears **North 15 degrees 41 minutes 25 seconds West**, a distance of **302.68 feet** to an iron rod set;

with a curve to the left an arc distance of **167.68 feet**, a radius of **127.00 feet**, a central angle of **75 degrees 39 minutes 00 seconds** and a chord which bears **North 65 degrees 04 minutes 03 seconds West**, a distance of **155.77 feet** to an iron rod set;


with a curve to the left an arc distance of **145.89 feet**, a radius of **153.00 feet**, a central angle of **54 degrees 37 minutes 55 seconds** and a chord which bears **South 49 degrees 40 minutes 14 seconds West**, a distance of **140.42 feet** to an iron rod set for a south corner of the herein described tract;

THENCE North 41 degrees 22 minutes 04 seconds West, at 13.30 feet a 3/4" iron pipe found for the ostensible northernmost corner of a called 0.53 acre tract of land recorded in Volume 2540, Page 587, Official Public Records, Guadalupe County, Texas and ostensible easternmost corner of the aforementioned 12.38 acre tract and continuing with an ostensible northeast line of said 12.38 acre tract a total distance of **326.08 feet** to the **POINT OF BEGINNING** containing **64.57 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 1/2" iron rods set with a yellow "WCR" plastic cap.



 07/05/2019
Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1251-18

CERTIFICATE

THE STATE OF TEXAS §
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COUNTY OF GUADALUPE §

I, the undersigned Secretary of the Board of Directors of GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 9, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Guadalupe County Municipal Utility District No. 9 that was filed with the Board of Directors of the District on June 10th, 2025.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on June 10th,
2025.

**GUADALUPE COUNTY MUNICIPAL
UTILITY DISTRICT NO. 9**

(SEAL)



By: 
Secretary, Board of Directors