

ANNEXATION APPLICATION

Updated: September, 2020



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

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: _____ Proposed Zoning: _____

Reason for Annexation / Other Considerations: _____

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/

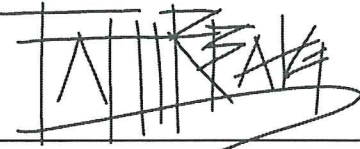
PROPERTY OWNER AUTHORIZATION

I, Najib Wehbe (owner name) on behalf of
2101 Clovis Barker, LLC. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
corner of Clovis Barker Road and FM 123, San Marcos, TX 78666 (address).

I hereby authorize Mirza T. Baig (agent name) on behalf of
Professional StruCIVIL Engineers, Inc. (agent company) to file this application for
Annexation Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 9-8-21

Printed Name, Title: Najib Wehbe - Manager

Signature of Agent:  Date: 09/08/2021

Printed Name, Title: Mirza T. Baig, P.E.

Form Updated October, 2019

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: _____

[OR]

OWNER (Entity):

By: _____

Name: NATHAN DEHSE

Title: Manager

Date: 9.28.2021

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

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: September 08, 2021

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

Owner: Najib Wehbe, 2101 Clovis Barker, LLC.

Property: 3.598 acres of lot located at the corner of Clovis Barker Road and FM 123, San Marcos, TX 78666

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: 2101 Clovis Barker, LLC.

[Signature]

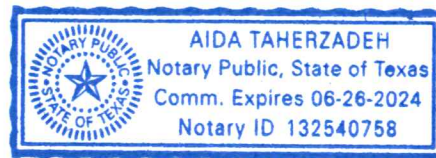
ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Travis §

This instrument was acknowledged before me on sep 08th, 2021 by Najib Wehbe.

[Signature]
Notary Public, State of Texas



OWNER: 2101 Clovis Barker, LLC.

By: [Signature]

Name: Najib Wehbe

Title: Owner

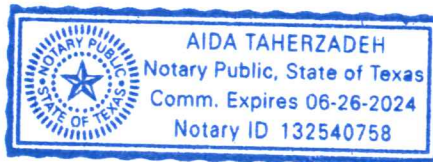
ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Travis §

This instrument was acknowledged before me on Sep 08th, 2021 by Najib Wehbe, Owner of 2101 Clovis Barker in such capacity on behalf of said entity. LLC.

[Signature]
Notary Public, State of Texas



THIS PLAN SET CONTAINS MULTIPLE SETS OF NOTES AND DETAILS. ONLY THESE NOTES AND TxDOT STANDARD DETAILS SHALL APPLY TO WORK IN THE TxDOT RIGHT OF WAY.

2. ALL WORK IN THE RIGHT OF WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES ADOPTED BY THE TEXAS DEPT. OF TRANSPORTATION NOVEMBER 1ST, 2014.

3. CONTRACTOR SHALL CONTACT BRAD PHIPPS AT 512-288-4761 TWO WEEKDAYS PRIOR TO:
BEGINNING WORK IN THE RIGHT OF WAY.
SETTING UP AN APPROVED LANE CLOSURE.

HAVE COPIES OF TxDOT DRIVEWAY PERMITS AND UTILITY PERMITS BEFORE MAKING THIS CALL.

4. CONSTRUCTION WORK WITHIN THE STATE'S RIGHT OF WAY MAY BE SCHEDULED FOR MONDAY THROUGH FRIDAY DURING DAYLIGHT HOURS ONLY, UNLESS A LANE CLOSURE IS REQUIRED.

5. LANE CLOSURES MUST BE APPROVED BY THE AREA ENGINEER. DAYTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 9 AM TO 4 PM MONDAY THROUGH FRIDAY. THE AREA ENGINEER MAY REQUIRE NIGHT TIME CLOSURES ONLY. NIGHTTIME LANE CLOSURES WHEN ALLOWED WILL BE FROM 8 PM TO 5 AM SUNDAY NIGHT THROUGH FRIDAY MORNING. TO REQUEST A LANE CLOSURE CONTACT BRAD PHIPPS BEFORE 11 AM AT LEAST TWO BUSINESS DAYS IN ADVANCE OF THE LANE CLOSURE.

6. LANE CLOSURES ARE NOT ALLOWED ON PAVEMENT IS WET OR ICI.

7. TxDOT STANDARD TRAFFIC CONTROL PLANS ARE INCLUDED IN THIS PLAN SET. ALL TRAFFIC CONTROL MEASURES MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

8. THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STATE ROADWAY FREE OF MUD, ROCKS, AND OTHER DEBRIS. IF THE HIGHWAY BECOMES UNSAFE FOR TRAFFIC BECAUSE OF DEBRIS FROM THE CONSTRUCTION SITE. THE CONTRACTOR MUST CLEAN THE ROADWAY IMMEDIATELY AND SUSPEND WORK IF NECESSARY.

9. NO MATERIALS, VEHICLES, OR EQUIPMENT SHALL BE PLACED OR STORED WITHIN TxDOT RIGHT-OF-WAY.

10. A FULL DEPTH SAW CUT ALONG THE EDGE OF PAVEMENT IS REQUIRED WHEN MAKING THE ACCESS DRIVEWAY CONNECTION TO THE TxDOT ROADWAYS.

11. PULL BACK TOPSOIL AND SAVE; REPLACE ANY LOST OR SPOILED WITH 4 INCHES TOPSOIL (NOT SANDY LOAM) ON DISTURBED OR NEW SLOPES, RESEED AND BUNKET MOW PER STANDARD SPECIFICATIONS.

12. CONTRACTOR SHALL PROVIDE A 3:1 SLOPE WEDGE FOR EDGE OF PAVEMENT DROP-OFFS 2 INCHES OR MORE LEFT OPEN OVERNIGHT.

13. ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO ANY DRILLING, TRENCHING, OR DIGGING IN THE RIGHT OF WAY.

14. ALL UTILITY PITS OPENED WITHIN THE HORIZONTAL CLEAR ZONE (30' FROM TRAVEL LANE) SHALL BE PROPERLY PROTECTED, IN COMPLIANCE WITH NATIONAL COOPERATIVE HIGHWAY RESEARCH PROJECT REPORT 350, WITH CONCRETE TRAFFIC BARRIERS, METAL GUARD FENCING, APPROPRIATE END TREATMENTS, OR OTHER APPROPRIATE DEVICES AS APPROVED BY TxDOT.

15. TYPE 1 PAVEMENT MARKINGS SHALL BE 90 MIL THICKNESS.

- 1) PUBLIC ROUTES WITHIN THE BOUNDARY OF THE SITE MUST BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. [IBC104.1.]
- 2) ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- 3) OUTDOOR RAMPS AND THEIR APPROACHES MUST BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. [ANSI 405.10].
- 4) CHANGES IN LEVEL GREATER THAN 1/2 INCH MUST BE ACCOMPLISHED BY MEANS OF A CURB RAMP, RAMP, ELEVATOR, OR PLATFORM LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. [ANSI 405.9]
- 5) GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ANSI 302.1] SURFACE TEXTURE SHALL BE PROVIDED.
- 6) PARKING ACCESS AISLES MUST BE PART OF THE ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND MUST HAVE A RUNNING SLOPE NO GREATER THAN 1:20 AND A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 502.5].
- 7) PARKED VEHICLE OVERHANGS MUST NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE CIRCULATION ROUTE TO LESS THAN 36". WHEN THE SIDEWALK TO A MINIMUM OF 5 FEET OR PROVIDE WHEEL STOPS 1.5 FEET FROM THE CURB. [ANSI 403.5, TABLE 403.5].
- 8) CURB RAMPS MUST BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. [ANSI 406.1].
- 9) IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, IT MUST HAVE FLARED SIDES. IF THE LEVEL LANDING AT THE TOP OF THE RAMP IS LESS THAN 48" WIDE, THE SLOPE OF THE FLARE MAY NOT EXCEED 1:12; OTHERWISE, THE MAXIMUM SLOPE OF THE FLARE IS 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. [ANSI 406.3, FIG. 406.3, TCM FIG. 4-1, 4-5]
- 10) CURB RAMPS AT MARKED CROSSINGS MUST BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.[ANSI 406.6]
- 11) EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
- 12) APPROVAL OF THESE PLANS BY THE CITY OF DRIPPING SPRINGS INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- 13) ALL SIDEWALK AND ACCESSIBLE ROUTE SHALL BE CONCRETE FINISH.

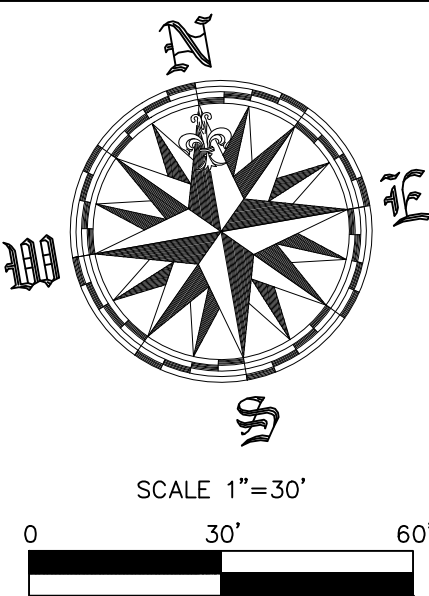
LOT AREA	156,816.00 SF	3.60 ACRES	
IMPERVIOUS COVER EXISTING	0.0 SF	0.0 ACRES	
IMPERVIOUS COVER PROPOSED	95,896.65 SF	2.201 ACRES	
TOTAL IMPERVIOUS COVER	95,896.65 SF	2.201 ACRES	61.15%













BUILDING	9,000.00	SF	0.206 ACRES	5.73%
PARKING	83,629.73	SF	1.919 ACRES	53.34%
SIDEWALK	3,266.92	SF	0.074 ACRES	2.08%
TOTAL	95,896.65	SF	2.201 ACRES	61.15%





















BUILDING INFORMATION TABLE	
BUILDING COVERAGE	9,000.0 SF
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B
MAX. BUILDING HEIGHT	28'-8"
ALLOWABLE BUILDING HEIGHT	45'-0"
ALLOWABLE STRUCTURE	N/A




TOTAL PARKING SPACES PROVIDED

TOTAL PARKING SPACES PROVIDED
PROVIDED STANDARD SPACES
PROVIDED STANDARD HANDICAP
PROVIDED LOADING SPACE



GENERAL LEGEND	
	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	SILT FENCE
	SILT FENCE & LOC
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	SANITARY SEWER EASEMENT
	WATER SURFACE ELEVATION
	CORRUGATED METAL PIPE
	EXISTING CONTOURS
	PROPOSED GRADING CONTOURS

UTILITY LEGEND	
	FIRE HYDRANT
	GATE VALVE
	PLUG OR CAP
	STORM SEWER MANHOLE
	WASTEWATER MANHOLE
	WW CLEAN-OUT
	WATER LINE
	WASTEWATER LINE
	STORM SEWER LINE
	FLOW INDICATOR
	PROPOSED SERVICE TAP
	WATER METER
	IRRIGATION METER
	STORM SEWER INLET
	WATER SERVICE (SINGLE)
	WATER SERVICE (DOUBLE)
	UTILITY POLE
	LIGHT POLE
	OVERHEAD ELECTRIC
	WIRE FENCE

EROSION CONTROL LEGEND	
	TREE (EXISTING)
	TREE (TO BE REMOVED) (R)
	TREE PROTECTION

Project :

FM123 RETAIL CENTER

FM123 & CLOVIS BARKER ROAD

SAN MARCOS, TEXAS 78666

Title :

DIMENSIONAL SITE PLAN

PROJECT

30665

SHEET

4

OF 21

PERMIT NUMBER 2021-36331