



ANNEXATION APPLICATION

Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	Charles R. Hager V, P.E.	Property Owner	AV McCarty Lane GP LLC and SM McCarty Lane LLC
Company	LJA Engineering, Inc.	Company	American Ventures LLC
Applicant's Mailing Address	7500 Rialto Blvd, Bldg 2, Ste 100, Austin, TX 78735	Owner's Mailing Address	1801 Lavaca St, Suite 116 Austin, TX 78701
Applicant's Phone #	(512) 439-4700	Owner's Phone #	2108625294
Applicant's Email	chager@LJA.com	Owner's Email	shravan@americanventures.com

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: Apartments, Live/Work, Parks

Proposed Zoning: CD-5

Reason for Annexation / Other Considerations: Owner wishes to connect to City utilities
and wishes to establish CD-5 Zoning for the lot. City staff indicated they support this during
the Pre-Application Meeting on January 24, 2022.

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, Shravan Parsi (owner name) on behalf of
AV McCarty Lane GP LLC and SM McCarty Lane LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
E. McCarty Ln, San Marcos, TX 78666 (address).

I hereby authorize Charles V. Hager, P.E. (agent name) on behalf of
LJA Engineering, Inc. (agent company) to file this application for
Zoning/Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 4/22/22
Printed Name, Title: Shravan Parsi, manager

Signature of Agent:  Date: 5/2/2022
Printed Name, Title: Charles R. Hager V, P.E.

Form Updated October, 2019

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: 5/2/2022

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

Owner: AV McCarty Lane GP LLC and SM McCarty Lane LLC

Property: 40.72 acres of land in the Cyrus Wickson Survey, Abstract 474, Hays County, Texas, being a portion of that property conveyed to Edmund Jaster Hays County Partnership in deed recorded in Volume 1276, Page 880 of the Official Public Records of Hays County, Texas

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: AV MC CARTY LANE GP M

By: P. B.

Name: Shiravan Parsi

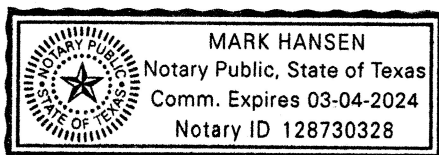
Title: Manager

ACKNOWLEDGMENT

STATE OF TX §


COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 18, 2022 by SHIRAVAN PARSI, MANAGER of AV MC CARTY LANE GP, LLC in such capacity on behalf of said entity.



Mark Hansen
Notary Public, State of TEXAS

OWNER: SM McCARTY LANE LLC

By: 

Name: Shrawan Parsi

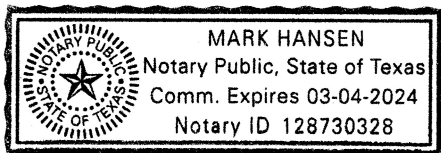
Title: Manager

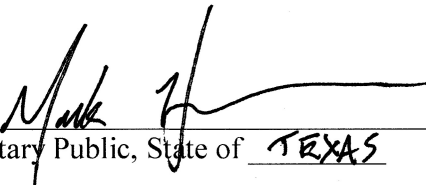
ACKNOWLEDGMENT

STATE OF TX §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on April 18, 2022 by SHRAWAN PARSİ, MANAGER of SM McCARTY LANE, LLC in such capacity on behalf of said entity.




Notary Public, State of TEXAS

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: Shravan Pats; (AV McCarty Lane GPUC A SM McCarty Lane LLC)

Title: Manager

Date: 5/2/2022

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