

ANNEXATION APPLICATION

Updated: October, 2019



✓ Verified 5/7/20 # AAP-Z-23273

CONTACT INFORMATION

Applicant's Name	David Richardson	Property Owner	Mark Tolley
Company	Rotter Road Land Partners, LLC	Company	Rotter Road Land Partners, LLC
Applicant's Mailing Address	454 Soledad, Ste. 200 San Antonio, TX 78205	Owner's Mailing Address	454 Soledad, Ste. 200 San Antonio, TX 78205
Applicant's Phone #	210-354-3705	Owner's Phone #	210-354-3705
Applicant's Email	David@missiordg.com	Owner's Email	Mark@missiordg.com

PROPERTY INFORMATION

Is the property adjacent to city limits ☒ YES ☐ NO

Is the property less than 1/2 mile in width ☒ YES ☐ NO

Are there less than 3 qualified voters living on the property ☒ YES ☐ NO

Proposed Use: Multi Family Proposed Zoning: CJ-5

Reason for Annexation / Other Considerations: Utilities needed

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 \$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, Mark Tolley (owner name) on behalf of
Rattler Road Land Partners, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
See attached notes and bounds (address).

I hereby authorize David Richardson (agent name) on behalf of
Rattler Road Land Partners, LLC (agent company) to file this application for
Annexation (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: [Signature] Date: 4/1/20

Printed Name, Title: Mark Tolley, Partner

Signature of Agent: [Signature] Date: 4/1/20

Printed Name, Title: David Richardson, Director of Acquisitions



CHECKLIST FOR ANNEXATION APPLICATION

The following items are requested for consideration of this application. These and additional items may be required at the request of the Department	Comments
<input checked="" type="checkbox"/> Pre-development meeting with staff is recommended <ul style="list-style-type: none"> • Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule 	
<input checked="" type="checkbox"/> Completed Application for Annexation	
<input checked="" type="checkbox"/> Metes & Bounds description of the area to be annexed	
<input checked="" type="checkbox"/> CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input checked="" type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner	
<input checked="" type="checkbox"/> Written request to waive the timing requirements for processing annexation under Chapter 43 of the Texas Local Government Code, if the applicant wishes for concurrent consideration of a Zoning Change	
<input checked="" type="checkbox"/> Application Filing Fee \$1,181 Technology Fee \$13	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."	



**DESCRIPTION OF
A TOTAL OF 10.11 ACRE TRACT
PART 1 = 9.93 ACRES
PART 2 = 0.1773 OF AN ACRE**

PART 1 = A 9.93 acre tract of land situated in the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, and being all of that called 4.0 acre tract of land conveyed to George Barnum and described in Volume 216, Page 41 recorded March 1, 1967 in the in the Deed Records of Hays County, Texas (D.R.), and the remainder of that called 6.0 acre tract of land conveyed to George Barnum and described in Volume 208, Page 116, recorded October 4, 1968 in the D.R., said 9.93 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the intersection of the northeasterly right-of-way of Rattler Road (formerly known as McCarty Lane, variable width R.O.W.) with the northwesterly right-of-way of Old Bastrop Highway, (also known as Hays County Road 266, variable with R.O.W.), and being the most easterly corner of that called 0.10 of an acre tract of land conveyed to Hays County and described in Volume 3580, Page 792, recorded January 27, 2009 in the Official Public Records of Hays County, Texas (O.P.R.) for the most southerly corner of the tract described herein;

THENCE: Along and with the northeasterly right-of-way of Rattler Road and the northeasterly line of said 0.10 acre tract, the following three (3) courses:

1. **N 45°48'34"W** a distance of **171.76 feet** to a ½" iron rod with plastic cap stamped KFW SURVEY (hereinafter referred to as SET KFW) set for the beginning of a curve to the left;
2. Along and with the arc of said curve to the left having a radius of **1031.00 feet**, through a central angle of **02°13'57"**, an arc length of **40.17 feet**, and a chord bearing of **N 47°04'08"W** and a chord length of **40.17 feet** to a SET KFW;
3. **N 48°18'10" W**, a distance of **209.33 feet** to a ½" iron rod found for the most northerly corner of said 0.10 acre tract and the most westerly corner of the tract described herein;

THENCE: N 52°08'11" E, along and with the northwesterly line of said 6.0 acre tract, passing at a distance of 19.88 feet a found ½" iron rod on line, and also continuing along and with the southeasterly line of Lot 2 of Salinas Estates subdivision, a plat of record in Volume 17, Page 41 in the Plat Records of Hays County, Texas (P.R.) for a total distance of **620.93 feet** to a ½" iron rod found for the northeast corner of said Lot 2, the most northerly corner of said 6.0 acre tract, the most westerly corner of said 4.0 acre tract, and the most southerly corner of the remainder of that called 54.360 acre tract of land conveyed to Reed Carr and wife Patricia M. Carr and described in Volume 2359, Page 218, recorded November 25, 2003 in the O.P.R.;

THENCE: N 52°16'18" E, along and with the southeasterly line of the remainder of said 54.360 acre tract and the northwesterly line of said 4.0 acre tract, a distance of **415.43 feet** to a ½" iron rod found for the most northerly corner of said 4.0 acre tract and the tract described herein, and for the most westerly corner of that called 2.49 acre tract of land conveyed to Housing Corporation of Eta Tau Chapter of Sigma Nu Fraternity and described in Document Number 2016-16015558, recorded May 17, 2016 in the O.P.R.;

THENCE: S 46°15'04" E, along and with the southwesterly line of said 2.49 acre tract and the northeasterly line of said 4.0 acre tract, a distance of **427.88 feet** to a ½" iron rod found in the

northwesterly right-of-way of Old Bastrop Road for the most southerly corner of said 2.49 acre tract and the most easterly corner of said 4.0 acre tract and the tract described herein;

THENCE: S 52°37'03" W along and with the southeasterly lines of said 4.0 acre tract and said 6.0 acre tract and the northwesterly right-of-way of Old Bastrop Road, a distance of **1030.71 feet** to the **POINT OF BEGINNING** and containing 9.93 acres of land more or less in **PART 1**, and being described in accordance with a survey prepared by KFW Surveying.

TOGETHER WITH PART 2 = 0.1773 OF AN ACRE

PART 2 = A 0.1773 of an acre tract of land situated in the Cyrus Wickson Survey, Abstract No. 474, Hays County, Texas, and being a portion of that called 0.10 of an acre tract of land conveyed to Hays County and described in Volume 3580, Page 782, recorded January 27, 2009 in the Official Public Records of Hays County, Texas (O.P.R.), and a portion of that called 0.03 acre tract of land conveyed to Hays County and described in Volume 3510, Page 283, recorded October 27, 2008 in the O.P.R., said 0.1773 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the northeasterly right-of-way of Rattler Road (formerly known as McCarty Lane, variable width R.O.W.) and being the most northerly corner of said 0.10 of an acre tract of land for the most northerly corner of the tract described herein;

THENCE: S 48°18'10" E, along and with the northeasterly right-of-way of Rattler Road and the northeasterly line of said 0.10 acre tract, a distance of **95.19 feet** to a calculated point for an exterior corner of that called 39.37 acre tract of land as described in City of San Marcos Ordinance No. 2020-01 for the most easterly corner of the tract described herein;

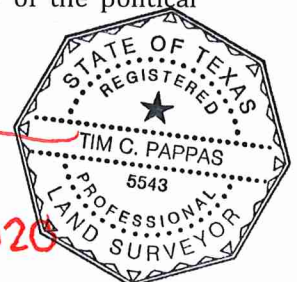
THENCE: S 48°03'51" W, crossing the right-of-way of said Rattler Road and along and with an exterior line of said 39.37 acre tract, a distance of **81.64 feet** to a calculated point in the southwesterly right-of-way of said Rattler Road for the east corner of the remainder of Lot 18 of Hillside Village subdivision, a plat of record in Volume 8, Page 148 in the P.R. and for the most southerly corner of said 0.03 acre tract and the tract described herein;

THENCE: N 45°36'59" W, along and with the southwesterly right-of-way line of said Rattler Road and the southwesterly line of said 0.03 acre tract, a distance of **100.33 feet** to a calculated point for the most westerly corner of the tract described herein;

THENCE: N 52°08'11" E crossing the right-of-way of said Rattler Road, a distance of **77.72 feet** to the **POINT OF BEGINNING** and containing 0.1773 of an acre or 7,725 square feet of land more or less in **PART 2**. PART 2 was prepared under 22 TAC § 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 19-109
Prepared by: KFW Surveying
Date: June 11, 2020
File: S:\Draw 2019\19-109 Liv San Marcos\DOCS\19-109 ZONING DESC TCP 061120.doc

11 JUNE 2020





INVEST • BUILD • GROW

May 7, 2020

Request to Waive Timing Requirements

To Whom It May Concern:

I, Mark Tolley, a Partner with Rattler Road Land Partners, LLC and owner of the 9.933 acre property at the corner of Old Bastrop Road and Rattler Road in San Marcos, Texas do hereby request to waive the timing requirements for processing annexation under Chapter 43 of the Texas Local Government Code as we wish for concurrent consideration of a Zoning Change from Agricultural to CD-5.

Thank you and please do not hesitate to reach out to me with any questions.

Mark Tolley

Partner

Mark@missiondg.com

210-354-3705