

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

**Date:** June 16, 2020

**Owner:** RATTLER ROAD LAND PARTNERS, LLC, 454 Soledad Street, Suite 200, San Antonio, Texas 78205

**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:**  
**RATTLER ROAD LAND PARTNERS LLC, a Texas limited liability company**

**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 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 contract 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 adjacent to 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. In addition, the City is in the process of adding the Property as an area covered by the City's CCN for wastewater service.

### **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 in the Bluebonnet Electric Cooperative 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.

## EXHIBIT A



**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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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

*[Handwritten Signature]*  
**11 JUNE 2020**

