

AGREEMENT FOR THE PROVISION OF SERVICES

(Pursuant to Tex. Local Gov't Code §43.0672)

Date: June 16, 2020

Owner: Jim Smith, Smith Co Redwood LLC, 1400 Post Oak Blvd. Ste. 900, Houston, Texas 77056

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.

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:
SMITH CO. REDWOOD LLC

By: 

Name: JIM R. SMITH, JR.

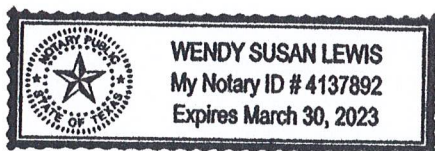
Title: MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on July 8, 2020 by JIM R. SMITH, JR., PARTNER of SMITHCO REDWOOD, LLC in such capacity on behalf of said entity.



Wendy Susan Lewis
Notary Public, State of Texas

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 contracts 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 near 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 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



METES AND BOUNDS DESCRIPTION FOR A 83.291 ACRE TRACT OF LAND "ZONING"

Being a 83.291 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, being a portion of the remaining portion a called 99.56 acre tract of land, as conveyed to Smithco Redwood, LLC, and recorded in Document No. 19023899, of the Official Public Records of Hays County, Texas, and said 83.291 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeasterly Right-of-Way line of Redwood Road (a variable width R.O.W.), being in the Southeasterly line of a called 99.36 acre tract of land, as conveyed to Three Rivers Development, LLC, and recorded in Document No. 18042251, of the Official Public Records of Hays County, Texas, being the most Westerly corner of the remaining portion of said 99.56 acre tract of land and being a Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and with the common line between the remaining portion of said 99.56 acre tract of land and said 99.36 acre tract of land, N 60° 24' 29" E, a distance of 1,319.01 feet to a point for a Southeasterly corner of said 99.36 acre tract of land, and being a Northwesterly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 99.36 acre tract of land and the remaining portion of said 99.56 acre tract of land, N 60° 18' 52" E, a distance of 1,395.93 feet to a point for the most Easterly corner of said 99.36 acre tract of land, being in the Southwesterly line of a called 125.0 acre tract of land, as conveyed to James S. Lane and Billye Jo Sherrill Lane, recorded in Volume 878, Page 325, of the Official Public Records of Hays County, Texas, and being the most Northerly corner of the remaining portion of said 99.56 acre tract of land and this herein described tract of land;

THENCE with the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, S 41° 06' 43" E, a distance of 270.93 feet to a point in the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, and being a Northeasterly corner of this herein described tract of land;

THENCE continuing with the common line between said 125.0 acre tract of land and the remaining portion of said 99.56 acre tract of land, S 40° 30' 11" E, a distance of 1,363.82 feet to a point in the Northwesterly R.O.W. line of Old Bastrop Highway (a variable width R.O.W.), being the most Southerly corner of said 125.0 acre tract of land, and being the most Easterly corner of the remaining portion of said 99.56 acre tract of land;

THENCE departing the Northwestern R.O.W. line of said Old Bastrop Highway, and across and through said Old Bastrop Highway R.O.W., S 40° 30' 11" E, a distance of 55.01 feet to a point in the Southeasterly R.O.W. line of said Old Bastrop Highway, being in the Northwestern line of a called 525.22 acre tract of land, as conveyed to Frost National Bank, Independent Executor and Trustee under the Will of Joseph Freeman, and recorded in Volume 359, Page 870, of the Official Public Records of Hays County, Texas, and being the most Easterly corner of this herein described tract of land;

THENCE with the Southeasterly R.O.W. line of said Old Bastrop Highway, and with the Northwestern line of said 525.22 acre tract of land, S 60° 56' 17" W, a distance of 2,019.19 feet to a point in the Southeasterly R.O.W. line of said Old Bastrop Highway, being in the Northwestern line of said 525.22 acre tract of land, and being the most Southerly corner of this herein described tract of land;

THENCE departing the Southeasterly R.O.W. line of said Old Bastrop Highway, same being the Northwestern line of said 525.22 acre tract of land, and across and through said Old Bastrop Highway R.O.W., N 29° 47' 20" W, a distance of 50.73 feet to a point in the Northwestern R.O.W. line of said Old Bastrop Highway, being in the Southeasterly line of the remaining portion of said 99.56 acre tract of land, and being a Southerly corner of this herein described tract of land;

THENCE departing the Northwestern R.O.W. line of said Old Bastrop Highway, same being the Southeasterly line of the remaining portion of said 99.56 acre tract of land, and across and through the remaining portion of said 99.56 acre tract of land, the following courses:

N 29° 47' 20" W, a distance of 89.26 feet to a point for a Southerly corner;

N 29° 21' 38" W, a distance of 120.00 feet to a point for a Southerly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 181.89 feet, a radius of 50.00 feet, a delta angle of 208° 26' 05", a tangent length of 197.35, and a chord bearing and distance of N 76° 15' 42" W, 96.94 feet to a point for a Southerly corner;

N 29° 21' 38" W, a distance of 815.77 feet to a point for a Southwesterly interior corner;

S 60° 38' 22" W, a distance of 251.21 feet to a point for a Southwesterly corner;

S 60° 38' 22" W, a distance of 275.65 feet to a point for a Southwesterly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 103.78 feet, a radius of 227.00 feet, a delta angle of 26° 11' 40", a tangent length of 52.81 feet, and a chord bearing and distance of S 73° 44' 12" W, 102.88 feet to a point for a Westerly corner;

S 86° 52' 31" W, a distance of 97.35 feet to a point for a Westerly corner, and being at the beginning of a curve to the left;

With said curve to the left, having an arc length of 114.77 feet, a radius of 173.00 feet, a delta angle of 38° 00' 36", a tangent length of 59.59 feet, and a chord bearing and distance of S 67° 48' 58" W, 112.68 feet to a point for a Westerly corner;

THENCE continuing across and through the remaining portion of said 99.56 acre tract of land, S 48° 48' 40" W, a distance of 40.23 feet to a point in the Northeasterly R.O.W. line of aforementioned Redwood Road, being in the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and being a Southwesterly corner of this herein described tract of land;

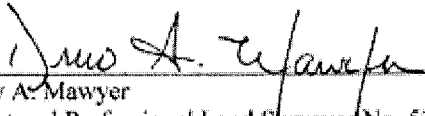
THENCE departing the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of the remaining portion of said 99.56 acre tract of land, and across and through said Redwood Road R.O.W., S 48° 21' 23" W, a distance of 89.90 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, being in the Northeasterly line of El Camino Real Subdivision, Phase 2, Section One, as recorded in Volume 10, Page 374, of the Map and Plat Records of Hays County, Texas, and being a Southwesterly corner of this herein described tract of land;

THENCE with the Northeasterly line of said El Camino Real Subdivision, and with the Southwesterly R.O.W. line of said Redwood Road, N 41° 38' 37" W, a distance of 448.33 feet to a point in the Southwesterly R.O.W. line of said Redwood Road, being in the Northeasterly line of said El Camino Real Subdivision, and being the most Westerly corner of this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Redwood Road, same being the Northeasterly line of said El Camino Real Subdivision, and across and through said Redwood Road R.O.W., N 60° 21' 42" E, a distance of 95.49 feet to the POINT OF BEGINNING, and containing 83.291 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, Texas, 78132
MOE394- REDWOOD- 83.291 AC- 051420

