

# ANNEXATION APPLICATION

Updated: October, 2019



## 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 less than ½ mile in width ☐ YES ☐ NO

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

Proposed Use: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Reason for Annexation / Other Considerations: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## PROPERTY OWNER AUTHORIZATION

I, \_\_\_\_\_ (owner name) on behalf of  
\_\_\_\_\_ (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
\_\_\_\_\_ (address).

I hereby authorize \_\_\_\_\_ (agent name) on behalf of  
\_\_\_\_\_ (agent company) to file this application for  
\_\_\_\_\_ (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019



## 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 type="checkbox"/>	Pre-development meeting with staff is recommended <ul style="list-style-type: none"> <li>Please visit <a href="http://sanmarcostx.gov/1123/Pre-Development-Meetings">http://sanmarcostx.gov/1123/Pre-Development-Meetings</a> to schedule</li> </ul>	
<input type="checkbox"/>	Completed Application for Annexation	
<input type="checkbox"/>	Metes & Bounds description of the area to be annexed	
<input type="checkbox"/>	CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	
<input 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 type="checkbox"/>	Application Filing Fee     \$1,181 Technology Fee               \$13	
<b>**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...”</b>		

**A DESCRIPTION OF 73.412 ACRES, MORE OR LESS, IN THE JOEL MINER SURVEY, ABSTRACT 321, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 72.85 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 895, PAGE 450 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT), AND BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 1910, PAGE 741 (OPRHCT), AND BEING A PORTION OF HARRIS HILL ROAD, ALSO KNOWN AS COUNTY ROAD 160; SAID 73.412 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 3/8-inch iron rod found at the southwest corner of said 72.85 acre tract, same being an angle point in the north right-of-way-line of County Road 160, also known as Harris Hill Road (right-of-way width varies);

**THENCE**, with the west line of said 72.85 acre tract, in part being the north right-of-way-line of Harris Hill Road, and in part being the east line of Lot 1A, Amended Plat of Saddle Brook Lots 1 and 2, a subdivision of record in Volume 18, Page 22 of the Plat Records of Hays County, Texas (PRHCT), the following two (2) courses and distances:

- 1) **N46°06'14"W**, a distance of **1205.40** feet to a 1/2-inch iron rod with "Delta" cap found;
- 2) **N46°31'50"W**, a distance of **1793.21** feet to a 5/8-inch iron rod found at the northwest corner of said 72.85 acre tract, same being the northeast corner of said Lot 1A, also being in the south line of a called 86.948 acre tract of land conveyed to Whisper Master Community Limited Partnership in Document No. 2016-16000334 (OPRHCT);

**THENCE**, with the south line of said 86.948 acre tract, same being the north line of said 72.85 acre tract, the following two (2) courses and distances:

- 1) **N44°08'13"E**, a distance of **551.44** feet to a 1/2-inch iron rod found;
- 2) **N43°50'49"E**, a distance of **390.26** feet to a 1/2-inch iron rod found at the southeast corner of said 86.948 acre tract, same being the southwest corner of a called 328.824 acre tract of land conveyed to Bobbie Y. Naughton, et al. in Volume 720, Page 152, Real Property Records of Hays County, Texas (RPRHCT);

**THENCE**, continuing with the north line of said 72.85 acre tract, same being the south line of said 328.824 acre tract, **N44°14'27"E**, a distance of **116.45** feet to a 1/2-inch iron rod found at the northeast corner of said 72.85 acre tract, same being the northwest corner of said 10.00 acre tract;

**THENCE**, continuing with the south line of said 328.824 acre tract, same being the north line of said 10.00 acre tract, **N43°16'30"E**, a distance of **144.51** feet to a 5/8-inch iron rod found at the northeast corner of said 10.00 acre tract, same being the northwest corner of a called 10.00 acre tract of land conveyed to Joshua L. Young in Volume 4091, Page 798 (OPRHCT);

**THENCE**, with the common line of the two 10.00 acre tracts, **S46°20'21"E**, a distance of **1492.37** feet to a 1/2-inch iron rod with "Payne 6064" cap set, from which a 1/2-inch iron rod found for the common south corner of the two 10.00 acre tracts bears **S46°20'21"E**, a distance of **1525.48** feet;

**THENCE**, crossing said 10.00 acre Popham tract and said 72.85 acre tract, the following two (2) courses and distances:

- 1) **S44°50'14"W**, a distance of **299.99** feet to a 1/2-inch iron rod with "Payne 6064" cap set;
- 2) **S46°20'21"E**, a distance of **1524.84** feet to a 1/2-inch iron rod with "Payne 6064" cap set in the south line of said 72.85 acre tract, same being the north right-of-way-line of Harris Hill Road, from which a 1/2-inch iron rod found at the common south corner of said 72.85 acre tract and said 10.00 acre Popham tract bears **N44°50'14"E**, a distance of 155.59 feet;

**THENCE**, crossing Harris Hill Road, **S46°20'21"E**, a distance of **67.51** feet to a calculated point in the north line of Lot 1, Harris Hill Road Sport Vehicle Track, a subdivision of record in Volume 14, Page 42 (PRHCT), same being the north right-of-way line of Harris Hill Road;

**THENCE**, with the common line of Harris Hill Road and said Lot 1, **S45°09'03"W**, a distance of **357.16** feet to a calculated point for the northwest corner of said Lot 1, same being in the east line of Lot 24, Northpoint Section 2, a subdivision of record in Volume 3, Page 13 (PRHCT), also being an angle point in said right-of-way line;

**THENCE**, with the common line of Harris Hill Road and Northpoint Section 2, the following three (3) courses and distances:

- 1) **N46°29'52"W**, a distance of **21.41** feet to a calculated point for the northeast corner of said Lot 24;
- 2) **S44°28'08"W**, a distance of **501.24** feet to a 1/2-inch iron rod found at the northwest corner of Lot 53, same being the northeast corner of Lot 51, of said Northpoint Section 2;
- 3) **S44°28'08"W**, with the north line of Lot 51, a distance of **43.57** feet to a calculated point, from which a 1/2-inch iron rod found bears **S44°28'08"W**, a distance of 256.73 feet;

**THENCE**, crossing Harris Hill Road, **N46°06'14"W**, a distance of **47.64** feet to the **POINT OF BEGINNING** hereof, and containing 73.412 acres, more or less.

Surveyed on the ground July 6, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions. Attachments: drawing 1988-001-ANX

**9/3/20**

Eric J. Dannheim, RPLS  
State of Texas #6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 73.412 ACRES, MORE OR LESS, IN THE JOEL MINER SURVEY, ABSTRACT 321, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 72.85 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 895, PAGE 450 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT), AND BEING A PORTION OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO ALVIN POPHAM, A/K/A ALVIN G. POPHAM, AND WIFE, OPAL POPHAM, IN VOLUME 1910, PAGE 741 (OPRHCT), AND BEING A PORTION OF HARRIS HILL ROAD, ALSO KNOWN AS COUNTY ROAD 160.

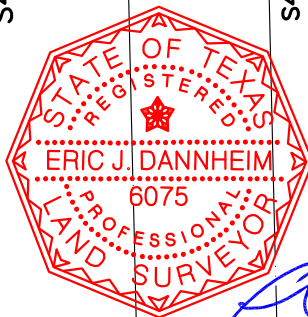
MATCH LINE SHEET 2  
MATCH LINE SHEET 1

73.412 AC±

CALLED 72.85 ACRES  
ALVIN POPHAM A/K/A  
ALVIN G. POPHAM AND  
WIFE, OPAL POPHAM  
895/450 OPRHCT

JOEL MINER SURVEY  
ABS. 321

LINE	BEARING	DISTANCE
L1	S46°20'21"E	67.51'
L2	S45°09'03"W	357.16'
L3	N46°29'52"W	21.41'
L4	S44°28'08"W	501.24'
L5	S44°28'08"W	43.57'
L6	N46°06'14"W	47.64'
L7	S44°28'08"W	256.73'



9/3/2020

(N46°09'08"W 1192.66')  
N46°06'14"W 1205.40'

(N44°22'00"W 1381.50')

S44°50'14"W  
299.99'

S46°20'21"E 1524.84'

S46°20'21"E 1525.48'

CALLED 10.00 ACRES  
ALVIN POPHAM A/K/A ALVIN G.  
POPHAM AND WIFE, OPAL POPHAM  
A/K/A OPAL J. POPHAM  
1910/741 OPRHCT

CALLED 10.00 ACRES  
JOSHUA L. YOUNG  
4091/798 OPRHCT

P.O.B.

(S46°38'00"W 1058.17')  
S44°50'14"W 882.24'

(N46°43'44"E)  
(144.50')  
N44°50'14"E N45°05'31"E  
155.59' 144.41'

(S46°34'55"W 1507.71')

SHEET 1 OF 2

NORTHPOINT  
SECTION 2  
3/13 PRHCT

NORTHPOINT DRIVE  
(50' R.O.W.)

HARRIS HILL ROAD  
AKA COUNTY ROAD 160  
(R.O.W. WIDTH VARIES)

LOT 1  
HARRIS HILL ROAD  
SPORT VEHICLE TRACK  
14/42 PRHCT

0 200 400



SCALE: 1" = 200'



**PAYNE**  
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666  
Firm No. 10194453 (979) 567-4500

JOB NUMBER: 1988-001

DWG. NO.: 1988-001-ANX

DATE: 9/3/2020

OFFICE: EJD



CALLLED 86.948 ACRES  
WHISPER MASTER COMMUNITY  
LIMITED PARTNERSHIP  
2016-16000334 OPRHCT

CALLLED 328.824 ACRES  
BOBBIE Y. NAUGHTON, ET AL.  
720/152 RPRHCT

5/8"

(N44°37'31"E 551.28')  
**N44°08'13"E 551.44'**  
(N45°47'00"E 646.20')

(N44°19'36"E 390.40')  
**N43°50'49"E 390.26'**  
(N45°27'00"E 411.81')

**N44°14'27"E** (N45°19'14"E)  
116.45' (144.47')  
**N43°16'30"E**  
144.51'

5/8"

#### NOTES

BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1988-001-ANX

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS

DATE OF SURVEY: 7/06/2020

#### LEGEND

OPRHCT	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PRHCT	PLAT RECORDS OF HAYS COUNTY, TEXAS
RPRHCT	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
	CALCULATED POINT



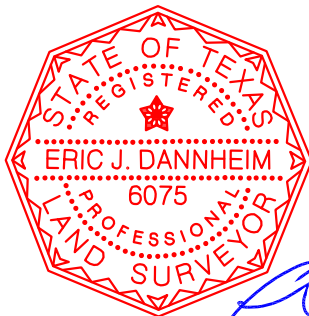
SCALE: 1" = 200'

LOT 1A  
AMENDED PLAT OF  
SADDLE BROOK  
LOTS 1 AND 2  
18/22 PRHCT

**73.412 AC±**

CALLLED 72.85 ACRES  
ALVIN POPHAM A/K/A  
ALVIN G. POPHAM AND  
WIFE, OPAL POPHAM  
895/450 OPRHCT

**JOEL MINER SURVEY**  
**ABS. 321**



9/3/2020

**SHEET 2 OF 2**

JOB NUMBER: 1988-001

DWG. NO.: 1988-001-ANX

DATE: 9/3/2020

OFFICE: EJD

MATCH LINE SHEET 2

MATCH LINE SHEET 1

CALLLED 10.00 ACRES  
ALVIN POPHAM A/K/A ALVIN G.  
POPHAM AND WIFE, OPAL POPHAM  
A/K/A OPAL J. POPHAM  
1910/741 OPRHCT

CALLLED 10.00 ACRES  
JOSHUA L. YOUNG  
4091/798 OPRHCT

**S46°20'21"E 1492.37'**

(S44°35'29"E 3016.78')

(S44°35'29"E 3013.47')

(S44°35'29"E 3017.02')

**S44°50'14"W**  
**299.99'**



**PAYNE**  
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666  
Firm No. 10194453 (979) 567-4500