

PLANNING & DEVELOPMENT SERVICES



9/18/2025

Al Carroll, P. E.
Tri-Tech Engineering
155 Riverwalk Dr.
San Marcos, TX 78666
Via www.mygovernmentonline.org

Re: OCU-25-05 (2404 Ranch Road 12)

Dear Mr. Carroll,

On August 19, 2025, City Council voted to approve the following items:

- **OCU-25-05:** *Consider approval, by motion, of an Out-Of-City Utility Connection request for water service on behalf of Pablo Garcia, Nature's Symphony RV Resort, LLC, for approximately 12.22 acres of land located at 2404 Ranch Road 12.*

MOTION: A motion was proposed by Councilmember Scott, seconded by Councilmember L. Gonzalez, to approve the consent agenda which included OCU-25-05. The motion passed 7-0.

NEXT STEPS:

The following documents are required to be recorded at the Hays County Clerk to complete the OCU process: 1) Out-of-City Utility Connection Agreement.

Please reference the following steps to record your Agreement:

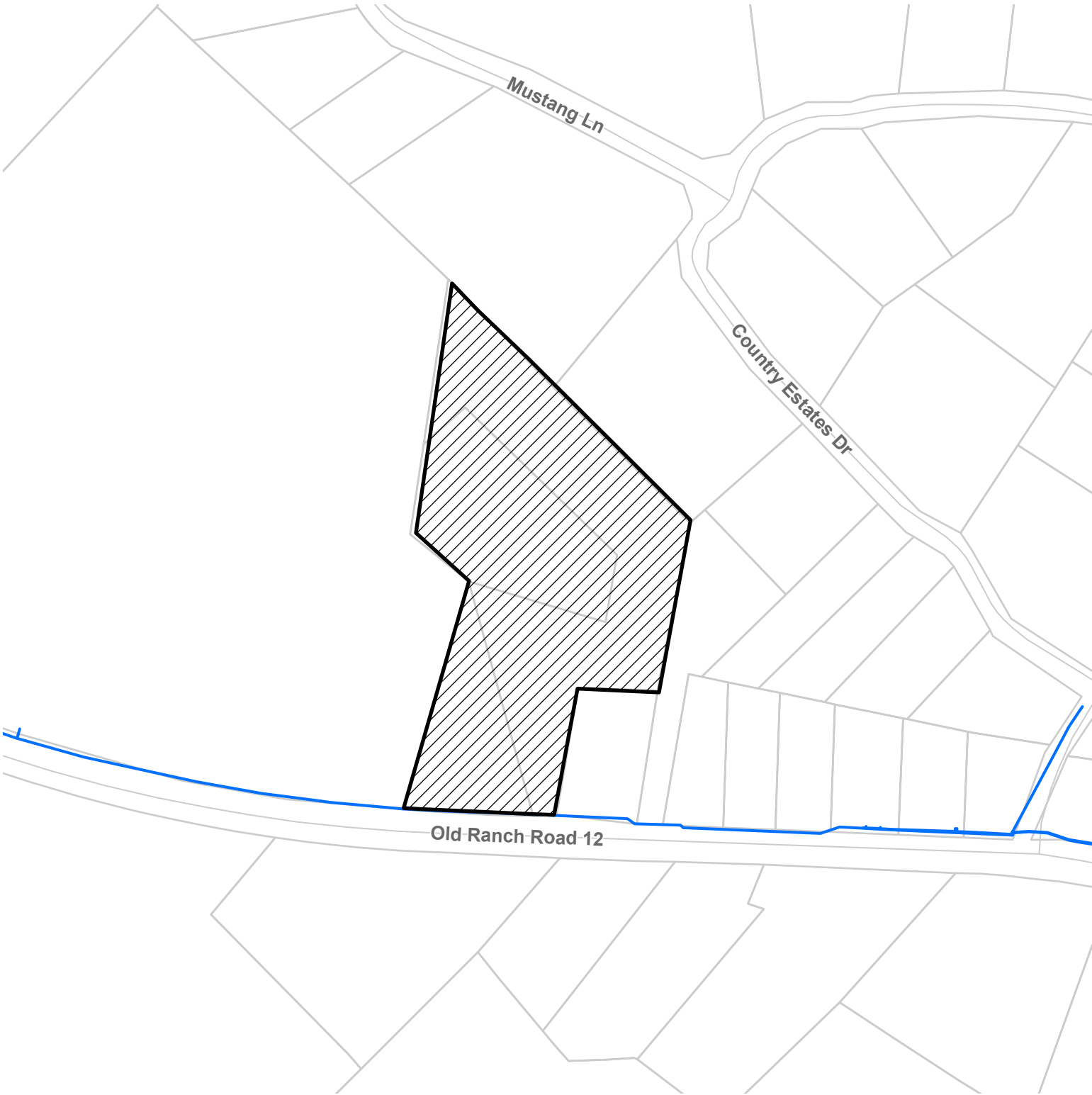
1. The Agreement is attached to this letter as Attachment #2. Print, fill out, and sign the agreement, including the survey attachment (pages 5 to 9 of this PDF).
2. Return the Agreement with wet signatures to the Planning and Development Services office. The original hard copy must be provided in-person or by mail.
3. Staff will route the Agreement to be signed by the City Manager. We will contact you when this is complete and the Agreement is ready for pickup.
4. Take the signed Agreement for recordation. The Hays County Clerk's Office is located at 712 S Stagecoach Trail, San Marcos TX. Recording fees for documents can be found on their [website](http://www.hayscountytx.gov).
5. Following the recordation of these documents, please email them to me at lclanton@sanmarcostx.gov or drop off the recorded versions to our office so that we may scan them for City records.




If you have any questions, please contact me at 512.393.8238.

Sincerely,

Lauren Clanton, AICP
Chief Planner
Planning and Development Services
lclanton@sanmarcostx.gov

ATTACHMENT #1
LOCATION MAP



-  Subject Property
-  Potable Water Main Active
-  Parcels



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/31/2025



ATTACHMENT #2
FILES REQUIRED TO BE RECORDED

<p style="text-align: center;">City of San Marcos Out-of-City Utility Extension or Connection Agreement</p>

Property Owner Name: _____

Company: _____

Subject Property Location
(Described in Exhibit A) _____

Type of Request:
(Connection or Extension) _____

Planning Department Case
Number: _____

City Council Approval Date: _____

Owner's Acknowledgment and Consent to Annexation:

I hereby certify that I understand the following policies of the City of San Marcos regarding out-of-city utility extensions and connections:

1. All costs for utility connections and extensions are to be borne by the owner.
2. The City does not provide wastewater service unless City water service is used.
3. The owner must consent to annexation of the subject property into the City.
4. Utility extensions require a written request for annexation of an area at least 15 feet in width from each property owner along the intended route of the line extension if the subject property is not contiguous to the existing city limits.
5. The owner / applicant / developer declines the City's offer of and waives their option to a development agreement in favor of annexation under this Agreement.

I also certify that I am not seeking vesting of development standards for any project by completing this application.

In consideration of the City's approval of this application, I hereby petition the City for annexation of the property to be served by the utility, and I certify that I am either the owner of the subject property or the duly authorized agent of the owner. I understand that this consent to annexation will be binding on the current and future owners of the subject property, and that this consent will be recorded in the official public records of the county in which the subject property is located if this request is approved.

Executed by the parties to be Effective on _____

[signatures on following page]

City of San Marcos, Texas

By: _____
Stephanie Reyes, City Manager

This instrument was acknowledged before me on _____, 202____
by Stephanie Reyes, known personally by me to be the City Manager of the City of San Marcos, on
behalf of the City of San Marcos.

Notary seal:

Notary Public, State of Texas

Property Owner or Agent:

By: _____
Signature

Printed Name, Title

This instrument was acknowledged before me on _____(date) by
_____, known personally to me or provided by a photo
identification, to be the person who executed this instrument.

Notary Seal:

Notary Public, State of _____

EXHIBIT A
(SUBJECT PROPERTY)

GF#: SAT-14-4000142300160

EXHIBIT A

A tract of land containing 12.221 acres out of and part of the Lydia Glasgow Survey, Abstract No. 18S in Hays County, Texas, and being the combination of a called 3392 acre tract as conveyed to Eunice Young in Volume 2504, Page 141 of the Official Public Records of Hays County, together with a called 2.07 acre tract as conveyed to Eunice Young in Volume 2504, Page 145 of the Official Public Records of Hays County, and together with a called 6.874 acre tract as conveyed to Eunice Young in Volume 2512, Page 669 of the Official Public Records of Hays County, said 12.221 acres being surveyed by Hayes Surveying in May of 2023 and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the north right-of-way of Ranch Road # 12 for a southeast corner of the aforementioned 6.874-acre tract, a southeast corner of this 12.221 acre tract and the southwest corner of the Richards Tract as described in Volume 5034, Page 441 of the Official Public Records of Hays County, from which for reference an iron rod with a plastic cap found for the southeast corner of the Richards Tract bears S 87° 52' 46" E, a distance of 199.79 feet;

THENCE along the Ranch Road right-of-way the following four (4) courses,

1. N 88° 09' 47" W, a distance of 48.57 feet to an iron rod with a cap found for the southwest corner of the 6.874-acre tract and the southeast corner of the 2.07-acre tract;
2. N 88° 00' 01" W, a distance of 243.27 feet to the remains of a concrete highway monument and the beginning of a curve;
3. Along a curve to the right with a radius of 3,769.72 feet, a chord bearing of N 87° 33' 26" W and a chord distance of 77.03 feet to a 1/2" iron rod found for the southwest corner of the 2.07-acre tract, the southwest corner of this herein described 12.221-acre tract and the southeast corner of the Stanford Tract as described in Document # 15029216 of the Official Public Records of Hays County;

THENCE the following three (3) courses,

1. N 15° 29' 51" E, leaving the right-of-way, a distance of 578.78 feet to a steel fence post found in the south property line of the 3,392-acre tract for the north corner of the 2.07-acre tract, an exterior ell corner of the Stanford Tract and an interior ell corner of this 12.221-acre tract;
2. N 48° 20' 09" W, a distance of 175.21 feet to a steel fence post found for the southwest corner of the 3,392-acre tract, an interior ell corner of the Stanford Tract and an exterior ell corner of the 12.221-acre tract;
3. N 07° 39' 47" E, and at approximately 223.7 feet passing the northwest corner of the 3,392 acre tract and the southwest corner of the 6.874 acre tract, in all a total distance of 617.55 feet to a 3/8" iron rod in concrete found in the southwest property line of the Clark Tract as conveyed in Document # 23001224 of the Official Public Records of Hays County, for the northeast corner of the Stanford Tract, the northwest corner of the 6.874-acre tract and the northwest corner of the 12.221 acre tract;

THENCE along the northeast property line of this 12.221-acre tract the following three (3) courses,

1. S 44° 24' 20" E, a distance of 92.50 feet to a 60D Nail found for the southeast corner of the Clark Tract and the southwest corner of the Gilcrease Tract as conveyed in Volume 533, Page 451 of the Real Property Records of Hays County;
2. S 46° 46' 18" E, a distance of 168.87 feet to a 1/2" iron rod found an angle point;
3. S 45° 43' 47" E, and at 73.85 feet and 1.44 feet to the right of the property line found a 5/8" Iron rod for the southeast corner of the Gilcrease Tract and the southwest corner of the Country Estates Recreational Association (CERA) Tract 1 as conveyed in Volume 274, Page 190 of the Hays County Deed Records, in all a total distance of 561.67 feet to a 1/4" iron rod found in the northwest property line of the CERA Tract 2 as conveyed in Volume 1179, Page 559 of the Official Public Records of Hays County for the southeast corner of the CERA Tract 1, the northeast corner of the 6.874 acre tract and the northeast corner of this 12.221 acre tract,

THENCE S 09° 50' 06" W, and at 6834 feet passing an iron rod with a plastic cap found for the southwest corner of the CERA Tract 2 and the northwest corner of the Texas State Theta Lambda Housing Tract as conveyed in Document # 18001826 of the Official Public Records of Hays County, in all a total distance of 42936 feet to a 1/2" iron rod found for a southeast corner of the 6.874 acre tract, a southeast corner of this 12.221 acre tract and the

GF#: SAT-14-4000142300160

EXHIBIT A
(Continued)

northeast corner of the aforementioned Richards Tract;

THENCE N 87° 54' 47" W, a distance of 199.93 feet to a 1/2" iron rod found for the northwest corner of the Richards Tract, an interior ell corner of the 6.874-acre tract and of this tract and an interior ell corner of this 12.221-acre tract;

THENCE S 09° 56' 07" W, a distance of 314.71 feet to the POINT OF BEGINNING, containing 12.221 acres.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.