

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC-____-____-____



CONTACT INFORMATION

Applicant's Name	Priscilla Flores	Property Owner	SLF II McCarty, LP
Applicant's Mailing Address	1100 NE Loop 410, Ste 850 San Antonio, TX 78209	Owner's Mailing Address	5949 Sherry Lane St. Ste 800 Dallas, TX 75225
Applicant's Phone #	(210) 503-2700	Owner's Phone #	(214) 368-9191
Applicant's Email	pflores@lja.com	Owner's Email	bhietbrink@stratfordland.com

PROPERTY INFORMATION

Proposed Subdivision Name: Millbrook Park Phase 1A
Subject Property Address or General Location: South of McCarty Lane, 3000 ft east of intersection w/IH35
Acres: 17.18 acres Tax ID #: R 18947
Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat
Current Number of Lots: 0 Current Land Use: PD/CC - Undeveloped
Proposed Number of Lots: 44 Proposed Land Use: PD/CC - PH/ZL

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 \$1,288 plus \$100 per acre Technology Fee \$12 **MAXIMUM COST \$2,512**

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Priscilla G. Flores Date: 11/27/18

Printed Name: Priscilla Flores

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Priscilla G. Flores Date: 11/27/18

Printed Name: Priscilla Flores

RECORDATION REQUIREMENTS***

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Tax Certificate, printed within 30 days of recordation date (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

PROPERTY OWNER AUTHORIZATION

I, Richard R. Frapart (owner) acknowledge that I am the rightful owner of the property located at McCarty Lane, 3000 ft E of intersection w/IH35 (address).

I hereby authorize LJA Engineering (agent name) to file this application for Final Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: see Signature Addendum attached Date: _____

Printed Name: _____

Signature of Agent: Priscilla Flores Date: 4/27/18

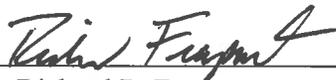
Printed Name: Priscilla Flores

**Signature Addendum to Final Plat Application
Millbrook Park Phase 1A**

SLF II – McCARTY, L.P.
a Texas limited partnership

By: The Stratford Company, L.P.,
a Texas limited partnership,
its general partner

By: Stratford Management, Inc.,
a Texas corporation,
its general partner

By:  Date: 11/27/2018
Name: Richard R. Frapart
Title: Vice President



August 15, 2018

Priscilla Flores
c/o LJA Engineering
1100 Northeast Loop 410
San Antonio, TX 78209

RE: Installation of Overhead and Underground Electric Distribution Facilities for the
Mill Brook Subdivision - San Marcos.

Dear Ms. Flores,

We have received your inquiry regarding electric service for the proposed **Mill Brook Subdivision - San Marcos** project located in Hays County and have determined that the subject property is in the certified service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy. We look forward to working with you to provide the electric service this project requires. We need the following items satisfied before we can proceed with our design and cost estimate:

1. A CAD (AutoCAD or MicroStation format) file for all construction activity on the entire project.
2. An exclusive assignment (agreeable to us) for our facilities in either a 30' overhead or a 20' underground dedicated Bluebonnet Electric Cooperative Easement or a Public Utility Easement.
3. Your proposed construction schedule for all phases of this project.
4. A detailed electrical load analysis and Member Load Information Request Form is needed for all facilities to be served in all phases of this project.
5. The name and address of the person or business that will be responsible for the monthly electric bill.

Please see the attached Bluebonnet Timeline Sheet for your project/job work progress and scheduling.

Bluebonnet Electric Cooperative shall at all times have complete ownership and control of any facilities we install and reserve the right to serve other members from these facilities at any time.

Should you have any questions or need additional information, please give me a call at 888-622-2583, ext. 8527 or 979-542-8527.

Sincerely,

Rodney Gerik

Rodney Gerik
Sr. Project Coordinator

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service ***is*** currently available to the subject property
- Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- Easement(s) are needed within the subject property

Name of Gas Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: *Devin Kleinfelder*

Title: _____ Date: _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service ***is*** currently available to the subject property
- Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- Easement(s) are needed within the subject property

Name of Telephone Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: *Zachary H.P. Marcum*

Title: _____ Date: _____

McCarty Comments

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations.

- Adequate service **is** currently available to the subject property
- Adequate service **is not** currently available, but arrangements **have** been made to provide it
- Adequate service **is not** currently available, and arrangements **have not** been made to provide it
- Easement(s) are needed within the subject property

Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Water Official: *Tony Elmer*

Title: Water Dist Manager

Date: 8-8-18

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

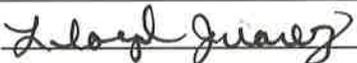
- Adequate service ***is*** currently available to the subject property
- Adequate service ***is not*** currently available, but arrangements ***have*** been made to provide it
- Adequate service ***is not*** currently available, and arrangements ***have not*** been made to provide it
- Easement(s) are needed within the subject property

Name of Wastewater Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: Sewer taps, services and other appurtenances required, to be constructed by developer.

Signature of Wastewater Official: 

Title: Wastewater Collections Manager Date: March 8, 2018