

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC-\_\_\_\_-\_\_\_\_-\_\_\_\_



## CONTACT INFORMATION

Applicant's Name	Steve Crauford, P.E.	Property Owner	Carma Paso Robles, LLC
Applicant's Mailing Address	10801 N Mopac Expy Bldg 3, Ste 200, Austin, TX 78759	Owner's Mailing Address	11501 Alterra Pkwy, Ste 100, Austin, TX 78758
Applicant's Phone #	(512) 454-8711	Owner's Phone #	(512) 391-1330
Applicant's Email	scrauford@pape-dawson.com	Owner's Email	jessica.king@brookfieldrp.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Paso Robles Phase 5B

Subject Property Address or General Location: 1,300 LF NW of Centerpoint Rd and Hunter Rd Intersection

Acres: 27.5 Tax ID #: R 13082, R16075, R18826, R134280

Located in:  City Limits  Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

Type of Plat:  Final Subdivision Plat  Final Development Plat

Current Number of Lots: N/A Current Land Use: MU (Mixed Use)

Proposed Number of Lots: 3 Proposed Land Use: MU (Mixed Use)

## 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/](http://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: \_\_\_\_\_ Date: 11/30/13

Printed Name: Steve Crauford, P.E.

## 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: \_\_\_\_\_ Date: 11/30/13

Printed Name: Steve Crauford, P.E.

## 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 31<sup>st</sup> 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, Jessica King (owner) acknowledge that I am the rightful owner of the property located at 1,300 LF NW of Centerpoint Rd and Hunter Rd Intersection (address).

I hereby authorize Steve Crauford, P.E. (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:   
Printed Name: Jessica King

Date: 11/29/18

Signature of Agent:   
Printed Name: Steve Crauford, P.E.

Date: 11/29/18

PASO ROBLES, PHASE 3

**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:**

PRELIMINARY PLAT

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

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Electric Service Provider PEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Electric Company Official \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**GAS UTILITY SERVICE ACKNOWLEDGEMENT:**

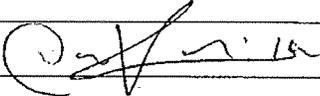
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Name of Gas Service Provider CENTERPOINT ENERGY

Applicable Utility Service Code(s) B

Comments/Conditions Pre Development agreement needed for future phases  
outside of ph 1 & 2. Getting service to this site should not be a problem though.

Signature of Gas Company Official 

Title Marketing Consultant Date 7/6/2016

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:** PRELIMINARY PLAT  
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Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

Comments/Conditions \_\_\_\_\_

Signature of Water Utility Official: [Signature]

Title: Water Dist Manager Date: 7-8-16

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 \_\_\_\_\_

Signature of City or County Wastewater Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**  
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Name of Telephone Service Provider CENTURYLINK

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT: PRELIMINARY PLAT**

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Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Water Utility Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Wastewater Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) B

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 Utilities to be constructed by development.

Signature of City or County Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Mgr. Date July 8, 2016

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**

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Name of Telephone Service Provider CENTURYLINK

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

PASO ROBLES, PHASE 3

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:** PRELIMINARY PLAT  
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Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Water Utility Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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 \_\_\_\_\_

Signature of City or County Wastewater Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

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Name of Telephone Service Provider CENTURYLINK

Applicable Utility Service Code(s) C

Comments/Conditions For Centurylink areas, Centurylink can request a deposit for uneconomical costs. The deposit is refundable over 3 yrs as voice service is provided. If refused, Centurylink is not obligated to proceed, but will build per customer home request.

Signature of Telephone Company Official \_\_\_\_\_

Title: Engineer Date 08-18-16

KISSING TREE - PHASES 3F, 4+5

**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT**

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Name of Electric Service Provider: PEDERNOLES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s): B

Comments / Conditions: \_\_\_\_\_

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 5/8/10

KISSING TREE PHASES 3E, 4 & 5

### GAS UTILITY SERVICE ACKNOWLEDGEMENT

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- D. Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): B

Comments / Conditions: A Pre Development Agreement will need to be executed prior to install of facilities in these units.

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Senior Marketing Consultant Date: 5/7/2018

\*SEE TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT LETTER PROVIDED ON NEXT PAGE

### TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

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Name of Telephone Service Provider: \_\_\_\_\_

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: \_\_\_\_\_

\_\_\_\_\_

Signature of Telephone Company Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_



May 9, 2018  
Pape-Dawson, Inc.  
C/O Emmet Gold

10801 North Mopac Expressway BLDG 3 Suite 200  
Austin, Tx 78759  
(o) 512.454.8711  
[EGold@pape-dawson.com](mailto:EGold@pape-dawson.com)

SUBJECT PROPERTY: Kissing Tree Phases 3E, 4 & 5

Emmett,

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors' construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1 800-786-6272 to establish service and notify me with an order number for a cost estimate.

If you have any other questions, please feel free to call me.

Sincerely,

*Joshua Taylor*

Joshua Taylor  
CenturyLink Network Engineer II  
120 W. MLK Dr.  
San Marcos, Tx 78666  
Ofc 512-754-5662  
Email [Joshua.Taylor1@Centurylink.com](mailto:Joshua.Taylor1@Centurylink.com)

Kissing Tree Phases 3F, 4 & 5

**WATER UTILITY SERVICE ACKNOWLEDGEMENT**

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- D. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: \_\_\_\_\_

Signature of Water Official: Tony Salmeron

Title: Water Dept Manager Date: 5-11-18

**WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT**

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- D. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

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: Required wastewater utilities to be installed by development.

Signature of Wastewater Official: *Lloyd Juarez*

Title: Wastewater Collections Manager Date: May 3, 2018