

# OUT-OF-CITY UTILITY EXTENSION OR CONNECTION APPLICATION

Updated: March, 2023



## 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

Subject Property Address: \_\_\_\_\_

Total Acreage: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Development Name / Developer, if available: \_\_\_\_\_

## DESCRIPTION OF REQUEST

Proposed Use:  Residential  Commercial  Industrial  Other: \_\_\_\_\_

Service Requested:  Water  Wastewater *note: City wastewater is only available to City water service customers*

Type of Request:  Connect to Existing Main  Extend Existing Main to Subject Property\*

*\*Utility extensions associated with a Final Plat require approved Public Improvement Construction Plans prior to consideration by City Council*

Estimated Utility Demand: \_\_\_\_\_ Current Water Service Area (CCN): \_\_\_\_\_

## 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.*

OCU – Extension Filing Fee \$1,000      Technology Fee \$15      TOTAL COST \$1,015

OCU – Connection Filing Fee \$650      Technology Fee \$15      TOTAL COST \$665

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

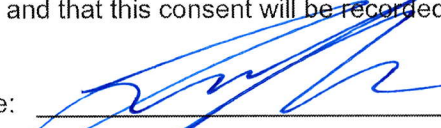
**OWNER'S ACKNOWLEDGEMENT AND CONSENT TO ANNEXATION**

I hereby certify that I understand all of 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 waives their option to a development agreement in favor of annexation
- 6. Developer is in agreement to annexation post development after approximately 30 years.

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 county records if this request is approved.

Signature: 

Date: 10-22-24

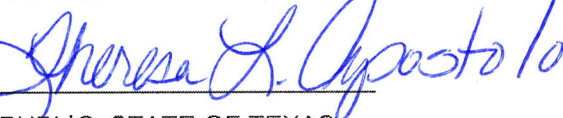
Print Name: Lee Baker III

STATE OF TEXAS

COUNTY OF Hays

SWORN TO AND SUBSCRIBED BEFORE ME ON Oct. 21, 2024 (date)

BY Lee Baker, III, KNOWN PERSONALLY TO ME OR PROVIDED TO ME BY A PHOTO IDENTIFICATION, TO BE THE PERSON WHO EXECUTED THIS INSTRUMENT

SIGNED   
NOTARY PUBLIC, STATE OF TEXAS

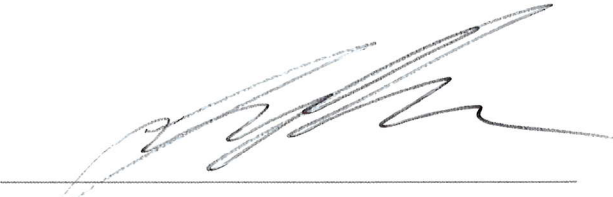
MY NOTARY EXPIRES ON 6-15-2027



PROPERTY OWNER AUTHORIZATION

I, Lee Baker (owner name) on behalf of MCLB Land, LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at S Old Bastrop Hwy, San Marcos, Tx 78666 (address).

I hereby authorize Seamus MacFarland (agent name) on behalf of LJA Engineering (agent company) to file this application for Out Of City Utility Request (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 8/29/24

Printed Name, Title: LEE BAKER PRESIDENT MCLB LAND LLC

Signature of Agent:  Date: 8/29/2024

Printed Name, Title: Seamus MacFarland, PE, Project Manager

Form Updated October, 2019

**Independence Trails**

**WASTEWATER CALCULATIONS**

1 LUE = 225 gpd gpd

GPM TO CFS  
0.002228009

AVERAGE DRY WEATHER FLOW  
F = LUEs x 245/1440 gpm gpm

PEAK FLOW FACTOR (>= 4)  
PFF = [(18+(0.0206 X F)<sup>0.5</sup>)/(4+(0.0206 X F)<sup>0.5</sup>)]

PEAK DRY WEATHER FLOW (gpm)  
Qpdwf = PFF X F

INFLOW / INFILTRATION  
(I/I) = 750 gal./day/acre 0.521 0.521 gpm

PEAK WET WEATHER FLOW (gpm)  
Qpwwf = Qpdwf + I/I

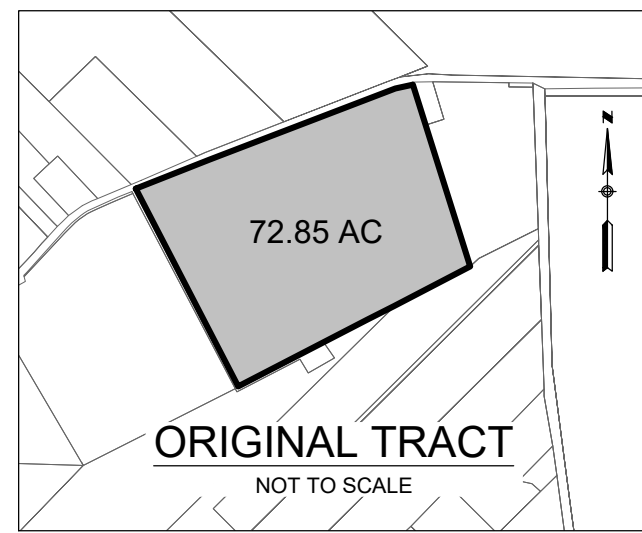
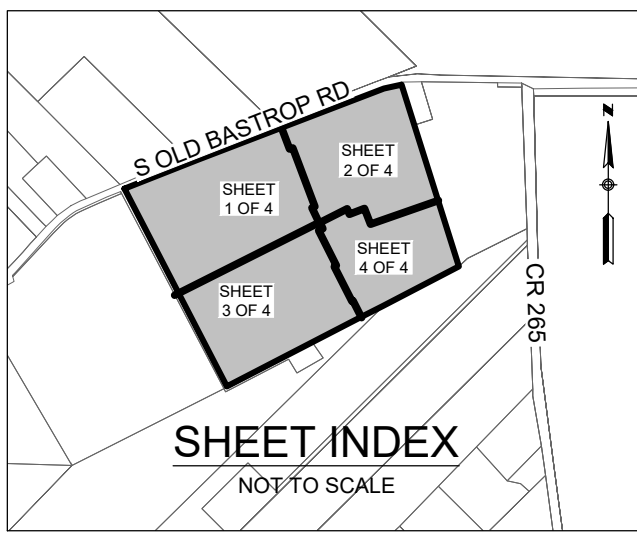
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enter this number

velocity after find depth velocity after find depth Normal depth

solve for full flow capacity discharge full velocity

| WASTEWATER LINE | STATION FROM | STATION TO | IND LUEs | COMM LUEs | SF LUEs | Total LUEs | AVERAGE DRY WEATHER FLOW F (gpm) | PEAK FLOW FACTOR PFF | PEAK DRY WEATHER FLOW Qpdwf (gpm) | INFLOW / INFILTRATION I/I (gpm) | PEAK WET WEATHER FLOW Qpwwf (gpm) | PIPE SIZE (IN) | PIPE SLOPE (%) | PEAK DRY WEATHER FLOW Qpdwf (cfs) | PEAK WET WEATHER FLOW Qpwwf (cfs) | PEAK DRY WEATHER VELOCITY Vpdwf (ft/s) | PEAK WET WEATHER VELOCITY Vpwwf (ft/s) | PEAK DRY WEATHER DEPTH d <sub>pdwf</sub> (ft) | PEAK WET WEATHER DEPTH d <sub>pwwf</sub> (ft) | MAXIMUM CAPACITY FLOW Q <sub>mcf</sub> (gpm) | MAXIMUM CAPACITY VELOCITY V <sub>mcf</sub> (ft/s) |
|-----------------|--------------|------------|----------|-----------|---------|------------|----------------------------------|----------------------|-----------------------------------|---------------------------------|-----------------------------------|----------------|----------------|-----------------------------------|-----------------------------------|--|--|---|---|--|---|
| A               | N/A          | N/A        | 0        | 0         | 404     | 404        | 68.74                            | 4.00                 | 274.94                            | 38.00                           | 312.94                            | 8              | 1.93           | 0.61                              | 0.70                              | 2.36                                   | 2.48                                   | 0.11  | 0.12  | 816.88                                       | 5.21  |

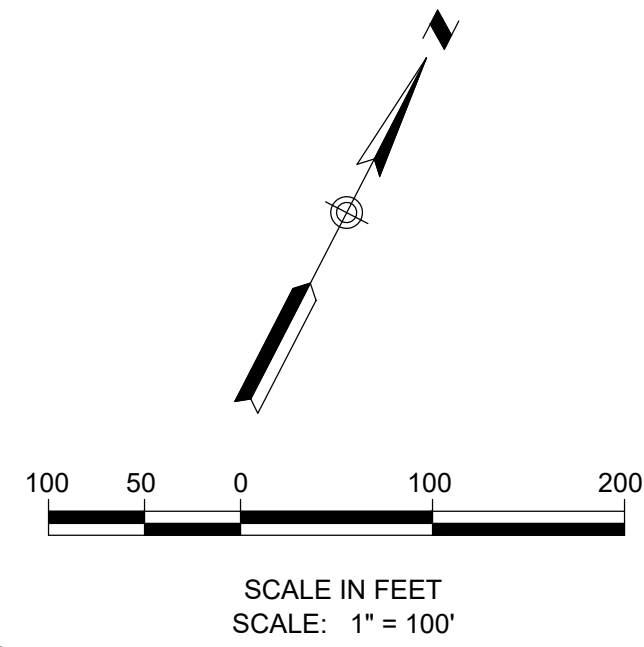




| ROADWAY        | CLASSIFICATION  | R.O.W. | LENGTH |
|----------------|-----------------|--------|--------|
| Declaration Dr | Minor Collector | 60'    | 596'   |
| Benjamin Ave   | Minor Collector | 60'    | 210'   |
| Victory St     | Minor Collector | 60'    | 1050'  |
| Amnesty Ave    | Minor Collector | 60'    | 1818'  |
| Resolute Dr    | Minor Collector | 60'    | 1294'  |
| Pilgrim Pl     | Local Roadway   | 50'    | 348'   |
| Colonial Way   | Local Roadway   | 50'    | 348'   |
| Ratify St      | Local Roadway   | 50'    | 348'   |
| Nation Dr      | Local Roadway   | 50'    | 1169'  |
| Continental Rd | Local Roadway   | 50'    | 1135'  |
| Declaration Dr | Local Roadway   | 50'    | 1994'  |
| Saloon Loop    | Local Roadway   | 50'    | 1323'  |

**GENERAL NOTES:**

- THIS PROPERTY LIES ENTIRELY IN ZONE X. AREAS OUTSIDE THE 100 YEAR (1%) FLOODPLAIN ACCORDING TO FEMA FIRM PANEL MAPS 48209CO486F AND 48209CO467 F EFFECTIVE SEPTEMBER 2, 2005.
- WATER SERVICE TO BE PROVIDED BY CRYSTAL CLEAR SUD. WASTE WATER SERVICE TO BE PROVIDED BY TCEQ ON-SITE DISCHARGE PERMIT WQ0015266002. ELECTRIC SERVICE TO BE PROVIDED BY PENALES ELECTRIC COOPERATIVE. GAS SERVICE TO BE PROVIDED BY UNIVERSAL NATURAL GAS, INC.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- PROPERTY OWNED BY MCLB LAND, LLC., 301 MAIN PLZ SUITE 385, NEW BRAUNFELS, TX 78130
- PROPERTY TO BE SERVED BY THE FOLLOWING: HAYS COUNTY EMERGENCY SERVICES DEPARTMENT #9. HAYS COUNTY FIRE EMERGENCY SERVICES DEPARTMENT #3. SAN MARCOS CISD. YORK CREEK IMPROVEMENT DISTRICT. BARTON SPRINGS/EDWARDS AQUIFER CONSERVATION DISTRICT.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
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- THE APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS TO HAYS COUNTY.



SCALE IN FEET  
SCALE: 1" = 100'

**LEGEND**

- PROPERTY LINE
- PROP R.O.W.
- LOT LINE
- PROPOSED EASEMENT
- EXIST LOT LINE
- ESMT.
- EASEMENT
- P.U.E.
- PUBLIC UTILITY EASEMENT
- MATCH LINE

- 10' P.U.E.
- 20' P.U.E.
- 20' WATER ESMT
- 25' RIGHT OF WAY DEDICATION
- 20' ACCESS ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- 20' DRAINAGE ESMT

| LOT INFORMATION |                       |                     |
|-----------------|-----------------------|---------------------|
| TOTAL LOTS      | AVG. LOT SIZE         | LOT TOTAL (< 1 AC.) |
| 404             | 40' X 120' (4800 SQ') | 404                 |



**INDEPENDENCE TRAILS SUBDIVISION PRELIMINARY PLAN (SHEET 1 OF 5)**

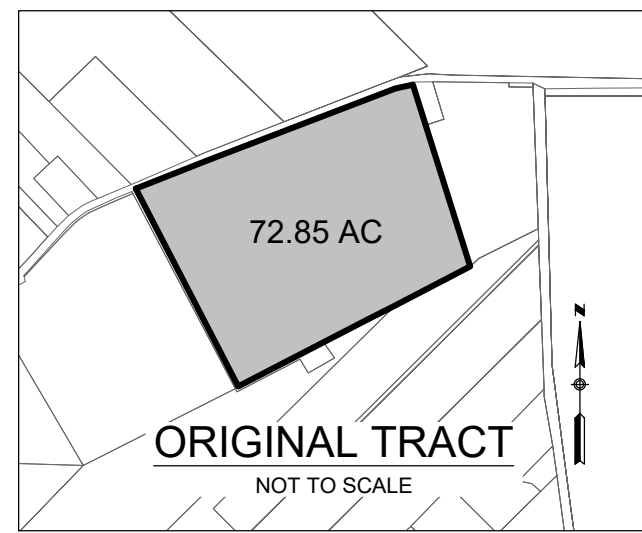
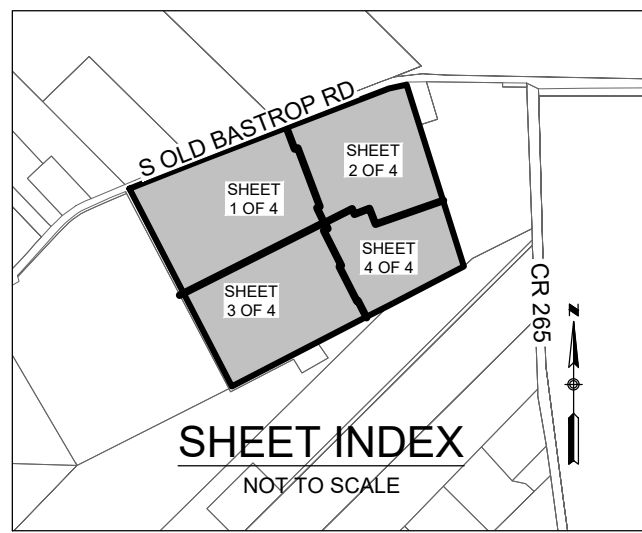
| NO. | REVISIONS DESCRIPTION | DATE | BY |
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|-----------------|---------------------|
| DATE:           | 7/2/2024            |
| DESIGNED BY:    | SM                  |
| DRAWN BY:       | HW                  |
| CHECKED BY:     | PGF                 |
| DRAWING NUMBER: | PLAT 2024-07-01.dwg |

**LJA Engineering, Inc.**  
 9830 Colonnade Blvd.  
 Suite 300  
 San Antonio, Texas 78230  
 Phone 210.503.2700  
 Fax 210.503.2749  
 FRN - F-1386  
 Independence

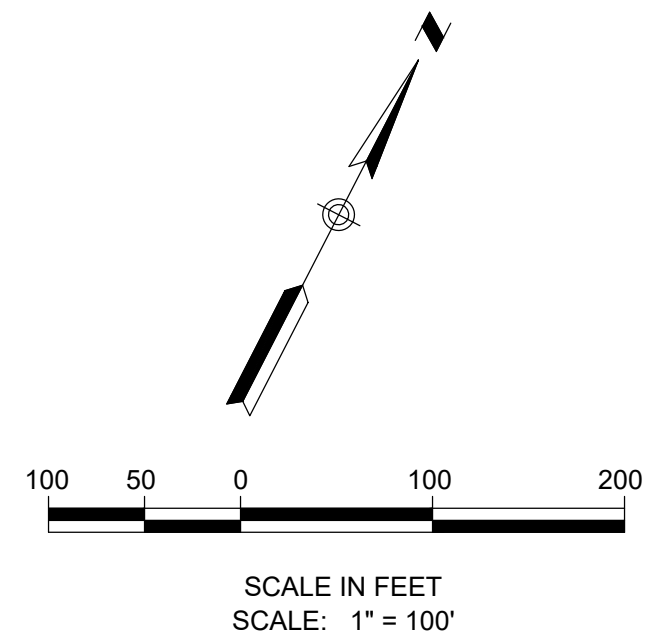
JOB NUMBER:  
SA190-0414-310

SHEET NO.  
**1**  
OF 5 SHEETS



**GENERAL NOTES:**

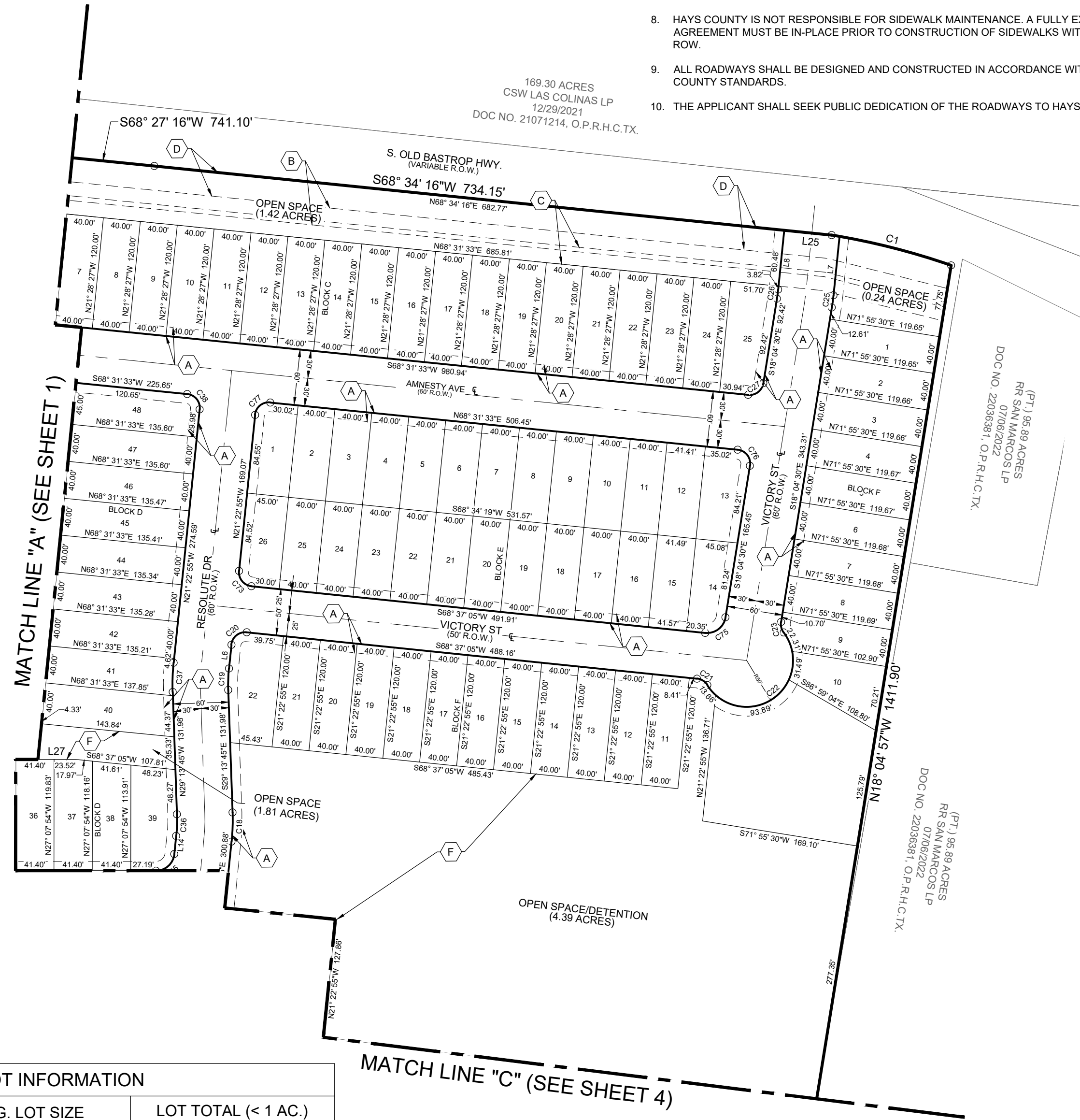
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| ROADWAY        | CLASSIFICATION  | R.O.W. | LENGTH |
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**INDEPENDENCE TRAILS SUBDIVISION PRELIMINARY PLAN (SHEET 2 OF 5)**

| NO. | REVISIONS DESCRIPTION | DATE | BY |
|-----|-----------------------|------|----|
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|--------------|--|
| DATE:        | 7/2/2024                                       |
| DESIGNED BY: | SM   |
| DRAWN BY:    | HW   |
| CHECKED BY:  | PGF  |
| DRAWING      | INDEPENDENCE TRAILS Prelim Plat 2024-07-01.dwg |

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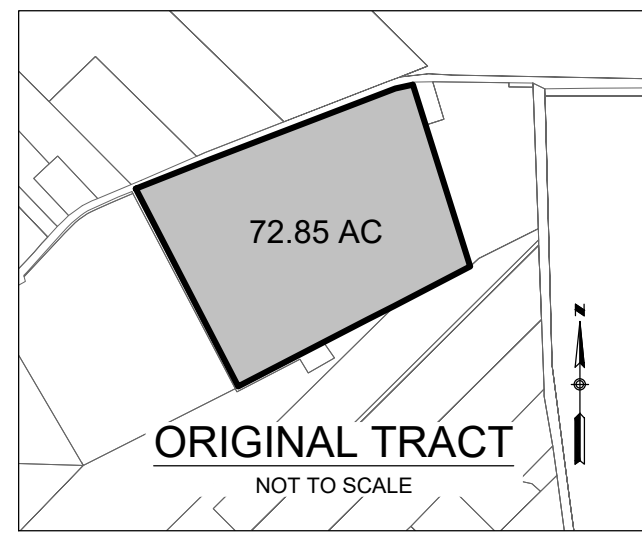
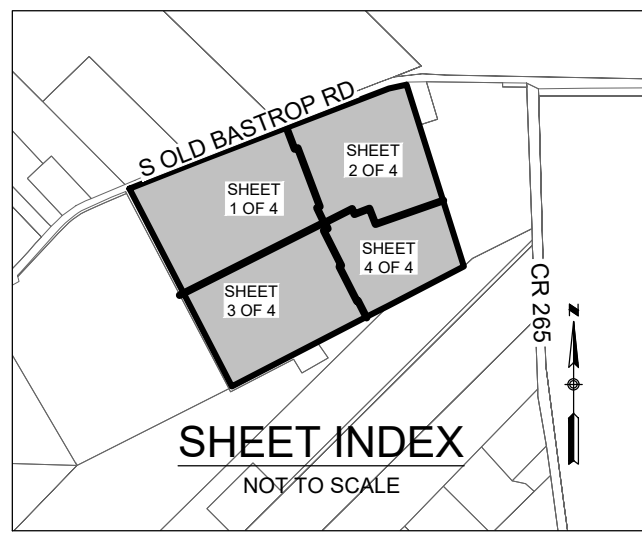
JOB NUMBER: SA190-0414-310

SHEET NO. **2**  
 OF 5 SHEETS



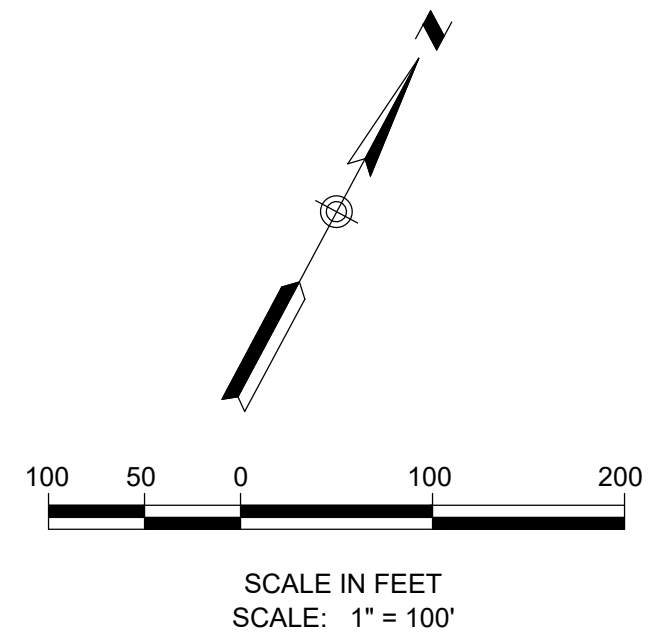
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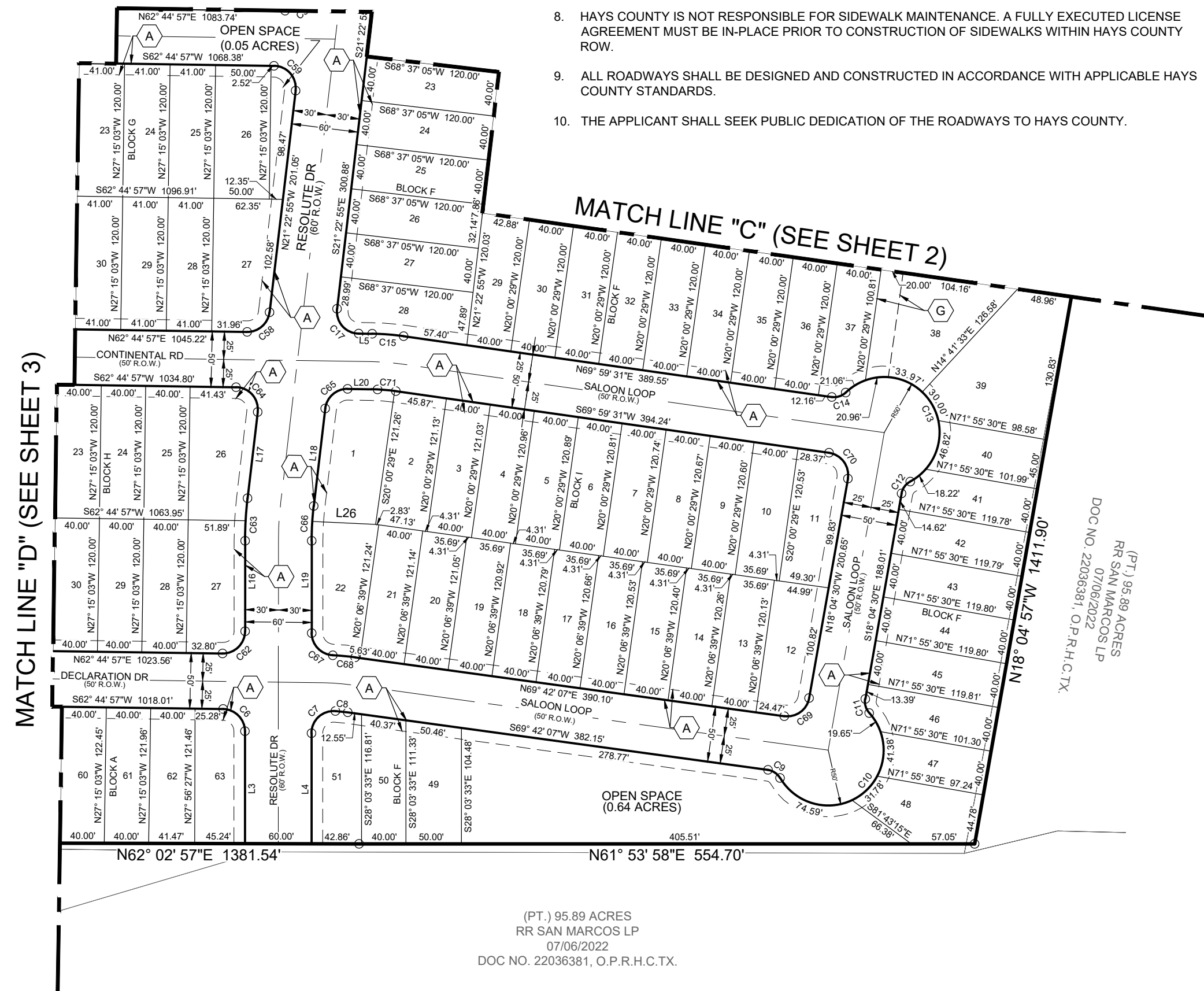


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(PT.) 95.89 ACRES  
RR SAN MARCOS LP  
07/06/2022  
DOC NO. 22036381, O.P.R.H.C.TX.

**INDEPENDENCE  
TRAILS SUBDIVISION  
PRELIMINARY PLAN  
(SHEET 4 OF 5)**

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
|     |             |    |      |
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|                 |                     |
|-----------------|---------------------|
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| DRAWN BY:       | HW                  |
| CHECKED BY:     | PGF                 |
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JOB NUMBER:  
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SHEET NO.  
**4**  
OF 5 SHEETS



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