

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

| | | | |
|------------------|--|-----------------|--|
| Applicant's Name | | Property Owner | |
| Company | | Company | |
| Mailing Address | | Mailing Address | |
| Phone # | | Phone # | |
| Email | | Email | |

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Acres: _____ Tax ID #: R_____

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: _____ Current Land Use: _____

Proposed Number of Lots: _____ Proposed Land Use: _____

AUTHORIZATION

I certify that the information on this application is 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 \$1,321 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$2,513

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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____ Date: _____

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed* and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.

- By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: _____ Date: _____

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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Whisper Apartments 1, LLC (owner) acknowledge that I am the rightful owner of the property located at Whisper PUD, 2902 I-35 San Marcos, TX 78666 (address).
SE Corner of Opportunity Blvd and Flustern Rd

I hereby authorize Ryan Taylor (Kimley-Horn) (agent name) to serve as my agent to file this application for Public Improvements Construction Plan, Site Preparation Permit, Watershed Protection Plan, & Development Plat Application (permit type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 5/21/20
Printed Name: BRADLEY GARNER

Signature of Agent:  Date: 05/20/2020
Printed Name: Ryan Taylor

To be completed by Staff: Permit # _____ - _____

You created this PDF from an application that is not licensed to print to non-PDF printer (<http://www.novapdf.com>)

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Whisper

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Electric Service Provider: Pedernales Electric Cooperative

Applicable Utility Service Code(s): A & D

Comments / Conditions: _____

Signature of Electric Company Official: DJuarez for Mike Moore

Title: Distribution Planner

Date: 5/27/2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Whisper

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

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

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): B.

Comments / Conditions: _____

Signature of Gas Company Official: Polo Solis

Digitally signed by Polo Solis
Date: 2020.05.22 09:24:41 -05'00'

Title: Marketing Consultant

Date: 05/22/2020

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: _____

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. 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: _____

Title: _____ Date: _____



May 26, 2020

Kimley Horn
C/O Ryan Taylor

2600 Via Fortuna, Building 1, Suite 300
Austin, TX 78746

(p) 512.646.2237
Ryan.taylor@kimley-horn.com

SUBJECT PROPERTY: Whisper Community, San Marcos

Ryan,

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,

Christopher Platz

Christopher Platz
CenturyLink Network Engineer II
120 W. MLK Dr.
San Marcos, Tx 78666
Ofc 512-754-5662
Email christopher.j.platz@Centurylink.com

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Whisper

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

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

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Water Official: Tommy Johnson

Title: Water District Manager

Date: 05-26-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: _____

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

Name of Wastewater Service Provider: _____

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 Wastewater Official: _____

Title: _____ Date: _____