

City of San Marcos
SUBDIVISION PLAT APPLICATION

	APPLICANT	PROPERTY OWNER
Name	CSF Civil Group 3636 Executive Center Dr	Brookfield Residential
Mailing Address	Suite 209, 78737	11501 Arizona Parkway Suite 100 Austin TX 78758
Daytime Phone	512-917-1122	512-391-1343 CHAS. MATHESON @
Email Address	CHARLES@CSFCivilGroup.com	BrookField RP.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I STEPHEN BENTLEY acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize CSF Civil Group to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: [Signature]
FOR STEPHEN BENTLEY

Printed Name: CHARLES STRIMMAN, P.C. Date: 2-6-17

Signature of Agent: [Signature]

Printed Name: CHARLES STRIMMAN Date: 2-6-17

TYPE OF APPLICATION

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

Development Plats

- Preliminary Development Plat
- Final Development Plat

- Variance Section _____
- Plat Vacation Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: Belenca Vista Tract P

Address or General Location: JACOB LANE

Proposed Number of Lots: 25 S.F. Lots Acres: 11.5

Appraisal District Tax ID: R 139151

- Located In
- City Limits
 - S.M. River Corridor
 - ETJ (County _____)
 - Planned Development District

Proposed Use of Land Single-Family Lots

SUBDIVISION IMPROVEMENT AGREEMENT

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final 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 years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature:  For STEPHEN BEUTZ

Printed Name: CHARLES STEINMAN Date: 2-6-17

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 1359.50 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: _____



Printed Name: _____

Charles Steyman

Date: _____

2-6-17**ADDITIONAL REQUIREMENTS:****Subdivision Concept Plats:**

- Watershed Protection Plan (Phase 1)
- Residential compatibility site plan (where applicable)
- Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

- Approved Watershed Protection Plan Phase I (can be submitted concurrently)
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Final Subdivision or Final Development Plats:

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

- Proposed subdivision results in 4 or fewer lots
- All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering
- Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

Amending Plats and Replats:

- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change.

FEE SCHEDULE

For Plats Located Inside/Outside of the City Limits

Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)
Concept Plan	\$762 plus \$51 acre (max \$2000)
→ Preliminary Plat	\$762 plus \$51 acre (max \$2000)
Final Plat	\$1015 plus \$102 acre (max \$2500)
Replat, not administrative	\$762 plus \$51 acre (max \$2000)
Vacation of Previously Recorded Plat	\$153
Subdivision Variance Request	\$609
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)
Technology Fee	\$11

762
 + 51 x 11.5
 + 11

 1359⁵⁰

STAFF USE ONLY:

Submittal Date: _____ 5 Business Days from Submittal: _____

Completeness Review By: _____ Date: _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: _____ Fee: _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____

Blanco Vista Tract A

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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 Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

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 City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- 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 Telephone Service Provider Century Link

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Telephone Company Official David Rogers

Title: Mgr Eng & Const. Date 2/13/17



Blanco Vista Tract A

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of *Electric Service Provider* _____

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* CENTER POINT ENERGY

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Gas Company Official Devin Kleinfelder

Title Marketing Consultant Date 2/16/2017

Digitally signed by Devin Kleinfelder
DN: cn=Devin Kleinfelder, o=CenterPoint Energy, ou=Marketing,
email=devin.kleinfelder@centerpointenergy.com, c=US
Date: 2017.02.16 11:40:51 -0600



Blanco Vista Tract A

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

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Name of *Electric Service Provider* PEC

Applicable Utility Service Code(s) A

Comments/Conditions _____

Signature of Electric Company Official [Signature]

Title Right of Way Agent Date 2/07/17



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- C. Adequate service is not currently available, and arrangements have not been made to provide it
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Name of *Gas Service Provider* _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Gas Company Official _____

Title _____ Date _____

Blanco Vista Tract P

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Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) C

Comments/Conditions Line extensions required

Signature of Water Utility Official: [Signature]

Title: Water Dist. Manager Date: 2-7-17

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 C

Signature of City or County Wastewater Official: [Signature]

Title: _____ Date 2-7-17



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- 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 Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____



Civil Group

Plans
Permits
Construction

CSF Civil Group, LLC
3636 Executive Center Drive, Suite 209
Austin, Texas 78731
(512) 614-4466

February 16, 2017

Director
Development Services
City of San Marcos
630 East Hopkins
San Marcos, Texas 78666

Re: Initial Submittal
Preliminary Final Plat
Blanco Vista Tract P

Dear Mr. Director,

Towards achieving the City of San Marcos approval of a Preliminary Final Plat for the referenced project, attached please find the following items:

- 1) Completed Application Form;
- 2) Submittal Fee check;
- 3) Five (5) copies of the Preliminary Final Plat;
- 4) Electronic file of the Preliminary Final Plat;
- 5) Copy of Preliminary Final Plat showing water and wastewater lines;
- 6) Utility Service Acknowledgment Form from PEC;
- 7) Utility Service Acknowledgment Form from Century Telephone;
- 8) Utility Service Acknowledgment Form from Center Point Energy;
- 9) Utility Service Acknowledgment Form sent to Tony Salinas;
- 10) Warranty Deed 2494/627, 2494/616, 2396/776;
- 11) Tax Certificate.

Our MyPermitNow telephone number is **512-917-1122**.

Please accept our appreciation in advance for your timely attention to this item, and should additional information be required, please contact me.

Sincerely,

Charles E. Steinman, P.E.