

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

Updated plat shows
414 units

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/

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 Theresa L. Apostolo
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

WASTEWATER CALCULATIONS

GPM TO CFS
0.002228009

PEAK DRY WEATHER FLOW (gpm)
 $Q_{pdwf} = PFF \times F$

PEAK WET WEATHER FLOW (gpm)
 $Q_{pwwf} = Q_{pdwf} + I/I$

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

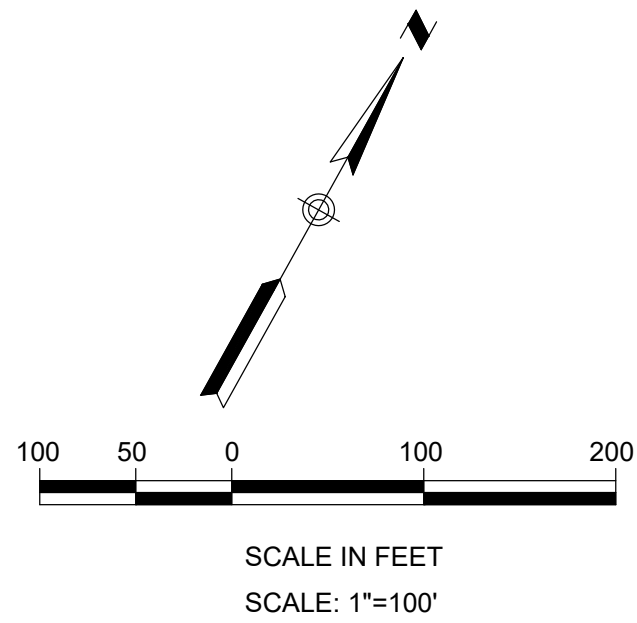
use mannings n=0.013
enter this number

solve for normal depth		
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 _{pdwf} (ft)	PEAK WET WEATHER DEPTH d _{pwwf} (ft)	MAXIMUM CAPACITY FLOW Q _{mcf} (gpm)	MAXIMUM CAPACITY VELOCITY V _{mcf} (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

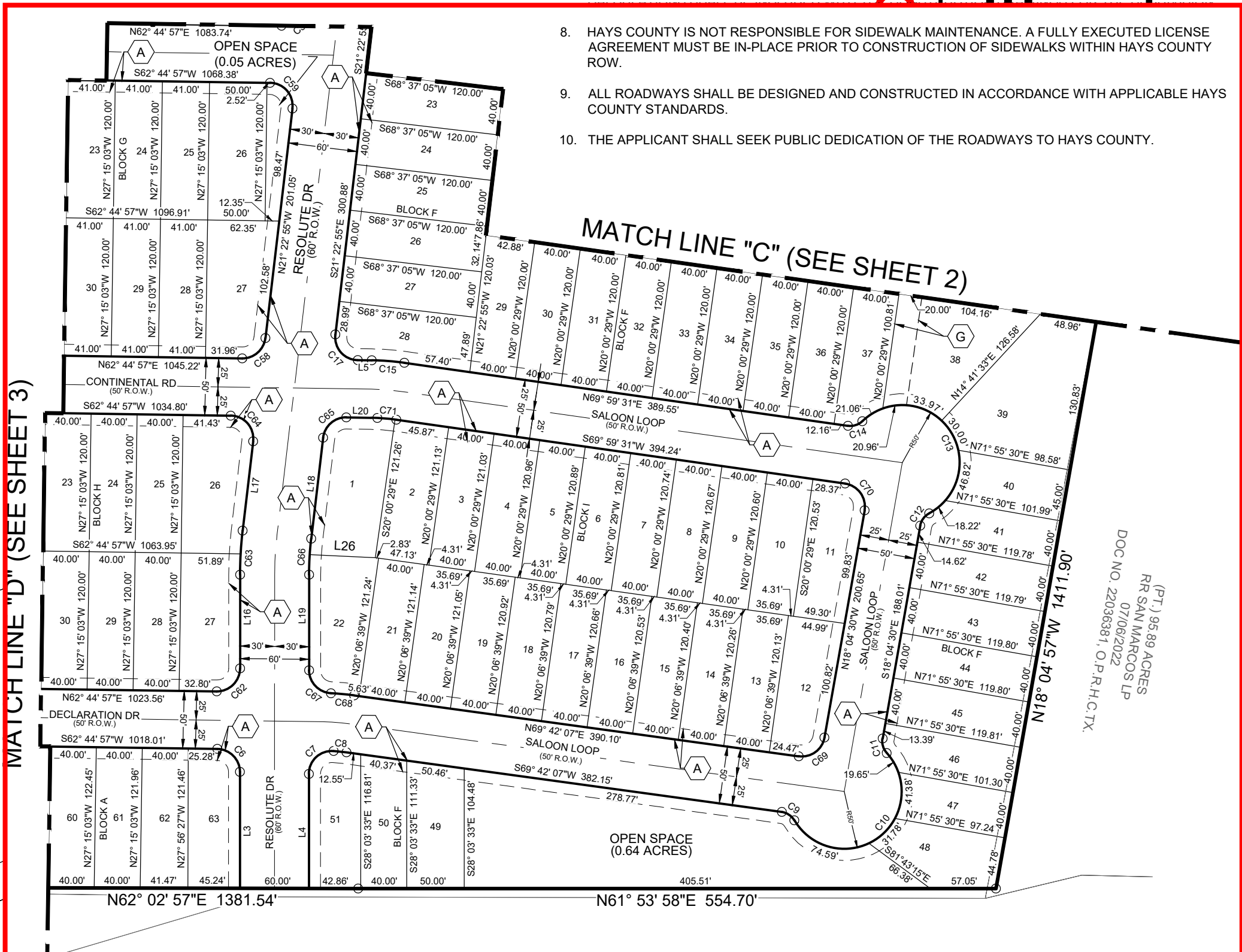
Updated Concept Plan



PHASE	LOT COUNT
PHASE 1	148
PHASE 2	147
PHASE 3	119
TOTAL	414

SUMMARY	
SITE ACREAGE	72.86
LOTS/AC	5.68

Initial Concept Plan



CONSTRUCTION

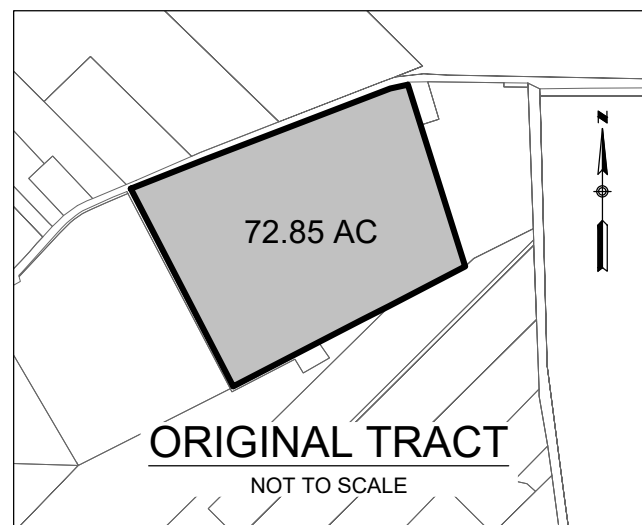
DEPENDENCE TRAIL

MCLB LAND LLC

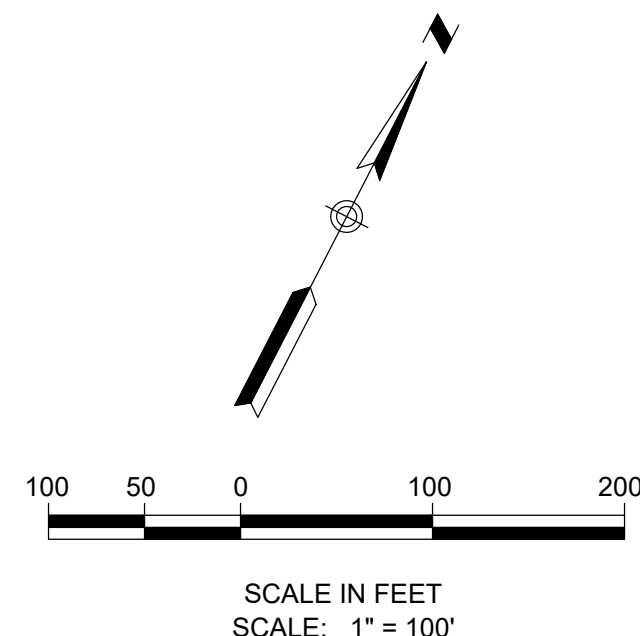
OVERALL LAYOUT EXHIBIT

N

Initial Concept Plan



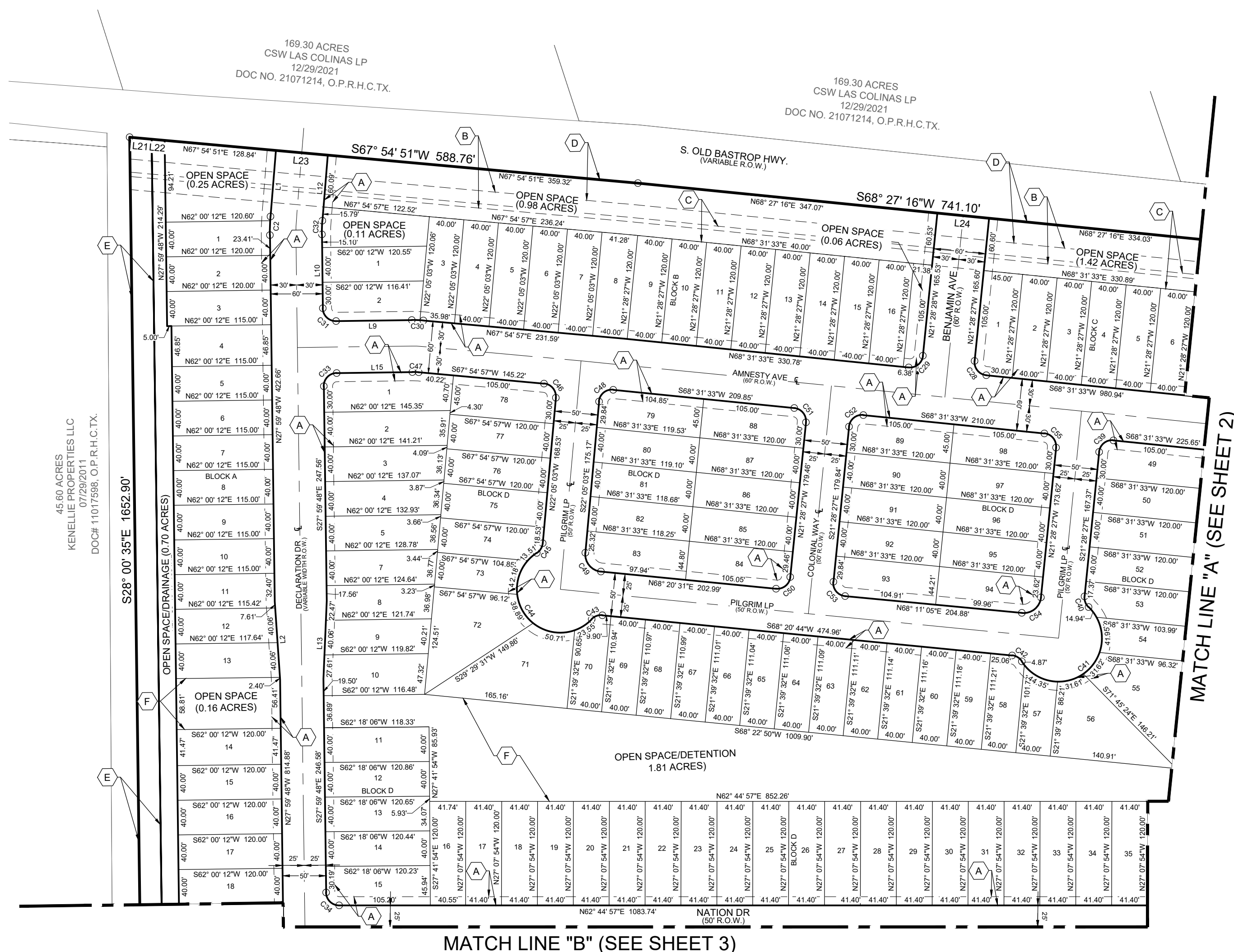
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Benjamin Ave	Minor Collector	60'	210'
Victory St	Minor Collector	60'	1050'
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Nation Dr	Local Roadway	50'	1169'
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Declaration Dr	Local Roadway	50'	1994'
Saloon Loop	Local Roadway	50'	1323'



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

- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | PROP R.O.W. |
|  | LOT LINE |
|  | PROPOSED EASEMENT |
|  | EXIST LOT LINE |
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| ESMT. | EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
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- (A) 10' P.U.E.
- (B) 20' P.U.E.
- (C) 20' WATER ESM'T
- (D) 25' RIGHT OF WAY DEDICATION
- (E) 20' ACCESS ESM'T
- (F) VARIABLE WIDTH DRAINAGE ESM'T
- (G) 20' DRAINAGE ESM'T



Know what's below.
Call before you dig.

1. THIS PROPERTY LIES ENTIRELY IN ZONE X, AREAS OUTSIDE THE 100 YEAR (1%) FLOODPLAIN ACCORDING TO FEMA FIRM PANEL MAPS 48209C0486F AND 48209C0467 F EFFECTIVE SEPTEMBER 2, 2005.
2. WATER SERVICE TO BE PROVIDED BY CRYSTAL CLEAR SUD. WASTE WATER SERVICE TO BE PROVIDED BY TCEQ ON-SITE DISCHARGE PERMIT W00015266002. ELECTRIC SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE. GAS SERVICE TO BE PROVIDED BY UNIVERSAL NATURAL GAS, INC.
3. 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.
4. PROPERTY OWNED BY MCLB LAND, LLC., 301 MAIN PLZ SUITE 385, NEW BRAUNFELS, TX 78130
5. 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.
6. 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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9. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
10. THE APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS TO HAYS COUNTY.

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

[illegible]

DATE: 7/2/2024

DESIGNED BY: SM

DRAWN BY: HW

CHECKED BY: PGF

DRAWING NAME: Prelim Plat 2024-07-01.dwg



LJA Engineering, Inc.

0830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

San Antonio, Texas 78230

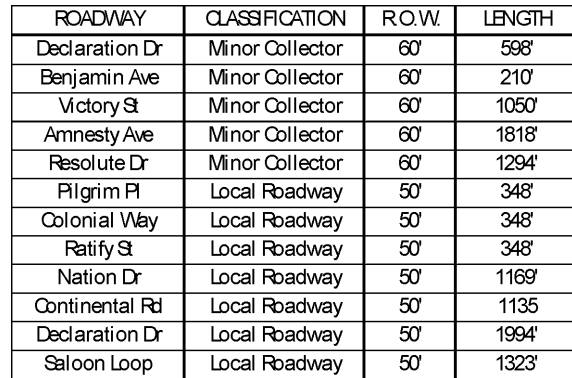
JOB NUMBER:	SA190-0414-310
SHEET NO.	

OF 5 SHEETS

Date\Time : Tue, 02 Jul 2024 - 2:50pm



- ☐ A 10' P.U.E.
- ☐ B 20' P.U.E.
- ☐ C 20' WATER ESM'T
- ☐ D 25' RIGHT OF WAY DEDICATION
- ☐ E 20' ACCESS ESM'T
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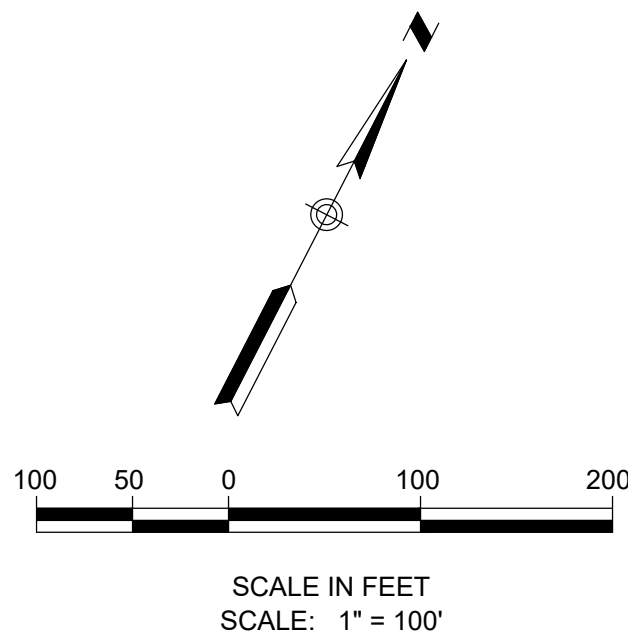
LOT INFORMATION		
TOTAL LOTS	AVG. LOT SIZE	LOT TOTAL (< 1 AC.)
404	40' X 120' (4800 SQ')	404



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[illegible]

DATE: 7/2/2024

DESIGNED BY: SM

DRAWN BY: HW

CHECKED BY: PGF

DRAWING

NAMES Prelim Plat 2024-07-01.dwg



LJA Engineering, Inc.

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

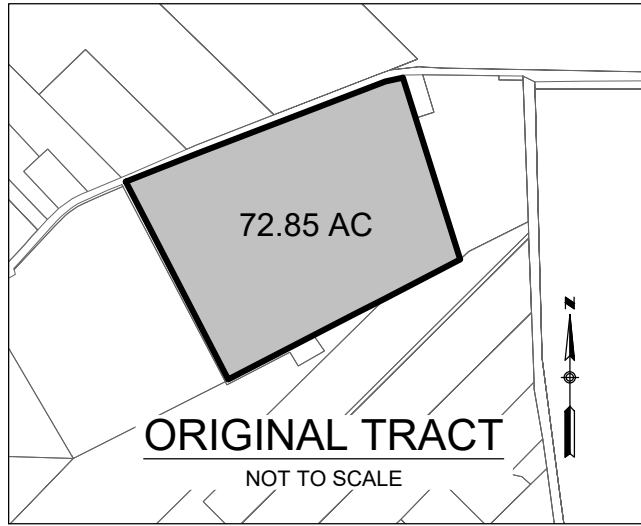
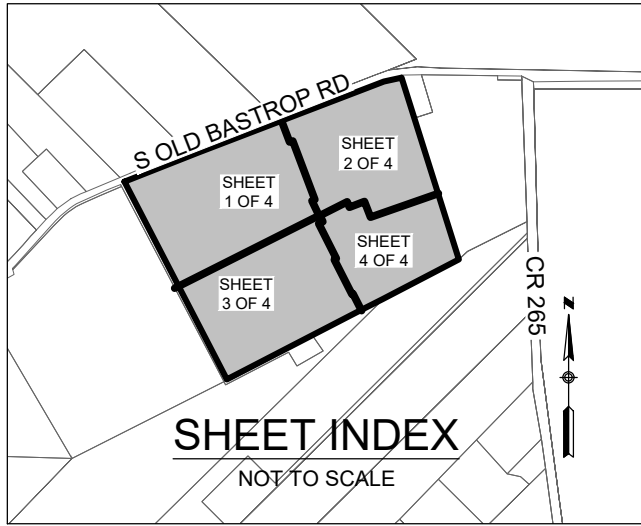
20830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230

JOB NUMBER:
SA190-0414-310

SHEET NO.

2

OF 5 SHEETS



LEGEND

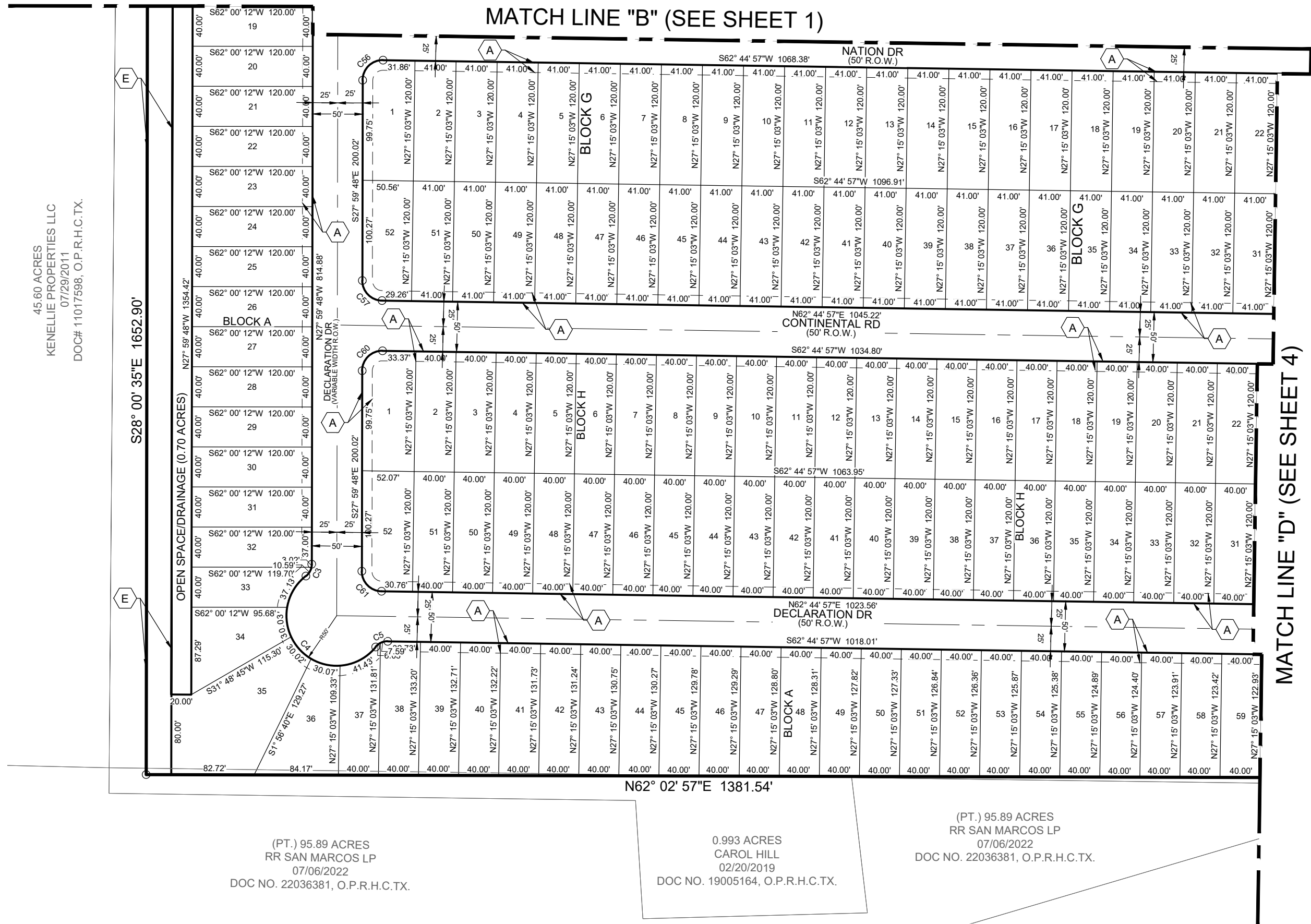
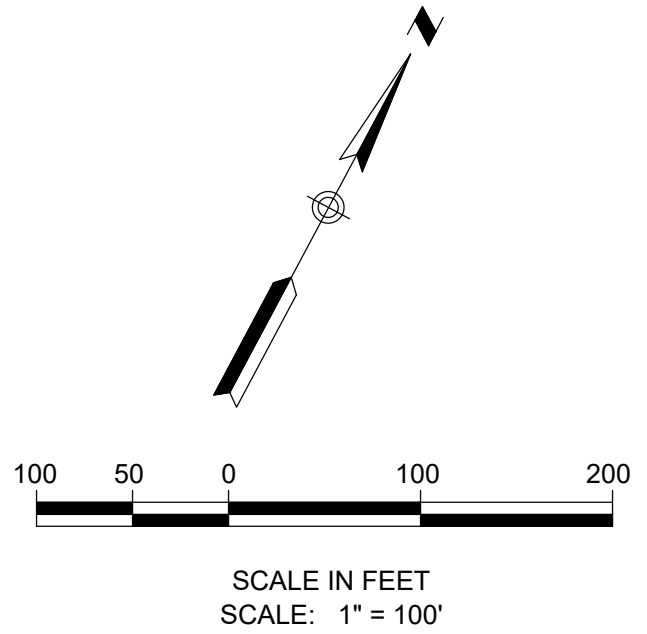
	PROPERTY LINE
	PROP R.O.W.
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	PROPOSED EASEMENT
	EXIST LOT LINE
	ESMT.
	EASEMENT
	PUBLIC UTILITY EASEMENT
	MATCH LINE

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ROADWAY	CLASSIFICATION	R.O.W.	LENGTH
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404	40' X 120' (4800 SQ')	404

INDEPENDENCE
TRAILS SUBDIVISION
PRELIMINARY PLAN
(SHEET 3 OF 5)

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

LJA Engineering, Inc.

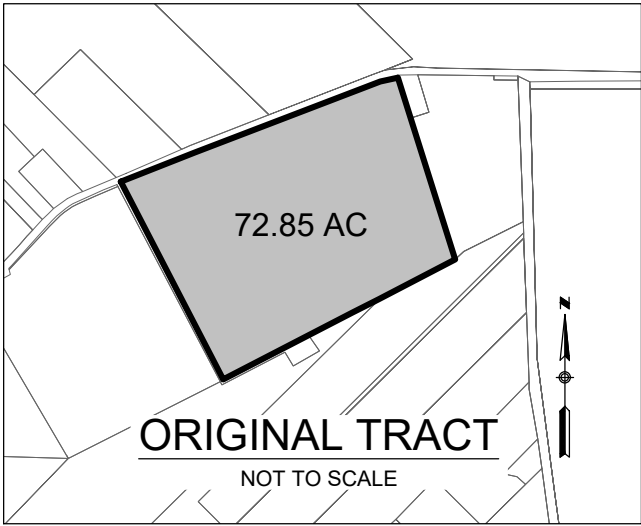
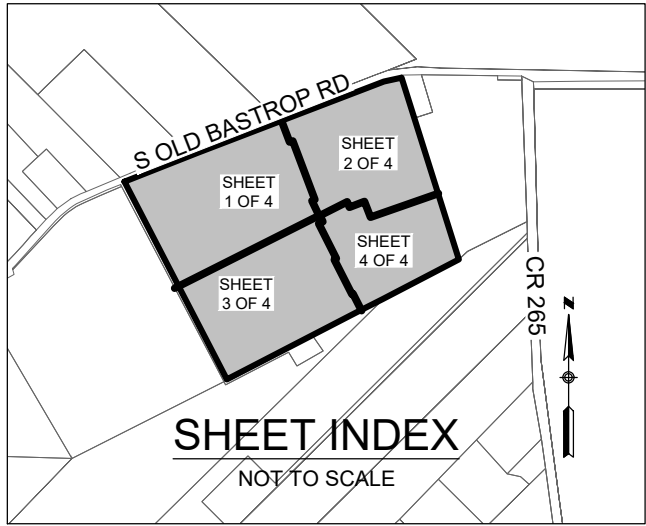
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386
Independence

9830 Colonnade Blvd.
Suite 300
San Antonio, Texas 78230

JOB NUMBER:
SA190-0414-310

SHEET NO.
3
OF 5 SHEETS

Date/Time : Tue, 02 Jul 2024 - 2:51pm



LEGEND

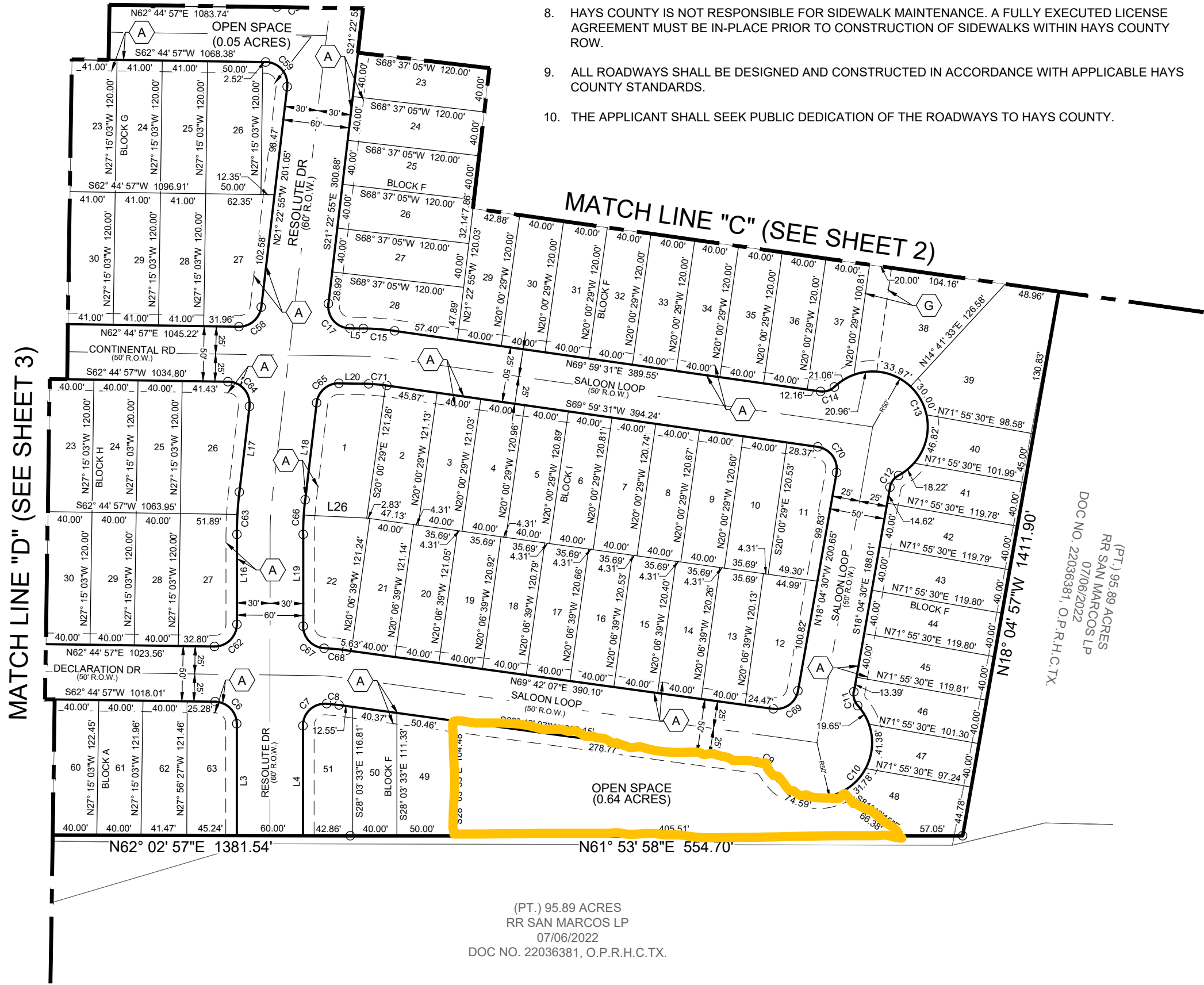
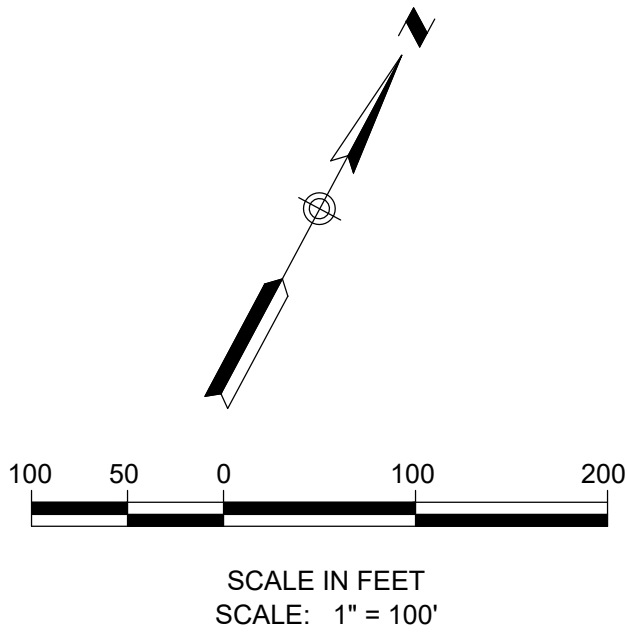
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- PROPERTY OWNED BY MCLB LAND, LLC., 301 MAIN PLZ SUITE 385, NEW BRAUNFELS, TX 78130
- PROPERTY TO BE SERVED BY THE FOLLOWING: HAYS COUNTY EMERGENCY SERVICES DEPARTMENT #9. HAYS COUNTY FIRE EMERGENCY SERVICES DEPARTMENT #3. SAN MARCOS CISD. YORK CREEK IMPROVEMENT DISTRICT. BARTON SPRINGS/EDWARDS AQUIFER CONTRIBUTING ZONE.
- 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.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THE SUBDIVISION.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- THE APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS TO HAYS COUNTY.



Know what's below.
Call before you dig.

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

INDEPENDENCE
TRAILS SUBDIVISION
PRELIMINARY PLAN
(SHEET 4 OF 5)

REVISIONS		DATE	BY
NO.	DESCRIPTION		

DATE: 7/2/2024

DESIGNED BY: SM

DRAWN BY: HW

CHECKED BY: PGF

DRAWING NAME: Prelim 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

JOB NUMBER:
SA190-0414-310

SHEET NO.
4

OF 5 SHEETS

