

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Tirso Gonzalez	Property Owner	Bryan W. Lee
Company	Bowman Consulting	Company	La Cima Commercial LP
Mailing Address	1120 S. Capital of TX Highway, Bldg 3, Suite 220, Austin, TX 78746	Mailing Address	303 Colorado St, Suite 2300, Austin, TX 78701
Phone #	512-327-1180	Phone #	512-457-8000
Email	tgonzalez@bowmanconsulting.com	Email	blee@dbcllp.com

PROPERTY INFORMATION

Proposed Subdivision Name: La Cima Commercial LP

Subject Property Address or General Location: Intersection of Centerpoint Rd and Flint ridge Rd

Acres: 7.024 Tax ID #: R 156371

Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat

Current Number of Lots: 1 Current Land Use: Undeveloped/Cleared

Proposed Number of Lots: 2 Proposed Land Use: Commercial Driveway

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.

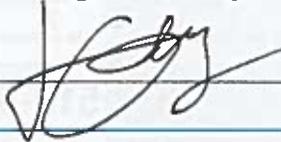
APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

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: 12/11/2019

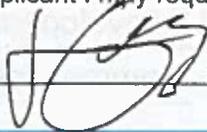
NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

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: 12/11/2019

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:

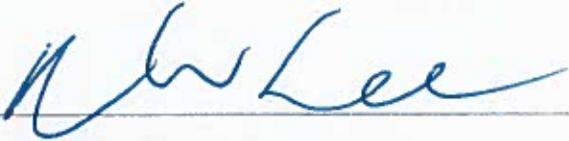
- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***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.

PROPERTY OWNER AUTHORIZATION

I, Bryan Lee (owner name) on behalf of
La Cima Commercial, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Intersection of Centerpoint Rd and Flint ridge Rd (address)

I hereby authorize Bowman Consulting (agent name) on behalf of
Bowman Consulting (agent company) to file this application for
Subdivision Final Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12-9-19
Printed Name, Title: Bryan Lee, Manager

Signature of Agent:  Date: 12-11-19
Printed Name, Title: Tirso Gonzalez

Form Updated October, 2019

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: La Cima Commercial LP

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: PEC

Applicable Utility Service Code(s): (A)

Comments / Conditions: Please refer to the attached service letter

Signature of Electric Company Official: _____

Title: Row Manager Date: _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: La Cima Commercial LP

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 Gas Service Provider: Center point Energy

Applicable Utility Service Code(s): A

Comments / Conditions: Please refer to the attached service letter

Signature of Gas Company Official: _____

Title: Marketing Consultant Date: _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: La Cima Commercial LP

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): C _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: La Cima Commercial LP

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 Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

Comments / Conditions: Please refer to the attached service letter

Signature of Water Official: _____

Title: Director of Engineering Date: _____

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: La Cima Commercial LP

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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 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: Please refer to the attached service letter

Signature of Wastewater Official: _____

Title: Director of Engineering Date: _____