

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Todd Cason	Property Owner	City of San Marcos
Company	Jacobs Project Management Company	Company	City of San Marcos
Mailing Address	630 E Hopkins St. San Marcos, TX 78666	Mailing Address	630 E Hopkins St. San Marcos, TX 78666
Phone #	210-464-6017	Phone #	512-393-8104
Email	todd.cason@jacobs.com	Email	cstapp@sanmarcostx.gov

PROPERTY INFORMATION

Proposed Subdivision Name: City of San Marcos Fire Station No. 6
 Subject Property Address or General Location: Address TBD, on Old Bastrop Rd.
 Acres: 2.219 Tax ID #: R 18657
 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: Vacant/ Undeveloped
 Proposed Number of Lots: 1 Proposed Land Use: Fire Station/ Public Safety

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: Todd Cason Digitally signed by Todd Cason
DN: C=US, E=todd.cason@jacobs.com, O=Jacobs, CN=+Todd Cason
Date: 2020.09.03 15:54:46-0500 Date: 9/3/2020

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: Todd Cason Digitally signed by Todd Cason
DN: C=US, E=todd.cason@jacobs.com, O=Jacobs, CN=+Todd Cason
Date: 2020.09.03 15:54:46-0500 Date: 9/3/2020

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, Chase Stapp, Public Safety Director (owner name) on behalf of City of San Marcos (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at Address TBD, on Old Bastrop Rd. (address).

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

Signature of Owner: Chase Stapp Digitally signed by Chase Stapp
DN: cn=Chase Stapp, c=US, o=City of San Marcos, email=cstapp@sanmarcostx.gov
Date: 2020.09.04 10:48:13 -05'00' Date: _____

Printed Name, Title: Chase Stapp, Director of Public Safety, COSM

Signature of Agent: Todd Cason Digitally signed by Todd Cason
DN: C=US, E=todd.cason@jacobs.com, O=Jacobs, CN=Todd Cason
Date: 2020.09.03 15:55:05-05'00' Date: 9/3/2020

Printed Name, Title: Todd Cason, Project Manager

Form Updated October, 2019

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: City of San Marcos Fire Station No. 6

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 Co.

Applicable Utility Service Code(s): B, D

Comments / Conditions: Will require 15ft PUE to be included on Plat

Signature of Electric Company Official: Maria Gonzalez

Digitally signed by Maria Gonzalez
Date: 2020.07.23 10:45:48 -05'00'

Title: Electrical Distribution Designer, Sr.

Date: 7/23/2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: City of San Marcos Fire Station No. 6

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): _____

Comments / Conditions: B

Signature of Gas Company Official: Polo Solis

Digitally signed by Polo Solis
Date: 2020.09.03 15:11:19 -05'00'

Title: Marketing Consultant

Date: 09/03/2020

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: City of San Marcos Fire Station No. 6

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 Telephone Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: City of San Marcos Fire Station No. 6

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: _____

Signature of Water Official: Jon L. Clack

Digitally signed by Jon L. Clack
Date: 2020.07.23 11:14:12 -05'00'

Title: Asst. Director - Public Services W/WW

Date: July 23, 2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: City of San Marcos Fire Station No. 6

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 Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

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: Jon L. Clack

Digitally signed by Jon L. Clack
Date: 2020.07.23 11:15:32 -05'00'

Title: Asst. Director - Public Services W/WW

Date: July 23, 2020

FIELD NOTES DESCRIPTION

DESCRIPTION OF 2.219 ACRES OF LAND IN THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CALLED 417.630 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 16010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 2.219 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULAR DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found at the south corner of a certain called 5.00 acre tract, deeded to Pleasant F. & Elwanda J. Rexroat and recorded in Volume 1898, Page 98, Official Public Records of Hays County, Texas, and being in the north right-of-way line of Old Bastrop Highway (variable width right-of-way);

THENCE with the north right-of-way line of Old Bastrop Highway and a south line of said 417.630 acre tract, same being the south line of the tract described herein S 72° 26' 37" W, a distance of 292.35 feet to a calculated point for the southwest corner of the tract described herein;

THENCE leaving said north right-of-way line of Old Bastrop Highway, crossing the said 417.630 acre tract, with the west and north lines of the tract described herein, the following five (5) courses and distances:

1. N 46° 21' 32" W, a distance of 246.04 feet to a calculated angle point for the west corner of the tract described herein,
2. N 00° 38' 16" E, a distance of 107.06 feet to a calculated point,
3. N 43° 38' 28" E, a distance of 87.36 feet to a calculated point of curvature,
4. with a curve to the left, having a radius of 60.00 feet, an arc distance of 58.38 feet, and a chord which bear N 43° 38' 28" E, a distance of 56.10 feet to a calculated angle point,
5. N 43° 38' 28" E, a distance of 34.42 feet to a calculated angle point in the southwest line of said 5.00 acre tract and for the north corner of the tract described herein;

THENCE with the southwest line of said 5.00 acre tract, and the northeast line of the tract described herein, S 46° 21' 35" E, a distance of 459.92 feet to the **POINT OF BEGINNING** and containing 2.219 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN2369(js) Trace Fire Station.doc

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THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, Rudolf J. Pata, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by surveys made on the ground during the months of January and March 2020, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 27th day of March 2020 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
No. 5388 – State of Texas

