

# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: March, 2017

Case # PC- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

## CONTACT INFORMATION

Applicant's Name	Sandra Irvin Floyd	Property Owner	same as applicant
Applicant's Mailing Address	106 Oak Hollow, San Marcos, TX 78666	Owner's Mailing Address	
Applicant's Phone #	512-757-5477	Owner's Phone #	
Applicant's Email	sandstorm_27@hotmail.com	Owner's Email	

## PROPERTY INFORMATION

Proposed Subdivision Name: Replat of the Randle Lot, The Settlement at San Marcos, Establishing Lots Randle A & Randle B

Subject Property Address or General Location: 301 Pioneer Trail and 106 Oak Hollow

Acres: 5.04 Tax ID #: R 41959 & R41960

Located in:  City Limits  Extraterritorial Jurisdiction (County) Hays

## DESCRIPTION OF REQUEST

Type of Plat:  Preliminary Subdivision Plat  Replat  Concept Plat

Proposed Number of Lots: 2 Proposed Land Use: \_\_\_\_\_

## AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

$(50 \times 5.04) = 252 + 1,000 + 11 = 1,263.00$

Filing Fee \$1,000 plus \$50 per acre Technology Fee \$11 **MAXIMUM COST \$2,511\***

Maximum Cost does not reflect specific / additional fees, as may be required for other plan review

Applicant's Signature: Sandra Irvin Floyd Date: 31 March 2017

Printed Name: Sandra Irvin Floyd

To be completed by Staff: Date Submitted: \_\_\_\_\_ 5 Business Days from Submittal: \_\_\_\_\_

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_ Contact Date for Supplemental Info: \_\_\_\_\_

Supplemental Info Received (required w/in 5 days of contact): \_\_\_\_\_

Application Returned to Applicant: \_\_\_\_\_ Application Accepted for Review: \_\_\_\_\_

Comments Due to Applicant: \_\_\_\_\_ Resubmittal Date: \_\_\_\_\_ P&Z Meeting: \_\_\_\_\_

### 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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: N/A Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Sandra I. Floyd Date: 31 MARCH 2017

Printed Name: Sandra Irvin Floyd

### RECORDATION REQUIREMENTS\*\*\* (To be completed by staff)

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: \$ \_\_\_\_\_
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31<sup>st</sup> 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.

REPAIR OF THE RANCHO LOT, THE SETTLEMENT AT SAN MARCOS

ELECTRIC 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 Electric Service Provider Pedernales Electric Cooperative

Applicable Utility Service Code(s) A, D

Comments/Conditions PLEASE PLACE A NOTE ON THE PLAT  
"A TEN (10) FOOT EASEMENT CENTERED ON ALL EXISTING  
ELECTRIC FACILITIES".

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 2/15/17

GAS 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 Gas Service Provider N/A

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Gas Company Official \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**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* Individual private water well – existing

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Water Utility Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Name of *Wastewater Service Provider* Individual on-site septic facility – existing

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:**

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 *Telephone Service Provider* CenturyLink

Applicable Utility Service Code(s) A

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official John L. Nouarrette

Title: Region Operations Supervisor Date 02/24/2017

**SUBMITTAL REQUIREMENTS FOR ALL PLATS:**