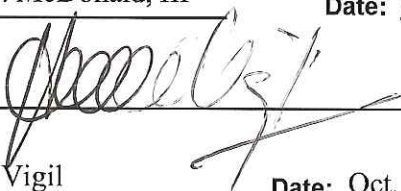


**City of San Marcos**  
**SUBDIVISION PLAT APPLICATION**

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Hermann Vigil</u>	<u>BRW Warehouse Holdings, LLC</u> <u>BRW Office Holdings, LLC</u>
Mailing Address	<u>4303 Russell Drive</u>  <u>Austin TX 78704</u>	<u>9811 S. IH 35 Building 3, Suite 100</u>  <u>Austin TX 78744</u>
Daytime Phone	<u>512 326-2667</u>	<u>512 280-5353</u>
Email Address	<u>hermann@vigilandassociates.com</u>	<u>txrwmc3@yahoo.com</u> <u>vwood8@hotmail.com</u>

**AGENT ACKNOWLEDGEMENT STATEMENT:**

I Robert W. McDonald, III acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Hermann Vigil 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: Printed Name: Robert W. McDonald, IIIDate: Oct. 21, 2016Signature of Agent: Printed Name: Hermann VigilDate: Oct. 21, 2016

**TYPE OF APPLICATION****Subdivision Plats**

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

- ☐ Variance  
☐ Plat Vacation

Section \_\_\_\_\_  
Accompanying \_\_\_\_\_

**Development Plats**

- ☐ Preliminary Development Plat  
☐ Final Development Plat

**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: Blanco Riverwalk Subdivision

Address or General Location: 324 Riverwalk Drive

Proposed Number of Lots: 5 Acres: 30.405

Appraisal District Tax ID: R130463 and R144331

Located In ☒ City Limits ☐ ETJ (County \_\_\_\_\_)  
☐ S.M. River Corridor ☐ Planned Development District

Proposed Use of Land Office/Warehouse

**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:  \_\_\_\_\_

Printed Name: Robert W. McDonald, III Date: October 21, 2016

BLANCO RIVERWALK SUBDIVISION - 324 RIVERWALK DRIVE - 30.405 AC.

**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 FEDERNACES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) A

Comments/Conditions UNDERGROUND CONDUIT HAS BEEN INSTALLED  
WITHIN SUBDIVISION. ELECTRIC CONDUCTOR HAS NOT BEEN  
INSTALLED & WILL BE RESPONSIBILITY OF APPLICANT TO  
PAY FOR WIRE & INSTALLATION.

Signature of Electric Company Official [Signature]

Title RIGHT OF WAY AGENT Date 10/25/16

**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:

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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. Need easement(s) within subject property

Name of Gas Service Provider \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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



**ELECTRIC 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 *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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- A. Adequate service is currently available to the subject property
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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 *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) C

Comments/Conditions Please contact me directly well in advance of construction if gas is needed  
for this project. A main extension will be needed to serve this site.

devin.kleinfelder@centerpointenergy.com - 830 643 6938

Signature of Gas Company Official Devin Kleinfelder

Digitally signed by Devin Kleinfelder  
DN: cn=Devin Kleinfelder, o=CenterPoint Energy, email=devin.kleinfelder@centerpointenergy.com, c=US  
Date: 2016.10.24 09:55:11 -0500

Title Marketing Consultant Date 10/24/2016

**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 Maxwell Water Supply Corporation

Applicable Utility Service Code(s) A.

Comments/Conditions Service to be provided pursuant to the terms of a  
May 23rd, 2013 Agreement with Vista Del Blanco, Ltd.

Signature of Water Utility Official: 

Title: General Manager Date: 10-24-16

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:**

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 \_\_\_\_\_

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

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

Signature of Telephone Company Official \_\_\_\_\_

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

Blanco Riverwalk II

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:**

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- 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 \_\_\_\_\_ 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 \_\_\_\_\_ Line extensions and services to be installed by developer, if required.

Signature of City or County Wastewater Official: Lloyd Suarez

Title: \_\_\_\_\_ Wastewater Collections Manager Date \_\_\_\_\_ Oct. 28, 2016

**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 \_\_\_\_\_

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

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

Signature of Telephone Company Official \_\_\_\_\_

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



**SUBMITTAL REQUIREMENTS FOR ALL PLATS:**

- ☒ Complete application
- ☒ Required fees \$ 2011.00 (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: Robert W. McDonald, III

Date: 10/21/2016

**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

### 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: \_\_\_\_\_



# City of San Marcos COMPLETE CHECKLIST

for Final Subdivision Plat/Final Development Plat  
Minor Subdivision Plat, Amending Subdivision Plat or Subdivision Replat

## I. Type of Plat

### Subdivision Plats

- ☐ Final Subdivision 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

## II. In-Take Requirements

- ☒ Complete application
- ☒ Required fees \$ ~~11,200~~ 2,200 \$2011
- ☒ 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 31 of current year*)
- ☒ Agent authorization
- ☒ Names and addresses of property lien-holders
- ☒ One (1) digital copy of submittal materials
- ☒ Five (5) 18"x24" hard copies of plat document

### Final Subdivision or Final Development Plats:

- ☐ Preliminary Plat (where applicable)
- ☐ Approved Watershed Protection Plan Phase II and approved Public Improvement Construction Plan by the Director of Engineering (can be submitted concurrently).
- ☐ Subdivision Improvement Agreement and surety if deferring public facility construction.
- ☐ Traffic Impact Analysis Worksheet

### Minor Subdivision Plats:

- ☐ 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.

### III. PLAT REVIEW REQUIREMENTS\*

- ☒ Minimum scale 1"=200'
- ☒ Final layout of the subdivision prepared by a registered engineer or surveyor
- ☒ Vicinity map
- ☒ Scale and north arrow for plat and location map.
- ☒ Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries
- ☒ Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- ☒ Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- N/A ☒ List of proposed street names for all new streets.
- ☒ Bearings and distances sufficient to locate the exact area proposed for the subdivision.
- ☒ All survey monuments including any required concrete monuments.
- ☒ The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- ☒ Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- ☒ Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- ☒ Name, location and recording information of all adjacent subdivisions or property owners.
- ☒ Location of all existing property lines, existing lot and block numbers and date recorded, parks, public areas, and easements of record with recording information.
- ☒ Proposed arrangement and square footage of lots and proposed use.
- ☒ Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- ☒ Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements shown on plat.
- ☒ A note declaring sidewalks are required.
- ☒ A noting stating whether or not the subdivision falls within the 100-year floodplain and if so, the engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters.
- ☒ Notes declaring whether the land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor.
- ☒ Standard legend for interpretation of point and line information.
- ☒ Title block with name of proposed subdivision; contact information for owner/s; contact information for land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; and location of property according to abstract or survey records
- ☒ Preamble (also referred to as Owner's Acknowledgement and Dedication) with owner(s) name(s) and title (s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in title block.
- ☒ Owner(s) signature block with notary block.
- ☒ Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- ☒ Surveyor statement and signature block with seal.
- ☒ Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- ☒ Certificate of recording block for County Clerk.

*\*Please note that in addition to the above requirements on the plat itself, City Departments will review and provide substantive comments on adequacy of utilities, public infrastructure, compatibility with surrounding land uses, etc.*

#### IV. ADDITIONAL PLATTING REQUIREMENTS

- N/A ☒ Parkland Dedication or fee in lieu \_\_\_\_\_ (required for all residential subdivisions)  
N/A ☒ Traffic Impact Analysis Study (if TIA worksheet demonstrates need for complete analysis)

#### V. RECORDATION REQUIREMENTS

- ☐ Two (2) mylars for owner and for City of San Marcos *Will do once plat is approved*  
☐ Mylar Recording fee \_\_\_\_\_  
☒ Reprinted Tax Receipt  
☒ Tax Certificate (paid prior to January 31st of current year)

##### Other possible recording requirements:

- N/A ☐ If public improvements were deferred, Subdivision Improvement Agreement  
☐ SIA recording fee \_\_\_\_\_  
N/A ☐ Any other legal documents referenced on the plat (i.e. drainage easement dedicated by separate instrument, property owner association documents, etc.)  
☐ Other recording fee \_\_\_\_\_