

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: March, 2017

Case # PC-____-____-____

CONTACT INFORMATION

Applicant's Name	CSF Civil Group	Property Owner	BROOKFIELD Residential
Applicant's Mailing Address	3636 Executive Center SUITE 209 AUSTIN, TX 78731	Owner's Mailing Address	11501 Antenna Parkway SUITE 100 AUSTIN, TX 78758
Applicant's Phone #	512-917-1122	Owner's Phone #	512-791-0823
Applicant's Email	CHARLES@CSFCivilGroup.com	Owner's Email	ALEX.PAPAVASILIOU@BROOKFIELDARP.COM

PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT R
Subject Property Address or General Location: TRAIL RIDGE PASS
Acres: 12.4 Tax ID #: R 139151
Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: ☒ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat
Proposed Number of Lots: 65 Proposed Land Use: SINGLE-FAMILY RESIDENTIAL

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.

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: Charles Steinman Date: 12-1-17

Printed Name: CHARLES STEINMAN

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: Charles E. Steinman

Date: 11-17-17

Printed Name: CHARLES E. STEINMAN

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: Charles E. Steinman

Date: 11-17-17

Printed Name: CHARLES E. STEINMAN

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 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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

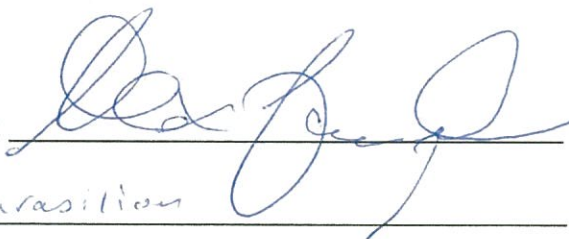


Alex Paparasilion
I, for Carmo Blanco Vista, LLC (owner) acknowledge that I am the rightful owner of the property located at TRAIL RIDGE PASS (B.V. TRACT R) (address).

I hereby authorize CSF Civil Group (agent name) to serve as my agent to file this application for PRELIMINARY FINAL PLAT (application type), and to work with the Responsible Official / Department on my behalf throughout the process.



Signature of Property Owner:



Date:

11-19-17

Printed Name:

Alex Paparasilion

Signature of Agent:



Date:

11-17-17

Printed Name:

CHARLES E. STEINMAN

To be completed by Staff:

Case # _____

BARCO VISTA TRACT R & U

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☐ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Electric Service Provider: PEC

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Electric Company Official: [Signature]

Title: REALTY SPECIALIST, SR. Date: 11/17/17

BLANCO VISTA TRACT R & U

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- ☒ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☐ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Gas Service Provider: CANTON POINT ENERGY

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant Date: 11/20/2017

BLANCO VISTA TRACT R & U

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Telephone Service Provider: Century Link

Applicable Utility Service Code(s): _____

Comments / Conditions: Service will be determined upon review and approval from Centurylinks New Build Department.

Signature of Telephone Company Official: 

Title: Engineering + Construction Mgr Date: 11-29-17

BLANCO VISTA TRACT R # 4

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- ☐ Adequate service is currently available to the subject property
- ☒ Adequate service is not currently available, but arrangements have been made to provide it
- ☐ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): _____

Comments / Conditions: Line extension required

Signature of Water Official: Tony Johns

Title: Water Dist Manager Date: 11-30-17

Blanco Vista Tract R & M

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Wastewater Service Provider: CITY OF SAN MARCOS

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: Wastewater utilities required for service will be installed by developer.

Signature of Wastewater Official: Lloyd Juarez

Title: Wastewater Collections Manager Date: Nov. 20, 2017