

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: September, 2017

Case # PC- _____



CONTACT INFORMATION

Applicant's Name	I. T. Gonzalez	Property Owner	Claudia E Serna & Juan Angel Garza
Applicant's Mailing Address	3501 Manor Road, Austin, TX 78723	Owner's Mailing Address	PO Box 2100 Kyle, TX 78640
Applicant's Phone #	512-447-7400 #11	Owner's Phone #	956-622-1051
Applicant's Email	itgonz@swbell.net	Owner's Email	serna.trucking@gmail.com

PROPERTY INFORMATION

Proposed Subdivision Name: Garza Ranch

Subject Property Address or General Location: 3030 Harris Hill Road, San Marcos, TX 78666

Acres: 13.72

Tax ID #: R 149861

Located in: ☐ City Limits ☒ Extraterritorial Jurisdiction (County) _____

DESCRIPTION OF REQUEST

Type of Plat: ☐ Final Subdivision Plat

☒ Final Development Plat

Current Number of Lots: 0

Current Land Use: 1 residence & commercial (trucking)

Proposed Number of Lots: 1

Proposed Land Use: 1 residence & commercial (trucking)

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 \$1,250 plus \$100 per acre

Technology Fee \$11

MAXIMUM COST \$2,511

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

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: _____

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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 12-20-2017

Printed Name: I. T. Gonzalez

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: _____

Date: 12-20-2017

Printed Name: I. T. Gonzalez

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

I, Claudia E Serna (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I. T. Gonzalez, I. T. Gonzalez Engineers (agent name) to serve as my agent to file this application for final development plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Claudia Serna

Date: 1/13/18

Printed Name: Claudia E Serna

Signature of Agent: I. T. Gonzalez

Date: 1-03-2018

Printed Name: I. T. Gonzalez


I. T. Gonzalez Engineers

To be completed by Staff: Case #

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

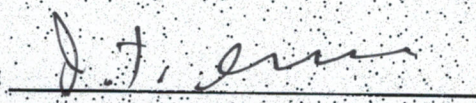
I, Juan Angel Garza (owner) acknowledge that I am the rightful owner of the property located at 3030 Harris Hill Road, San Marcos, Texas 78666 (address).

I hereby authorize I. T. Gonzalez, I. T. Gonzalez Engineers (agent name) to serve as my agent to file this application for final development plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: 

Date: 1/3/18

Printed Name: Juan Angel Garza

Signature of Agent: 

Date: 1-03-2018

Printed Name: I. T. Gonzalez

I. T. Gonzalez Engineers

To be completed by Staff

Case #

LARZA RANCH - 3300 HARRIS HILL ROAD

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:

- 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: FEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Electric Company Official: [Signature]

Title: REALTY SPECIALIST, SR.

Date: 12/5/17

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:

- 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: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

OWNER DOES NOT WANT GAS SERVICE

Signature of Gas Company Official: _____

Title: _____ Date: _____

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:

- 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): _____

Comments / Conditions: owners do not use or want a land line

Signature of Telephone Company Official: _____

Title: _____ Date: _____

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:

- 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 Water Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: see attached acknowledgment form from Maxwell Water Supply Corporation

Signature of Water Official: _____

Title: _____ Date: _____

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: Maywell WSC

Applicable Utility Service Code(s): Water

Comments / Conditions: this is not a contract for water.

Signature of Water Official: 

Title: General Manager Date: 9-1-17

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:

- 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 Wastewater Service Provider: N/A onsite wastewater facilities will be used

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 Wastewater Official: _____

Title: _____ Date: _____

PROPOSED NAME OF SUBDIVISION: GARZA RANCH - 5300 HARRIS Hill Road

UTILITY CHECKLIST:

Prior to submitting this Application to the County, the Applicant is required to take a copy of the preliminary plan to each utility for its review and comment. All comments must be corrected prior to submission of the Application and preliminary plan to the County. If the requirement for a preliminary plan has been waived, the Applicant must follow the same procedure for the final plat.

NOTE TO UTILITY COMPANIES: Please sign this Checklist ONLY if all comments submitted by you to the Applicant have been addressed in full.

ELECTRIC UTILITY: Company Name: PEDERNALES ELECTRIC COMPANY
Date of Final Approval: 12/5/17
Signature: [Signature] Title: REALTY SPECIALIST, SR

TELEPHONE UTILITY: Company Name: NO LAND LINE USED OR WANTED BY OWNERS
Date of Final Approval: _____
Signature: _____ Title: _____

WATER UTILITY (If Applicable): Company Name: MAXWELL WATER SUPPLY CORPORATION
Date of Final Approval: SEE ATTACHED COMMITMENT SHEET
Signature: _____ Title: _____

SEWER UTILITY (If Applicable): Company Name: N/A, APPROVED OSSF WILL BE USED
Date of Final Approval: _____
Signature: _____ Title: _____

TEXAS DEPARTMENT OF TRANSPORTATION (If frontage on State-maintained roadway)
Date of Final Approval: N/A
Signature: _____ Title: _____