

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2018

Case # PC- _____



CONTACT INFORMATION

Applicant's Name	Taylor Hughes	Property Owner	Brohn Homes
Applicant's Mailing Address	2401 Double Creek Dr. #200 Round Rock, TX 78664	Owner's Mailing Address	6720 Vaught Ranch Rd. #200 Austin, TX 78730
Applicant's Phone #	(512) 292-0006	Owner's Phone #	(512) 320-8833
Applicant's Email	thughes@binkleybarfield.com	Owner's Email	bradb@brohnhomes.com

PROPERTY INFORMATION

Proposed Subdivision Name: Sunset Oaks Section 2, Phase 1
Subject Property Address or General Location: North of Yarrington / SH-21 intersection
Acres: 27.6 Tax ID #: R 17118
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: Agriculture
Proposed Number of Lots: 148 Proposed Land Use: Residential Subdivision

AUTHORIZATION

I certify that the information on this application is complete and 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 \$1,288 plus \$100 per acre

Technology Fee \$12

MAXIMUM COST \$2,512

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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Taylor Hughes Date: 6/7/19

Printed Name: Taylor Hughes

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: Taylor Hughes Date: 6/7/19

Printed Name: Taylor Hughes

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, Adam Boenig (owner) acknowledge that I am the rightful owner of the property located at North of Yarrington Rd. & SH-21 Intersection (address).

I hereby authorize Taylor Hughes (agent name) to file this application for Final Plat (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 4/25/19

Printed Name: ADAM BOENIG VICE-PRESIDENT
Clayton Properties Group Inc. DBA Brad Homes

Signature of Agent:  Date: 4/12/19

Printed Name: Taylor Hughes

SAN MARCOS 530 - YARRINGTON ROAD + HWY 21 - PRELIMINARY PLAT

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: FEDERALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s): A, D

Comments / Conditions: _____

Signature of Electric Company Official: _____

Title: REALTY SPECIALIST, SR.

Date: 7/20/17



P.O. Box 100 Kyle, Texas 78640-0100
(512) 262-2161 • 1-888-554-4732
www.pec.coop

Se habla español.

October 4, 2018

Mr. Stephen A. Sherrill, P.E.
Binkley & Barfield, Inc.
2401 Double Creek Drive Suite 200
Round Rock, Texas 78664

Re: Electric Service Availability Letter

Dear Mr. Sherrill:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. The Sunset Oaks Subdivision in Hays County is within Pedernales Electric Cooperative's service area boundary as established by the Public Utility Commission of Texas. Pedernales Electric Cooperative currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions, please contact our District Planning Department in Kyle at 1-800-868-4791, Extension 7525.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ricky Hess'.

Ricky Hess
Electrical Distribution Designer, Sr.
Pedernales Electric Cooperative, Inc.

GAS UTILITY SERVICE ACKNOWLEDGEMENT

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Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): _____

Comments / Conditions: We currently do not have facilities in the area, but would be interested in providing service to the community. More information would be needed to asses what it would take to provide natural gas to the site. Please provide lot count, master plan and proposed timelines for the project.

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant

Date: 7/21/2017

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

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Sunset Oaks

- ☐ Adequate service is currently available to the subject property
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- ☐ Easement(s) are needed within the subject property

Name of Telephone Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: Approval to build is dependent upon approval from CenturyLink's New Residential Development group!

Signature of Telephone Company Official: [Signature]

Title: ENG/CONST. MGR. Date: 7/26/17



October 17, 2018

Re: Charter/Spectrum Will Serve Letter For The Following Project:

Sunset Oaks, @ Yarkenton Rd & Hwy 21 San Marcos TX.

Dear Sir/Madam:

This Letter will serve as confirmation that Charter/Spectrum is the franchised cable operator for the area where the aforementioned project is to be constructed. Charter/Spectrum will provide its telecommunications services to the project's residents when we receive an executed System Installation and Service Agreement from the Developer.

Should you have any questions regarding this project, please contact Charter/Spectrum at:

Jessie Acevedo
SPECTRUM COMM
Business Development Specialist
810 W. Howard Lane Suite 100
Austin, TX 78753
Office: 512-485-4075/Cell 512-687-2781

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:

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Name of Water Service Provider: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): Water

Comments / Conditions: Pending Approval of Non Standard Agreement

Signature of Water Official: _____

Title: General Manager

Date: 7-18-17



GALLEGOS ENGINEERING, INC.

Firm No. F-003084

P.O. BOX 690067
SAN ANTONIO, TEXAS 78269

210-641-0812 PH

April 26, 2019

Caitlyn Strickland
Hays County, Development Services Director
2171 Yarrington Road, Suite 100
Kyle, Texas 78640

**Re: Sunset Oaks Subdivision
Section 2, Phase 1
Fire Flow Letter**

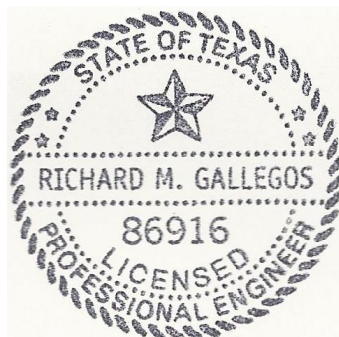
Dear Ms. Strickland:

We have run the Maxwell WSC water model for Sunset Oaks Subdivision, Section 2, Phase 1 a residential subdivision having a 1,000 gpm fire flow within the development since the homes will be spaced an average of 15ø apart. For the water model the developed section only was placed at full build out and the Maxwell WSC water system exhibited a maximum day demand based on historical flows and we placed a 1,000 gpm fire flow within the phase of the subdivision named above. The fire hydrant with the highest ground elevation gave the lowest resultant pressure. This hydrant is located at Topaz Hill Road. Based on the water model this fire hydrant will have greater than 48 psi as it flows 1,000 gpm. All other fire hydrants within the development will exhibit a greater resultant pressure. Maxwell WSC has a 500,000 gallon elevated tank at the intersection for HCR 159 and HCR 160. This tank is more than ample to supply the 120,000 gallons through a 12-inch diameter main for a 2-hour fire flow required from Hemphill Creek Residential development.

Please let us know if you have any questions about the information we have stated above.

Sincerely,
GALLEGOS ENGINEERING, INC.

Richard M. Gallegos, P.E.
President



WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

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Name of Wastewater Service Provider: AQUA UTILITIES, INC.

Applicable Utility Service Code(s): WASTEWATER

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: PENDING APPROVAL BY PUP OF
WASTEWATER CCN AMENDMENT & EXECUTION OF
WASTEWATER SERVICE AGREEMENT

Signature of Wastewater Official: [Signature]

Title: DIR. OF CORPORATE DEVELOPMENT Date: 7/21/17