

# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	CSF Civil Group	Property Owner	BROOKFIELD RESIDENTIAL
Company	% CHARLES STEINMAN	Company	
Applicant's Mailing Address	3636 EXECUTIVE CENTER SUITE 209 AUSTIN, TX 78731	Owner's Mailing Address	11501 ALICIA 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@BROOKFIELDAPP.COM

## PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT N  
Subject Property Address or General Location: TRAIL RIDGE PASS  
Acres: 8.4 Tax ID #: R R-12736  
Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County) \_\_\_\_\_

## DESCRIPTION OF REQUEST

Type of Plat: ☒ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat  
Proposed Number of Lots: 49 Proposed Land Use: SINGLE-FAMILY

## 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 \$1,057 plus \$50 per acre

Technology Fee \$13

MAXIMUM COST \$2,513\*

\*Replats that are not Administratively approved – Maximum Cost \$3,013

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: \_\_\_\_\_



Date: 11-15-19

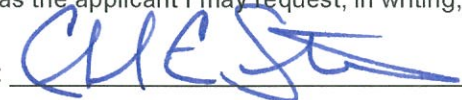
### NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: \_\_\_\_\_



Date: 11-15-19

### 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 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.


 HERE  
SIGN

## PROPERTY OWNER AUTHORIZATION

I, Alex Papavasiliou (owner name) on behalf of  
Carma Blanco Vista LLC (company, if applicable) acknowledge that I/we  
 am/are the rightful owner of the property located at  
TRAIL RIDGE PASS (address).

I hereby authorize CHARLES STEINMAN (agent name) on behalf of  
CSF CIVIL GROUP (agent company) to file this application for  
PRELIM, PICP, WPP2, FINAL PLAN (application type), and, if necessary, to work with  
 the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  38700525302B4C6... Date: 11/25/2019

Printed Name, Title: Alex Papavasiliou Development Manager

Signature of Agent: CHES Date: 11-15-19

Printed Name, Title: CHARLES E. STEINMAN, P.E.

Form Updated October, 2019



ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Vista Tract N

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: PEC

Applicable Utility Service Code(s): A

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

Signature of Electric Company Official: [Signature]

Title: ELECTRICAL DISTRIBUTION DESIGNER Date: 11/22/19

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanco Vista Tract N

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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
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Name of Gas Service Provider: Center Point Energy

Applicable Utility Service Code(s): A

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

\_\_\_\_\_

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant II Date: 11/26/2019

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: BEAVER VISTA TRACT N

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: CHARTER

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

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

Signature of Telephone Company Official: Robert Sutton

Title: Construction Supervisor Date: 11/19/2019

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: BLANCO VISTA TRACT N

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
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Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): B

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

Signature of Water Official: Tony Salinas

Title: Water Dist Manager Date: 1-9-2020



**WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:**

Subdivision Name: BLANCO VISTA TRACT N

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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. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): B

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 infrastructure to be installed by development.

Signature of Wastewater Official: [Signature]

Title: Wastewater Collections Manager Date: November 21, 2019