

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	CHARLES E. STEIGMANN	Property Owner	BROOKFIELD RESIDENTIAL
Company	CSF CIVIL GROUP 3636 EXECUTIVE CENTER	Company	11501 ALTEIRA PARKWAY
Mailing Address	SUITE 209 AUSTIN, 78731	Mailing Address	SUITE 100 AUSTIN 78758
Phone #	512-917-1122	Phone #	1-210-317-3221
Email	CHARLIE.S@CSFCIVILGROUP.COM	Email	CHRIS.MASTIN@BROOKFIELDDEVELOPMENTPROPERTIES.COM

## PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT 0

Subject Property Address or General Location: TRAIL RIDGE PASS

Acres: 9.9 Tax ID #: R R-12736

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: FALLOW

Proposed Number of Lots: 55 Proposed Land Use: SINGLE FAMILY

## AUTHORIZATION

I certify that the information on this application is 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 \$1,321 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$2,513

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: \_\_\_\_\_

9-4-20


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

9-4-20

### 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.



PROPERTY OWNER AUTHORIZATION

BLANCO VISTA TRACT 0

Alex Papavasiliou  
on behalf of



I, Carma Blanco Vista LLC (owner) acknowledge that I am the rightful owner of the property located at TRAIL RIDGE PASS (address).

I hereby authorize CHARLES E. STEINMAN, P.E. (agent name) to file this application for PRELIM PLAT, PICP, WPP2, 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: 3-8-19

Printed Name:

Alex Papavasiliou

Signature of Agent:

Date: 3-1-19

Printed Name:

CHARLES E. STEINMAN, P.E.

Blanco Vista Tract O

## 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: PEC

Applicable Utility Service Code(s): A

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

Signature of Electric Company Official: [Signature]

Title: ELECTRICAL DESIGNER Date: 3/6/19

BLANCO VISTA TRACT 0

**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: CENTRAL POINT ENERGY

Applicable Utility Service Code(s): A

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

\_\_\_\_\_

Signature of Gas Company Official: Devin Kleinfelder

Title: Senior Marketing Consultant Date: 3/4/2019

BLANCO VISTA TRACT O

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:

~~CENTRAL LINK~~ CHARTER

Applicable Utility Service Code(s):

B

Comments / Conditions:

B

Signature of Telephone Company Official:

Suton Robert

Title: Construction Supervisor

Date:

3/25/2019



BLANCO VISTA TRACT 0

**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: CITY OF SAN MARCOS

Applicable Utility Service Code(s): B

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

\_\_\_\_\_

Signature of Water Official: Tony Fisher

Title: Water Dept Manager

Date: 3-25-19

# BLANCO VISTA TRACT C

## 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: 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 utilities to be installed by development.

Signature of Wastewater Official: Yoloy Juarez

Title: Wastewater Collections Manager Date: 3-5-19