

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	CHARLOS E. STEINMAN	Property Owner	40 CHRIS MASTIN
Company	CSF CIVIL GROUP	Company	BROOKFIELD RESIDENTIAL
Mailing Address	3636 EXECUTIVE COURT SUITE 209	Mailing Address	11501 ALTEMA PKWY SUITE 100, 78758
Phone #	512-917-1122	Phone #	1-210-317-3221
Email	CHARLOS@CSFCIVILGROUP.COM	Email	CHRIS.MASTIN@BROOKFIELDDEVELOPMENTPROPERTIES.COM

PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT M-2
Subject Property Address or General Location: TRAIL RIDGE PASS
Acres: 17.4 Tax ID #: R 18736
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: 85 S.F. Proposed Land Use: S.F. SUBDIVISION

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/

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: _____

9-18-20

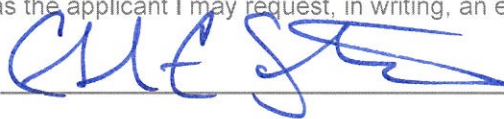
NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org 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: _____

9-18-20

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 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

BLANCO VISTA TRACT M-2

I, Chris Mastin (owner name) on behalf of
Brookfield Residential - Austin (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 E. STEINMAN, P.E. (agent name) on behalf of
CSF CIVIL GROUP, LLC (agent company) 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 Owner:  Date: 8/19/2020
AF97966A5A61462...

Printed Name, Title: Chris Mastin Development Manager, Dev

Signature of Agent:  Date: 8-18-20

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

Form Updated October, 2019

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Blanca Vista Tract M-2

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): A

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: Lloyd Juarez

Title: Wastewater Collections Manager Date: Oct. 31, 2019

BLANCO VISTA TRACT M

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: CHARTER COMMUNICATIONS

Applicable Utility Service Code(s): _____

Comments / Conditions: A We have our facilities in close proximity

Signature of Telephone Company Official: Suton Robert

Title: Construction Supervisor Date: 3/2/2018



BLANCO VISTA TRACT M

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

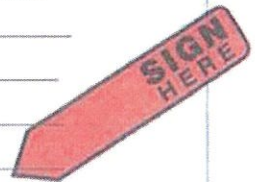
Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Water Official: [Signature]

Title: Water Dist Manager Date: 3-30-18



Blanco Vista Tract M

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: ALL EASEMENTS, CONSTRUCTION & REMOVAL QUESTIONS WILL BE DISCUSSED + HANDLED DURING APPLICATION PROCESS.

Signature of Electric Company Official: [Signature]

Title: DESIGNER Date: 3/20/18



Blanco Vista Tract M

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: Center Point Energy

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant Date: 3/7/2018



The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input checked="" type="checkbox"/>	Pre-development meeting with staff is highly recommended. Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 1 – Basic Information	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 2 – Acknowledgements	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 3 – Agent's Authorization to Represent the Property Owner	
<input checked="" type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 4-8 – Utility Service Acknowledgements for Electric, Gas, Telephone, Water, Wastewater <ul style="list-style-type: none"> If the official signing the acknowledgement selects B, C or D – a statement addressing the arrangements / easements, approved by the official, is required 	
<input type="checkbox"/>	Application Filing Fee \$1,321 + \$100 per acre (\$2,500 max) Technology Fee \$13	
<input checked="" type="checkbox"/>	Approval letter / Ordinance for all Legislative Requirements, if applicable	
<input checked="" type="checkbox"/>	Approval letter for all Quasi-Judicial Decisions, if applicable	
<input checked="" type="checkbox"/>	Approval letter for Preliminary Plat, if applicable	
<input checked="" type="checkbox"/>	Written Approval from the appropriate County for Plats in the Extraterritorial Jurisdiction – this approval will be coordinated by City of San Marcos Staff	
<input checked="" type="checkbox"/>	Recorded Deed as Proof of Record of Ownership	
<input checked="" type="checkbox"/>	Tax Receipt indicating that taxes were paid prior to January 31 st of the current year. (Tax Certificates required prior to recordation)	
<input checked="" type="checkbox"/>	Names and addresses of property lien-holders, if applicable, OR statement that the property has no lien holders	None
<input checked="" type="checkbox"/>	Approved Subdivision Improvement Agreement and required surety, if applicable	Pending
<input checked="" type="checkbox"/>	Watershed Protection Plan Approval Certificate signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Public Improvement Construction Plan Permit signed by the City of San Marcos	
<input checked="" type="checkbox"/>	Approved Traffic Impact Analysis Worksheet	PDD, Not Req'd
<input checked="" type="checkbox"/>	Approved Traffic Impact Study, if applicable	PDD, Not Req'd
<input checked="" type="checkbox"/>	Statement outlining Parkland Dedication and exhibit showing compliance, or fee in lieu \$_____ to satisfy Parkland Requirement	Required for all residential subdivisions

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input checked="" type="checkbox"/>	Parks Board approval letter, if applicable, with additional fee of \$163 for consideration	PDA
<input checked="" type="checkbox"/>	City approved CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input checked="" type="checkbox"/>	List of proposed street names and alternate street names, approved by the City of San Marcos	
<input checked="" type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 2, Blocks, specifically Table 3.1	
<input checked="" type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 4, Access, specifically Figure 3.10	
<input checked="" type="checkbox"/>	For Multifamily Projects – Figure(s) indicating compliance with Chapter 9, Article 4, Division 3, Multifamily Residential Design Standards	
PDF of Subdivision Plat, Prepared by a Registered Engineer or Surveyor with the Following:		
<input type="checkbox"/>	Scale - Minimum 1" = 200'	
<input type="checkbox"/>	Vicinity Map	
<input type="checkbox"/>	Standard Legend for interpretation of points and lines	
<input type="checkbox"/>	North Arrow	
<input type="checkbox"/>	Plat Boundary Lines	
<input type="checkbox"/>	Lot Lines appropriately dimensioned to verify compliance with minimum lot dimension requirements	
<input type="checkbox"/>	Legible Dimensions or Table indicating square footage, lot dimensions, and proposed use of all lots	
<input type="checkbox"/>	Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements	
<input type="checkbox"/>	Surrounding Property Boundary Lines	
<input type="checkbox"/>	Name, location and recording information of all adjacent subdivisions or property owners including lot/block numbers & date recorded, parks, public areas, and easements of record with recording information	
<input type="checkbox"/>	Corporate / Other Jurisdiction Boundary Lines	
<input type="checkbox"/>	Dimension, Name and Description of all existing and proposed rights-of-way and easements within, intersecting or contiguous to the subdivision (to include streets, alleys, reservations, easements, railroad, etc.)	

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner	
PDF of Subdivision Plat, Prepared by a Registered Engineer or Surveyor with the Following (cont.):		
<input type="checkbox"/>	Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: https://www.sanmarcostx.gov/DocumentCenter/View/821/City-Survey-Control-Points-PDF	
<input type="checkbox"/>	Bearings and Distances sufficient to locate the exact area proposed for the subdivision	
<input type="checkbox"/>	All survey monuments, including any required concrete monuments	
<input type="checkbox"/>	The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves – may be placed in a table where appropriate	
<input type="checkbox"/>	Clearly label all lots to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities, if applicable	
<input type="checkbox"/>	Title block with name of proposed subdivision, contact information for owners (s) and land planner, licensed engineer or RPLS, date of preparation and location of property according to abstract or survey records	
<input type="checkbox"/>	Plat notes: <ul style="list-style-type: none"> • A note declaring sidewalks are required. • A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters. • Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor. 	
<input type="checkbox"/>	Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title(s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in the title block	
<input type="checkbox"/>	Signature Blocks for: <ul style="list-style-type: none"> • Owner(s) signature with notary block. • Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary. • Surveyor statement and signature block with seal. • Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property. • Certificate of recording block for County Clerk. 	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."		