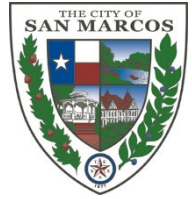


FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Mailing Address		Mailing Address	
Phone #		Phone #	
Email		Email	

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Acres: _____ Tax ID #: R_____

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

DESCRIPTION OF REQUEST

Type of Plat: ☐ Final Subdivision Plat ☐ Final Development Plat

Current Number of Lots: _____ Current Land Use: _____

Proposed Number of Lots: _____ Proposed Land Use: _____

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: _____

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: _____

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:

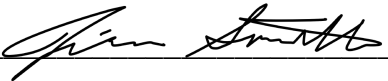
- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$ _____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$ _____

***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.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, **Jim Smith, Jr.** (owner) acknowledge that I am the rightful owner of the +/-15 acres of High Branch Subdivision 1 Concept Plan, Phase 4 located at the 1600 Block of Redwood Rd., San Marcos, TX 78666.

I hereby authorize **LDG Development, LLC, Rickhaus Design, LLC and Costello, Inc.** (agent name) to serve as my agents to file this application for utility service, subdivision, site development and any other applications necessary for site improvement (permit type) and to work with the Responsible Official/Department on my behalf throughout the process.

Signature of Property Owner:  Date: 4/3/2020

Printed Name: **JIM SMITH, JR.**

Signature of Agent:  Date: 4/3/2020

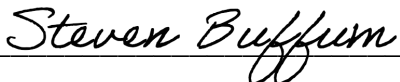
Printed Name: **JAKE BROWN**

Company Name: **LDG DEVELOPMENT, LLC**

Signature of Agent:  Date: 4/3/2020

Printed Name: **FRANK LEIST**

Company Name: **RICKHAUS DESIGN, LLC**

Signature of Agent:  Date: 4/3/2020

Printed Name: **STEVEN BUFFUM**

Company Name: **COSTELLO, INC.**

To be completed by Staff: Permit # _____ - _____

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Redwood Apartments

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: Bluebonnet Electric Cooperative, Inc.

Applicable Utility Service Code(s): C & D

Comments / Conditions: Additional easements maybe needed.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator

Date: 10-22-2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: _____

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: _____

Signature of Gas Company Official: _____

Title: _____ Date: _____



10/22/2020

Kirby Haywood
Costello Engineering & Surveying
9050 N. Capital of Texas Hwy, BLDG 3, Ste 390
Austin, TX 78759

Redwood Apartments: 1900 REDWOOD RD , SAN MARCOS, TX 78666

Re:

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
- See page 2.

Please forward this information to Stephanie Statham. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Stephanie Statham
Construction Coordinator

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Riverstone Apartments

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: Spectrum

Applicable Utility Service Code(s): _____

Comments / Conditions: Reference PID 1858029, currently in sales.

If sale is canceled, or build not approved service will not become available and new form will need to be submitted.

Signature of Telephone Company Official: _____

Title: _____ Date: _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Redwood Apartments

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: Centurylink

Applicable Utility Service Code(s): _____

Comments / Conditions: All new developments will be evaluated based on our
anticipated return on investment. Actual construction will
be approved based on a positive economic and ROI model.

Signature of Telephone Company Official: _____

Title: _____ Date: _____



October 22, 2020
LDG Development, LLC
C/O Vincent Fasone
(o) 210-889-2545
vfasone@ldgdevelopment.com

SUBJECT PROPERTY: Redwood Apartments – 1900 Redwood Rd (CR 232), San Marcos, TX, 78666

Vincent,

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors' construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1-800-786-6272 to establish service and notify me with an order number for a cost estimate.

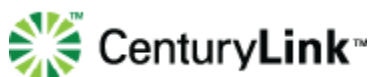
If you have any other questions, please feel free to call me.

Sincerely,

Christopher Platz

Christopher Platz

Local Engineer II
Engineering & Implementation



Voice: 816-400-5176 | 512-754-5662

Email : Christopher.J.Platz@CenturyLink.com

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Redwood Apartments

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): "A"

Comments / Conditions: _____

Signature of Water Official: [Signature]

Title: City Manager

Date: 10.8.2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Redwood Apartments

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: All wastewater infrastructural piping and
appurtenances to be installed by developer.

Signature of Wastewater Official: _____

Title: Wastewater Collections Manager Date: Oct. 9, 2020

The following items are required, and must be reviewed for completeness, in order for this application to be considered 'filed'		Comments
<input type="checkbox"/>	Pre-development meeting with staff is highly recommended. Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule	
<input type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 1 – Basic Information	
<input type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 2 – Acknowledgements	
<input type="checkbox"/>	Completed Application for Final Subdivision / Development Plat Pg. 3 – Agent's Authorization to Represent the Property Owner	
<input 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 type="checkbox"/>	Approval letter / Ordinance for all Legislative Requirements, if applicable	
<input type="checkbox"/>	Approval letter for all Quasi-Judicial Decisions, if applicable	
<input type="checkbox"/>	Approval letter for Preliminary Plat, if applicable	
<input 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 type="checkbox"/>	Recorded Deed as Proof of Record of Ownership	
<input 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 type="checkbox"/>	Names and addresses of property lien-holders, if applicable, OR statement that the property has no lien holders	
<input type="checkbox"/>	Approved Subdivision Improvement Agreement and required surety, if applicable	
<input type="checkbox"/>	Watershed Protection Plan Approval Certificate signed by the City of San Marcos	
<input type="checkbox"/>	Public Improvement Construction Plan Permit signed by the City of San Marcos	
<input type="checkbox"/>	Approved Traffic Impact Analysis Worksheet	
<input type="checkbox"/>	Approved Traffic Impact Study, if applicable	
<input 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 type="checkbox"/>	Parks Board approval letter, if applicable, with additional fee of \$163 for consideration	
<input type="checkbox"/>	City approved CAD file in grid for GIS integration. Projection: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet	
<input type="checkbox"/>	List of proposed street names and alternate street names, approved by the City of San Marcos	
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 2, Blocks, specifically Table 3.1	
<input type="checkbox"/>	Figure indicating compliance with Chapter 3, Article 6, Division 4, Access, specifically Figure 3.10	
<input 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..."		