

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's 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: ☐ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat

Proposed Number of Lots: _____ Proposed Land Use: _____

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/

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: 5-12-20

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: 5-12-20

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.

ELECTRIC 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 Electric Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Electric Company Official: _____

Title: _____ Date: _____

SEE LETTER NEXT SHEET
FROM ELECTRIC PROVIDER
(BLUEBONNET ELECTRIC)



January 17, 2019

Moeller & Associates
Attn: Brittany Beisert, EIT
2021 SH 46W, Ste. 105
New Braunfels, TX 78132

RE: Installation of Underground Electric Distribution Facilities for
High Branch Subdivision.

Dear Mr. Beisert,

We have received your inquiry regarding electric service for the proposed **High Branch Subdivision** project located in Hays County and have determined that is in the certificated service territory of Bluebonnet Electric Cooperative, Inc., and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy. We look forward to working with you to provide the electric service this project requires. We need the following items satisfied before we can proceed with our design and cost estimate:

1. One set of blueline plans and a CAD (AutoCAD or MicroStation format) file for all construction activity on the entire project.
2. A 5' wide exclusive assignment (whose location is agreeable to us) for our facilities in a 10' wide Public Utility Easement or a 10' wide dedicated Bluebonnet Electric Cooperative easement. We request that you conduct a utility coordination meeting at which all utilities involved in your project attend and agree on their respective assignments.
3. Your proposed construction schedule for all phases of this project.
4. A Development Information Request Form for all facilities to be served in all phases of this project and/or a detailed electrical load analysis for all commercial facilities to be served in all phases of this project.

Please see the attached Bluebonnet Timeline Sheet for your project/job work progress and scheduling.

Bluebonnet Electric Cooperative shall at all times have complete ownership and control of any facilities we install and reserve the right to serve other customers from these facilities at any time.

Should you have any questions or need additional information, please give me a call at 888-622-2583, ext. 8527

Sincerely,

Bill Scoggins
Project Coordinator

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: Centerpoint Energy

Applicable Utility Service Code(s): A

Comments / Conditions: Service is available to the property, we would like to discuss
terms to service the development with the developer/ builders.

Devin Kleinfelder - 830 481 8494

Signature of Gas Company Official: *Devin Kleinfelder*

Title: Senior Marketing Consultant Date: 1/3/2019

TELEPHONE 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 Telephone Service Provider: _____

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Telephone Company Official: _____

Title: _____ Date: _____

SEE LETTER NEXT SHEET
FROM TELEPHONE PROVIDER
(CHARTER COMM.)



January 9, 2019



Brittany Beisert, EIT
brittanybeisert@ma-tx.com

Location:

ON Redwood RD North West of Old Bastrop Hwy /Before FM 123

On the East side of the road.

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
- _____

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,



Jessie Acevedo | Business Development Specialist
Work 512.485.4075 Cell 512 201 9124
CTX Construction 810 W Howard Ln, Suite 100, Austin, TX 78753

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): A

Comments / Conditions: _____

Signature of Water Official: 

Title: Senior Engineer Date: 1/9/19

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): 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: 

Title: Senior Engineer Date: 1/9/19

This conveyance is made and accepted subject to any and all restrictions, conditions, covenants, easements and reservations, if any, affecting the use of the Property now of record in the Office of the County Clerk of the County in which the Property is situated, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, affecting the use of the Property (the "Permitted Exceptions"). Taxes for the current year are hereby assumed by Grantee.

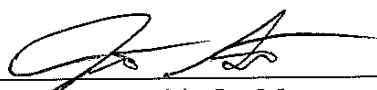
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, executors, administrators and assigns, and subject to the Permitted Exceptions, Grantor does hereby bind Grantor, and Grantor's successors and assigns, to Warrant and Forever Defend all and singular the Property unto Grantee and Grantee's heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly agreed that the Vendor's Lien, as well as the superior title in and to the Property is retained against the Property until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED effective as of the 27th day of November, 2018.

TWO RIVERS INTERESTS, LP,
a Texas limited partnership

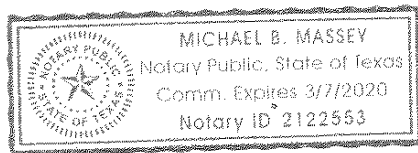
By: Two Rivers Interests GP, LLC,
a Texas limited liability company,
its general partner

By: 
Jim R. Smith, Jr., Manager

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 27th day of November, 2018, by Jim R. Smith, Jr., Manager of Two Rivers Interests GP, LLC, a Texas limited liability company, General Partner of Two Rivers Interests, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1 (NORTH TRACT):

Being an 84.637 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, and being out of the remaining portion of a called 106.35 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Volume 4514, Page 304, of the Official Public Records of Hays County, Texas, and said 84.637 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin with cap stamped "Eagle Surveying" found in the Northeasterly Right-of-Way (R.O.W.) line of Redwood Road (also known as C.R. 232) (a variable width R.O.W.), being the most Westerly corner of a called 99.36 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 18017502, of the Official Public Records of Hays County, Texas, and being the most Southerly corner of said remainder of 106.35 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of said remainder of 106.35 acre tract of land, N 41° 16' 01" W, a distance of 46.01 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of said Redwood Road, being in the Southwesterly line of said remainder of 106.35 acre tract of land and being the most Westerly Southwest corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, and across and through said remainder of 106.35 acre tract of land, the following two courses:

N 60° 43' 54" E, a distance of 830.09 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southerly interior corner;

N 41° 16' 01" W, a distance of 1,261.77 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in a Northwesterly line of said 106.35 acre tract of land, same being the Southeasterly line of Lot 1, Block "A", of La Vista Foundation Subdivision, as recorded in Volume 8, Page 277-278, of the Map and Plat Records of Hays County, Texas, and being a Westerly corner of this herein described tract of land;

THENCE with the common line between said remainder of 106.35 acre tract of land and said Lot 1, N 44° 12' 01" E, a distance of 1,375.05 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Easterly Northeast corner of said Lot 1, and being a Northwesterly interior corner of said remainder of 106.35 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 106.35 acre tract of land and said Lot 1, N 42° 14' 11" W, a distance of 1,391.97 feet to a ½" iron pin found for the most Northerly corner of said Lot 1, being in the Southeasterly line of a called 58.94 acre tract of land, as conveyed to Enos Gary, executor of the estate of Eloise Crawford, and recorded in Volume 990, Page 795, of the Official Public Records of Hays County, Texas, and being the most Westerly Northwest corner of said 106.35 acre tract of land and this herein described tract of land;

THENCE with the common line between said 58.94 acre tract of land and said 106.35 acre tract of land, N 44° 05' 24" E, a distance of 521.18 feet to a 1" iron pin found for the most Easterly corner of said 58.94 acre tract of land, being in the Southwesterly line of Lot 17, Block 6, of the Hills of Hays Subdivision,

Phase 2, as recorded in Volume 4, Page 337, of the Map and Plat Records of Hays County, Texas, and being the most Northerly corner of said 106.35 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly line of the said Hills of Hays Subdivision, Phase 2, same being the Northeasterly line of said 106.35 acre tract of land, S 40° 59' 56" E, a distance of 591.72 feet to leaning ½" iron pin found for the most Southerly corner of Lots 24 and 25, of said Hills of Hays Subdivision, Phase 2, same being the most Westerly corner of the remaining portion of a called 195.677 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and being a Northerly Northeast corner of said 106.35 acre tract of land and this herein described tract of land;

THENCE with the common line between said 106.35 acre tract of land and the remaining portion of said 195.677 acre tract of land, S 41° 06' 18" E, a distance of 2,654.16 feet to a ¼" iron pin found in the Southwesterly line of the remaining portion of said 195.677 acre tract of land, being the most Northerly corner of the aforementioned 99.36 acre tract of land, and being the most Easterly Northeast corner of said 106.35 acre tract of land and this herein described tract of land;

THENCE with the common line between said remainder of 106.35 acre tract of land and said remainder of 99.36 acre tract of land, S 60° 43' 54" W, a distance of 2,732.09 feet to the POINT OF BEGINNING, and containing 84.637 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

TRACT 2 (SOUTH TRACT):

Being an 85.865 acre tract of land out of the Barnette O. Kane Survey, Abstract No. 281, in Hays County, Texas, and being out of the remainder of a called 99.36 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 18017502, of the Official Public Records of Hays County, Texas, and said 85.865 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin with cap stamped "Eagle Surveying" found in the Northeasterly Right-of-Way (R.O.W.) line of Redwood Road (also known as C.R. 232) (a variable width R.O.W.), being the most Westerly corner of said remainder of 99.36 acre tract of land, the most Southerly corner of the remainder of a called 106.35 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Volume 4514, Page 304, of the Official Public Records of Hays County, Texas, and being the most Westerly corner of this herein described tract of land;

THENCE departing the Northeasterly R.O.W. line of said Redwood Road, with the Southeast line of said 106.35 acre tract of land, and with the Northwest line of said remainder of 99.36 acre tract of land, N 60° 43' 54" E, a distance of 2,732.09 feet to a ¼" iron pin found for the most Easterly corner of said 106.35 acre tract of land, being in the Southwest line of the remaining portion of a called 195.677 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and

being the most Northerly corner of said 99.36 acre tract of land and this herein described tract of land;

THENCE with the Northeasterly line of said 99.36 acre tract of land, the Southwest line of the remaining portion of said 195.677 acre tract of land, and the Southwest line of a called 125.0 acre tract of land, as conveyed to Hames S. Lane and Billye Jo Sherrill Lane, recorded in Volume 878, Page 325, of the Official Public Records of Hays County, Texas, S 41° 15' 44" E, at a distance of 85.37 feet passing the most Southerly corner of the remaining portion of said 195.677 acre tract of land, same being the most Westerly corner of said 125.0 acre tract of land, and continuing for a total distance of 1,615.62 feet to a ½" iron pin found in the Southwesterly line of said 125.0 acre tract of land, being the most Northerly corner of a called 99.56 acre tract of land, as conveyed to Two Rivers Interests, LP, and recorded in Document No. 12036811, of the Official Public Records of Hays County, Texas, and being the most Easterly corner of said 99.36 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly line of said 125.0 acre tract of land, and with the common line between said 99.56 acre tract of land and said 99.36 acre tract of land, S 60° 21' 36" W, a distance of 2,332.56 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwesterly line of said 99.56 acre tract of land, being in the Southeasterly line of said 99.36 acre tract of land, and being the most Southerly corner of this herein described tract of land;

THENCE departing the Northwesterly line of said 99.56 acre tract of land, and across and through said 99.36 acre tract of land, N 41° 52' 39" W, a distance of 1,588.80 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Westerly interior corner of this herein described tract of land;

THENCE continuing across and through said 99.36 acre tract of land, S 60° 43' 54" W, a distance of 378.42 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northeasterly R.O.W. line of said Redwood Road, being the Southwesterly line of said remainder of 99.36 acre tract of land, and being the most Southerly Southwest corner of this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said Redwood Road, same being the Southwesterly line of said remainder of 99.36 acre tract of land, N 41° 52' 39" W, a distance of 46.11 feet to the POINT OF BEGINNING, and containing 85.865 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum 1983.

Exhibit A -- Page 3

