

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: September, 2020



CONTACT INFORMATION

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|-------------------------|--|------------------------|--|
| Applicant's Name | Lonnie D. Eaves | Property Owner | Whisper Master Community, LTD |
| Company | Vigil & Associates | Company | Whisper Master Community, LTD |
| Mailing Address | 4005 Banister Lane, 225C Austin, TX 78704 | Mailing Address | 9811 S. IH-35, Bldg 3, St. 100 Austin, TX 78744 |
| Phone # | (512) 326-2667 | Phone # | (512) 695-3532 |
| Email | lonnie@vigilandassoc.com | Email | rw4@cgminterests.com |

PROPERTY INFORMATION

Proposed Subdivision Name: Flustern Road Infrastructure Improvements

Subject Property Address or General Location: Opportunity Blvd (approx. 1565' east of IH-35 ROW)

Acres: 3.587 **Tax ID #: R** 16597, 16599

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:** Agriculture

Proposed Number of Lots: 1 **Proposed Land Use:** Street ROW

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: Nov. 13, 2020

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: Nov. 13, 2020

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:

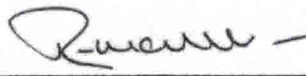
- ☐ If public improvements were deferred, Subdivision Improvement Agreement
- ☐ Subdivision Improvement Agreement recording fee: \$_____
- ☐ Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- ☐ Other recording fee: \$_____

***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

I, Whisper Mast Community L.P. (owner name) on behalf of
Whisper Master Community L.P. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Opportunity Blvd. (approx. 1565' east of IH-35) (address).

I hereby authorize Lonnie D. Eaves (agent name) on behalf of
Vigil & Associates (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: 11/9/2020

Printed Name, Title: R. W. McDonald, IV, Partner

Signature of Agent:  Date: 11/6/20

Printed Name, Title: Lonnie D. Eaves, P.E.

Form Updated October, 2019

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Flustern Road Infrastructure Improvements

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: Pedernales Electric Coopertative

Applicable Utility Service Code(s): _____

Comments / Conditions: New easement will be required for any line relocations.

Signature of Electric Company Official: 

Title: Electric Distribution Designer, Lead Date: 10/15/2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Flustern Road Infrastructure Improvements Plat

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): B.

Comments / Conditions: _____

Signature of Gas Company Official: Polo Solis

Title: Marketing Consultant Date: 10/21/2020



September 10, 2020

Vigil and Associates

C/O David Sheets

(o) 512-326-2667

david@vigilandassoc.com

SUBJECT PROPERTY: Whisper - Flustern Road

David,

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.

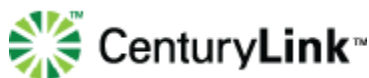
Sincerely,

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: Flustern Road Infrastructure Improvements

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

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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 Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Extensions required

Signature of Water Official: Tony Elmer

Title: Water Dept Manager Date: 8-31-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Flustern Road Infrastructure Improvements

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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 required to serve
development to be installed by developer.

Signature of Wastewater Official: Lloyd Juarez
Title: Wastewater Collections Manager Date: Sept. 02, 2020

Digitally signed by Lloyd Juarez
DN: cn=Lloyd Juarez, o=US,
o=City of San Marcos,
ou=Wastewater Collections/200,
email=ljuarez@sanmarcostx.gov,
Date: 2020.09.02 16:06:39 -0500