

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: September, 2019



CONTACT INFORMATION

Applicant's Name	Lennar Homes of Texas	Property Owner	Kyle Three Partners LP
Company	Lennar Homes of Texas	Company	Kyle Three Partners LP
Mailing Address	13620 N. FM 620, Bldg B, Suite 150, Austin, TX	Mailing Address	3736 Bee Cave Rd, Ste 1-122, West Lake Hills, TX 78746
Phone #	512-534-6041 Chase Kohloff	Phone #	512-751-7357 Joe Stafford
Email	chase.kohlhoff@lennar.com	Email	joe@staffordcompany.com

PROPERTY INFORMATION

Proposed Subdivision Name: Sunset Oaks Section 4 Phase 1A

Subject Property Address or General Location: 3499 Yarrington Rd, Kyle, TX 78640

Acres: 48.244 Tax ID #: R 14906

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

DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat

☐ Final Development Plat

Current Number of Lots: 1

Current Land Use: Agriculture

Proposed Number of Lots: 168

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 \$1,288 plus \$100 per acre

Technology Fee \$12

MAXIMUM COST \$2,512

\$1,288 plus \$100 per ac X 48.244 ac = \$6,112.40 Therefore \$2,512 MAX

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: 10-16-19

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: 10-16-19

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

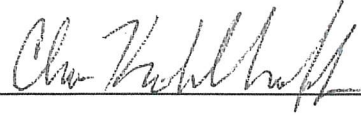
I, Joe Stafford on behalf of Kyle Three Partners LP (owner/company)

acknowledge that I/we am/are the rightful owner of the property located at
3499 Yarrington Road, Kyle, Texas 78640 (address).

I hereby authorize Binkley & Barfield, Inc on behalf of Lennar Homes (agent name/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: _____

Printed Name, Title: Kyle Three Partners LP by

Signature of Developer:  Date: _____

Printed Name, Title: Lennar Homes, by

Signature of Agent:  Date: 9/3/19

Printed Name, Title: Binkley & Barfield, Inc. by Stephen A. Sherrill, P.E.

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: Pedernales Electric Cooperative

Applicable Utility Service Code(s): C,D

Comments / Conditions: Pedernales Electric Cooperative will require a temporary overhead
3phase line to provide an alternate feed for mainline underground facilities if unable to provide
in first phase of construction.

Signature of Electric Company Official: 

Title: Electrical Distribution Designer, Sr.

Date: 9-11-2019

Ref: Sunset Oaks Section 4 Phase 1A & 1B

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): B

Comments / Conditions: _____

Signature of Gas Company Official: Devin Kleinfelder

Title: Senior Marketing Consultant Date: 9/10/2019



October 17, 2018

Re: Charter/Spectrum Will Serve Letter For The Following Project:

Sunset Oaks, @ Yarkenton Rd & Hwy 21 San Marcos TX.

Dear Sir/Madam:

This Letter will serve as confirmation that Charter/Spectrum is the franchised cable operator for the area where the aforementioned project is to be constructed. Charter/Spectrum will provide its telecommunications services to the project's residents when we receive an executed System Installation and Service Agreement from the Developer.

Should you have any questions regarding this project, please contact Charter/Spectrum at:

Jessie Acevedo
SPECTRUM COMM
Business Development Specialist
810 W. Howard Lane Suite 100
Austin, TX 78753
Office: 512-485-4075/Cell 512-687-2781

Ref: Sunset Oaks Section 4 Phase 1A & 1B

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: Maxwell Water Supply Corporation

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Water Official: Anthony Garza

Title: Assistant GM Date: 09/12/2019

Ref: Sunset Oaks Section 4 Phase 1A & 1B

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: Aqua Texas

Applicable Utility Service Code(s): _____

OR, the use of either 1) B 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: Brent C. Reeh - Brent C. Reeh

Title: CTX Area Manager Date: October 1, 2019