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APPLICATION FOR LAND SUBDIVISION (PLAT)

102 E. Chihuahua Street
P.O. Box 225
La Vernia, TX 78121
(830) 779-4541

CHECK ONE: ☐ Master Plan ☒ Prelim./Final Plat ☒ Prelim. Plat ☐ Final Plat ☐ Replat ☐ Amended ☐ Minor

1. **PROPOSED SUBDIVISION NAME:** La Vernia TSC **UNIT NO.** _____
   LOCATION DESCRIPTION/NEAREST INTERSECTION: HWY 87 FM 1346
   ACREAGE: 6.512 **NO OF LOTS: EXISTING** _____ **PROPOSED** 1
   REASON FOR PLATTING/REPLATTING Sub dividing from lager tract

2. **OWNER/APPLICANT*:** FLP Development LLC c/o TKC CCCLXXXVII, LLC

   (* If applicant is person other than owner, a letter of authorization must be provided from owner.*)

   ADDRESS: P.O. Box 10 HWY. 87 West La Vernia, Texas 78121

   Telephone: 704-365-6000 **Fax:** _____ **Mobile:** _____ **Email:** wfulton@thekeithcorp.com

3. **LICENSED ENGINEER/SURVEYOR:** Tyler Meals P.E. - Meals Myers Engineering & Surveying LLC

   MAILING ADDRESS: 10102 Huebner Road, San Antonio Tx 78240 **Ste.** _____
   TELEPHONE: 704-365-6000 **Fax:** _____ **Mobile:** _____ **Email:** tyler@mealsmyers.com
   LIST ANY VARIANCE REQUESTED: _____

   REASON FOR REQUEST (List any hardships): _____

4. **PRESENT USE OF THE PROPERTY** Vacant /Agriculture **CURRENT ZONING:** R-A

5. **CITY LIMITS:** ☒ IN ☒ OUT **IS ANY PART OF THE PROPERTY IN A FLOODPLAIN?** ☒ YES ☐ NO

6. **Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office.**

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

- ☐ Completed application, including signature of owner/applicant and signed waiver.
- ☐ Copy of deed showing current ownership.
- ☐ 7 copies of the plat, collated and folded so that the subdivision name is visible. Staple plats with 2 or more pages.
- ☐ 2 copies of the preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants; sewer system; storm sewer and preliminary drainage plan.
- ☐ Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
- ☐ Survey showing any existing structures on the subject property.
- ☐ List of street names approved by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of La Vernia. I understand that the plat will NOT be forwarded to the Planning and Zoning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning and Zoning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on _____ (date of Planning and Zoning Commission meeting). This waiver expires after _____ (date of the Planning and Zoning Commission meeting). (The waiver statement is not applicable to Minor Plats.)

Tim Pierdolla — 8-17-26

Signature of Owner/Applicant **Printed Name of Owner/Applicant** **Date**

(If applicant is person other than owner, a letter of authorization must be provided from owner.)
Signature indicates authorization for plat application and acceptance of waiver statement.

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APPLICATION FEES

Overall Development Concept Review Fee	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots, but intended for apartments, townhouses, commercial and/or industrial use.
Preliminary Plat Review	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots
Final Plat Review Fee	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Minor Subdivision Plat	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Vacating a Plat or Replatting	$250 + $1.00 per lot, plus $2.00 per acre or portion thereof for any land within the boundaries of the plat not divided into conventional single-family residential lots.
Plat Amendment	$250
Engineering Fees Review	To be paid by the developer or property owner before the final plat approval is made by the city.
Changes or request for further reviews from the developer or property owner by the City Engineer	Shall be paid by the developer or property owner at the standard rates charged by the City Engineer before the final plat approval is made by the City.
Legal Fees	Shall be paid by the City for legal fees incurred. The subdivider shall reimburse the City prior to the final plat approval by the City.
Variance Requesting Relief from the Subdivision Ordinance	$250

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning and Zoning Commission until all staff comments have been satisfied.
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- Engineering and legal fees shall be paid to the city prior to the final plat approval.
- The following items must be provided when submitting an approved plat for recordation.
  -Tax certificate showing that no taxes are currently due or delinquent against the property.
  -Three original mylars.
  -Twelve blue line copies for Wilson County 9-1-1 Addressing in 24 X 36 inch or 24 X 18 inch format.
  -One 11 X 17 inch blue line copy.
  -An electronic copy in .pdf in 24 X 36 inch or 24 X 18 inch format and in 11 X 17 inch format.
  -Recording fee. Checks should be made out to Wilson County Clerk.

FOR OFFICE USE ONLY:

Date Application Fee Received:_____ Received By:_____

Receipt No._____ Cash/Check No._____ Amount Recd. $_____

_____7 copies _____street name appr. list _____TxDOT approval letter

_____letter of authorization _____proof of ownership _____HOA document

Plat review meeting date:_____ Planning and Zoning Commission meeting date:_____