

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Xavier Torres, PE (AGENT)	Property Owner	TACK Development, Ltd.
Company	Doucet & Associates, Inc.	Company	
Applicant's Mailing Address	7401B Hwy. 71 W., Ste 160 Austin, TX 78735	Owner's Mailing Address	230 Klattenhoff Ln., Ste. 100 Hutto, TX 78634
Applicant's Phone #	512-583-7623	Owner's Phone #	512-846-1733
Applicant's Email	xtorres@doucetengineers.com	Owner's Email	blake.reed@timmermancapital.com

PROPERTY INFORMATION

Proposed Subdivision Name: Waterstone Subdivision Units A-C

Subject Property Address or General Location: South of CR 158

Acres: 89.77 Ac. **Tax ID #:** R R14883, R14884, R70463

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

DESCRIPTION OF REQUEST

Type of Plat: ☒ Preliminary Subdivision Plat ☐ Replat ☐ Concept Plat

Proposed Number of Lots: 381 and ROW **Proposed Land Use:** Single Family, ROW

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/

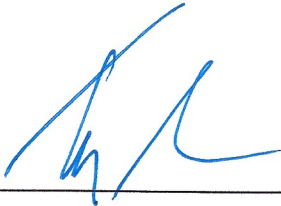
December 17, 2020

Authority Having Jurisdiction (AHJ)

RE: Agent Authorization for Waterstone

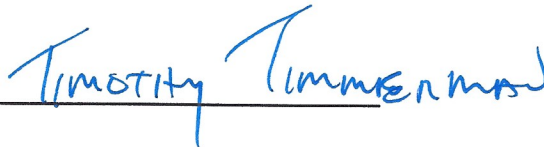
Doucet & Associates, Inc. is authorized to act as Agents for Tack Development, Ltd., owner/developer of the tracts locally identified as Hays County Parcel ID numbers R70463, R14883 and R14884 which equal approximately 236.1 acres out of the William Hemphill Survey, Abstract No. 221 in Hays County, Texas as referenced in the Special Warranty Deed recorded in Document No. 18007777 of the Official Public Records of Hays County, Texas with regard to coordinating, submitting and processing the subdivision (platting and construction documents), watershed protection/water quality, public improvements (on and offsite), driveway permits and all other applications as necessary to complete the subdivision/site plan approval process with the various Authorities Having Jurisdiction.

If you should have any questions, please contact me.



Signature

Print Name and Title:



Tack Development, Ltd.

230 Klattenhoff Ln., Ste. 100

Hutto, TX 78634

(512) 846-1733


PROPERTY OWNER AUTHORIZATION

I, Blake Reed (owner name) on behalf of
TACK Development LTD (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
CR 158 (address).

I hereby authorize Tracy A. Bratton and Xavier A. Torres (agent name) on behalf of
Doucet & Associates, Inc. (agent company) to file this application for
Preliminary Plat, Final Plat, PICP, WPP2, SPP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 8/25/21

Printed Name, Title: Manager

Signature of Agent:  Xavier Torres Date: 8/25/21

Printed Name, Title: Tracy A. Bratton, P.E. Xavier A. Torres, P.E.
Vice President, Project Manager
Land Development

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: Xavier A. Torres

Digitally signed by Xavier A. Torres
DN: cn=Xavier A. Torres, o=Discret & Associates, ou,
email=xatorres@discretengineers.com, c=US
Date: 2021.06.02 15:08:37 -0500

Date: 06/02/2021

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: Xavier A. Torres

Digitally signed by Xavier A. Torres
DN: cn=Xavier A. Torres, o=Discret & Associates, ou,
email=xatorres@discretengineers.com, c=US
Date: 2021.06.02 15:08:56 -0500

Date: 06/02/2021

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.