

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: March, 2018

Case # PC-\_\_\_\_-\_\_\_\_-\_\_\_\_



## CONTACT INFORMATION

<b>Applicant's Name</b>	Doucet & Associates, Inc. Joe Grasso, P.E., CPESC	<b>Property Owner</b>	Whisper Master Community Limited Partnership Robert McDonald, III
<b>Applicant's Mailing Address</b>	7401B Hwy. 71 W., Ste. 160 Austin, TX 78735	<b>Owner's Mailing Address</b>	9811 S. IH 35 Austin, TX 78744
<b>Applicant's Phone #</b>	512-583-2600	<b>Owner's Phone #</b>	512-280-5353
<b>Applicant's Email</b>	jgrasso@doucetengineers.com	<b>Owner's Email</b>	txrwmc3@yahoo.com

## PROPERTY INFORMATION

**Proposed Subdivision Name:** Whisper PID Infrastructure Improvements Plat

**Subject Property Address or General Location:** Whisper Hills Blvd. @ IH-35 NB

**Acres:** 25.615 ac (706.15 overall subdivision acreage) **Tax ID #:** R147984, R149611, R11270, R16592, R116610, R16597, R16599

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

## DESCRIPTION OF REQUEST

**Type of Plat:** ☒ Final Subdivision Plat ☐ Final Development Plat

**Current Number of Lots:** 7 **Current Land Use:** Streets for Whisper PID

**Proposed Number of Lots:** 0, 13,175 LF street **Proposed Land Use:** Streets for Whisper PID

## AUTHORIZATION

*All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.*

Filing Fee \$1,250 plus \$100 per acre      Technology Fee \$11      MAXIMUM COST \$2,511

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**To be completed by Staff:** **Date Submitted:** \_\_\_\_\_ **5 Business Days from Submittal:** \_\_\_\_\_

**Completeness Review By:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Contact Date for Supplemental Info:** \_\_\_\_\_

**Supplemental Info Received (required w/in 5 days of contact):** \_\_\_\_\_

**Application Returned to Applicant:** \_\_\_\_\_ **Application Accepted for Review:** \_\_\_\_\_

**Comments Due to Applicant:** \_\_\_\_\_ **Resubmittal Date:** \_\_\_\_\_ **P&Z Meeting:** \_\_\_\_\_

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Joe Grasso Date: 9/17/18

Printed Name: Joe Grasso, P.E., CPESC

## WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Joe Grasso Date: 9/17/18

Printed Name: Joe Grasso, P.E., CPESC

## RECORDATION REQUIREMENTS\*\*\* (To be completed by staff)

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: \$ \_\_\_\_\_
- ☐ Reprinted Tax Receipt
- ☐ Tax Certificate (paid prior to January 31<sup>st</sup> 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.

WHISPER TEXAS - PID

**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:**

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment 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. Need easement(s) within subject property

Name of Electric Service Provider PEC

Applicable Utility Service Code(s) A; D

Comments/Conditions Adequate service is available to subject property. At time of final platting Pedernales Electric Cooperative will negotiate needed easements within subject property.

Signature of Electric Company Official 

Title Right of Way Agent Date 06-10-16

**GAS UTILITY SERVICE ACKNOWLEDGEMENT:**

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Name of Gas Service Provider CenterPoint Energy

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Gas Company Official \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

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Name of *Electric Service Provider* San Marcos Electric Utility

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Electric Company Official \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

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Name of *Gas Service Provider* CenterPoint Energy

Applicable Utility Service Code(s) A

Comments/Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Gas Company Official 

Title Operations Supervisor Date 06/14/2016

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

- Name of *Water Service Provider* City of San Marcos

Comments/Conditions \_\_\_\_\_

Date: \_\_\_\_\_

Name of Wastewater Service Provider City of San Marcos

**Comments/Conditions** Line extensions, system improvements by developer.

**Title:** \_\_\_\_\_

Date June 16, 2016

Name of Telephone Service Provider AT&T

Comments/Conditions

**Title:**

Date \_\_\_\_\_

Development Services-Planning • 630 E. Hopkins • San Marcos, Texas 78666 • 512-393-8230 • FAX 855-759-2843