

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	R. W. McDonald, IV
Company	Vigil and Associates	Company	135 Residential Development, LLC & Whisper Master Community Limited Partnership
Mailing Address	4005 Banister Lane, Suite 225-C	Mailing Address	9811 S. Interstate Highway 35, Bldg. 3, Suite 100
Phone #	512 326-2667	Phone #	512 695-3532
Email	hermann@vigilandassoc.com	Email	rw4@cgminterests.com

PROPERTY INFORMATION

Proposed Subdivision Name: Whisper M.U. Subdivision Phase 1B

Subject Property Address or General Location: SW corner Opportunity Blvd @ Harris Hill Road

Acres: 17.831 Tax ID #: R 16592 & 16597

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: agricultural

Proposed Number of Lots: 84 Proposed Land Use: Single Family, Parkland,

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: 24/JUL/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: 24/JUL/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, Robert W. McDonald, IV (owner name) on behalf of
135 Residential Development, LLC & Whisper Master Community LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
Southwest corner of Opportunity Blvd. & Harris Hill Road (address).

I hereby authorize Hermann Vigil (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: 1.23.20

Printed Name, Title: Robert W. McDonald, IV - Partner

Signature of Agent:  Date: Jan. 23, 2020

Printed Name, Title: Hermann Vigil, P.E.

Form Updated October, 2019

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 Coop

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Electric Company Official: [Signature]

Title: Designer Date: 12/19/2019

GAS UTILITY SERVICE ACKNOWLEDGEMENT

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- 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: CENTRAL POINT ENERGY
Applicable Utility Service Code(s): A
Comments / Conditions: _____

Signature of Gas Company Official: [Signature]
Title: SR. MKET CONSULTANT Date: 12/19/19

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

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Name of Telephone Service Provider: CenturyLink

Applicable Utility Service Code(s): C

Comments / Conditions: See Note Below

Signature of Telephone Company Official: Chris McGuire

Title: Senior LNI Engineer Date: 12/19/2019

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.

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Whisper MU Subdivision Phase 1

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Name of Water Service Provider: Maxwell WSC

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Water Official: Anthony Garcia

Title: Assistant GM Date: 1-29-2020

Whisper Phase 1

WATER UTILITY SERVICE ACKNOWLEDGEMENT

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Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: under construction

Signature of Water Official: Tony Elmer

Title: Water District Manager Date: 12-19-19

Whispers Residential Subdivision

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

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- 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 Water Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Water Utility Official: _____

Title: _____ Date: _____

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 to be installed by developer.

Signature of City or County Wastewater Official: Lloyd Suarez

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

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- D. Need easement(s) within subject property

Name of Telephone Service Provider _____

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____