



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL PRE-APPLICATION
CONSULTATION CONFERENCE

DATE: DATE:
_____ 10/21/21

NOT SCHEDULED NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME WFC HEADWATERS OWNER VII, L.P.

COMPANY Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

CITY Boston **STATE** MA **ZIP CODE** 02116

PHONE C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com;
cc: contact@freeholdcm.com

OWNER NAME WFC HEADWATERS OWNER VII, L.P.

COMPANY Freehold Communities

STREET ADDRESS 500 Boylston St., Ste 2010

CITY Boston **STATE** MA **ZIP CODE** 02116

PHONE C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com;
cc: contact@freeholdcm.com

PROPERTY INFORMATION

PROPERTY OWNER NAME	WFC HEADWATERS OWNER VII, L.P.
PROPERTY ADDRESS	Intersection of Headwaters Blvd & Sage Thrasher Circle
CURRENT LEGAL DESCRIPTION	682.32.35 AC, FROM A0394 M D RAPER, 58 H BRASHE, 555 A JOLLY, 40 H BENSON, 811 JF GILBERT, 639 L LEWIS, 560 J POWELL, 567 WR WOOD, 475 W WALKER JR SURVEYS
TAX ID #	R111877
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	57.14
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>NONE</u> <input type="checkbox"/> State Name: <u>NONE</u> <input type="checkbox"/> City/County (public) Name: <u>NONE</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>The Headwaters at Barton Creek</u>

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION

PROPOSED SUBDIVISION NAME	Headwaters at Barton Creek, Phase 5, Section 2
TOTAL ACREAGE OF DEVELOPMENT	57.14
TOTAL NUMBER OF LOTS	146
AVERAGE SIZE OF LOTS	8392 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: MUD UTILITY, OPEN SPACE, WATER QUALITY, DRAINAGE
# OF LOTS PER USE	RESIDENTIAL: <u>144</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: <u>2</u>
ACREAGE PER USE	RESIDENTIAL: <u>24.98</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: <u>32.16</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4,726 LF</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u></p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Time Warner Cable / Spectrum

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Headwaters Municipal Utility District

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): One Texas Gas

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?

~~YES NOT APPLICABLE~~

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

Parkland to be dedicated per the Development Agreement.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

WFC HEADWATERS OWNER VII, L.P.

Applicant Name

SEE ATTACHED

Applicant Signature

Date

Notary

Date

Notary Stamp Here

WFC HEADWATERS OWNER VII, L.P.

Property Owner Name

SEE ATTACHED

Property Owner Signature

Date

-Attached Signature Page to Page 6, Applicant's Signature, Headwaters at Barton Creek, Phase 5.2,
WFC Headwaters Owner VII, L.P.- Dated- 10/27/21

Applicant:

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: JRB
Name: Jesse R. Baker
Title: Authorized Signatory

Property Owner:

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: JRB
Name: Jesse R. Baker
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

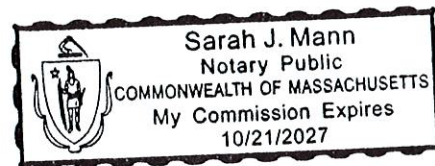
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of FCA Austin, LLC, Administrative Member of WFC Headwaters Holdings JV VII, L.L.C., Sole Member of WFC Headwaters GP VII, L.L.C., General Partner of WFC Headwaters Owner VII, L.P. on behalf of said limited partnership and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 27th day of October, 2021.

[Signature]
Notary Public in and for the Commonwealth of Massachusetts
My Commission expires on: 10/21/27



All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: SEE ATTACHED Date: _____

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	N/A PLAT	Engineer’s Summary Report
<input type="checkbox"/>	N/A PLAT	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable)
<input type="checkbox"/>	N/A PLAT	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	N/A FINAL	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	N/A FINAL	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

FISCAL TO BE POSTED ONCE APPROVED

Tax certificates are at City

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PARKLAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT \$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

PROJECT IS IN ETJ - COSTS TO BE APPROVED BY HAYS COUNTY.

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	None proposed
Parkland Dedication, Article 28.03	Parkland to be dedicated per Development Agreement
Landscaping and Tree Preservation, Article 28.06	N/A - ETJ

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>Site is proposed to be in compliance of the Headwaters Development Agreement, as amended or restated</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>N/A - ETJ</p>

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Final Plat Establishing Headwaters at Barton Creek, Phase 5, Section 2

Project Address: Intersection of Headwaters Blvd. & Sage Thrasher Circle

Project Applicant Name: WFC HEADWATERS OWNER VII, L.P.

Billing Contact Information

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617.221.9801

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT

~~Applicants are required to pay all associated costs associated with a project's application for a permit, certificate of appropriateness, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Development Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially responsible for the payment and responsibility of these fees.~~

Signature of Applicant

Date



DRIPPING SPRINGS
Texas

City of Dripping Springs

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Dripping Springs, TX 78620

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PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM

Meeting Date: 10/21/21 **Meeting #:** _____

CONTACT INFORMATION

Name	WFC HEADWATERS OWNER VII, L.P.
Company	WFC HEADWATERS OWNER VII, L.P., c/o Freehold Communities
Mailing Address	500 Boylston St., Ste 2010, Boston, MA 02116
Phone #	c/o 617-221-8400
Email	jrb@freeholdcm.com; cc: contracts@freeholdcm.com

PROPERTY INFORMATION

Subject Property Address: Intersection of Headwaters Blvd. & Sage Thrasher Circle 682.3235 AC, From A0394
Tax ID: R 111877 M DRAPER,
Zoning: N/A - ETJ 58 H BRASHE, 555 A JOLY, _____
Legal Description: Lot _____ Block _____ Subdivision _____ 40H BENSON,
Existing Use: Undeveloped Ranch Land **Proposed Use:** Residential/MUD Utility/Open space 811 JF GILBERT, 639 L _____
 LEWIS, 560 J POWELL, _____
 567 WR WOOD, 475 W _____
 WALKER JR SURVEYS _____

DESCRIPTION OF REQUEST

Project Name: Final Plat for Headwaters at Barton Creek, Phase 5 Section 2
Briefly describe the Proposal (subdivision proposed, building size(s), use(s), etc.):
144 Residential lots and approx. 2 Open Space lots

List of Attachments: (If applicable, ex. Site Plan, Survey, Plat): Final Plat

AUTHORIZATION

I hereby understand and agree that any discussion taking place with regards to this meeting request are for informational purposes only and is not intended to be an application for development to the City. At this time, I am not making an application, request for provision of services, or seeking a commitment or agreement by the City of Dripping Springs.

Meeting Fee: \$50 per hour, with a \$50 minimum

Print Name: WFC HEADWATERS OWNER VII, L.P.
Signature: SEE ATTACHED


-Attached Signature Page to City of Dripping Springs Pre-Development/Application Meeting Request Form, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: 
Name: Jesse R. Baker
Title: Authorized Signatory

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Final Plat Establishing Headwaters at Barton Creek, Phase 5, Section 2

Project Address: Intersection of Headwaters Blvd. & Sage Thrasher Circle

Project Applicant Name: WFC HEADWATERS OWNER VII, L.P.

Billing Contact Information

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617.221.9801

Type of Project/Application (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT

~~Applicants are required to pay all associated costs associated with a project's application for a permit, certificate of appropriateness, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Development Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially responsible for the payment and responsibility of these fees.~~

SEE ATTACHED

Signature of Applicant

Date


-Attached Signature Page to City of Dripping Springs Billing Contact Form, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: 
Name: Jesse R. Baker
Title: Authorized Signatory



CITY OF DRIPPING SPRINGS FIRE PLAN REVIEW APPLICATION

THE CITY OF DRIPPING SPRINGS BUILDING DEPARTMENT PROCESSES ALL PERMITS & PLAN REVIEW FOR
FIRE PROJECTS - INSPECTIONS ARE CONDUCTED BY THE HAYS COUNTY ESD 4



Application must be completed in full. Failure to provide any of the information may result in a delay of the plan review and the rejection of the application. This application is for permit issuance only. A permit will be issued upon the review and approval of plans for which the application is intended. Plan review fees and inspection/test costs will be determined by the plan reviewers.

PROJECT INFORMATION

Area: 57.14 AC Estimated Cost of Construction _____
Square Footage _____
Project Name Headwaters at Barton Creek, Phase 5.2
Project Address Intersection of Hazy Hills Loop and Headwaters Boulevard
Street Address _____ Suite No. _____

COMPANY/APPLICANT INFORMATION

Company Name WFC HEADWATERS OWNER VII, L.P. Number 617-221-8400
Company Address 500 Boylston St., Ste 2010, Boston, MA, 02116
Company Contact: Jesse R. Baker and Contracts Dept. Email: jrb@freeholdcm.com, cc: contracts@freeholdcm.com

REQUEST PLAN REVIEW

First Submittal: Second Submittal: Third Submittal: Fourth Submittal:

Subdivision Plan*	<input checked="" type="checkbox"/>	Site Plan*	<input type="checkbox"/>
Fire Alarm Plan – Device Count: _____	<input type="checkbox"/>	New Building Plan	<input type="checkbox"/>
Fire Sprinkler Plan – Head Count: _____	<input type="checkbox"/>	New Building Plan – Shell Only	<input type="checkbox"/>
Standpipe System	<input type="checkbox"/>	New Building/Alteration – Tenant Space	<input type="checkbox"/>
Underground Fire Protection System	<input type="checkbox"/>	Existing Building Remodel	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>

* If associated with Subdivision or Site Plan include this application in hard copy submittal package

SUBMIT ONLINE ONLY – MyPermitNow!

Excluding Subdivision Plan & Site Plan projects

- REQUIRED DOCUMENTS:** 1 PDF set of construction and site plans for the proposed project and/or 1 set of Fire Protection Systems plans must be submitted with this completed plan review application ONLINE VIA: WWW.MYGOVERNMENTONLINE.ORG
- Project invoices will be sent via MyPermitNow & posted in the project file on the customer portal – applicant will be notified after submittal has been accepted and processed.
- Please allow a minimum of two (2) weeks for the North Hays County Fire Rescue review process.
- Contact person will be notified upon the completion of the plan review. Include email address to be notified via email. Stamped plans will be provided after approval, it is the contractor's responsibility to print and place on jobsite. A valid permit and an approved set of plans must be maintained at the job site at all times. Failure to obtain a permit prior to beginning work on a system and/or failure to provide the plans and permit for the field inspector may result in a failed inspection and civil penalties assessed.
- By signing below, I hereby file this application for a fire code permit and if the permit herein applied for is granted, acknowledge myself to be bound to North Hays County Fire Rescue to see to it that all provisions of the permit are faithfully performed. Authorization is hereby given to North Hays County Fire Rescue and/or their designee, to enter upon the above-described property for the purpose of inspections of proposed construction. I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and believe that the submitted information is true, accurate and complete.

SEE ATTACHED

Printed Name of Applicant _____

Signature of Applicant _____

Date _____


-Attached Signature Page to City of Dripping Springs Fire Plan Review Application, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-

WFC Headwaters Owner VII, L.P.,
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,
a Delaware limited liability company,
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Austin, LLC,
a Delaware limited liability company,
its Administrative Member

By: 
Name: Jesse R. Baker
Title: Authorized Signatory