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Development Process Overview

Below is an overview of the process to establish non-standard water service. Depending on the specific needs of the development, other items may be required, which will be discussed as the process progresses.

If it is determined that the proposed development is in our CCN (service area), we will require the following:

- Non-Standard Service Request
- Service Investigation Fee
- Warranty Deed, showing legal description and ownership of property
- Plat of the development, water plan and/or other documents for project review

Once the study is completed and approved by the board, developer will receive a copy and have 60 days to accept the report and requirements necessary for their project. Picosawsc will require the following to begin the project:

- Non-Standard Service Agreement (NSSA)
 - Executed by owner of the property, per last recorded deed
 - If business, a resolution or other document showing authority to sign documents
- Payment of administrative fee, impact fees, and other fees as required per NSSA
 - Administrative fee - \$10,000 (covers administrative, engineering & legal services)
 - Impact fees - \$3,100/connection (reserves water capacity for project)
- Easement(s) granted to Picosawsc, if needed
- Engineered plans for proposed facilities as required for the project, if needed
- Copy of final approved and recorded plat
- Advertisement for Bids, contractor selection and vetting, if needed
- Inspection of construction, testing and other requirements, final as-builts submitted
- Any outstanding balances owed Picosawsc, contractors, sub-contractors or others paid in full
- Upon acceptance, facilities dedicated to Picosawsc with warranty period initiated

Please note, additional items may be required depending on the project. A complete detail of the project and all required items will be included in the NSSA.

All modifications to the plans and/or plat must be submitted to Picosawsc immediately. Changes could require a new study to be completed and approved by PWSC, and may require additional fees. **Any unapproved changes will void the contract between Picosawsc and the developer/owner.**

NOTE: All developments in Wilson County are required to go through the Wilson County Permitting and Development Department as part of the plat approval process. It is suggested that they be contacted early in the planning process to make sure Wilson County Subdivision Regulations are followed: Development Director Luz Serrato, 830-393-8357