

# PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	Stephen Ramsey, P.E.	Property Owner	Randall Morris, President
Company	Ramsey Engineering, LLC	Company	Cottonwood Creek JDR, LTD.
Applicant's Mailing Address	3206 Yellowpine Terrace, Austin, Texas 78757	Owner's Mailing Address	330 Wonder World Drive, Suite 300, San Marcos, Texas 78666
Applicant's Phone #	512-650-6800	Owner's Phone #	512-353-1776
Applicant's Email	sramseyeng@gmail.com	Owner's Email	jenny@randallmorris.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek

Subject Property Address or General Location: SH 123 at Rattler Road

Acres: 471.97 Tax ID #: R70227;R135068;R155133; 67408 (Guadalupe County)

Located in:  City Limits  Extraterritorial Jurisdiction (County) \_\_\_\_\_

## DESCRIPTION OF REQUEST

Type of Plat:  Preliminary Subdivision Plat  Replat  Concept Plat

Proposed Number of Lots: 2,939 Proposed Land Use: Residential; Commercial; Public

## 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/](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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: \_\_\_\_\_ N/A \_\_\_\_\_ Date: \_\_\_\_\_

## 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](http://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: \_\_\_\_\_ Stephen Ramsey, P.E. \_\_\_\_\_ Date: \_\_\_\_\_ 5/14/20

## 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 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: \$ \_\_\_\_\_

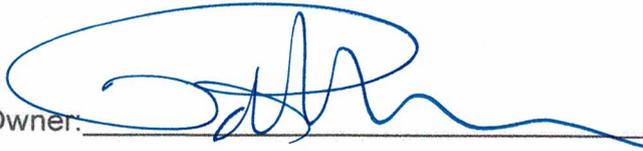
\*\*\*Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

PROPERTY OWNER AUTHORIZATION

I, Randall Morris, President (owner) acknowledge that I am the rightful owner of the property located at SH 123 at Rattler Road (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to file this application for Subdivision Master Plan Amendment/Renewal (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

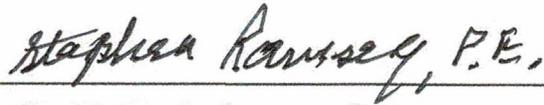
Signature of Property Owner:



Date: 5/15/20

Printed Name: Randall Morris

Signature of Agent:



Date: 5/14/20

Printed Name: Stephen Ramsey, P.E.

# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 GHA - Hays County

SSM - San Marcos CISD  
 YCI - York Creek Improvement District  
 CSM - City Of San Marcos

**Property Information**

Property ID : 10-0183-0002-00001-3  
 Quick-Ref ID : R70227

Value Information

	Land HS	:	\$0.00
N SH 123 SAN MARCOS, TX 78666	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0183 FARNHAM FRYE SURVEY, A0203 JOHN F GEISTER SURVEY & A0046 REBECCA BROWN SURVEY, PT TRACT 2, ACRES 46.431	Ag Mkt	:	\$636,350.00
	Ag Use	:	\$5,200.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$5,200.00

**Owner Information**

Owner ID : O9166086  
 COTTONWOOD CREEK JDR LTD  
 333 CHEATHAM ST  
 SAN MARCOS, TX 78666-6911  
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	68.32	0.00	0.00	0.00	0.00
RSP	2019	1.76	0.00	0.00	0.00	0.00
YCI	2019	0.25	0.00	0.00	0.00	0.00
GHA	2019	20.28	0.00	0.00	0.00	0.00
CSM	2019	31.92	0.00	0.00	0.00	0.00

**Total for current bills if paid by 5/31/2020 : \$0.00**  
**Total due on all bills 5/31/2020 : \$0.00**  
 2019 taxes paid for entity SSM \$68.32  
 2019 taxes paid for entity RSP \$1.76  
 2019 taxes paid for entity YCI \$0.25  
 2019 taxes paid for entity GHA \$20.28  
 2019 taxes paid for entity CSM \$31.92  
**2019 Total Taxes Paid : \$122.53**  
**Date of Last Payment : 01/23/20**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

  
 \_\_\_\_\_  
 Signature of Authorized Officer of the Tax Office

Date of Issue : 05/20/2020  
 Requestor : COTTONWOOD CREEK JDR LTD  
 Receipt : SM-2020-1261069  
 Fee Paid : \$10.00  
 Payer : RAMSEY ENGINEERING

# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 GHA - Hays County

SSM - San Marcos CISD  
 YCI - York Creek Improvement District  
 CSM - City Of San Marcos

**Property Information**

**Owner Information**

Property ID : 10-0183-0002-00003-3  
 Quick-Ref ID : R135068

Owner ID : O9166086

Value Information

	Land HS	:	\$0.00
	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
A0183 A0183 - FARNHAM	Ag Mkt	:	\$369,120.00
FRYE SURVEY, A0203 JOHN	Ag Use	:	\$2,320.00
F GEISTER SURVEY, &	Tim Mkt	:	\$0.00
A0046 REBECCA BROWN	Tim Use	:	\$0.00
SURVEY, PT TR 2, ACRES	HS Cap Adj	:	\$0.00
20.74	Assessed	:	\$2,320.00

COTTONWOOD CREEK JDR LTD  
 333 CHEATHAM ST  
 SAN MARCOS, TX 78666-6911

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2020	13,988.82	0.00	0.00	0.00	13,988.82
RSP	2020	407.67	0.00	0.00	0.00	407.67
YCI	2020	48.75	0.00	0.00	0.00	48.75
GHA	2020	3,994.95	0.00	0.00	0.00	3,994.95
CSM	2020	6,234.50	0.00	0.00	0.00	6,234.50
SSM	2019	30.48	0.00	0.00	0.00	0.00
RSP	2019	0.78	0.00	0.00	0.00	0.00
YCI	2019	0.11	0.00	0.00	0.00	0.00
GHA	2019	9.04	0.00	0.00	0.00	0.00
CSM	2019	14.24	0.00	0.00	0.00	0.00

**Total for current bills if paid by 5/31/2020 : \$0.00**

**Total due on all bills 5/31/2020 : \$24,674.69**

2019 taxes paid for entity SSM \$30.48

2019 taxes paid for entity RSP \$0.78

2019 taxes paid for entity YCI \$0.11

2019 taxes paid for entity GHA \$9.04

2019 taxes paid for entity CSM \$14.24

**2019 Total Taxes Paid : \$54.65**

**Date of Last Payment : 01/23/20**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

*Leticia E. Pangel*

Signature of Authorized Officer of the Tax Office

Date of Issue : 05/20/2020  
Requestor : COTTONWOOD CREEK JDR LTD  
Receipt : SM-2020-1261070  
Fee Paid : \$10.00  
Payer : RAMSEY ENGINEERING

# TAX CERTIFICATE

**Jenifer OKane Tax Assessor-Collector, Hays County**

712 S. Stagecoach Trail  
 San Marcos, TX 78666  
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

RSP - Special Road Dist  
 GHA - Hays County

SSM - San Marcos CISD  
 YCI - York Creek Improvement District  
 CSM - City Of San Marcos

**Property Information**

**Owner Information**

Property ID : 11-2053-0000-00100-3  
 Quick-Ref ID : R155133

Owner ID : O9166086

Value Information

3220 RATTLER RD SAN MARCOS TX 78666	Land HS :	\$0.00
	Land NHS :	\$80,090.00
	Imp HS :	\$0.00
	Imp NHS :	\$0.00
COTTONWOOD CREEK PH 2 SEC 1, LOT 1, ACRES 2.346	Ag Mkt :	\$0.00
	Ag Use :	\$0.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$80,090.00

COTTONWOOD CREEK JDR LTD  
 333 CHEATHAM ST  
 SAN MARCOS, TX 78666-6911

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2019	1,052.30	0.00	0.00	0.00	0.00
RSP	2019	27.07	0.00	0.00	0.00	0.00
YCI	2019	3.84	0.00	0.00	0.00	0.00
GHA	2019	312.27	0.00	0.00	0.00	0.00
CSM	2019	491.68	0.00	0.00	0.00	0.00

**Total for current bills if paid by 5/31/2020 : \$0.00**  
**Total due on all bills 5/31/2020 : \$0.00**  
 2019 taxes paid for entity SSM \$1,052.30  
 2019 taxes paid for entity RSP \$27.07  
 2019 taxes paid for entity YCI \$3.84  
 2019 taxes paid for entity GHA \$312.27  
 2019 taxes paid for entity CSM \$491.68  
**2019 Total Taxes Paid : \$1,887.16**  
**Date of Last Payment : 12/16/19**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]

Jenifer E. Kane

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Signature of Authorized Officer of the Tax Office

Date of Issue : 05/20/2020  
 Requestor : COTTONWOOD CREEK JDR LTD  
 Receipt : SM-2020-1261071  
 Fee Paid : \$10.00  
 Payer : RAMSEY ENGINEERING

# TAX CERTIFICATE

**Office of Daryl John Tax Assessor-Collector**

Guadalupe Tax Office  
307 W. Court  
Seguin, TX 78155

Ph: (830) 379-2315 Fax: (830) 372-9940

This certificate includes tax years up to 2019

**Entities to which this certificate applies:**

RLT - Lateral Roads

GGU - Guadalupe County  
WYC - York Creek Wcid

**Property Information**

Property ID : 2G0220-0000-12400-0-00  
Quick-Ref ID : R33612

Value Information

REDWOOD RD	Land HS	:	\$0.00
	Land NHS	:	\$0.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
ABS: 220 SUR: ANDREW	Ag Mkt	:	\$449,983.00
MITCHELL 100.0000 AC.	Ag Use	:	\$7,500.00
HCAD#30-0220-0241-00000-3	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$7,500.00

**Owner Information**

Owner ID : O0020193  
  
COTTONWOOD CREEK JDR LTD  
333 CHEATHAM STREET  
SAN MARCOS, TX 78666  
  
Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GGU	2019	24.90	0.00	0.00	0.00	0.00
RLT	2019	3.75	0.00	0.00	0.00	0.00
WYC	2019	0.36	0.00	0.00	0.00	0.00

**Total for current bills if paid by 5/31/2020 : \$0.00**  
**Total due on all bills 5/31/2020 : \$0.00**  
 2019 taxes paid for entity GGU \$24.90  
 2019 taxes paid for entity RLT \$3.75  
 2019 taxes paid for entity WYC \$0.36  
**2019 Total Taxes Paid : \$29.01**  
**Date of Last Payment : 01/28/20**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate. ]



Signature of Authorized Officer of the Tax Office

Date of Issue : 05/20/2020  
 Requestor : COTTONWOOD CREEK JDR LTD  
 Receipt : SG-2020-1542365  
 Fee Paid : \$10.00  
 Payer : RAMSEY ENGINEERING LLC