

PRELIMINARY SUBDIVISION PLAT, REPLAT OR CONCEPT PLAT APPLICATION



Updated: September 2025

CONTACT INFORMATION

Applicant's Name	Grant Geissinger	Property Owner	Randall Morris, President
Company	Southwest Engineers	Company	Cottonwood Creek JDR, LTD.
Applicant's Mailing Address	645 FM 967, Suite 122, Buda, TX 78610	Owner's Mailing Address	330 Wonder World Dr, Ste 300, San Marcos
Applicant's Phone #	(512) 312-4336	Owner's Phone #	(512) 753-9470
Applicant's Email	grant.geissinger@swengineers.com	Owner's Email	randall@randallmorris.com

PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek (Master Plan Renewal)

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

Acres: 471.97 Tax ID #: R70227; R155133; R179027

Located in: City Limits Extraterritorial Jurisdiction _____ County

DESCRIPTION OF REQUEST

Type of Plat: Preliminary Subdivision Plat Replat Concept Plat

***Master Plan Renewal**

Proposed Number of Lots: 2,986 Proposed Land Use: Mixed (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.

Concept / Preliminary Plats:

Filing Fee \$1,575 plus \$100 per acre Technology Fee \$15 MAXIMUM COST \$5,015

Replats that are not Administratively approved:

Filing Fee \$788 plus \$50 per acre Technology Fee \$15 MAXIMUM COST \$3,015

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

Apply Online at MGOCONNECT.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: Grant Geissinger Digitally signed by Grant Geissinger
DN: cn=Grant Geissinger, c=US, o=Southwest
Engineers, Inc.,
email=grant.geissinger@swengineers.com
Date: 2026.04.21 17:21:15 -05'00' Date: 4/21/2026

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: Grant Geissinger Digitally signed by Grant Geissinger
DN: cn=Grant Geissinger, c=US, o=Southwest
Engineers, Inc.,
email=grant.geissinger@swengineers.com
Date: 2026.04.21 17:21:59 -05'00' Date: 4/21/2026

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)
- Lien Search Certificate that is dated no more than 10 days prior to the date of Plat Recordation

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 name) on behalf of
Cottonwood Creek JDR, LTD. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
SH 123 & Rattler Rd (R70227, R155133, R179027) (address).

I hereby authorize Grant Geissinger (agent name) on behalf of
Southwest Engineers, LLC (agent company) to file this application for
Master Plan Renewal (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



Date:

4/29/06

Printed Name, Title:

Randall Morris, President

Signature of Agent:

Date:

Printed Name, Title: