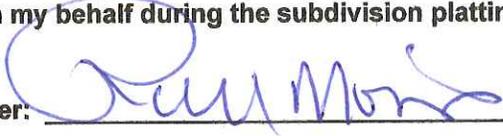


City of San Marcos
SUBDIVISION PLAT APPLICATION

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	Pape-Dawson Engineers, Inc.	Cottonwood Creek JDR, Ltd.
Mailing Address	2000 NW Loop 410	333 Cheatham Street
	San Antonio, TX 78213	San Marcos, TX 78666
Daytime Phone	(210) 375-9000	(512) 353-1776
Email Address	jperez@pape-dawson.com	jenny@randallmorris.com

AGENT ACKNOWLEDGEMENT STATEMENT:

I Randall Morris acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize Dennis R. Rion, P.E. to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: 

Printed Name: Randall Morris **Date:** 1-27-17

Signature of Agent: 

Printed Name: Dennis R. Rion, P.E. **Date:** 1-27-17

TYPE OF APPLICATION

Subdivision Plats

- Subdivision Concept Plat
- Preliminary Subdivision Plat
- Final Subdivision Plat

Development Plats

- Preliminary Development Plat
- Final Development Plat

- Variance Section _____
- Plat Vacation Accompanying _____

Minor Subdivision Plats (for Administrative Approval)

- Minor Subdivision Plat

Revisions to Recorded Plats (for Administrative Approval)

- Amending Plat
- Replat without Vacation

SUBJECT PROPERTY

Subdivision Name: Cottonwood Creek Phase 3 Unit 1

Address or General Location: SE corner of Rattler Rd & Hwy 123

Proposed Number of Lots: 58 Acres: 17.23

Appraisal District Tax ID: R 14310, R124081

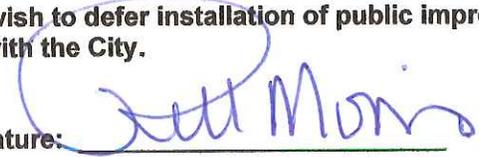
- Located In City Limits ETJ (County _____)
- S.M. River Corridor Planned Development District

Proposed Use of Land Single-family residential

SUBDIVISION IMPROVEMENT AGREEMENT

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final 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 years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

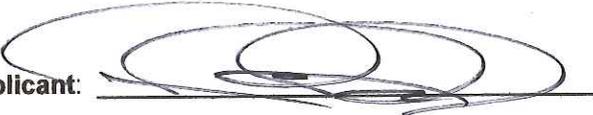
Signature: 

Printed Name: Randall Morris Date: 1-27-17

SUBMITTAL REQUIREMENTS FOR ALL PLATS:

- Complete application
- Required fees \$ 1,651.73 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- Names and addresses of property lien-holders N/A
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: 

Printed Name: Dennis R. Rion, P.E.

Date: 1-27-17

ADDITIONAL REQUIREMENTS:

Subdivision Concept Plats:

- Watershed Protection Plan (Phase 1)
- Residential compatibility site plan (where applicable)
- Cluster development plan (where applicable)

Preliminary Subdivision Plats or Preliminary Development Plats

- Approved Watershed Protection Plan Phase I (can be submitted concurrently) N/A
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential) N/A

Final Subdivision or Final Development Plats:

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

Minor Subdivision Plats:

Minor subdivisions plats must meet the following qualifications:

- Proposed subdivision results in 4 or fewer lots
- All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering
- Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

Amending Plats and Replats:

- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change.

FEE SCHEDULE

For Plats Located Inside/Outside of the City Limits

Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)
Concept Plan	\$762 plus \$51 acre (max \$2000)
Preliminary Plat	\$762 plus \$51 acre (max \$2000)
Final Plat	\$1015 plus \$102 acre (max \$2500)
Replat, not administrative	\$762 plus \$51 acre (max \$2000)
Vacation of Previously Recorded Plat	\$153
Subdivision Variance Request	\$609
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)
Technology Fee	\$11

STAFF USE ONLY:

Submittal Date: _____ **5 Business Days from Submittal:** _____

Completeness Review By: _____ **Date:** _____

Contact Date for Supplemental Info: _____

Supplemental Info Received (required within 5 days of contact): _____

Application Returned to Applicant: _____

Application Accepted for Review: _____ **Fee:** _____

Comments Due to Applicant _____

Date for Plat Resubmittals _____

Date of Planning and Zoning Commission Meeting: _____



November 17, 2016

Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

RE: **Installation of Underground Electric Distribution Facilities for the
Cottonwood Creek Phase 3, Unit 1 Subdivision Project.**

Dear Ms. Jasso,

We have received your inquiry regarding electric service for the proposed **Cottonwood Creek Phase 3, Unit 1** subdivision project located in Hays County and have determined that is in the certificated service territory of Bluebonnet Electric Cooperative, Inc. and we are therefore willing to provide electric service. Bluebonnet's promise to provide service is contingent upon the applicant fulfilling all the requirements of our Tariff including our Line Extension Policy. We look forward to working with you to provide the electric service this project requires. We need the following items satisfied before we can proceed with our design and cost estimate:

1. A CAD (AutoCAD format) file for all construction activity on the entire project.
2. A 5' wide exclusive assignment (whose location is agreeable to us) for our facilities in a 10' wide Public Utility Easement or a 10' wide dedicated Bluebonnet Electric Cooperative easement. We request that you conduct a utility coordination meeting at which all utilities involved in your project attend and agree on their respective assignments.
3. Your proposed construction schedule for all phases of this project.
4. A Development Information Request Form for all facilities to be served in all phases of this project and/or a detailed electrical load analysis for all commercial facilities to be served in all phases of this project.

Please see the attached Bluebonnet Timeline Sheet for your project/job work progress and scheduling.

Bluebonnet Electric Cooperative shall at all times have complete ownership and control of any facilities we install and reserve the right to serve other customers from these facilities at any time.

Should you have any questions or need additional information, please give me a call at 888-622-2583, ext. 8527

Sincerely,

Rodney Gerik

Rodney Gerik
Sr. Project Coordinator

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment 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. Need easement(s) within subject property

Name of Water Service Provider CITY OF SAN MARCOS

Applicable Utility Service Code(s) C

Comments/Conditions line extensions required

Signature of Water Utility Official: [Signature]

Title: Water Dist Manager Date: Nov. 16, 2016

Name of Wastewater Service Provider _____

Applicable Utility Service Code(s) _____

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 _____

Signature of City or County Wastewater Official: _____

Title: _____ Date _____

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- 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. Need easement(s) within subject property

Name of Telephone Service Provider CENTURYLINK

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____

COTTONWOOD CREEK
PH. 3 UNIT 1

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment 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. Need easement(s) within subject property

Name of *Electric Service Provider* PEDERNALES ELECTRIC COOPERATIVE, INC.

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Electric Company Official _____

Title _____ Date _____

GAS UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- 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. Need easement(s) within subject property

Name of *Gas Service Provider* CENTERPOINT ENERGY

Applicable Utility Service Code(s) C

Comments/Conditions We have main up to the north of the project. I will get a proposal together to do the main extension to the site. Pre Development Agreement would need to be signed prior to bringing service to the site. Service can be made available.

Signature of Gas Company Official Devin Kleinfelder
Digitally signed by Devin Kleinfelder
DN: cn=Devin Kleinfelder, o=CenterPoint Energy, ou=Marketing,
email=devin.kleinfelder@centerpointenergy.com, c=US
Date: 2016.11.15 16:27:01 -0500

Title Marketing Consultant Date November 15th 2016



750 CANYON DR, STE 500
COPPELL, TX 75019

November 29, 2016

Kimberley Kozlowski
Project Coordinator
BJ PALMER & ASSOCIATES, INC.
28245 Avenue Crocker, Suite 110
Valencia, CA 91355

Re: Cotton Creek Phase 3, San Marcos, TX

In concern of Time Warner Cable (TWC) facilities at the property located near (Rattler Rd and Guadalupe St) in San Marcos, TX, TWC has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or our Senior MDU Sales Manager, Karla Hohenberger, at 972-830-3834. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Sincerely,


Lisa Law
Manager of Data Operations
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019
1-972-537-5323

WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment listed below according to the following designations:

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- 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. Need easement(s) within subject property

Name of Water Service Provider CITY OF SAN MARCOS

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 Juarez

Title: CoSM Wastewater Collections Manger Date Nov. 18, 2016

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:

Utility service codes are to be indicated, as applicable in the space provided in each acknowledgment 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. Need easement(s) within subject property

Name of Telephone Service Provider CENTURY LINK

Applicable Utility Service Code(s) _____

Comments/Conditions _____

Signature of Telephone Company Official _____

Title: _____ Date _____