

# FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM

Updated: March, 2017

Case # PC-\_\_\_\_-\_\_\_\_-



## CONTACT INFORMATION

Applicant's Name	Ramsey Engineering, LLC	Property Owner	Cottonwood Creek JDR, LTD.
Applicant's Mailing Address	3206 Yellowpine Terrace, Austin, TX 78757	Owner's Mailing Address	333 Cheatham Street, San Marcos, TX 78666
Applicant's Phone #	512-650-6800	Owner's Phone #	512-353-1776
Applicant's Email	ramsey-eng@att.net	Owner's Email	jenny@randallmorris.com

## PROPERTY INFORMATION

Proposed Subdivision Name: Cottonwood Creek Phase 2 Section 2

Subject Property Address or General Location: SW of SH 123-Rattler Road Intersection

Acres: 3.553

Tax ID #: R 70227

Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County)

## DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat ☐ Final Development Plat

Current Number of Lots: N/A

Current Land Use: Vacant

Proposed Number of Lots: 2

Proposed Land Use: Commercial; Retail; Office

## AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,250 plus \$100 per acre

Technology Fee \$11

MAXIMUM COST \$2,511

Applicant's Signature: Stephen Ramsey, P.E.

Date: 10/24/17

Printed Name: Stephen Ramsey, P.E.

To be completed by Staff: Date Submitted: \_\_\_\_\_ 5 Business Days from Submittal: \_\_\_\_\_  
Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_ Contact Date for Supplemental Info: \_\_\_\_\_  
Supplemental Info Received (required w/in 5 days of contact): \_\_\_\_\_  
Application Returned to Applicant: \_\_\_\_\_ Application Accepted for Review: \_\_\_\_\_  
Comments Due to Applicant: \_\_\_\_\_ Resubmittal Date: \_\_\_\_\_ P&Z Meeting: \_\_\_\_\_

### 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 Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: Stephen Ramsey, P.E. Date: 10/24/17

Printed Name: Stephen Ramsey, P.E.

### WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date.

Signature of Applicant: Stephen Ramsey, P.E. Date: 10/24/17

Printed Name: Stephen Ramsey, P.E.

### RECORDATION REQUIREMENTS\*\*\* (To be completed by staff)

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: \$\_\_\_\_\_
- ☐ Reprinted Tax Receipt
- ☐ Tax Certificate (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.



## GAS UTILITY SERVICE ACKNOWLEDGEMENT

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

- ☒ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☐ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Gas Service Provider: CenterPoint Energy

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Main across HW 123 from this location and down Rattler Rd.

Signature of Gas Company Official: Devin Kleinfelder

Title: Marketing Consultant Date: 10/26/2017

## TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

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

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☐ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Telephone Service Provider: Spectrum Communications

Applicable Utility Service Code(s): N/A

Comments / Conditions: Spectrum will provide telephone service to this section provided construction meets financing requirements.

Signature of Telephone Company Official: Jonathan Rogers

Title: Construction Coordinator

Date: 10/24/2017

### WATER UTILITY SERVICE ACKNOWLEDGEMENT

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

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): \_\_\_\_\_

Comments / Conditions: Line extensions, service connections to be completed by developer.

Signature of Water Official: Lloyd Juarez JJ

Title: WWW Utilities Manager Date: Oct. 26, 2017

Cottonwood Creek Phase 2 Section 2

**WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT**

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

- ☐ Adequate service is currently available to the subject property
- ☐ Adequate service is not currently available, but arrangements have been made to provide it
- ☒ Adequate service is not currently available, and arrangements have not been made to provide it
- ☐ Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

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: Line extensions, service connections required to be completed developer.

Signature of Wastewater Official: \_\_\_\_\_

Title: Wastewater Collections Manager

Date: Oct. 26, 2017



## AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Cottonwood Creek JDR, LTD., Randall Morris, President (owner) acknowledge that I am the rightful owner of the property located at SW Of SH 123-Rattler Road Intersection (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to serve as my agent to file this application for Final Plat (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: \_\_\_\_\_

Date: 10/24/17

Printed Name: Randall Morris, President

Signature of Agent: \_\_\_\_\_

Date: 10/24/17

Printed Name: Stephen Ramsey, P.E.

To be completed by Staff:

Case # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_