

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 Phase 4

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

Acres: 100.76 Tax ID #: R 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: 415 Residential Proposed Land Use: Single-Family Residential

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/

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: Stephen Ramsey, P.E. Date: 5/14/20

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: 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 31st 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.

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Cottonwood Creek Phase 4

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric Cooperative

Applicable Utility Service Code(s): A, B & D

Comments / Conditions: Additional easements maybe required.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator

Date: May 19, 2020

GAS UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Cottonwood Creek Phase 4

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Gas Service Provider: Centerpoint Energy

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: _____

Title: SENIOR ROW AGENT

Date: 5/21/2020

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Cottonwood Creek Phase 4

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Telephone Service Provider: CenturyLink

Applicable Utility Service Code(s): C

Comments / Conditions: CenturyLink economic decision must be made prior to any arrangements

Signature of Telephone Company Official: 

Title: SX LIT Engineer

Date: 5-18-20



May 18, 2020,
Steve Ramsey
Ramsey Engineering, LLC
TBPE Firm No. F-12606
512-650-6800

Dear Mr. Ramsey

SUBJECT PROPERTY: Cotton Wood Creek PH4

The above referenced property lies within the area legally served by CenturyLink Telephone. CenturyLink anticipates it will be able to furnish telephone and data services requested in the manner prescribed by CenturyLink Rules and Regulations, as they exist. All new developments will be evaluated based on our anticipated return on investment. Actual construction will be approved based on a positive economic and ROI model.

Please have the building contractor contact me regarding plans for telephone facilities and conduit routing when they are ready to begin this project. Any temporary telephone service to contractors' construction trailers, at this site, is 100% billable and to be paid prior to construction of any lines. Contractors will need to call the business office at 1 800-786-6272 to establish service and notify me with an order number for a cost estimate.

If you have any other questions, please feel free to call me.

Sincerely,

Chris McGuire
CenturyLink Network Engineer II
1214 Dogwood Blvd.
Killeen, TX 76543
Ofc 254-690-9350
Email chris.a.mcguire@centurylink.com

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Cottonwood Creek Phase 4

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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. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): B

Comments / Conditions: _____

Signature of Water Official: Tony Salmeron

Title: Water Dept Manager

Date: 05-18-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Cottonwood Creek Phase 4

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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. Easement(s) are needed within the subject property

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: All wastewater infrastructure to be installed by developer.

Signature of Wastewater Official: Lloyd Juarez

Digitally signed by Lloyd Juarez
Date: 2020.05.21 16:29:34 -05'00'

Title: Wastewater Collections Manager

Date: May 21, 2020

PROPERTY OWNER AUTHORIZATION

I, Randall Morris, President (owner) acknowledge that I am the rightful owner of the property located at Cottonwood Creek Phase 4 Subdivision (address).

I hereby authorize Ramsey Engineering, LLC (agent name) to file this application for Preliminary Plat (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: Stephen Ramsey, P.E.

Date: 5/14/20

Printed Name: Stephen Ramsey, P.E.