

**Proposed Subdivision Application**

**Plat Submission**

**Subdivision**

This document is submitted as the first step in securing approval for a plat for recordation by the Hopkins County Commissioners' Court. The proposed subdivision would be called \_\_\_\_\_ and would create \_\_\_\_\_ lots from a total of approximately \_\_\_\_\_ acres. The proposed subdivision is located in Precinct \_\_\_\_\_ of Hopkins County and is bounded \_\_\_\_\_ by Hopkins County Road \_\_\_\_\_ and on the \_\_\_\_\_ by Hopkins County Road \_\_\_\_\_ and on the \_\_\_\_\_ by Hopkins County Road \_\_\_\_\_.

This proposal is respectfully submitted by the owner(s) of the proposed subdivision,

\_\_\_\_\_

Any questions pertaining to this matter should be directed to

\_\_\_\_\_

At the address(s) or phone as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Preliminary Plat Application Procedure and Responses Follow**

The following procedure shall be followed by the subdivider in securing approval of a plat for recordation by the Hopkins County Commissioners' Court:

(A) PRELIMINARY PLAT

Two (2) prints of a preliminary plat of any proposed subdivision shall be submitted to the County Clerk for presentation to the Commissioners' Court at least fifteen (15) days before the meeting at which approval is asked. The preliminary plat shall show or be accompanied by the following information:

- (1) Location of proposed subdivision within the County:

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- (2) The name of the subdivision, owner(s) of the proposed subdivision and the name of the engineer, surveyor or landscape architect to be used for the survey and design.

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- (3) Scale, date, Northpoint and location of boundary lines and their relation to established survey lines or fractional survey lines.

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- (4) The location and width of existing and proposed streets (designating which are to be dedicated for public use maintenance and which are to remain private), lots, alleys, easements, parks, school sites and other features with accurate dimensions in feet and decimals of feet and bearing, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground. The plans shall show the outline of adjacent properties for a distance of at least one hundred (100) feet and how the streets, alleys, or highways in the proposed subdivision may connect with adjacent land or with adjacent subdivision which are of record.

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- (5) The acreage of the property, the topography of the property by means of contours of ten (10) foot intervals tied to USGS datum, and the other major physical features of the property including water courses, flood plains, and ravines with the drainage system detailed.

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- (6) Proposed land uses (residential, commercial, industrial, public use, parks, churches, etc.) drawn to a scale not exceeding one (1) inch equaling two hundred (200) feet on standard size sheets not exceeding 24" x 36".

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- (7) The approval of the appropriate City Planning or governing body when the location of the subdivision is within the extraterritorial jurisdiction of any city or town.

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(8) A letter submitted by the owner(s) stating his plans for providing water and sewer service within the proposed subdivision:

(a) The proposed water supply should be clearly indicated – whether municipal water, rural water supply corporation, privately owned water system, individual wells, etc., including location of fire hydrants within the addition for fire protection.

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(b) The plan for sewage disposal should be clearly indicated – whether municipal sewer service, privately owned sewage disposal system, individual septic tank, etc. Private sewage facilities must comply with Rules and Regulations for Private Sewage Facilities, Hopkins County, Texas.

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(c) If it is the owner's intent that each lot purchaser shall provide an individual septic tank to serve his needs, a letter documenting percolation tests were performed showing the soil is suitable for septic systems shall be furnished, along with the Planning Commission's recommendation as to minimum lot size. The location of each percolation test shall be noted on the plat.

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(d) The proposed water and sewer services shall be approved and certified on the plat.

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(9) If it is the developer's intent that all roads will be privately maintained (not by the county), it shall be so noted on the plat and deed along with his plan for providing said maintenance.

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This \_\_\_\_\_ Plat Application is respectfully submitted by:

_____ (Owner of proposed subdivision)	_____ Date
_____ (Owner of proposed subdivision)	_____ Date
_____ (Owner of proposed subdivision)	_____ Date
_____ (Owner of proposed subdivision)	_____ Date

Submitted – Per Article 6702-1, subchapter E, VACS, all forms, plats, etc. required before requesting action on a submission regarding a subdivision in Hopkins County.

Listing of paperwork submitted for consideration:

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