

Can you use a Short Plat Procedure?

Fannin county Subdivision regulations section 3.4 Page 16

A short plat procedure may be followed for the approval of a subdivision final plat when the land proposed for subdivision meets the following conditions:

1. Such land abuts an existing County road or street of required right of way Width or abuts an existing County road or street along which adequate right of way shall be dedicated based on the street classification and such land is so located that no additional streets or roads or other public easements are required to comply with these Regulations.
2. The topography of the land being subdivided and adjacent land is such that a drainage plan is deemed unnecessary or where drainage facilities are required arrangements have been made for the construction of such facilities. A topographic contour plan drawn per the requirements of a preliminary plat shall be submitted to the Planning Director & Environmental Director for review.
3. The perimeter of the tract being subdivided has been surveyed and marked on the ground by a registered professional land surveyor licensed in the State of Texas and a plat thereof prepared and filed with the Planning Director.
4. Any upgrades needed for utilities to the development must either be completed and or bonded for before a plat will be approved.

Short Plat Checklist

Fee \$250 + \$50 a lot + Engineer fees

1. Letter of approval from **Fannin county Environmental dept.** or its designee for the Plat OSSF Site Plan & supporting documentation prepared by a Registered Sanitarian to verify that each of the lots in the subdivision are suitable for the use of On-Site Sewage Facilities (OSSF) (septic systems).

To include

- A. Overall site plan
- B. A topographic map
- C. A 100-year Floodplain map
- D. A soil survey
- E. Location of water wells
- F. Location of easements
- G. A comprehensive drainage plan
- H. A complete report detailing the types of OSSFs to be considered and their capability with the area-wide drainage and groundwater
- I. Other requirements, including Edwards Aquifer requirements that are pertinent to proposed OSSF.

This letter of approval can be done by Fannin County or a third party county designee (engineer company)

2. Provide proof of fully paid taxes, Tax Certificate. (The County Clerk's office will require this at filing)
Please note Per Texas Property Code 12.002
If the plat, replat, or amended plat or replat is filed after September 1 of a year, the plat, replat, or amended plat or replat must also have attached to it a tax receipt issued by the collector for each taxing unit with jurisdiction of the property indicating that the **taxes imposed by the taxing unit for the current year have been paid** or, if the taxes for the current year have not been calculated, a statement from the collector for the taxing unit indicating that the taxes to be imposed by that taxing unit for the current year have not been calculated.
3. Provide 2 paper copies and 1 digital copy of a drainage study prepared by a licensed engineer.
4. Provide a letter from the area **electric** and **water** utility company to confirm that services will be provided to the subdivision, that any upgrades have been paid for and installed. Will serve letters should show that all utility upgrades needed have been paid for, or bonding, for these services, will need to be provided.
5. FM roads and State Hwy roads, provide a letter from TX DOT stating that they will allow the necessary culverts and driveways, not necessary for County Roads.
6. Provide 1 Mylar, 1 Digital and 4 Paper copies of a plat prepared by a licensed surveyor.
Subdivision regulations: - Pages 13 & 14 (Plat sizes **18 X 24** and **24 X 36** only)
<http://www.co.fannin.tx.us/page/fannin.developmentservices>
7. Complete and submit a Development Application for plat approval fees will be applied on acceptance of application.

Procedure:

Development services will submit the plat and supporting documents to our third-party engineer, Subdivision committee, and TCOG 911 dept. For review.

When all is present and correct Development services will present to commissioners Court

On approval from Commissioners court the Judge will sign Plat, then owner/agent shall take and File signed Plat with the County Clerk.