

SUBDIVISION APPLICATION

Date Submitted: _____

Application Type: ☐ Preliminary Plat ☐ Final Plat ☐ Minor Plat ☐ Replat

1. Name of Subdivision: _____

2. Property Owner/Developer: _____

3. Phone #: _____ 4. Email: _____

5. Address: _____

6. Zoning: ☐ Single Family ☐ multi-Family ☐ Commercial ☐ Industrial

7. Legal Description: _____

8. Property ID: _____ 9. Inside City limits? ☐ Yes ☐ No

10. Primary Consulting Firm: _____ 11. Firm Phone #: _____

12. Firm Address: _____

13. Firm Email: _____

14. Desired Land Use: _____

15. Water Provider: _____ 16. Main Water line size: _____

17. Waste water Provided by: ☐ Sanitary Sewer ☐ OSSF (On-site sewage facility)

18. Number of lots: _____ 19. Variance request ☐ Yes ☐ No

20. Reason for Variance: _____

21. Electrical Provider ☐ AEP ☐ Magic Valley 22. Gas Provider: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and or I am authorized by the owner to submit this application.

Signature: _____

Date: _____

Print Name: _____

☐ Owner

☐ Authorized Agent

Preliminary Plat

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Names, addresses and phone numbers of owner, engineer, surveyor, other responsible party			
2	Subdivision name; no duplication			
3	Boundary delineated; total acreage			
4	Location tie to original survey corner			
5	Control points shown or described			
6	Existing or recorded streets alleys, etc			
7	Existing water courses, drainage structures, etc			
8	Existing or recorded lots, blocks, structures, etc.			
9	Existing water, sewer & other utilities			
10	Adjoining property ownership or subdivision			
11	Preparation and survey dates; scale; north			
12	Topographic info; benchmark			
13	General drainage plan			
14	Quantity: 10 sets of plat and supporting information			
15	Consulted with City Engineer			
16	Paid subdivision fees			
17	Park dedication addressed			
18	Retention pond or detention pond			
19	Guarantee of performance			

PRELIMINARY PLAT APPROVAL

Check if applicable and provide the date the City of Combes approved preliminary plat _____

SUBMISSION REQUIREMENTS

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Application, authorization, and deed			
2	Form: scale, size, margins, index			
3	Topographic coverage within 500 feet			
4	Approximate locations of all proposed streets, drainage structures, parks, public areas, easements, block, lots, monuments, etc.			
5	Proposed street names; extensions			
6	Building set-back lines			
7	Net area in each lot			
8	Flood hazard areas & finish floor elevation			

Checklist for Title B

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Application by owner or duly authorized agent			
2	Verification of title B applicability			

GENERAL SUBDIVISION DESIGN

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity</u>	<u>Comments</u>
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			<u>Yes or No</u>	
1	Provision for development of adjacent land			
2	Street classification			
3	Street and Alley layout			
4	Minimum right-of-way widths			
5	Curves			
6	Street Offset			
7	Intersections			
8	Cul-de-sac streets			
9	Street names			
10	Street Paving designated			
11	Drainage Design			
12	Utility Easements			
13	Irrigation easements			
14	Block lengths			
15	Lot design			
16	Adequate lot size and soil type for septic system			
17	Survey monuments			
18	Set of 10 copies of Final Plat			

Checklist for Title B: Final Plat

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Application for final plat approval			
2	Preliminary plat approved within 12 or 18 months			
3	Form: scale, size, margins, index			
4	Conformance with preliminary plat approval			
5	Quantity: one reproducible original and 4 sets of copies of plat and supporting information			

Required supporting information.

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	All work by engineer/surveyor must be signed, sealed and dated			
2	Statement of conformance or list of variances			
3	Utility provider letters or notation on plat			
4	Street and drainage plans: 3 sets			
5	Water and sewage plans: 3 sets with costs			
6	Tax certifications			

INFORMATION ON FINAL PLAT

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Certification by surveyor or engineer			

2	Define subdivision by metes and bounds			
3	Location tie to original survey corner			
4	Each lot described, numbered, and dimensioned			
5	Any existing or recorded lot, street, alley, easement, encumbrance, etc			
6	Dimensions and description of each lot, alley, street, alley park, easement, etc			
7	Monuments: type location found or set			
8	Description of water & sewer facilities and easements, and date to be operable			
9	Engineer's certification of compliance of water & sewer facilities with model rules; cost			
10	Aerial and guy wire easements			
11	Topography of the area			
12	Drainage: pattern, channels, and structures			
13	Drainage Easements			
14	Certification of floodplain absence, or flood elevation and benchmark and restrictive covenant			
15	Certification of compliance with LGC 232.023 and minimum state standards for utilities			
16	Variance (s) and date (s) approved			
17	Requirement for purchase contract statement about utility availability			
18	Subdivider's acknowledgement and attestation to veracity and completeness			

RELEASE OF APPROVED FINAL PLAT

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Variance(s) and date(s) approved			
2	Road and drainage bond submitted			
3	Water and sewer bond submitted			
4	All other bonds submitted			
5	Recording fee tendered			
6	Plat filed and recorded with county clerk (with its required attachments)			

CHECKLIST FOR TITLE M

<u>No.</u>	<u>Description of Item: checklist</u>	<u>Initials</u>	<u>Conformity Yes or No</u>	<u>Comments</u>
1	Water facilities development standards			
2	Wastewater disposal standards			
3	Greywater systems			
4	Sludge disposal			
5	Setbacks			
6	Dwellings units per lot			

7	Application			
8	Final engineering report			
9	Additional Information			
10	Financial guarantees for improvements			
11	Dedicated sites for water and wastewater treatment facilities			
12	Proper water and wastewater facilities installed			
13	Water & wastewater permits obtained, and financial guarantee provided			

DESCRIPTION OF SUBDIVISION INFRASTRUCTURE THAT HAS BEEN COMPLETED OR INSTALLED AS OF THE DATE OF THIS APPLICATION.

The information below, if it is not included upon the plat itself, must be on a document signed by the subdivider and attached to or accompanying the final plat. For each item, indicate by a check mark where information appears. The City of Combes will keep these documents (or their signed revisions) together during the subdivision review and approval process and through the recording of the subdivision with the County clerk.

☐ on the final plat ☐ attached to final plat ☐ accompanies final plat Final engineering report

☐ on the final plat ☐ attached to final plat ☐ accompanies final plat Water & Sewer facilities and easements

☐ on the final plat ☐ attached to final plat ☐ accompanies final plat Engineering certification of compliance of water and sewer facilities

Street Names _____

Drainage facilities: _____

Water facilities: _____

Wastewater facilities: _____

IDENTIFICATION OF SUBDIVISION AND PLAT

I, _____, hereby apply for the final approval for the proposed subdivision known as _____.

As shown on the accompanying plat, which consists of _____ (number) sheets and which was acknowledged by me on _____ (date).

AFFIDAVIT

STATE OF TEXAS
COUNTY OF CAMERON

I, _____, Owner of _____ Subdivision, do

Hereby state that I will;

1. Make the representations to all purchasers of lots in the rural subdivision which are required in Section 4 of Cameron County water surveillance Order and,
2. Inform all purchasers of the requirements of the City of Combes to obtain a building permit form the city prior to construction any improvements on any lot.

Owner

Owner

STATE OF TEXAS
COUNTY OF CAMERON

Before me, the undersigned authority, a Notary Public in and for Cameron County Texas, on this day personally appeared _____, known to me to be the person whose name _____ subscribed to the foregoing instrument and acknowledged to me that _____ he _____ executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas