



TEXAS PROFESSIONAL SURVEYING, LLC.

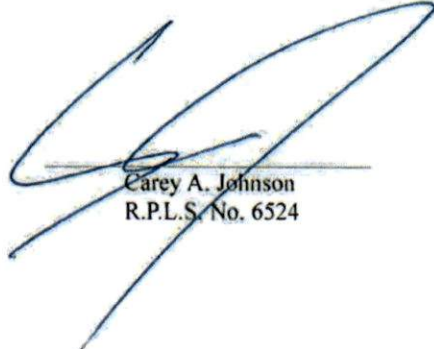
3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

To the Tyler County Commissioners Court,

We, Texas Professional Surveying, LLC, have been preparing Caney Pines, a Subdivision in Polk County and Tyler County, on behalf of Drew Slack Management Corp, LLC. We are current writing you this letter in an effort to request a variance for submitting the plat through Tyler County for subdivision review, under, Chapter 11, Subparagraph C, Item 1 of the Tyler County Subdivision Regulations. The property has two existing roads that currently access the property, East Caney Loop and Morrell Road. The largest piece of this property is situated in Polk County. Based on different opinions and maps the county line may vary one way or the other. Lot 5 of the proposed subdivision is apparently affected by the county line and additional regulations would deprive the applicant of reasonable use of the land.

Thank you.

January 18, 2022
Date



Carey A. Johnson
R.P.L.S. No. 6524

0' 200' 400'



LAWRENCE CASTILLION SURVEY
ABSTRACT No. 162

BEING a 12.028 acre tract of land situated in the Gavigno Araujo Survey, Abstract Number 2, Polk County, Texas, and in the Gavigno Araujo Survey, Abstract Number 3, Tyler County, Texas, being a portion of that certain called 185.011 acre tract described in instrument to Drew Slack management, recorded in Volume 2328, Page 144 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 12.028 acre tract being more particularly described by notes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument found in the apparent common line between said Gavigno Araujo Survey, Abstract Number 2 and the Lawrence Castillion Survey, Abstract Number 162, in the westerly margin of East Casey Loop, and being in the westerly line that certain called 77 acre tract described as "TRACT TWO" in instrument in Judy Whitehead Baletine, recorded in Volume 1734, Page 689 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.) for the common westerly corner of said 185.011 acre tract and that certain called 8.926 acre tract described in instrument to Robert Barry Baletine and Judy W. Baletine, recorded in Volume 1195, Page 358, O.P.R.P.C.T., being the northwesterly corner of the herein described 12.028 acre tract;

THENCE North 86°37'04" East, 900.72 feet, with the southerly line of said 8.926 acre tract and these certain tracts described in instrument to Crown Pine Timber 1, L.P., recorded in Volume 1195, Page 358, O.P.R.P.C.T., common to the most northerly line of said 185.011 acre tract, to a 6 inch round concrete monument found for a common corner of said 185.011 acre tract and said Crown Pine Timber 1, L.P. tracts, being on angle point in the northerly line of the herein described 12.028 acre tract;

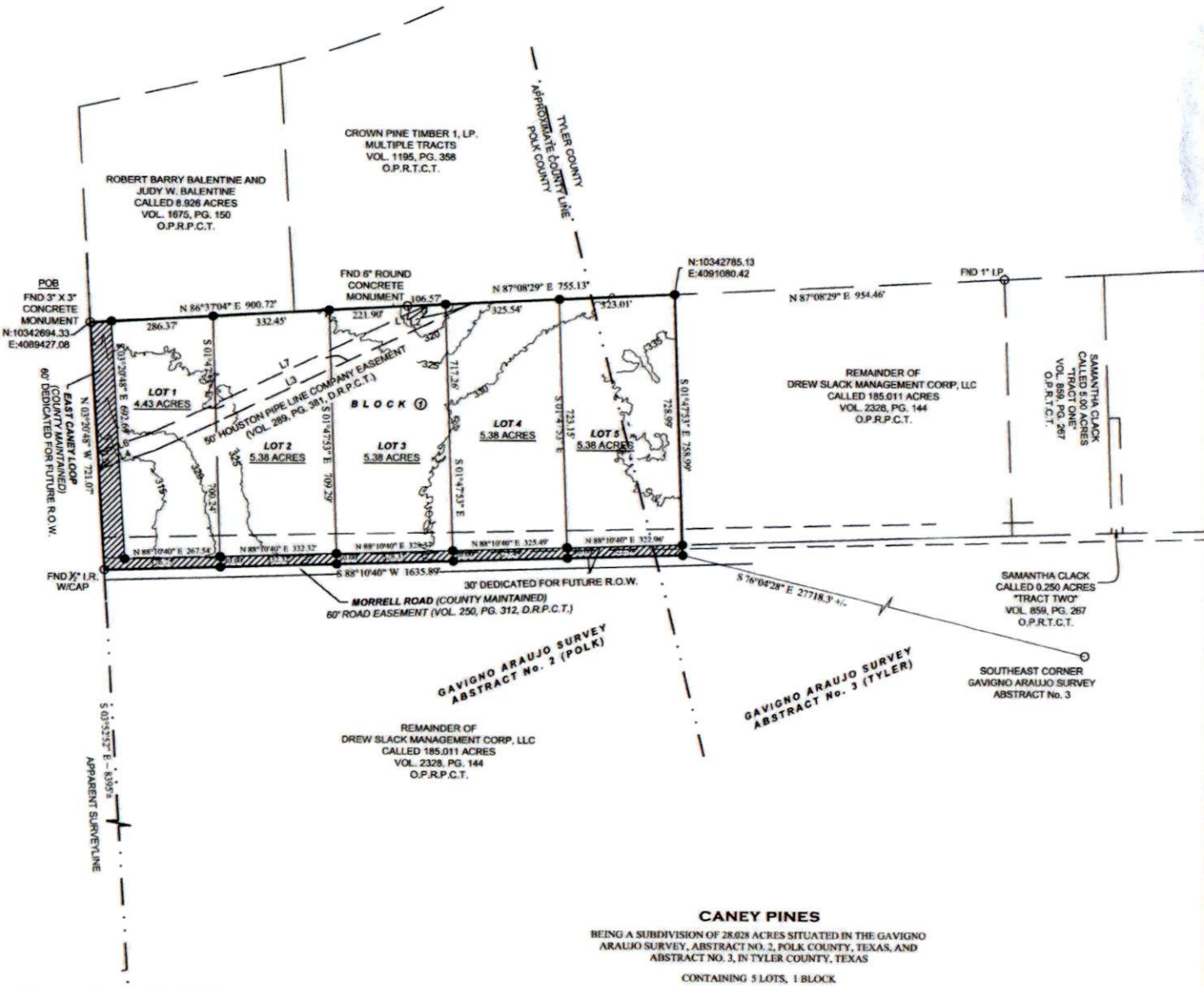
THENCE North 87°08'29" East, 755.13 feet, with the common line between said 185.011 acre tract and said Crown Pine Timber 1, L.P. tracts, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeast corner of the herein described 12.028 acre tract;

THENCE South 01°47'53" East, 758.99 feet, across, over and across said 185.011 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the approximate easterly line of Morrell Road, for the southeasterly corner of the herein described 12.028 acre tract;

THENCE North 88°10'40" East 1635.89 feet, continuing over and across said 185.011 acre tract, with the approximate centerline of said Morrell Road, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Gavigno Araujo Survey, Abstract Number 2 and said Castillion Survey, the common line between said 185.011 acre tract and said 77 acre tract, the westerly margin of said East Casey Loop, being the southwest corner of the herein described 12.028 acre tract;

THENCE North 03°20'53" West, 721.07 feet, with the apparent common line between said Gavigno Araujo Survey, Abstract Number 2 and said Castillion Survey, with the westerly margin of said East Casey Loop, with the common line between said 185.011 acre tract and said 77 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 12.028 acres of land within this Field Note Description.



JUDY WHITEHEAD BALETINE
CALLED 77 ACRES
"TRACT TWO"
VOL. 1734, PG. 689
O.P.R.P.C.T.

CROWN PINE TIMBER 1, L.P.
MULTIPLE TRACTS
VOL. 1195, PG. 358
O.P.R.P.C.T.

REMAINDER OF
DREW SLACK MANAGEMENT CORP. LLC
CALLED 185.011 ACRES
VOL. 2328, PG. 144
O.P.R.P.C.T.

SAMANTHA CLACK
CALLED 5.00 ACRES
"TRACT ONE"
VOL. 859, PG. 267
O.P.R.P.C.T.

SAMANTHA CLACK
CALLED 0.250 ACRES
"TRACT TWO"
VOL. 859, PG. 267
O.P.R.P.C.T.

SOUTHEAST CORNER
GAVIGNO ARAUJO SURVEY
ABSTRACT No. 3

REMAINDER OF
DREW SLACK MANAGEMENT CORP. LLC
CALLED 185.011 ACRES
VOL. 2328, PG. 144
O.P.R.P.C.T.

CANEY PINES

BEING A SUBDIVISION OF 28.028 ACRES SITUATED IN THE GAVIGNO ARAUJO SURVEY, ABSTRACT NO. 2, POLK COUNTY, TEXAS, AND ABSTRACT NO. 3, IN TYLER COUNTY, TEXAS

CONTAINING 5 LOTS, 1 BLOCK

DECEMBER 2021

OWNER
DREW SLACK MANAGEMENT CORP., INC.
1600 NORMAL PARK DR.
HUNTSVILLE, TX 77340

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FRM REGISTRATION No. 100834-30
3032 NORTH FRAZIER
CONROE, TEXAS 77303

LAWRENCE CASTILLION SURVEY, A - 162

B.T. WARING SURVEY, A - 607

STATE OF TEXAS §
COUNTY OF POLK §

I, Drew Slack Management Corp., Inc. (Robert A. Flack), owner of the property subdivided in the above and foregoing map of Caney Pines, do hereby make subdivision of said property for and on behalf of said Drew Slack Management Corp., Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Caney Pines, located in the Gavigno Araujo Survey, A-2, Polk County, Texas, and in the Gavigno Araujo Survey, A-3, Tyler County, Texas, and on behalf of said Drew Slack Management Corp., Inc., and dedicate to public use, as such, the streets, alleys, paths, and easement shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Drew Slack Management Corp., Inc. (Robert A. Flack), owner of the property subdivided in the above and foregoing map of Caney Pines, have complied or will comply with the regulations heretofore on file with Polk County.

Drew Slack Management Corp., Inc. (Robert A. Flack), acknowledges that it bears the responsibility, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the environment, including but not limited to, the endangered species act, state aquifer regulations, and municipal watershed ordinances.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

FURTHER, Drew Slack Management Corp., Inc. (Robert A. Flack), does hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Polk County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Polk County, by Polk County or any citizen thereof, by injunction, as follows:

(1) That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

(2) Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We, hereby covenant and agree with Polk County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than fifteen thousand (15,000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5,000) square feet or with less street building line frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, Drew Slack Management Corp., Inc., has caused these presents to be signed by Robert A. Flack, thereunto authorized, to commit seal herewith affixed this ____ day of _____, 2021.

Drew Slack Management Corp., Inc.
By: _____
Robert A. Flack

STATE OF TEXAS §
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared Drew Slack Management Corp., Inc. (Robert A. Flack), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day _____ of _____, 2021.

Notary Public in and for Polk County, Texas.

STATE OF TEXAS
COUNTY OF POLK

I, Schelana Hock, Clerk of the County Court of Polk County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2021, at _____ o'clock _____ M., and duly recorded on _____, 2021, at _____ o'clock _____ M., and in Volume _____, Page _____, of record of said county.

WITNESS my hand and seal of office, at Livingston, Texas the date last above written.

Schelana Hock, Clerk,
County Court of Polk County, Texas

By: _____
Deputy

STATE OF TEXAS §
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS:

I, Schelana Hock, Clerk of the County Court of Polk County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for registration in my office on the day of _____, 2021 A.D., at _____ o'clock _____ M., in the Plat Records of said County in Volume _____, Page _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Livingston, Texas the date last above written.

Schelana Hock
County Clerk of Polk County, Texas

By: _____
Deputy

Polk County 911 Addressing Coordinator

STATE OF TEXAS §
COUNTY OF POLK §

KNOW ALL MEN BY THESE PRESENTS:

I, Sydney Murphy, County Judge of Polk County, Texas do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Polk County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Polk County, Texas.

Sydney Murphy, Polk County Judge _____ Date _____

HEALTH DEPARTMENT APPROVAL

Based upon the representations of the engineer and surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Water Regulations, the Polk County Flood Plain Regulations, and the Rules of Polk County for On-Site Sewage Facilities. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Polk County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Permit Inspector _____

CERTIFICATE OF SURVEYOR

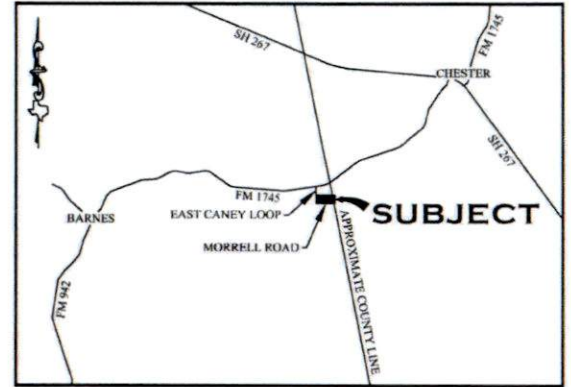
STATE OF TEXAS
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, that I Carey A. Johnson, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the Polk County Subdivision Regulations and I further certify that this plat is true and correctly made and prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

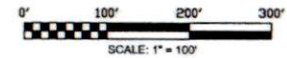
PRELIMINARY ONLY
NOT TO BE USED FOR RECORDING

Registered Professional / State Land Surveyor _____ Date _____

License No. _____
State Land Surveyor _____



VICINITY MAP (NOT TO SCALE)



CANEY PINES

BEING A SUBDIVISION OF 28.028 ACRES SITUATED IN THE GAVIGNO ARAUJO SURVEY, ABSTRACT NO. 2, POLK COUNTY, TEXAS, AND ABSTRACT NO. 3, IN TYLER COUNTY, TEXAS

CONTAINING 5 LOTS 1 BLOCK

DECEMBER 2021

OWNER

DREW SLACK MANAGEMENT CORP., INC.
1600 NORMAL PARK DR.
HUNTSVILLE, TX 77340

SURVEYOR

TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION NO. 100834-00
3032 NORTH FRAZIER
CONROE, TX 77303

GENERAL NOTES:

- 1) U.E. INDICATES "UTILITY EASEMENT"
- 2) W.L.E. INDICATES "WATER LINE EASEMENT"
- 3) B.L. INDICATES "BUILDING LINE"
- 4) VOL. INDICATES "VOLUME"
- 5) PG. INDICATES "PAGE"
- 6) R.O.W. INDICATES "RIGHT-OF-WAY"
- 7) D.R.P.C.T. INDICATES "DEED RECORDS POLK COUNTY TEXAS"
- 8) O.R.P.C.T. INDICATES "OFFICIAL RECORDS POLK COUNTY TEXAS"
- 9) ● INDICATES "1/2" IRON ROD SET WITH TPS CAP"
- 10) ○ INDICATES "1/2" IRON ROD FND" (UNLESS OTHERWISE NOTED)

11) Coordinates and Bearings shown hereon are referenced Texas State Plane Coordinate System, Central Zone (4203)(NAD83) and may be converted to grid by multiplying by the combined scale factor of 0.9999007947532.

12) Subject property shown hereon is located in Zone "X" and does not lie within the 100 year floodplain per graphic scaling, according to the FEMA Community Panel Number 48373C0250C, with an effective date of 9-3-2010 (Polk), and Community Panel Number 48457C0150, with an effective date of 4-4-2011 (Tyler).

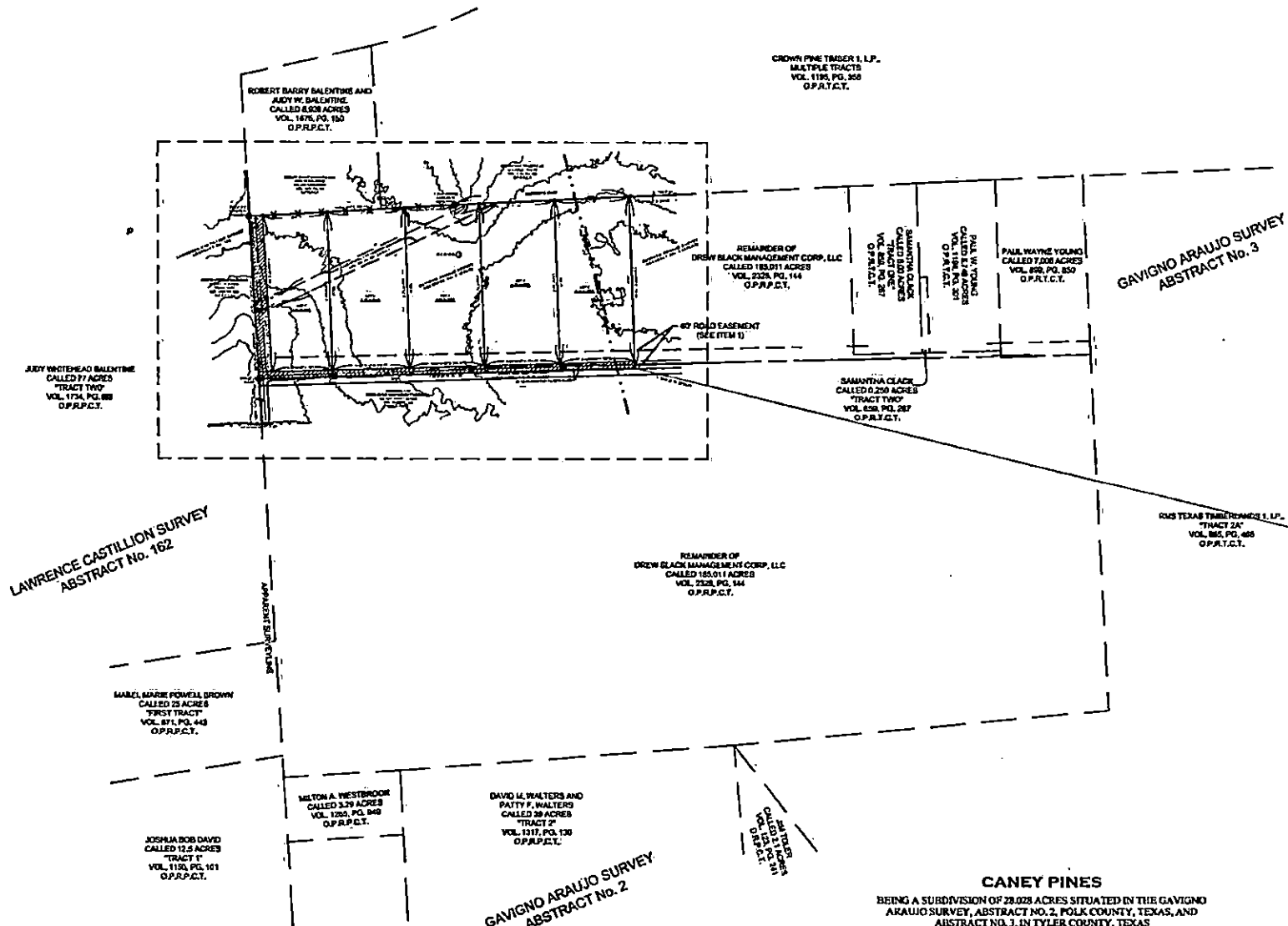
13) There is a total of 2.08 acres to be conveyed for road purposes.

14) Subject property is not located within the municipal limits or ETJ boundaries of any community.

15) Each lot shall have private septic tanks and water wells.

16) Subject property shall have power provided by Sam Houston Electric Cooperative, Inc.

17) There are no wells on this property.



LAWRENCE CASTILLION SURVEY
ABSTRACT No. 162

GAVIGNO ARAUJO SURVEY
ABSTRACT No. 3

GAVIGNO ARAUJO SURVEY
ABSTRACT No. 2

CANEY PINES

BEING A SUBDIVISION OF 28.028 ACRES SITUATED IN THE GAVIGNO ARAUJO SURVEY, ABSTRACT NO. 2, POLK COUNTY, TEXAS, AND ABSTRACT NO. 3, IN TYLER COUNTY, TEXAS

CONTAINING 5 LOTS, 1 BLOCK

DECEMBER 2021

OWNER
DREW SLACK MANAGEMENT CORP., INC.
1000 NORMAL PARK DR.
HUNTSVILLE, TX 77340

SURVEYOR
TEXAS PROFESSIONAL SURVEYING
FIRM REGISTRATION No. 10084-00
3032 NORTH FRAZIER
CONROE, TEXAS 77303

ALL ITEMS ON THIS CHECKLIST MUST BE SUBMITTED TO THE COUNTY JUDGE'S OFFICE FOR THE APPLICATION TO BE CONSIDERED COMPLETE.

PLAT APPLICATIONS WILL ONLY BE ACCEPTED FOR CONSIDERATION EVERY WEDNESDAY BETWEEN 8:00 AM - 12:00 PM AND 1:00 PM – 4:30 PM IN THE COUNTY JUDGE'S OFFICE – 101 W. CHURCH STREET, SUITE 300, LIVINGSTON, TX 77351.

INCOMPLETE APPLICATIONS AND THOSE SUBMITTED OUTSIDE OF THE NORMAL ACCEPTANCE DAY WILL BE RETURNED TO THE APPLICANT FOR RESUBMITTAL ON THE NEXT AVAILABLE DATE.

Application for Plat Approval
Polk County Commissioner's Court
 (Please print or type and submit in duplicate)

(Note: Plat applications will only be accepted for consideration every Wednesday between 8:00 AM - 12:00 PM and 1:00 PM - 4:30 PM in the County Judge's Office - 101 W. Church Street, Ste. 300, Livingston, TX 77351. Incomplete applications and those submitted outside of the normal acceptance day will be returned to the Applicant for resubmittal on the next available date.)

PLAT NAME: Caney Pines
 (Need the complete subdivision name, section - and if replat, use replat number)

COURT ACTION REQUESTED: (Check One)

Final Replat Amending Partial Replat

PLAT LOCATION: E.T.J. Polk Name of Survey(s) & Abstract No(s) Gravigno Araujo Survey A 2 + 3
 Geographic Location (Major St.):
 North of Morrell Rd East of Caney Pines
 South of FM 1725 West of Hwy 287 School District Chester ISD
 Commissioner Precinct # 4 Contact made with Commissioner? YES NO

PLAT DATA Plat Type: (Check the appropriate box after each description)

Single Family Residential Detached Special Lot Subdivision
 Street Dedication No Other Explain _____
 Apartment Commercial Industrial Replat S.P.O.

NEW DEVELOPMENT

<u>Proposed</u>		<u>FOR REPLAT ONLY</u>	
<u>Private</u>	Water/Sewer Utilities	<u>Existing</u>	<u>Proposed</u>
<u>28.028</u>	Total No. Acres	_____	_____
<u>1 Block</u>	Tract / Blocks	_____	_____
<u>5 Lots</u>	D.U.s / Lots	_____	_____
<u>5.38 Ac</u>	Acres in Reserve	_____	_____
<u>330'</u>	Typical Lot Size	_____	_____
<u>No</u>	Street Footage	_____	_____
	Parking Provided	_____	_____

PLANNED IMPROVEMENTS

Streets: Public Private Concrete C&G Open Ditch
Storm Sewers: Storm Sewer Open Ditch Combination
Sanitary System: City Septic Tanks District
Water System: City System Private Wells District
Is a Preliminary Engineering Report Required YES NO

Continued on Next Page

IDENTIFYING INFORMATION

Owner of Record:

Name: Robert A. Flack
Company Name: Drew Slack Management Corp. Inc
Address: 1600 Normal Park Dr. Huntsville, TX 77340
Phone / Email: andy @ Homelandprop. Com

Developer:

Name: Robert A. Flack
Company Name: Drew Slack Management Corp. Inc
Address: 1600 Normal Park Dr. Huntsville, TX 77340
Phone / Email: andy @ Homelandprop. Com

Architect or Engineer:


Name: N/A
Company Name: _____
Address: _____
Phone / Email: _____

Applicant (Person responsible to receive communications regarding the plat application):

Name: Michael S. Wilson
Company Name: Texas Professional Surveying, LLC
Address: 3032 N. Frazer Centre, TX 77302
Phone / Email: 936-756-7447 / mike @ Surveyingtexas.com

CERTIFICATION

This is to certify that the information on this form is COMPLETE, TRUE and CORRECT and the undersigned is authorized to make this application.

 Signature of Applicant
12-15-2021 Date Submitted

Appendix A

PLAT APPLICATION GUIDELINES

1. Developer must obtain current Subdivision Regulations from Precinct County Commissioner or website.
2. Developer must complete Application for Plat Approval prior to meeting with County Commissioner.
3. Developer must meet with the appropriate County Commissioner to discuss proposed subdivision design.
4. Determine if a Preliminary Engineering Report is required. (Will be required for subdivisions with lots less than .5 acres that do not have access to public water or sewer service, design of culverts or design of drainage channels or ditches.)
5. Developer must meet with County Permit Inspector (Appendix H) and with 911 Rural Addressing (Appendix I) prior to preparing the Plat.
6. Prepare the Plat as directed in Section 7 and the Subdivision Platting Checklist (see Appendix B).

Submit the Plat with Application (2 copies) to the County Judge's Office at least 14 days prior to the next Commissioners Court meeting: Plat shall consist of (1) 18" x 24" Translucent Bond Medium Paper copies, printed in black ink on white material, (4) Copies, and (1) PDF copy on CD or Flash Drive. Applications will only be accepted on Wednesdays from 8:00 AM - 12:00 PM and 1:00 PM - 4:30 PM.

The Plat & Application will be reviewed by the Precinct Commissioner and County Engineer.

Address all comments and recommendations made by the Precinct Commissioner and County Engineer.

If the property lies within the ETJ of a city, the Owner shall comply with the platting procedures of the city, unless waived.

Appendix B

POLK COUNTY SUBDIVISION PLATTING CHECKLIST

*Denotes items which must be shown on signed plat.

**Denotes items which must be shown on signed plat if applicable.

*Subdivision name: Carney Pines

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Survey name(s), Abstract number(s), and Line(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Lot & Block Numbers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*All Lot Dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Acreage, to two decimal points, of all lots and tracts
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	**Proposed street names, pre-approved by the 9-1-1 Coordinator. [Location for street address signage will be furnished by Polk County in accordance with applicable regulations.]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	**Street right-of-way widths.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	**Tangent lengths, centerline radii, names, and right of way dimensions for all proposed and existing streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	**Areas proposed for recreational use, i.e., courses parks, greenbelts, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	**Transfer of rights-of-way or easements, including any alleys and/or utility easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed land use of all lots being subdivided, if not residential.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Real Property Record volume and page reference and names of all current owner or subdivision name/lot/block of contiguous property surrounding the proposed subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land use of all contiguous tracts, i.e., undeveloped, subdivided, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All major topographic features on or adjacent to the property as well as elevation contours at no greater than one-foot (1') intervals if in a floodplain, and no greater than five-foot (5') intervals if not in a floodplain. Elevation contours are not required for a Minor Subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*Areas of Special Flood Hazard as shown by the current Flood Hazard Boundary Maps as authorized by FEMA. Each tract shall be inspected

and flood plain determination made on its own merits. If no areas of Special Flood Hazard are present in the subdivision, so state in notes.

- A comprehensive Flood Plain and Drainage assessment including a 100-year floodplain map and a complete assessment as required by the Texas Commission on Environmental Quality and all applicable state statutes.
- **Master Development Plans [If the subdivision is a portion of a larger tract of land, the exterior boundary of the parent tract shall be shown on the Plat with future plans for the remaining property noted. If the parent tract is larger than 320 acres, the Plat may be prepared at a scale no smaller than one inch (1") equals one thousand feet (1000'), with the area proposed to be subdivided detailed at a scale no smaller than one-inch equals two hundred feet (1"=200').]
- *North directional indication arrow.
- *Vicinity or Location map showing the proposed subdivision in relation to major roads, towns, cities, and topographic features.
- *Names and addresses of the current owner/subdivider/developers of the subdivision property, including Real Property Record volume and page references.
- *Name and address of the proposed owner/subdivider/developer.
- *Total acreage within the proposed subdivision.
- *Total number of lots.
- **Total area within road rights-of-way and length of roads.
- **Statement that streets within the subdivision may not be accepted into the county maintenance inventory and are the responsibility of the owner/subdivider/developer or Home Owners Association until formally accepted for maintenance by the County under separate Order.
- *Name of proposed subdivision, said name shall not conflict in spelling, pronunciation, or in any way with the name of any other subdivision within Polk County, unless the proposed subdivision is contiguous to an existing subdivision and is an additional phase of that development.
- **Names of roadways, said names shall not duplicate any other streets within Polk County unless they are extensions of said streets, and comply with requirements of 9-1-1 addressing regulations.

- **Statement from Surveyor or Engineer regarding presence of wells (water, oil, and natural gas). If wells are present, location of all wells and a statement that all unused wells are capped or plugged.
- *Name and address of a properly licensed Texas surveyor, with seal of said surveyor, of all survey points actually conducted upon the ground.
- **Name and address of a properly licensed engineer, under seal of said engineer, certifying all design/engineering requirements of these regulations.
- Location and size of all proposed drainage structures.
- **Location, size, and proposed use of all easements required for the proper drainage and/or utility service.
- *Statement that "This property [is/is not] located within the municipal limits or ETJ boundaries of any community".
- *Statement of how utilities will be provided to the development, including names of utility companies, and a written statement from the respective utility that it is able to provide such services to the development. i.e. water, sewer, power, etc. If none are available, a statement so indicating shall be placed on the plat.
- *Description of monument used to mark all boundaries, lot, and block corners, and all points of curvature and tangency on street rights-of-way.
- **Driveway restrictions necessary to meet TxDOT location requirements.
- An attached original tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent ad valorem taxes are owed on the real property.

Certification from a licensed professional engineer regarding the method for providing:

- Connection to an existing public water or sewer system;
- Creating a new public water or sewer utility that complies with requirements of the Texas Commission on Environmental Quality (TCEQ); or
- Installing wells that meet public drinking water standards or septic systems that meet on-site sewerage facility requirements of the state;
- A statement that the water and wastewater facilities will accommodate ultimate development of the tracts for a minimum of 30 years.

Appendices

- *Appendix C - Acknowledgement and certificate of dedication by the Owner/subdivider/developer
- *Appendix D – Certificate of Recording (if applicable)
- *Appendix E – Water Supply Certificate
- *Appendix F – Certificate of Surveyor
- **Appendix G – Certificate of Engineer
- Appendix H – Certificate of OSSF Inspector’s Approval
- Appendix I – Subdivision and/or Road Name Add/Change Request Form
- **Appendix J – Certificate of Road Maintenance
(when roads are to be retained as private roads)
- **Appendix K – Certificate of County Road Maintenance Disclaimer
- *Appendix L – Certificate of County Approval of Plat
- Appendix M – Permit to Construct Driveway in County RoW
- **Appendix N – Lienholder’s Acknowledgement
- **Appendix O – Revision to Plat
- Appendix P – Notice of Utility Installation in County RoW
- Appendix Q – Plans and Specifications for Cattleguard
- Appendix R – Cross Section Road Standards
- Appendix S – Summary of Road Standards
- Appendix T – Development Fees
- Appendix U – Affidavit for Recordation of Tax Certificate

Signature of Reviewer

Date of Review

ADDITIONAL REQUIREMENTS (Next Page):