**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.

Short Plat Checklist

Fee $250 + Acreage fees.

1. Letter of approval from **Fannin county Environmental dept**. 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).

**Too include**

1. Overall site plan
2. A topographic map
3. A 100-year Floodplain map
4. A soil survey
5. Location of water wells
6. Location of easements
7. A comprehensive drainage plan
8. A complete report detailing the types of OSSFs to be considered and their capability with the area-wide drainage and groundwater
9. Other requirements, including Edwards Aquifer requirements that are pertinent to proposed OSSF.

**(Fannin county Environmental Dept. 903-583-7495 email:** [**dswilson@fanninco.net**](dswilson%40fanninco.net)

1. Provide proof of fully paid taxes, Tax Certificate. ( The County Clerk’s office will require this at filling)
2. Provide 2 paper copies and 1 digital copy of a drainage study prepared by a licensed engineer or approval from the County Commissioner of the property Precinct..

1. Provide a letter from the area **electric** and **water** utility company to confirm that services will be provided to the subdivision and when such service will be available.
2. 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.
3. 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**](http://www.co.fannin.tx.us/page/fannin.developmentservices)

1. Complete and submit a Development Application for plat approval with the plat fees.

**Procedure:**

Development services will submit plat to Subdivision committee and 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.