

**ZAVALA COUNTY, TEXAS -- SUBDIVISION PLAT APPLICATION FORM**

**PROPOSED SUBDIVISION NAME:** \_\_\_\_\_

**COMMISSIONER PRECINCT:** \_\_\_\_\_

**SCHOOL DISTRICT(S) IDENTIFIED:** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_

**TOTAL LOTS, SPACES, LODGING SPACES, OR OTHER DIVIDED PARTS:** \_\_\_\_\_

**TOTAL LOTS 5 ACRES OR LESS:** \_\_\_\_\_

**TOTAL LOTS MORE THAN FIVE ACRES  
BUT NOT MORE THAN 10 ACRES** \_\_\_\_\_

**TOTAL LOTS MORE THAN 10 ACRES:** \_\_\_\_\_

**NAME OF CONTIGUOUS PUBLIC ROAD(S) FOR ACCESS:** \_\_\_\_\_  
\_\_\_\_\_

**WATER AND SEWER SERVICE PROVIDERS:** \_\_\_\_\_  
\_\_\_\_\_

**ELECTRIC SERVICE PROVIDER:** \_\_\_\_\_

**GAS SERVICE PROVIDER:** \_\_\_\_\_

**OWNER/DEVELOPER:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**ENGINEER:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**SURVEYOR:** \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

(1) Regarding a proposed subdivision plat, the following documents are required to be submitted to Zavala County ("County") for review with this Plat Application ("Application"): all documents required for subdivision plats by the active Zavala County Subdivision rules or regulations ("Regulations," enacted by the Zavala County Commissioners Court and filed of record with the Zavala County Clerk on October 12, 2005), the contents of which are incorporated by reference (see required document list hereafter appearing in this instrument).

(2) Copies of the Regulations may be: (a) obtained from the business Office of the Zavala County Judge at the Zavala County Courthouse, 200 East Uvalde Street, Suite 9, Crystal City, Texas 78839 (telephone: 830-374-3810); or (b) downloaded from the County's internet website located at [www.co.zavala.tx.us](http://www.co.zavala.tx.us).

(3) You must timely submit this Application and all required documents to the Office of the County Judge of Zavala County, at the business office described in the preceding Item (2). Please attach all required documents to this Application and add additional sheets, if necessary.

(4) Is any part of the proposed development within the limits or extraterritorial jurisdiction of a municipality? ANSWER: \_\_\_\_YES \_\_\_\_NO. If YES, identify the municipality and/or ETJ area on the attached documents.

(5) Will the Developer seek a variance of any kind from the Commissioners Court? ANSWER: \_\_\_\_YES \_\_\_\_NO. If YES, identify and describe all issues to support the variance requested pursuant to the Regulations, and attach all supporting documents.

(6) Will any land, improvements, roads, streets, utility or transportation infrastructure, easements, or facilities be dedicated to public use? ANSWER: \_\_\_\_YES \_\_\_\_NO. If YES, identify them and attach all reports, plans, drawings, and specifications related to the dedicated improvements, infrastructure, or facilities.

(7) Will the subdivision be served by a public: water (including groundwater or surface water) system or facilities; sewer system or facilities; or other wastewater system or facilities? ANSWER: \_\_\_\_YES \_\_\_\_NO. If YES, identify the service suppliers and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(8) Will the subdivision be served by private: water (including groundwater or surface water)

system or facilities (including private water wells); or wastewater (including private septic or OSSF) facilities? ANSWER: \_\_\_\_ YES \_\_\_\_ NO. If YES, identify them and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(9) Will the subdivision completion require a permit or other approval issued by another government or private entity? ANSWER: \_\_\_\_ YES; \_\_\_\_ NO. If YES, identify all such entities and attach copies of any active permits obtained from those entities for the proposed development: \_\_\_\_\_.

(10) Is the proposed development located in a floodplain, as defined by the Regulations? ANSWER: \_\_\_\_ YES; \_\_\_\_ NO. If YES, identify all floodplain areas in which all or a part of the proposed development is located: \_\_\_\_\_.

(11) Have you paid all fees required by the County or other government or private entity for the proposed development? ANSWER: \_\_\_\_ YES; \_\_\_\_ NO. If NO, please explain: \_\_\_\_\_.

(12) Does a delinquent tax liability or tax lien exist on the real property made the subject of the proposed development? ANSWER: \_\_\_\_ YES; \_\_\_\_ NO. If YES, please identify those matters and attach documents from the appropriate governmental taxing entity describing the tax delinquency or lien: \_\_\_\_\_. If NO, attach tax certificates or other sufficient documents from the appropriate governmental taxing entities showing that no tax delinquency exists on the real property made the subject of the proposed development.

(13) Identify the signatory Applicant below (if a different business entity or person than the above described Owner/Developer or Operator of the real property made the subject of the proposed development) by providing: (a) the Applicant's name, address, and contact representative (with telephone numbers [office and mobile] and e-mail address); and (b) an explanation of the existing business, agency, or other relationship, and supporting documents, which authorize Applicant to execute this instrument on behalf of the Owner/Developer or Operator regarding the proposed development. ANSWER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**THE OWNER/DEVELOPER AND/OR APPLICANT NAMED BELOW HEREBY CERTIFIES AND STATES THE FOLLOWING:**

I have read the County's active subdivision Regulations. All documents required by the

Regulations have been prepared by me or on my behalf and are attached to this Application, including full payment to the County, by cashier's check or money order, for all fees, if any, required at this time by the Regulations.

\_\_\_\_\_  
Owner/Developer  
Printed Name: \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant  
Printed Name: \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

**RECEIPT BY COUNTY:**

**RECEIVED BY:**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Zavala County, Texas  
Date: \_\_\_\_\_

**DOCUMENT LIST FOR SUBDIVISION PLAT APPLICATION**

The following documents shall be submitted with the Subdivision Plat Application Form, as required by the Regulations. Regarding a subdivision of land subject to regulation pursuant to the Model Subdivision Rules as described in §§ 1.1-3.7 of the Regulations, the following documents are required for subdivision plat review and approval:

- (a) \_\_\_\_\_ a complete and executed Plat Application in compliance with the Regulations, with all required documents and payment of required fees, pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (b) \_\_\_\_\_ a proposed subdivision plat which is fully executed, certified, and acknowledged by the proper parties designated in the Regulations, pursuant §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the of the Regulations (including all plat certifications and notes required by the Regulations) -- but excluding from compliance at Plat Application submission the following matters: (i) the signatures, acknowledgements, and/or certifications of the County Judge, County Clerk, and County consulting engineer, and (ii) the filing or recordation of the plat;

- (c) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance with all plat requirements, standards, certifications, and notes pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (d) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance with §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations regarding the water (including groundwater or surface water), sewer, septic, wastewater, OSSF, greywater, and sludge facilities or service (public or private) proposed for the subdivision, including: (i) the water availability and wastewater facility requirements of the Regulations; (ii) the results of all required suitability analysis, surface and subsurface testing, test well results and reports, or other analysis (including quantitative and qualitative analysis) required by the Regulations to be performed by any person or entity (including an engineer, geoscientist, or surveyor) to demonstrate compliance with minimum state standards regarding said facilities or service; (iii) the acquisition of permits or agreements for said facilities required between the Developer and a private entity, or between the Developer and a governmental entity or agency other than the County; and (iv) stamped and sealed engineering reports and supporting documents regarding said facilities, including the availability, methodology, and cost estimates of providing said facilities to the subdivision;
- (e) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance with §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations regarding the: (i) minimum set-back distances required for the subdivision; (ii) required restriction of only one single family detached dwelling to be located on each lot; (iii) detailed planning materials regarding proposals required for submittal of multi-family residential development to determine proper water and wastewater utility type and design; and (iv) the specific plat requirements described regarding subsections, minimum standards/scope of standards, water facilities development, wastewater disposal, greywater system requirements, sludge disposal, setbacks, number of dwellings per lot, plat application, final engineering report, financial guarantees for improvements, requested time extension for providing facilities;
- (f) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance with the Regulations regarding the required plat formatting and content pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (g) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing

and demonstrating compliance with the Regulations regarding the bond or other financial security requirements for certain proposed improvements in the subdivision pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;

- (h) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations and including evidence that the Subdivider has complied with the: (i) water availability requirements of the Regulations (including groundwater or surface water); (ii) requirements of the Regulations regarding water, sewer and/or OSSF facilities, roads, adequate drainage, electric utility service, and gas utility service); (iii) requirements that the water quality and connections to the lots meet, or will meet, the minimum state standards; (iv) requirements regarding sufficient sewer connections to the lots or septic tanks that meet, or will meet, the minimum requirements of state standards; (iv) requirements that electrical connections provided to the lots meet, or will meet, the minimum state standards; and (v) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards;
- (i) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance with the utility connection, plat certification, and related note requirements of the Regulations pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (j) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance the purchase contract disclosure obligations of the Developer regarding water availability and implementation pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (k) \_\_\_\_\_ a proposed subdivision plat and all supporting documents describing and demonstrating compliance pursuant to §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations with the minimum standards regarding: (i) compliance with federal and state law requirements, including minimum state standards regarding water, sewer, septic, OSSF and related facilities; (ii) compliance with specific property description, identifying data, and proper signature requirements; (iii) compliance with specific survey data requirements; (iv) compliance with specific lot and block dimension requirements; (v) compliance with specific water and OSSF disclosure requirements; (vi) compliance regarding a reasonable drainage plan for the subdivision, including the management of storm water runoff pursuant to the standards described in the Regulations; (vii) compliance with specific topographical description requirements, (viii)

compliance with specific road/driveway, lot frontage, and floodplain management requirements; (ix) compliance with specific fire suppression system requirements; and (x) compliance with the development standards and requirements described in the Regulations;

- (l) \_\_\_\_\_ all supporting documents describing and demonstrating compliance with the variance request provisions of this instrument (see Item 5 above);
- (m) \_\_\_\_\_ a tax certificate or other sufficient documentation from the appropriate governmental taxing entities showing that no tax delinquency exists on the real property made the subject of the proposed subdivision development (see Item 12 above);
- (n) \_\_\_\_\_ all supporting documents describing and demonstrating Owner/Developer compliance with the Model Subdivision Rules requirements of the Regulations, including but not limited to the mandate of compliance with: (i) the standards of Division 2 of the MSRs (including methodology) and the requirements of Division 3 of the MSRs (including methodology), as stated in Subchapter B of 31 TAC Chapter 364; (ii) the other matters described for plat sufficiency and approval in the Model Subdivision Rules (including the 31 TAC § 364.53 requirements); and (iii) §§ 1.1-3.7 (and related matters in Appendix/Exhibits 1A-B, 2A-B) of the Regulations;
- (o) \_\_\_\_\_ documents showing payment of all required fees (if any) to the County as required by the Regulations (see Item 11 above and related Appendix/Exhibit D fee schedule matters).