

# Application for Development

Brazos County Subdivision and Development Regulations  
Brazos County Engineering Department  
2617 Hwy 21 West, Bryan, Texas 77803  
(979) 822-2127

Office Use Only.

Master Plan \_\_\_\_\_ Final Plat \_\_\_\_\_ Re-Plat \_\_\_\_\_ Amending Plat \_\_\_\_\_

## Property Description

Road Location: \_\_\_\_\_

Legal Description: \_\_\_\_\_

## Subdivision Description

Subdivision Name: \_\_\_\_\_

Total number of lots: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

## Property Owner

Owner name(s): \_\_\_\_\_

Current mailing address: \_\_\_\_\_

Phone number(s): \_\_\_\_\_

## Applicant or Authorized Agent, Engineer or Surveyor

Name and Address: \_\_\_\_\_

Phone number(s): \_\_\_\_\_

Name and Address: \_\_\_\_\_

Phone number(s): \_\_\_\_\_

## Application is for

Residential ( ) Mobile Home Park ( ) Commercial ( )

Other ( ) \_\_\_\_\_

Is any of the property located in a Floodplain or Flood Hazard area? \_\_\_\_\_ (yes/no)

Acknowledgment: The flood hazard boundary maps and other flood data used by Brazos County in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of a Floodplain Permit in accordance with the Brazos County Flood Damage Prevention Ordinance does not imply that development outside the areas of special flood hazard will be free from flooding or flood damage. Issuance of a permit shall not create liability on the part of Brazos County or any officer or employee of Brazos County in the event flooding or flood damage does occur.

Is part or all of the property within an ETJ of a City? \_\_\_\_\_ (yes/no)

Will any construction occur in TxDOT right-of-ways? \_\_\_\_\_ (yes/no)

## Application Check List:

Copies of finished plat with corrections (if any):

- 9 copies to Brazos County
- One (1) copy to Brazos County Health Dept.
- One (1) copy to Brazos County 911
- One (1) copy to local Water District or Company

Letters of approval (to be sent by the approving institution directly to Brazos County Engineering):

- Letter from Brazos County Health Dept. – For onsite sewage evaluation.
- Letter from Brazos County 911 – For road names.
- Letter from Water District or Company. – Stating water availability, etc..

If property is within an ETJ of a city:

- Approval notification from appropriate city.

Applicant attest that they have signed this application in the capacity designated, if any, and further attests that they have read document and the statement contained herein and any attached are true and factual. All applicants are encouraged to review the County Regulations prior to any plat submittal. It is understood that this application is not finished or dated until all documents listed above are filed at the Brazos County Engineering Office and all applicable blanks are filled in the application above.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Witness

\_\_\_\_\_  
Date

## Engineer/Surveyor Check List for Plat Pre-Approval

- 1) Property located within a City Extra Territorial Jurisdiction (ETJ), contact with that City is required before plat approval.
- 2) Drawn on 24" x 36" sheet to scale of 100' per inch or larger. If more than one sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 3) Include the words; "MASTER DEVELOPMENT PLAN – NOT FOR RECORD" or "FINAL PLAT" or "RE-PLAT" or "AMENDING PLAT" in letters ½" high.
- 4) Vicinity map which includes enough of surrounding area to show general location of subject property in relation to major roads and any city limits and county boundaries. No scale required but include north arrow.
- 5) Title Block with the following information:
  - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
  - Proposed name of Subdivision. (Subdivision name & street names will be approved through the Brazos County 911.) (Replats need to retain original subdivision name.)
  - Date of preparation. (Include the date of any revisions on the plat.)
  - Engineer's scale in feet.
  - Total area intended to be developed.
  - Re-plat or Amending Plat, existing lot and block description or Abstract name and number.
- 6) North Arrow.
- 7) Location of any current city or county limit lines, if applicable.
- 8) Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- 9) Descriptions by metes and bounds of the subdivision which shall close within accepted land surveying standards. (Shown on drawing; not separate description)
- 10) Primary control points or descriptions and ties to such control points, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- 11) Name of contiguous subdivisions and names of owners of contiguous parcels of unsplit land, and an indication whether or not contiguous properties are platted.
- 12) Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- 13) Note the FEMA FIRM Map panel number and revision date on plat.
- 14) Topographic information, including contours at two foot (2 ft.) intervals, flowline elevation and flow direction.
- 15) Proposed drainage concept shown on plan, showing flow paths to primary system.

- 16) **Locate and Describe**, with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves; show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision; for the following:

Existing	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Streets: continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.
<input type="checkbox"/>	<input type="checkbox"/>	Public and private R.O.W. locations, width(s) and names. (All existing and proposed R.O.W.'s sufficient to meet County and City Regulations, if applicable.)
<input type="checkbox"/>	<input type="checkbox"/>	Street offsets and/or intersection angles meet ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Alleys
<input type="checkbox"/>	<input type="checkbox"/>	Reserve tracts.
<input type="checkbox"/>	<input type="checkbox"/>	Well site locations.
<input type="checkbox"/>	<input type="checkbox"/>	Pipelines: label company with volume and page.
<input type="checkbox"/>	<input type="checkbox"/>	Utility Services. (water, wastewater, electrical, natural gas, cable, phone, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Easements.
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Structures and improvements per engineering analysis.
<input type="checkbox"/>	<input type="checkbox"/>	A number or letter to identify each lot or site and each block.
<input type="checkbox"/>	<input type="checkbox"/>	Public areas.
<input type="checkbox"/>	<input type="checkbox"/>	Other Public improvements, including but not limited to parks, schools and other public facilities.

- 17) All off-site easements for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be filed prior or concurrently with final plat.
- 18) Proposed phasing. The Master Plan and each phase must be able to stand alone to meet ordinance requirements. Infrastructure costs should be separate for each phase of the subdivision.
- 19) Bring this check list with one copy of plat for pre-approval to meeting; date and time set by County Engineer or Planner. Meeting location set at County Engineering office.

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 Road & Bridge Department  
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