

# TOM GREEN COUNTY

## Subdivision Application Form

(Please Print or Type)

**Document must be filled out COMPLETELY, leaving no blank areas. N/A may be used if appropriate**

Name of Proposed Subdivision: REPLAT OF TRACT 10B OF REPLAT OF TRACTS 10 AND 11, HIDDEN VIEW ESTATES

Location: HIDDEN VIEW DRIVE

Has Plat been reviewed by Plat Reviewer? Yes

No  **STOP! PLAT MUST BE REVIEWED BY PLAT REVIEWER**

Is location within the ETJ? Yes  **STOP! PLAT MUST BE FILED WITH CITY**

No  TGC Pct. # 2

Type of Request: Preliminary  Final  Replat   
Amended  Vacation  Revised

Owner(s) of Subdivision: ANA HENDERSON

Address: 12502 HIDDEN VIEW DRIVE, SAN ANGELO, TX 76904

Phone # 325.212.1117 Fax: NA

Existing Land Use: RESIDENTIAL

Proposed Land Use: SAME

Total Acreage: 38.530 Number of Proposed Lots: 2

Proposed Source of Water Supply: Individual Well  Water Supply

Name of Water System CONCHO RURAL WTR. CORP.

Proposed Sewage Disposal System: Individual Septic Tank

Private Sewage System

Are any off-site drainage, access or other easements necessary for this subdivision? No

Yes  (Please explain) \_\_\_\_\_

Are there existing deed restrictions on this property? No  Yes

If yes, please give the deed record reference:

Volume NA Page NA or Instrument Number (if Vol and Page Not Available) \_\_\_\_\_

Are there any deviations or variances from existing subdivision rules & regulations requested?

No  Yes

(Please explain) \_\_\_\_\_

The owner hereby designates SKG ENGINEERING, LLC  
(Name)

as the official representative. 706 S. ABE ST. SAN ANGELO, TX 76903  
(Address) (phone)

Application fee (\$150.00 + 10.00 per lot) Paid by Owner \_\_\_\_\_

Representative  To be paid to the Tom Green County Clerk's office prior to placement on the Commissioners' Court Agenda. Bring Plat, Tax Certificate showing "Zero" taxes owed, and receipt for application fee to Court on day of the Agenda Presentation.

The owner is aware that there will be an additional filing fee after approval by the Tom Green County Commissioners Court. The filing fee will also be paid to the Tom Green County Clerk at the time of filing of the plat for the records.

The undersigned hereby applies for subdivision plat approval in accordance with the regulations for the development of subdivisions and manufactured home rental communities as set out by the Commissioners Court of Tom Green County and certifies that the information contained on this application is true and accurate to the best of my knowledge.

**\*\*\* (Note to applicant – ensure all areas are filled out completely before signing. N/A may be used if appropriate) \*\*\***

[Signature]  
Owner's Signature

02/20/2015  
Date

[Signature]  
Representative's Signature  
OWNER

12-29-14  
Date

Total Paid: \$ 170.00

Date Paid 2-20-15

Date of Commissioner's Court Action: March 3, 2015

FYI – FOR FINAL PLAT REQUIREMENTS, SEE SUBDIVISION REGULATIONS SECTION III FINAL PLAT

# Tom Green County



Environmental Health  
Pamela Weishuhn

113 W. Beauregard  
San Angelo, Texas 76903  
325-658-1038/Fax: 325-659-5441

Environmental Health  
Myra Ruiz

Feb 19, 2015

SKG Engineering  
Ethan George  
706 S Abe  
San Angelo, TX 76903

Re: Proposed Replat tract 10B of Hidden View Estates.

Dear Mr. George,

We have received and reviewed the planning materials for the above described location. The development consists of making 2 tracts of land from the 38.53 acres of tract 10B. The proposed tract sizes are sufficient for OSSF regulations. No portions of the proposed tracts lie in a regulated floodplain.

All septic systems must be at least 100 feet from any water well.

All OSSFs in the subdivision must be constructed in compliance with the existing rules and regulations.

If there are any questions please call our office at 658-1038.

Sincerely,

Pam Weishuhn, DR, CFM  
Tom Green County

Tom Green County  
Elizabeth McGill, County Clerk  
124 West Beauregard  
San Angelo, Texas 76903  
325-659-6553

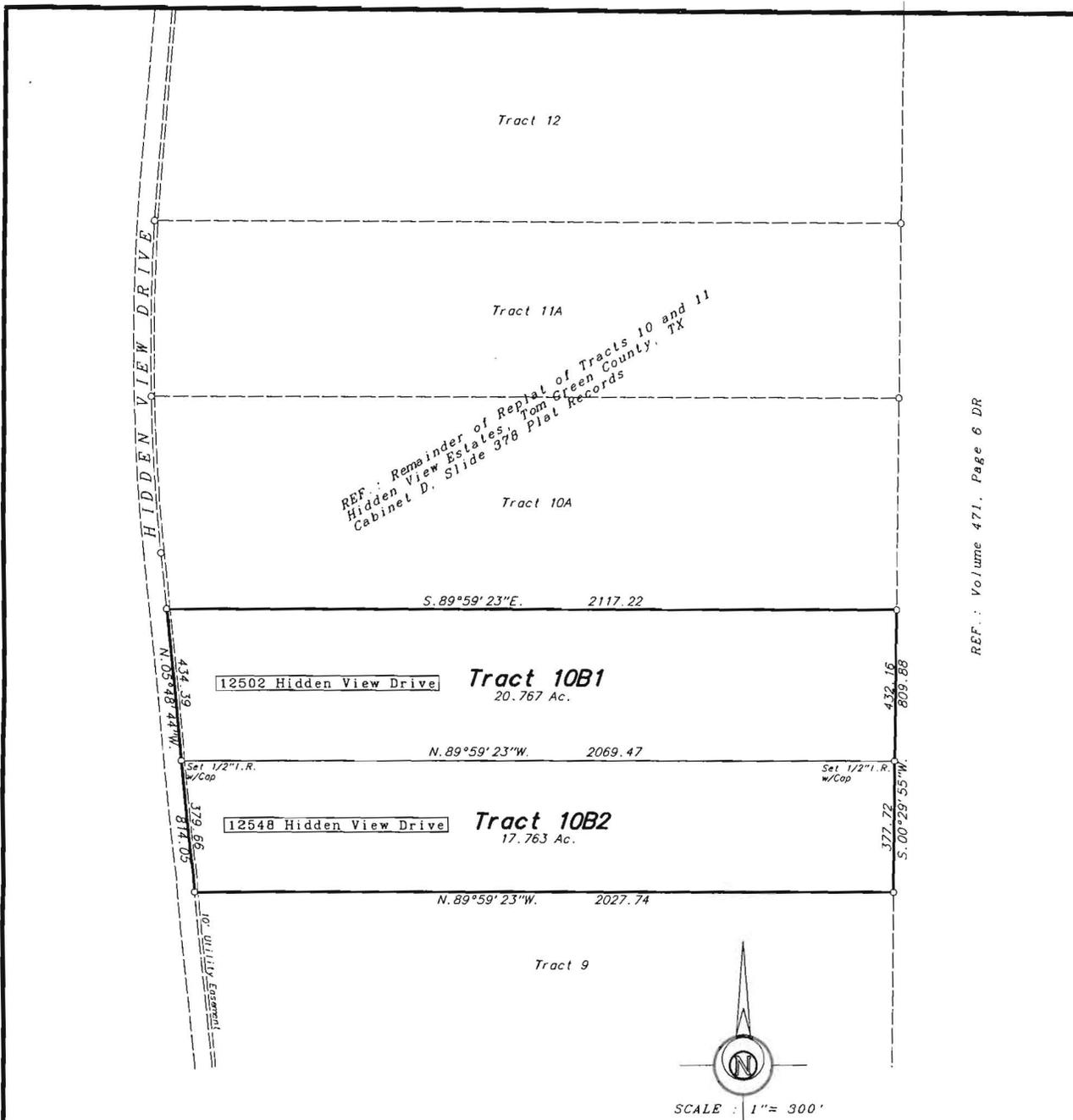
Receipt: 15-2652

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Product	Name	Extended
MOBILEHOMEAPP	PLAT/MOBLIE HOME APPLICATION FEE	\$170.00
	Application	1
	Additional Lots	2
	Comment	HIDDEN VIEW ESTATES TR 10B
Mobile Home Application Fee		\$170.00
<b>Total</b>		\$170.00
Tender (CHECK)		\$170.00
Check Number	5800	
Paid By	SKG ENGINEERING	

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Thank You for Your Business



REF.: Volume 471, Page 6 DR

REF.: Remainder of Replat of Tracts 10 and 11  
Hidden View Estates, Tom Green County, TX  
Cabinet D, Slide 378 Plat Records

COUNTY COMMISSIONER'S COURT  
OF TOM GREEN COUNTY, TEXAS  
Approved for recording this \_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
County Judge

PLAT REVIEWER  
Approved for recording this \_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_

911 ADDRESSING COORDINATOR  
Approved for recording this \_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_

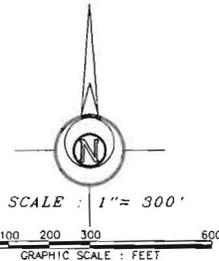
ACKNOWLEDGEMENT/DEDICATION  
I, Ana Henderson do hereby adopt this replat as the  
subdivision of my property and dedicate for the  
use of the public the easements shown hereon.

By: \_\_\_\_\_  
Ana Henderson

STATE OF TEXAS  
COUNTY OF TOM GREEN  
This instrument was acknowledged before  
me on \_\_\_\_\_  
by Ana Henderson

COUNTY CLERK  
Duly recorded this \_\_\_\_ day of \_\_\_\_\_, 2013 @ \_\_\_\_\_

By: \_\_\_\_\_  
This replat is filed in Plat Cabinet \_\_\_\_ at Slide \_\_\_\_\_



Bearings and distances shown hereon are based  
on Hidden View Estates as per plat of record  
in Cabinet G, Slide 113, Plat Records of  
Tom Green County, Texas.  
LEGEND : ○ - Found 1/2" Iron Rod w/Cap  
(unless otherwise noted)

**REPLAT OF TRACT 10B OF  
REPLAT OF TRACTS 10 AND 11,  
HIDDEN VIEW ESTATES,  
TOM GREEN COUNTY, TEXAS**  
OWNER : ANA HENDERSON

DESCRIPTION : Being 38.530 acres of land and being all of Tract 10B,  
Replat of Tracts 10 and 11, Hidden View Estates, Tom Green County,  
Texas as per replat of record in Cabinet D, Slide 378, Plat Records  
of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE  
Know all men by these presents:  
that I, Russell T. Culy RPLS,  
do hereby certify that I prepared  
this plot from an actual and  
accurate survey of the land and  
that corner monuments shown  
hereon were properly placed,  
under my supervision, in  
accordance with the Order  
Establishing Regulations For  
The Division Of Land And The  
Development And Platting Of  
Subdivisions as adopted by the  
Commissioner's Court of Tom Green  
County, Texas and with the Rules  
of the Texas Board of Professional  
Land Surveying.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

No Notices required  
Sect I (02) (D) (01)

child of a brother or sister of the individual, or niece who is a child of a brother or sister of the individual.

## SECTION I Provisions

- (01) A Final Plat or a Replat shall be required if the Owner of a Parent Tract(s) or a Daughter Tract(s):
- (A) Divides such Parent Tract(s) or Daughter Tract(s) into two or more parts; or
  - (B) Lays out a subdivision of such Parent Tract(s) or Daughter Tract(s)
    - (01) Which includes Lots, streets, alleys, squares, parks, or other parts of such Tracts which are
    - (02) Intended to be dedicated for the use of the public; for the use of purchasers or owners of Lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts; or for the use by others.
  - (C) The Parent Tract when any Daughter Tract excepted at Section I.02 of this Chapter:
    - (01) Is sold, given, or otherwise transferred except by Inheritance; or
    - (02) Is Divided.
- (02) Except that a Final Plat or a Replat shall not be required if any of the following conditions exist:
- (A) The land is primarily for Agricultural Use and the area of a Daughter Tract created by Division is greater than 100 Acres;
  - (B) The land is for Farm, Ranch, Wildlife Management, or Timber Production Use and the area of a Daughter Tract created by Division is greater than 100 Acres;
  - (C) The Division of a Parent Tract into four or fewer Daughter Tracts if:
    - (01) Such Division does not lay out a part of any of the Daughter Tracts as set forth Section I.01.B of this Chapter;
    - (02) Each of the Daughter Tracts is to be sold, given, or otherwise transferred to an individual who is related to the Owner Within The Third Degree By Consanguinity or by Affinity except that one Daughter Tract May be retained by the Owner of the Parent Tract.
  - (D) The Division of a Parent Tract into Daughter Tracts if:

- (01) The area of all Daughter Tracts is 10 acres or greater;
  - (02) Each Daughter Tract is contiguous to a dedicated or otherwise Public Roadway; and
  - (03) The Owner does not lay out a part of any of the Daughter Tracts as set forth at Section I.01.B of this Chapter;
- (E) The Division of a Parent Tract into Daughter Tracts if:
- (01) All the Lots are sold to veterans through the Veterans' Land Board program; and
  - (02) The Owner does not lay out a part of any of the Daughter Tracts as set forth at Section I.01.B of this Chapter;
- (F) The Division of a Parent Tract into Daughter Tracts if:
- (01) The Parent Tract:
    - (a) Belongs to the State or any State agency, board, or commission; or
    - (b) Is owned by the permanent school fund or any other dedicated funds of the State and
  - (02) The Owner does not lay out a part of any of the Daughter Tracts as set forth at Section I.01.B of this Chapter;
- (G) The Division of a Parent Tract into Daughter Tracts if:
- (01) The Owner of the land is a political subdivision of the state;
  - (02) The land is situated in a floodplain;
  - (03) The Daughter Tracts are sold to adjoining landowners; and
  - (04) The Owner does not lay out a part of any of the Daughter Tracts as set forth at Section I.01.B of this Chapter;
- (H) The Division of a Parent Tract into two Daughter Tracts if:
- (01) The Owner does not lay out a part of any of the Daughter Tracts as set forth at Section I.01.B of this Chapter; or