APPLICATION FOR LAND DEVELOPMENT IN PARKER COUNTY

I, _____, hereby make Application to the
(Applicant's name)
Parker County Attorney Office/Platting Division, to subdivide ____ acres of property located on _____ in Parker County, Texas.
(Name of road)

Per Section 232.001 of the Local Government Code this property will be developed as follows:

_____

_____

_____

(**Sample: Lot 5 and Lot 6 Block 1 Phase Two to be known as Lot 5R)**

I understand that the Application Fee for said property will be _____ which is based on the number of lots. Upon payment of the fee at the County Attorney Office/Plat Division, the platting process will be initiated.

DATED this ___ day of_____, 2026

Address: _____

_____

Email Address: _____

Signature: _____

Telephone#: _____

Cell # _____

A C K N O W L E D G E D:

_____

Platting Department
Parker County
101 North Main Street
Weatherford, TX. 76086
682-229-2285

Section 3.04 HOW THE PLAT MUST BE PREPARED:

a. The subdivision or addition shall accurately be described by metes and bounds and located with respect to an original corner of the original survey of which it is a part. Dimensions of all lots, streets, alleys, easements, and public dedications shall be accurately described and included on the subdivision plat.

b. The plat shall be drawn with India Ink on tracing cloth or a permanent type of Material, consisting of one or more sheets measuring no less or no larger than 24 inches wide and 18 inches long. A key map with a scale of one (1) inch to 200 feet shall show the entire area and be drawn on the first sheet or on a separate sheet.

c. Every such plat shall be duly acknowledged by owners or proprietors of the land or by some duly authorized agent of said owners or proprietors in the manner required by acknowledgment of deeds.

d. The subdivision plat must be made from an actual survey on the ground by, or under the supervision of, either a Registered Public Survey or a Licensed Land Surveyor, and his certificate to that effect must appear on said plat.

e. Boundary lines must be shown by bearing and distances, calling for the lines of established surveys, land marks, school districts and other data furnished, sufficient to locate the property on the ground. All block corners and angles in streets and alleys should be marked with a one-half inch steel pin, approximately two feet in length, or with a permanent marker.

f. The name of the proposed subdivision or any of the physical features (such as streets, alleys, etc.) must not be as similar to features in Parker County or in any incorporated town or city herein as to cause confusion. Streets, which are a continuation of any existing street, shall take the name of the existing street. Street names and numbers shall be approved by the Parker County 9-1-1 Coordinator.

g. Lot and block numbers are to be arranged in a systematic order and shown on the plat in distinct and legible figures. The area of each lot must be shown in acres and/or fractions thereof.

h. Location of lots, streets, driveways, easements and other features must be shown with accurate dimensions in feet and decimals of feet. Length of radii and arcs of all curves, with bearings and distances of all curves, with bearings and distances of long chord, must be shown, also dimensions from all angle points of curve to **lot** lines.

i. Roads and streets to be constructed shall have minimum width of right-of-way of sixty (60) feet and must provide unhampered circulation through the subdivision. Where a no outlet road or street is designed to be so permanently, a turn-around shall be provided at the closed end having a finished roadway diameter of one hundred (100) feet and a total diameter of no less than one hundred twenty (120) feet for adequate drainage.

j. All roads and streets that intersect with an established County road or State highway must have cutbacks on all corners, for no more than a total of 100 feet of right-of-way, measured along the right-of-way of the established roadway.

k. In cases where the new roads and streets, as platted, intersect with established roads and streets, the new roads and streets shall be if practicable, a continuation, without offset, of any intersecting road or street on the opposite side of the established road or street.

l. If at all avoidable, roads or streets with abrupt offsets or jogs in them shall be avoided.

m. Where a part of a road or street has been dedicated and deeded in an adjoining subdivision adjacent to and along with common property lines of the two subdivisions, enough width of right-of-way must be dedicated in the new subdivision to provide the minimum width specified herein.

n. Square, "island" or other obstructions to traffic shall not be reserved within the right-of-way; this shall not exclude small parts where roads and streets are properly curved and expanded.

o. Appropriate dedication by easement for utilities must be provided where needed. Subdivision Plats must be coordinated with the utility companies, as to the proper location of utility easements, which easements or reference thereto is to be shown on the subdivision plat. (See section 10.04)

p. Driveways must be user friendly, must not block natural drainage, and must be provided by the owner/applicant. The Precinct Commissioner will determine the necessity of a culvert, its size and type and the culvert will be installed at the property owner's expense or approve someone else to do the installation. The finished portion of the driveways must be at least twenty-two (22) feet wide and shall extend from the owner's property line to within six (6) feet of the paved portion of the county road. No structures, including but not limited to, retaining walls, or planters, built of rock, wood, brick, concrete, metal or similar materials will be erected on county right-of-way without the written consent of the Precinct Commissioner. Mailboxes must meet postal regulations. A 9-1-1-address number shall be erected by the landowner on his/her driveway, so as to be visible and readable from the public road.

q. The exact location, dimensions, description and flow line of existing drainage structure (and drainage structures proposed to be installed by the owner, or owners, or sub-dividers or developers) and the location, flow line and floodplain of existing water sources within the proposed subdivision must be shown on said plat. A topographical plat may be required when near a waterway.

r. The plat must contain an arrow indicating the direction of the North point of the compass, and the scale must be prominently shown.

s. All lots shall be a minimum of 1 acre (43,560 square feet). See Article VII for more details.

t. Reference must be made to the original patented survey and the number of acres in each survey with the abstract name and number of it and reference made to the volume and page in the Deed Records of the tract being subdivided. Reference must also be made to the number of acres in each survey, with abstract numbers of it for all dedicated areas. Show total number of lots or tracts.

u. A certificate from the Appraisal District of all appropriate taxing agencies must accompany the plat to be recorded, indicating that all taxes owed have been paid in full to date.

v. A certificate of ownership and lienholder must accompany the plat, to be recorded from any abstract or Title Company operating in said county.

w. Where a prior subdivision plat has been filed a vacating plat should be filed or included on subdivision plat as to what is being re-subdivided.

x. A signature block shall be inscribed on the first plat sheet for Commissioners Court and affected parties.

y. There shall be one (1) Mylar and four (4) copies of plat furnished to the Platting Office.

z. If the property to be platted lies within the extraterritorial jurisdiction (ETJ) of a city, this procedure will be accomplished simultaneously with the platting procedure of the city. The Developer must obtain plat approval from the city before final plat approval will be granted by the Commissioners Court.

aa. Detailed Vicinity map (road names, etc.).

bb. The plat shall show the location of the 100-year floodplain and any special flood hazard areas as identified on the most current Parker County Flood Hazard Boundary Map (FHBM), published by the Federal Emergency Management Agency, or as developed by a licensed Professional Engineer in a study approved by the Floodplain Administrator. All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site. An elevation benchmark with the location, description and elevation of the benchmark is required to be identified on the face of the plat. The elevation of this benchmark shall be correlated to a benchmark shown on the FIRM panel. Minimum first floor elevations for buildings shall be identified on each lot that is adjacent to the 100-year floodplain.

cc. A letter of service ability from an entity or entities providing water or sanitary sewer service. Alternatively, the Developer may provide a letter stating that no service is available within 300 feet of the subdivision and certifying that the lots are of suitable size for private wells.

dd. A statement from the Developer acknowledging that it is the responsibility of the Developer, 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, the Clean Water Act, and all applicable rules, regulations and ordinances relating to water supply. This shall be part of the Developer's dedication statement on the face of the plat.

ee. Linear feet for each road must appear on mylar. (See example below)

Bill Road	1,000 feet	James Lane	455 feet
Kerry Court	872 feet	Carol Drive	5000 feet

ff. If the posted speed limit is 30 miles per hour the distance between driveways(or between driveways and the intersection of two roads) shall be 200 feet.
If the posted speed limit is 35 miles per hour the distance between driveways(or between driveways and the intersection of two roads) shall be is 250 feet.
If the posted speed limit is 40 miles per hour the distance between driveways(or between driveways and the intersection of two roads) shall be 305 feet.
If the posted speed limit is 45 miles per hour the distance between driveways(or between driveways and the intersection of two roads) shall be 360 feet.
Variances can be approved by the Commissioner's Court. (Adopted by Commissioner's Court on October 10, 2023)

gg. Pipeline Information is required to be shown on the face of the plat. (Adopted by Commissioner's Court on December 26, 2023)

hh. Culvert Sizing is required to be shown on the face of the plat. (Adopted by Commissioner's Court on December 26, 2023)

ii. Subdivisions with 50 or more lots are required to install a second entrance or a boulevard entrance of 40 feet in width that can be gated and utilized as an emergency Ingress/Egress Easement with required Knox Locks etc. Variances may be authorized by the Commissioner's Court. (Adopted by Commissioners Court on October 10, 2023)

jj. Temporary signage for road identification at the time of cutting roads is required. (Adopted by Commissioner's Court on August 14, 2023)

kk. Reflective house numbers are required and will need to be made part of deed restrictions for property ownership. (Adopted by Commissioner's Court on August 14, 2023)

ll. If road entries are privately maintained and gated the installation of siren controls and a minimum of one Knox box are required for emergency purposes. (Adopted by Commissioner's Court on August 14, 2023)

mm. Identification and access to cemeteries are to be shown on plat maps with accurate dimensions in feet and decimals along with appropriate easements to the cemetery. (Adopted by Commissioner's Court on August 14, 2023)

nn. Addition of permanent signs placed in subdivisions once roads are completed and are placed following TXDOT standards for sign placement is the responsibility of the developer. (Adopted by Commissioner's Court on August 14, 2023)

oo. Drainage studies are required as part of submittal for platting packages. (Adopted by Commissioner's Court on August 14, 2023)

pp. Developers must dedicate the necessary right of way to bring the county minimum standard of 60' (feet) when platting land on a county road with less than the current minimum of 60' (feet) has not been met. This is a minimum of 30' (feet) from the center of the roadway. (Adopted by Commissioner's Court on August 14, 2023)

qq. Groundwater Certification Studies are required and are to be reviewed by the Upper Trinity Groundwater Conservation District. (Adopted via Interlocal Agreement by Commissioners Court on November 13, 2023)

rr. Groundwater Certification Studies are required and are to be reviewed by the Upper Trinity Groundwater Conservation District. (Adopted via Interlocal Agreement by Commissioners Court on November 13, 2023)

ss. 125 feet from habitable structures will be set as the minimum distance requirement from gas wells and well heads; plugged or capped wells will be excluded. Variances may be requested from the Commissioners Court on a case-by-case basis. (Adopted by Commissioner's Court on April 8, 2024)

tt. 120-foot drivable service area for cul-de-sacs in subdivisions for school bus turnarounds is required. (Adopted by Commissioner's Court on June 24, 2024) Revised October 15, 2024, to Allow a 60-foot right-of-way radius with 50 feet of that 60 foot to be a drivable service.

uu. Road signage is required for private roads according to TXDOT standards and is the responsibility of the developer. (Adopted by the Commissioner's Court on March 25, 2024)

vv. Responsibilities for development bonding will be determined by the fee owner of the land being developed. (Adopted by Commissioners Court on March 25, 2024) xx. Erosion control measures will be established in deed restrictions before the release of development to the county. Developers need to be aware that the County will fully enforce TCEQ regulations for erosion purposes, and if there is a violation, we will go to TCEQ for violation enforcement. (Adopted by Commissioners Court on March 25, 2024)

yy. A developer may be required to install a water supply system for twenty-one or more lots in a new subdivision based on reasonable water availability concerns specific to that

subdivision and surrounding areas as required by the Texas Water Code §35.019. (Adopted by Commissioners Court on December 9, 2024)

zz. Downstream drainage assessments are required for all new subdivisions. (Adopted by Commissioners Court on October 28, 2024)

aaa. New private roads meet current county minimum standards for road construction. (Adopted Commissioner Court on October 28, 2024)

bbb. The current locations of existing water wells are to be shown on the surface of all new plats based on recommendations from the Upper Trinity Groundwater Conservation District. (Adopted by Commissioners Court on October 28, 2024)