



Burleson County Road & Bridge Office
 1516 FM 166, Caldwell, TX 77836
 Phone: 979-567-0076
 Email: rbadmin@burlesoncounty.org

Request # _____
Accepted <input type="checkbox"/> Rejected <input type="checkbox"/>

SUBDIVISION EXCEPTION REQUEST FORM

In accordance with Local Government Code 232.0015, Burleson County recognizes that a division of property where a single tract less than 10.0 acres is created from a larger parent tract is a common occurrence. In order to assure that these partitions are acceptable now and in the future, Burleson County is asking that the Owner or Owners of the property through the services of an Engineer and/or Surveyor address the following concerns.

In order to obtain an exception from the Subdivision Rules and Regulations Platting requirements, please provide us with the information requested below. This information will be reviewed and then submitted before Commissioners' Court for approval if acceptable. If it does not meet the criteria for exception from the Subdivision Rules and Regulations Platting requirements, we shall notify the requesting party of this decision in writing. The written denial shall state the reasons, what is needed and why it must follow all subdivision platting requirements.

This request is to be submitted to the Burleson County Commissioner in which the property is located, along with a current survey. The survey shall include:

- | | |
|--|---|
| 1. Abstract and Number | 5. Ingress / egress |
| 2. Recorded document of parent tract (Vol / Pg.) | 6. Scale Drawing (letter or legal size only) |
| 3. Acreage | 7. Flood hazard areas |
| 4. Burleson County OSSF evaluation (if improvements are present or planned) | |

Owner/ Seller

Engineer/ Surveyor

Name:		Name:	
Address:		Address:	
City, St, Zip		City, St, Zip	
Phone:		Phone:	
Email:		Email:	

Property Information:

BCAD #		Acreage:	
Public Road Access	<input type="checkbox"/> Yes <input type="checkbox"/> No	Location/ Address	
Private Easement:	<input type="checkbox"/> Yes <input type="checkbox"/> No	City, St, Zip	
Proposed Land Use:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Other:	If other, please specify below:

Please check the box under which the exception is being claimed:

- 1. The land is to be used primarily for agricultural use as defined by Section I-d, Article VIII, Texas Constitution or for farm, ranch, wildlife management or timber production use within the meaning of Texas Constitution, Article VIII, Section I-d-1; or
- 2. The Owner divides the tract into four (4) or fewer parts, if each Daughter Tract is sold, given or otherwise transferred to a person who is related to the Owner within the third degree of consanguinity or affinity as determined under the Texas Government Code, Chapter 573; or
- 3. The Owner of the Parent Tract is to retain part of the Daughter Tract and the remainder of the Parent Tract is to be transferred to another person who will further subdivide the Daughter Tract in accordance with these Regulations; or
- 4. All of the Lots are more than ten (10) acres in area; or
- 5. All the Lots are sold to Veterans through the Veterans Land Board program; or

6. The land to be subdivided belongs to the state, any state agency, board or commission, the permanent school fund or any other dedicated funds of the state; or if all Daughter Tracts created from the division of one Parent Tract are to be transferred to persons who owned an undivided interest in the Parent Tract and a plat is filed as required herein before any further Subdivision occurs

7. The owner divides the tract into two (2) parts including the parent tract. The daughter tract must contain at least two (2) acres and the remainder of the parent tract must contain at least ten (10) acres. All tracts shall have a minimum road frontage of one hundred (100) feet. All Special Flood Hazard Areas (SFHA) must be clearly delineated on the survey per current FEMA Flood Insurance Rate Maps (FIRM). The SFHA shall not count toward the minimum lot size for OSSF permitting purposes. Subdivisions created under this exclusion to platting shall register the division with the County Clerk and shall include (1) Deed of Conveyance; (2) Metes and Bounds description the daughter tract; (3) an affidavit stating the division meets the criteria of this exception to platting and stating the owner/ sub divider of the land acknowledges that any change to exemption status will require the property to be formally subdivided under this chapter; the daughter tract may be used for single family residential development or agricultural purposes only; and no further division of daughter or parent tract may occur within one (1) year of the application of this exemption to platting Subdivision occur

Submitted by: _____
(Owner / Seller Signature)

(Owner / Seller Printed Name)

Date: _____

State of Texas
County of _____

This Subdivision Exception Request Form was acknowledged before me on _____ by
(Date)

(Name of Person or Persons acknowledging)

(Signature of Officer) _____
Notary Public

My commission expires: _____

Approved by: _____ Precinct: _____
(Commissioner)

Date: _____

Approved by: _____
(County Judge)

Court Date: _____