

PRELIMINARY PLAT REVIEW
Sycamore Hill Addition
REVIEWED BY: STEVE HUDSON 06-13-25

The following items on the Preliminary Plat Checklist for the above-named subdivision in Hopkins County were found to during my review.

1. An application and fee along with certificates of taxes paid and will-serve letters from ONCOR and North Hopkins WSC have been received. A permit from TxDOT for the entrance road onto FM71 is included.
2. The building setback line along FM71 must be increased from 25 feet to 50 feet.
3. There is a 12 inch NHWSC C-900 water line along the south ROW line of FM71. This will provide adequate fire flow to a water hydrant. A 6 inch water line and fire hydrant must be installed at the intersection of the private road and FM71, but outside the TxDOT ROW.
4. The roadway is noted as being a private roadway on the face of the plat.
5. Since each of the lots is less than 1 acre in size, a HOA will be required. The HOA rules and regulations must provide for adequate dues assessment for continuing maintenance of the private roadway. It must also include wording allowing the HOA to enforce the provisions of the Hopkins County OSSF Regulations adopted 28 August, 2024, Paragraph 2. This document must be submitted for review, comment, correction, and recording prior to approval of the final plat.

Stephen A. Hudson

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