

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

12/10/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Resurvey Lots 43A and 44A Edgewater

Site Address:

11933 Highpoint Circle, Northport, Tennessee 35475

Parcel ID:

63 20 02 04 0 001 002.021

Total Acres to be Subdivided:

6.82

Total Acreage Controlled by Owner:

6.82

Number of Existing Lots:

2

Number of Proposed Lots:

2

Number of Existing Structures:

1

Number of Proposed Structures:

2

Water Authority:

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

No

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Not in City Limits

Proposed Zoning:

Remain Outside City Limits

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

To revise a common lot line

Surveyor or Engineer Information:

Survey or Engineer Company:

Herndon, Hicks and Associates, Inc.

Surveyor or Engineer Name:

Mike Hicks

Is the surveyor/engineer also the applicant?

Yes

Property Owner Information:

Owner 1

Property Owner Name:

Brian Hurd

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email.



11949 & 11933 Highpoint Circle

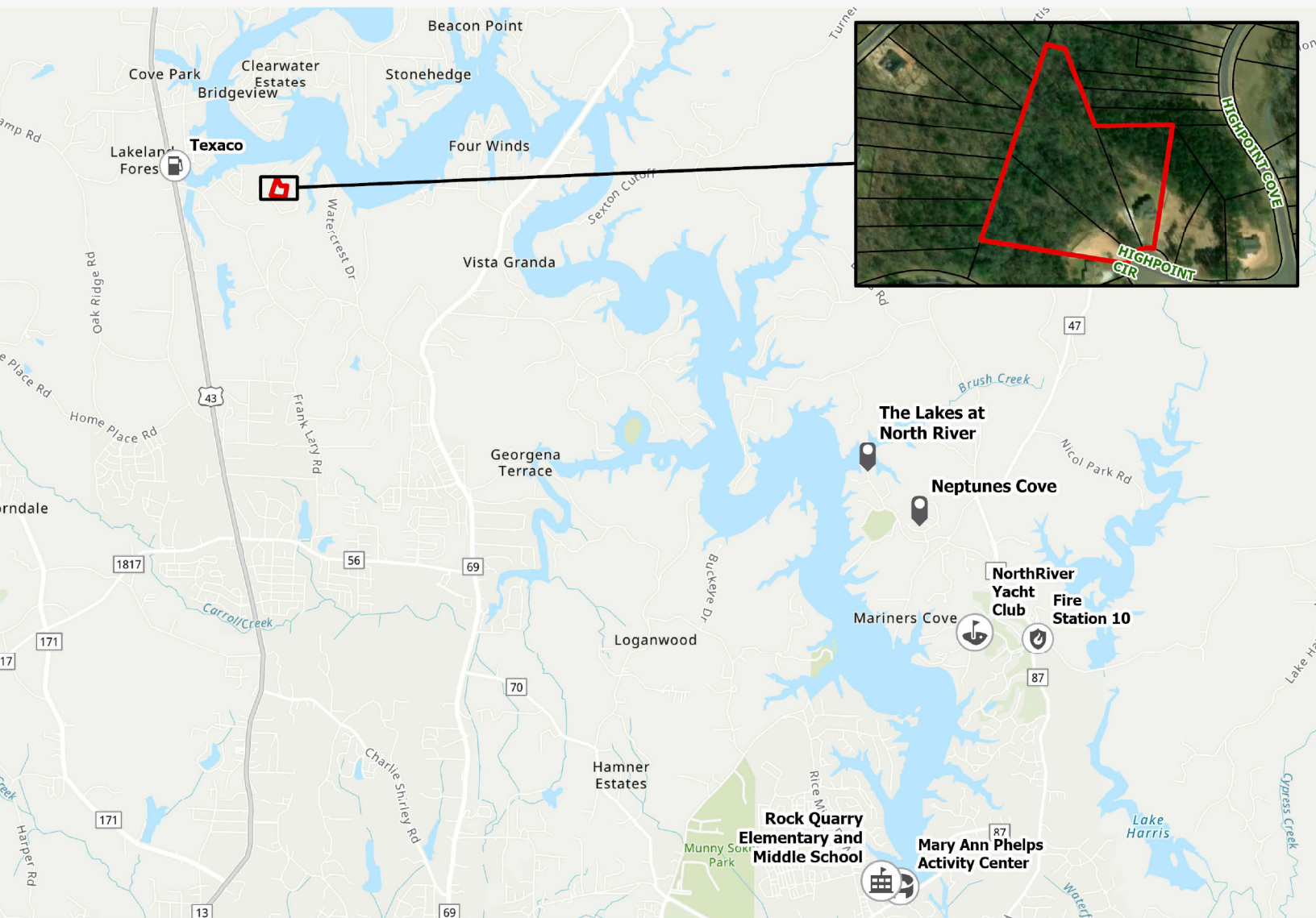
1 inch = 167 feet
0 100 200 300 400 Feet

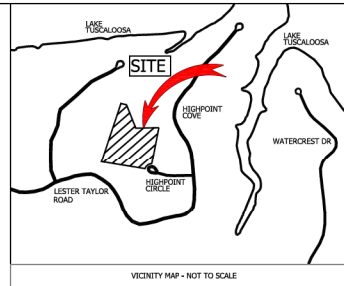
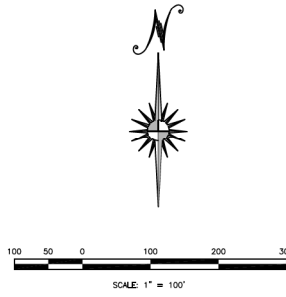
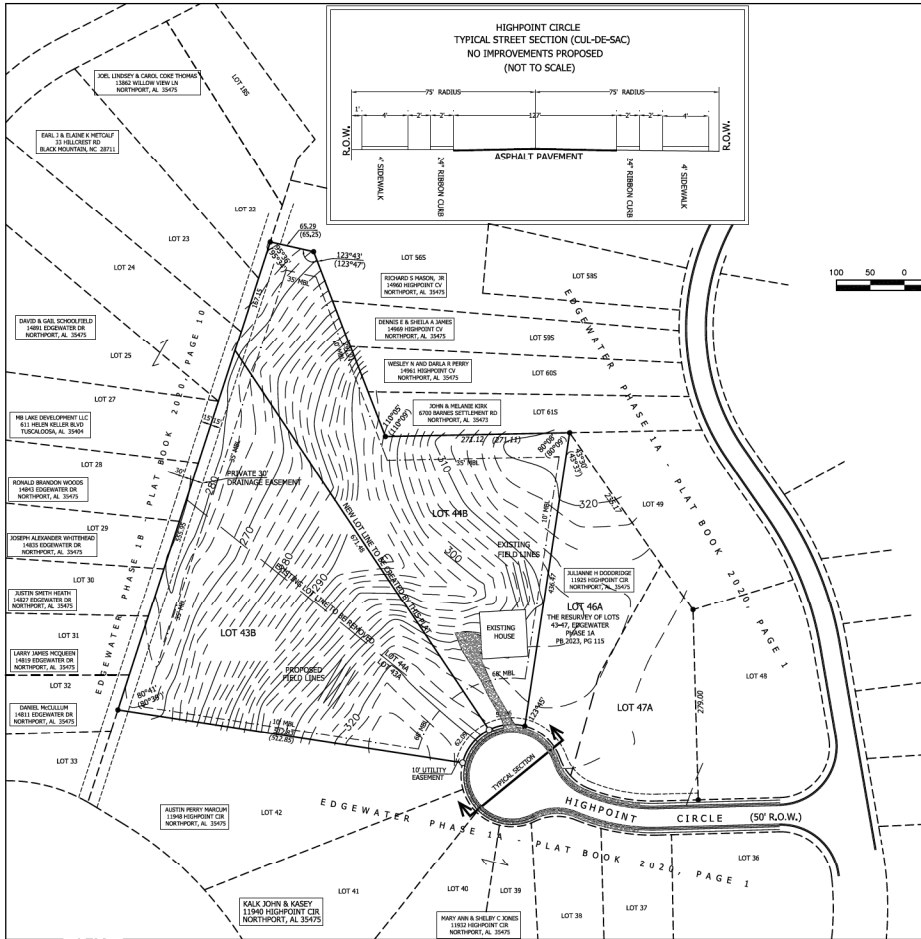




11949 & 11933 Highpoint Circle

1 inch = 5,000 feet
0 0.5 1 1.5 2 Miles





- NOTES:
1. ACRES UNDER CONTROL OF DEVELOPERS: 6.82
 2. ACRES DEVELOPED: 6.82
 3. CURRENT OWNERS OF SUBJECT PROPERTIES:
63 20 03 05 0 001 001.001
WIS CONSTRUCTION COMPANY LLC
PO BOX 20066
TUSCALOOSA, AL 35402
63 20 03 04 0 001 002.022
WIS INVESTMENTS LLC
PO BOX 20066
TUSCALOOSA, AL 35402
63 20 02 04 0 001 002.021
TINA L HAYNE
11033 HIGHPOINT CIR
NORTHPORT, AL 35475
 4. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP, MAP NUMBER 61125C03300
EFFECTIVE DATE 1/1/2014, SUBJECT PROPERTY LIES IN ZONE "X" (UNSHADED)
 5. PROPERTY IS NOT ZONED
 6. CONTOURS WERE TAKEN FROM CITY OF TUSCALOOSA TOPO.
 7. REQUESTING A WAIVER FROM CAPPED SEWER.
 8. DESIGNER OF PLAT: JOHN MICHAEL HICKS, PLS - AL, LICENSE NO. 15714

- LEGEND
- CAPPED REBAR FOUND (McGUFFERT)
 - 1/2" CAPPED REBAR SET (CA 0065)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT-NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY
 - C CHORD DISTANCE
 - A ARC DISTANCE
 - MILL MINIMUM BUILDING LINE

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mh@hhasurveyors.com

PRELIMINARY PLAT
RESURVEY OF LOTS 43A & 44A OF
THE RESURVEY OF LOTS 43-47 EDGEWATER PHASE 1A - PLAT BOOK 2023, PAGES 115
PART OF THE NW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCES OF TITLE:	DB: 2021 PG: 29749	Job No.	2512-018
Field Work	12-25	Date	12-15-25
Survey Type	SUBDIVISION	Scale	1"=100'
ACAD File	2512-018 PSD.dwg	Drawn By	JMH
COGO File	2512-018.txt	Approved By	JMH
		Surveyed by	KN

HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

December 17, 2025

Re: Resurvey of Lots 43A & 44A Edgewater

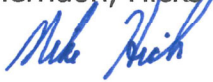
To: Office of Urban Development

Please include the attached preliminary plat of the Resurvey of Lots 43A and 44A of the Resurvey of Lots 43-47 Edgewater Phase 1A in the January 21st meeting of the Tuscaloosa Planning and Zoning Commission.

We are requesting a variance from capped sewer.

Thank you

Herndon, Hicks and Associates, Inc.



Mike Hicks, vice president

hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003