

## Requirements for Final Plat

- Application
- Final Plat Fee
- Final Plat including:

The plat shall show or be accompanied by the following information:

1) a legible, accurately scaled plat of the parent tract and proposed subdivision thereof. Plats shall be prepared by a Registered Professional Land Surveyor licensed in the state of Texas in compliance with the minimum standards of the State Board of Professional Land Surveyors showing:

- A) the boundaries of the parent tract and the boundaries of the proposed subdivision, all as determined by a boundary survey done on the ground by a Registered Professional Land Surveyor;
- B) the street and lot layout with consideration of public right-of-way needs for traffic calming, and showing the means of access to and from a public street;
- C) proposed and existing alleys and easements;
- D) proposed and dedicated right-of-way with consideration of public right-of-way needs for traffic calming;
- E) all dimensions and other surveying information necessary to produce the plat on the ground including:
  - i) linear and curvilinear dimensions shall be shown in feet and decimals of a foot;
  - ii) bearings reference shall be shown by the current standards as prescribed by the State of Texas Land Surveyors Board;
  - iii) the radii, tangents, central angles, chords, and arcs of all curves;
  - iv) the lengths and bearings of all straight lines;
  - v) the dimensions from all angle points and points of curve of lot lines;
  - vi) the long chord distance and bearings for all curves and curved lot lines;
  - vii) existing lot lines (shown by dashed lines) for property being re-subdivided;
  - viii) all lot lines shall be identified and have the bearing shown; and

- ix) building setback lines shall be shown on all lots.
- F) recording data for all property adjacent to the subdivision-including owner name and acreage;
- G) names and dimensions of proposed and existing streets within and adjacent to the subdivision;
- H) the proposed name of the subdivision;
- I) the date of the plat;
- J) the scale to which the plat was drawn, (1"=100') unless otherwise approved by the City Engineer and the plat shall include a north arrow;
- K) the name, address and signature of the owner(s) of the property and any lienholders;
- L) the name, address, signature, and seal of the Registered Professional Land Surveyor responsible for the survey of the properties being subdivided;
- M) abandoned streets, alley and easements with Ordinance Number and date or other official identifier;
- N) a monument legend;
- O) certification by the surveyor that the plat represents work done on the ground under said supervision;
- P) certification by the Surveyor that all survey monuments are shown on the plat and set in accordance with the minimum standards of the Texas Board of Professional Land Surveyors;
- Q) if a lot or lots is/are not to be served by sanitary sewer, a certification shall be included with the plat from the Waco-McLennan County Health District that certifies that planning materials and a suitability report have been submitted to the Waco-McLennan County Health District and accepted by the Waco-McLennan County Health District for the subdivision plat;
- R) identification of the source of water service to the subdivision. For subdivisions served by a private water utility, the Texas Public Utility Commission certificate number, date of certification, and name of water utility serving the subdivision shall be shown on the plat;
- S) The location of the approximate 100 year flood plain boundary or certification that the property is not in a Special Flood Hazard Area;

- T) “Will serve” letters from the applicable utilities;
- U) Tax Certificate dated within 30 days of submission of the Tax Certificate.
- V) Final Construction Plans for Infrastructure.
- W) Final Drainage Plan.

2) complete set of fieldnotes of the boundary survey, signed by the surveyor, and having a closure error no greater than 1/10,000.

3) an instrument of dedication for all street and highway right-of-way, alleys, easements, parks, and/or property improvements intended for public use. The dedication shall be signed by the owner or his/her legally designated agent and acknowledged by a Notary Public and will be filed for record. The following certificate shall be placed below the dedication:

STATE OF TEXAS:

COUNTY OF MCLENNAN:

"I hereby certify that the above and foregoing plat and fieldnotes of the (subdivision name) Addition to the City of Riesel, Texas, was approved by the City Council on the \_\_\_ day of \_\_\_\_\_, 20\_\_."

\_\_\_\_\_  
City Secretary

4) one copy of any requirements or deed restrictions imposed upon the subdivision by an individual or agency other than city staff or the city council.

5) *Drainage Maps*. Maps showing existing and proposed topography for the watershed affecting the project. These maps must show drainage areas, waterways, proposed streets, proposed storm sewer improvements, and any other improvements which might affect drainage. Appropriate calculations showing runoff and capacity quantities shall be provided for all drainage areas and storm drainage facilities.