

FINAL PLAT REVIEW

Name of Subdivision: _____

Owner: _____ Engineer: _____ Surveyor: _____

Month and Year that the preliminary plat was approved by Planning and Zoning & City Council:

YES

NO (or N/A)

Required information to be shown on the final plat:

1. The name or names of the owner and sub-divider with address and phone number.

2. The name of the licensed land surveyor or registered professional engineer preparing the plat.

3. The name of the proposed subdivision and adjacent subdivision(s).

4. The names of streets (to conform whenever possible to existing street names).

5. The numbers of lots and blocks, in accordance with a systematic arrangement.

6. North point, date, acreage being subdivided, and scale. All plats shall be on one of the following scales one (1) inch equals 200, 100, 60, 50, 40, 30, 20 or 10 feet, and on sheets measuring 18" x 24" or 24" x 36".

7. An accurate boundary survey of the property, with bearings and distances referenced to survey lines and established subdivisions, with complete and accurate field notes of said boundaries. The lines, with dimensions, of all adjacent lands and the lines, with dimensions, of adjacent streets, alleys and easements, in adjacent subdivisions shall be shown in dashed lines. Submit a boundary closure computation sheet (minimum closure 1/7500) and a disk or CD with the final plat.

8. Location of proposed lots, streets, alleys, easements, parks, building setback lines (both front and side streets), minimum finished floor elevations for each lot in the subdivision and other features required by the City Engineer in review of the preliminary plat, to be shown on the final plat. Check for curb and gutter, drainage plan, existing and proposed utilities and additional ROW from the preliminary plat.

YES

NO (or N/A)

9. All necessary dimensions, including linear, angular, and curvilinear and other surveying information necessary to reproduce the plat on the ground shall be shown. The linear and curvilinear dimensions shall be shown in feet and decimals of a foot. The angular dimensions shall be shown by true bearings. The length of all straight lines, deflection angles, radii, tangents, central angle of curves, and the chords and arcs of curves shall be shown. All curve information shall be shown for the center line of the street. Dimensions shall be shown from all angle points and points of curve of lot lines. All lots on curves shall be shown in arc distances.
10. All survey monuments shall be shown on the plat.
11. A certificate of dedication of all Right of Way (ROW), streets, public highways, alleys, easements, parks and other land intended for public use, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property or subdivision.
12. List all deed restrictions that are to be filed with the plat shall be shown, or filed separately with the plat.
13. Certification by a surveyor licensed by the State of Texas, or a professional engineer, registered in the State of Texas, to the effect that the plat represents an on the ground survey made by him, and that all the necessary survey monuments are correctly shown thereon and exist on the ground.
14. The following certificate shall be placed on the plat, in a manner that will allow the filling in of the certificate by the property party (APPROVAL CERTIFICATION See ordinance (on city website) for exact wording).
15. Certification that all taxes and fees have been paid from the Lamar County Appraisal District.
16. When more than one sheet is used for a plat, then a key map showing the entire subdivision on a smaller scale with block numbers and street names shall be shown on one of the sheets or on a separate sheet of the same size.

Comments:

Reviewed by: _____ Date: _____