

SAMPLE SUBDIVISION PLAT – SEPT. 2001

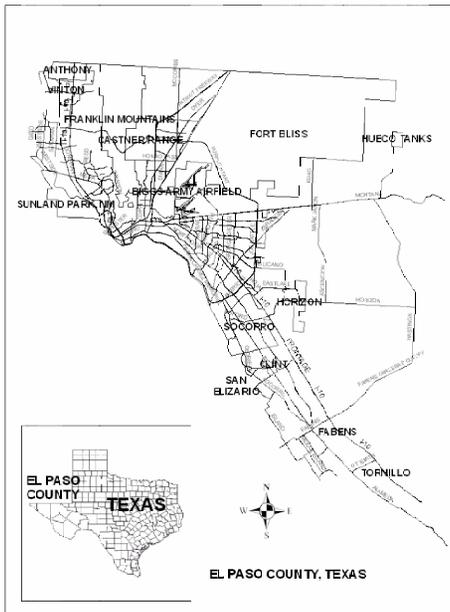
NOTE: This sample subdivision plat has been prepared to illustrate the information, maps, certifications, etc., typically required on a plat to comply with state statutes and rules applicable to residential subdivisions outside city limits but within a city’s extraterritorial jurisdiction in border-area counties of Texas as of September 1, 2001. The laws include Texas Local Government Code (“LGC”) Chapter 212, Subchapter A (municipal regulation of subdivisions); LGC Chapter 232, Subchapter B (county requirements); and the Texas Water Development Board’s Model Subdivision Rules. This sample plat does not attempt to address a number of conditions that sometimes must be addressed on a plat. For an actual subdivision plat, it will be necessary to substitute appropriate language and information pertinent to that subdivision. Of course, there are significant requirements for subdividing land besides preparing a plat properly. Further, cities and counties may have additional local requirements for subdivisions and for plats.

[NAME OF SUBDIVISION]

BEING [LEGAL DESCRIPTION]

CONTAINING: [NUMBER OF ACRES] ACRES

VICINITY MAP



LOCATION MAP



INDEX TO SHEETS

SHEET NUMBER	SHEET TITLE
1	Cover Sheet – Heading with Legal Description and Number of Acres; Index of Sheets; Vicinity Map, Location Map; Principal Contacts, Title – Revision Block and Engineer’s Seal.
2	Final Plat – Heading with Legal Description of Subdivision and Number of Acres; Owner’s Dedication, Certification, and Attestation; Notary Seal; City Approval Certificate; County Approval Certificate; County Clerk Recording Certificate; Location Map and ETJ Status; Plat Notes and Restrictions; Plat Map with Utility Easements, Lot and Block numbers, Lot sizes, Number of Lots, Addresses for each Lot, Lots and Roads Dimensions, Principal Contacts, Title – Revision Block and Engineer’s Seal.
3	Final Engineer’s Report - Heading with Legal Description of Subdivision and Number of Acres; Subdivision Metes and Bounds with Surveyors Certification; Map of Water Distribution System, and Sewage Facilities and Distribution System; Map of Post-Development Topography and Drainage; Street Information; Principal Contacts; Title- Revision Block and Engineer’s Seal.
4	Final Engineer’s Report: Heading with Legal Description of Subdivision and Number of Acres; Water and Sewerage Facility Information and Certification; Description in Spanish of Water and Sewer Facilities and Operability Date (Spanish translation of parts of Final Engineering Report); Drainage Report Certification; Principal Contacts; Title- Revision Block and Engineer’s Seal.
5	Grading Plan and Details
6	Drainage Plan and Details
7	Water and Sewerage Facilities and Distribution System Plan, Details, and Sections
8	Storm Drainage Plan, Details, and Section
9	Street Plan and Profile
10	Typical Detail and Sections
11	Illumination and Traffic Sign Plan and Details
12	Storm Water Pollution Plan, Details, Notes, and Details
13	Miscellaneous Plans, Details, and Sections

ENGINEER’S SEAL

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: _____	_____	_____	_____	_____
ENGINEER: _____	_____	_____	_____	_____
SURVEYOR: _____	_____	_____	_____	_____

[NAME OF SUBDIVISION]				
[NAME OF SHEET]				
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

[NAME OF SUBDIVISION]

BEING [LEGAL DESCRIPTION]

CONTAINING: [NUMBER OF ACRES] ACRES

METES AND BOUNDS OF [NAME OF SUBDIVISION]:

Being [NUMBER OF ACRES] acres of land, within the [LEGAL DESCRIPTION]. The said [NUMBER OF ACRES] acres is also being the same lands described in a Warranty Deed dated [DATE OF WARRANTY DEED], from [NAME OF PREVIOUS OWNER] to [NAME OF NEW OWNER], recorded in Volume [VOLUME NUMBER], page [PAGE NUMBER] of the Deed of Records of El Paso County, Texas. The said [NUMBER OF ACRES] acres being more particularly described by metes and bounds as follows:

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF EL PASO

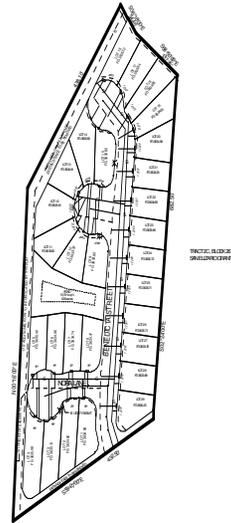
I, [NAME OF SURVEYOR], a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the [NAME OF SUBDIVISION] were prepared from a survey of the property made on the ground by me or under my supervision on [DATE OF SURVEY].

**SURVEYOR'S
SEAL**

(PRINT NAME OF SURVEYOR) _____ DATE _____

**ENGINEER'S
SEAL**

[NAME OF SUBDIVISION]				
[NAME OF SHEET]				
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



TRACT 01, BLOCK 0000, SHALLORE DEVELOPMENT

- LEGEND**
- WATER METER
 - 8" WATER SUPPLY LINE
 - 6" WATER SUPPLY LINE
 - SERVICE LINE
 - FIRE HYDRANT
 - SEWER LINE

MAP OF WATER DISTRIBUTION SYSTEM



TRACT 01, BLOCK 0000, SHALLORE DEVELOPMENT

- LEGEND**
- DRAINAGE ARROW PATTERN
 - CONTOUR LINE

MAP OF TOPOGRAPHY AND DRAINAGE

STREET INFORMATION		
STREET NAME	STATIONS	LENGTH (FT)

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	_____			
ENGINEER:	_____			
SURVEYOR:	_____			

