



City of Annetta South Final Plat Application

Annetta South Subdivision Ordinance 71 cumulatively amended by Ordinance #2022-01-25.

Notice: Developer shall initially prepare a drainage study and submit said study to the City Secretary for review and approval by the City Engineer. City Secretary may be contacted at cityofannettasouth@gmail.com. This final plat application and its required data and information shall not be submitted until a City Engineer approved drainage study is completed. This final plat application and its required data and information shall be submitted in accordance with the City Council approved Subdivision Process Calendar beginning on the Opening of the Application Window Date.

Applicant/Representative: _____ **Date:** _____

Property Information:

Proposed Project Name _____ Size in acres _____

General Location of Property or Properties with Property Street Address (if available)

Nearest Public Cross
Streets _____ and _____

Access to the property is from what public street? _____

Parker County CAD Property ID number(s) (see Parker County CAD web site)

Project from what existing Subdivision Name, Block, Lot (s) or Abstract/Survey and Abstract

Is the proposed development of the property within the City of Annetta South Yes ____ No ____

Is the proposed development of the property within the City of Annetta Extra Territorial Jurisdiction (ETJ)see the Annetta South Official Map Yes ____ No ____

Explain how the purposed subdivision is consistent with the Annetta South Comprehensive Plan:

Submittal Requirements.

_____ PDF of fully completed and fully signed application. Note: Incomplete applications will be returned to applicant.

_____ The Final Plat shall consist of a set of drawings where the first sheet shall be an Index Map that shall be drawn at a scale of 200 feet to one (1) inch, followed by the Final Plat plan sheets drawn at a scale of 100 feet to one (1) inch. All sheets shall be drawn such that the drawing is aligned 90 degrees North and is not rotated. Each sheet shall be suitably indexed. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections.

_____ A digital combined PDF set of the final plat and construction drawings shall be emailed to the City Secretary. Ten (10) copies of the PDF final plat, at half size, including the construction drawings that have been reviewed by the City Engineering and correctly dated shall be presented at the Planning and Zoning Commission meeting and the City Council meeting.

_____ No subdivision of land shall be accomplished without proper submittal, approval and adoption of the final plat prepared by a Registered Public Surveyor and approval of construction plans prepared by a Professional Engineer in accordance with this Ordinance.

_____ Filing fee for application

Owner and Authorization

Name of Owner(s) of Property:

If, a Corporation, name of Majority Owner/Contact of Corporation owning the property:

Address _____ City _____

State _____ Zip Code _____

Email Address _____ Phone # _____

Check one of these....

_____ I will represent the application myself as the owner; or

_____ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application. In addition, the designated project representative may assign his/her duties as the principal contact person to an "assigned" project representative to respond to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property or the majority owner of the Corporation owning the property and further certify that the information provided on this application is true and correct. By signing below, I agree that the City of Annetta South (the City) is authorized and permitted to provide information contained within this application, including the email address, to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request.

Owner's Signature: _____ **Date:** _____

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, a Notary Public, on this day personally
appeared _____ (printed owner's name)
the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, or
duly authorized agent of the owner, for the purposes of this application; that all information
submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me,
this the _____ day of _____, 20_____

Notary Signature

Notary Seal

Project Representative:

Name _____

Company _____

Address _____

Project Representative's Signature _____ Date _____

"Assigned" Project Representative:

Name _____

Address _____

City _____, State _____, Zip code _____

Email Address _____ Cell Phone # _____

Project Representative's Signature _____ Date _____

Submittal Information

Incomplete applications and submittals will not be accepted or will be returned.

Filing Fee for Final Plat Application is \$_____ plus the cost of third-party review of required documents.
(Note: additional fees for City reimbursement of 3rd party review and recommendations & other costs also apply and are due prior to final approval of the subdivision by the City Council.)

Total Filing Fee Paid: \$ _____ **Due at Application Filing**

Office Use Only

Project Description (Including Name)

Filing Fees Received Yes _____ No _____
Required Documents Received Yes _____ No _____

Development Representative/Owner Signature _____

Date _____

City Staff

Signature _____ Date _____

The final plat shall contain the following information as per the Subdivision Ordinance #2022-01-25:

1. Title or name of subdivision, written and graphic scale, north arrow, date of plat and key map to reference existing or proposed streets or highways.
2. Location of the subdivision by City, County and State.
3. Primary control points or descriptions and ties to such control points, to which dimensions, angles, bearings and similar data on the plat shall be referred. At least one corner of a subdivision shall be tied by course and distance to one or more of the following:
 - a. A corner of the survey or tract or original corner of the original survey in which the property is located;
 - b. A corner of a platted lot; or
 - c. A block corner or subdivision corner of an adjacent or nearby platted subdivision.
4. A metes and bounds description of the tract, tract boundary lines, right-of-way lines to streets, easements and other rights of way, property lines and building setback lines. Such descriptions shall reference all field markers as either found or set by the surveyor. Description shall include size of subdivision in acres and square feet, official name of

subdivision, abstract references, name of current owners, date of previous transfer and volume and page of previous transfer.

5. Adequate relocation data in order to reproduce the subdivision on the ground. All lot corners, right of way and inflection points shall be field marked by a public surveyor registered in the State of Texas. Such markers shall be at least five-eighths inch (5/8") iron rods, six feet (6') deep or five-eighths Inch (5/8') Iron rods embedded to a depth of three feet (3') in concrete (6" minimum diameter). All markers shall be flagged with surveying marking tape.
6. Approved name and right-of-way width of each street as measured from center line.
7. Locations, dimensions and purposes of any easements or other rights of way
8. Identification of each lot or site and block by letter or number.
9. Boundary lines, dimensions and names of open spaces to be dedicated for public use or granted for the private use and private maintenance of the inhabitants of the subdivisions.
10. Reference to recorded subdivision plats of adjoining platted land by record name, County Clerk's volume and page numbers and reference by record name of ownership of adjoining unplatted property.
11. Total number of lots and total acreage contained in the subdivision and the area, in square feet, of each lot.
12. Building lines shall be shown and shall provide the minimum set-back as required by this Ordinance, or, of greater, those established by the Zoning Ordinance.
13. For dams regulated by Chapter 299 of Texas Government Code, no Final Plat shall be approved without the applicant providing all documentation, calculations, and reports to verify and prove that all requirements of TCEQ and State of Texas have been satisfied.
14. Any other information requested by the Commission of Council.

F. Certificates or Restrictions

1. Certifications by a land surveyor to the effect that the plat represents a survey made or certified by him and that all required monuments and markers actually exist, or will be installed in accordance with the provisions of these regulations, and that their location, size, and material are correctly shown on the plat. (See sample certificate).
2. Certification of title and statement signed and acknowledged by the owner, and of all others having interest in the free title of the subdivision, dedicating streets, alleys, easements, parks and other spaces to public use, or when the subdivider has made provision acceptable to the City Council for perpetual maintenance thereof to the inhabitants of the subdivision.(See sample).
3. Spaces for signatures of the Chairman of the Planning and Zoning Commission, Mayor and City Secretary, attesting approval of the plat.

Form and Content of Construction Plans and Calculations- See Subdivision Ordinance #2002-1-25