

**APPLICATION
FOR
FINAL PLAT APPROVAL**

Section 1. General. The undersigned Applicant (Applicant is synonymous with owner) makes this Application for Final Plat Approval in accordance with Chapter 21, Port Aransas Code and in particular, Section 21-38 thereof. If there is insufficient room on this Application to completely answer any item, attach an exhibit. This Application has to be signed under Section 5 by the Applicant and the engineer or surveyor.

Section 2. Application. If you have already completed and filed an Application for Preliminary Plat Approval, then under this section of the Final Plat Application, you only need to specify the changes, if any, in the information provided in the Preliminary Plat Application. State whether there are or are not any changes. If there are any changes, explain them:

If you have not completed a Preliminary Plat Application, then provide the following information, as required by Section 21-38.A (1) and Section 21-37.A, Port Aransas, Code:

- (1) State the name, business addresses and telephone numbers of the owners, engineer and surveyor.

For Owners/Developers

Engineer/Surveyor

- (2) Describe the legal ownership interest of all owners in the tract.
- (3) The information required in this Section 2 shall cover all property covered by the final plat and all of the applicant's contiguous property.
- (4) State whether the development is Staged Development or Major Development. It is staged if Applicant owns contiguous property not being finally platted under this final plat.
- (5) By signing this Application, you are acknowledging that you are aware that, if your property encompasses "wetlands" as determined by the Corp of Engineers, it may be subject to certain development restrictions mandated by State and / or Federal law.
- (6) State the source for water service, whether water well or Water District.
- (7) State the source for sewer service whether septic or Water District.
- (8) Provide a full legal description of the property covered by the Final Plat and include all of applicant's contiguous property.
- (9) State whether or not there are any private covenants or restrictions applicable to the land or any part of it, and, if there are, attach a copy of all private covenants and restrictions applicable to the land.

- (10) Attach to this Application a written memorandum from the Water District stating that the District's authorized agent has received a copy of the Preliminary Plat, that the District concurs in the preliminary illustration of water and sewer utilities and either objects to or approves of the proposed plat.

Section 3. Map. You must submit with this Application a final plat map, in compliance with and containing all information and being in the form required by Section 21-38B, Port Aransas Code, which section requires that the Final Plat Map shall include the following:

- (1) The title or name by which the subdivision is to be identified, north arrow, the scale of the map, and the seal and name of the State Registered professional land surveyor responsible for preparation of the map.
- (2) A definite legal description and identification of the tract being subdivided. This description shall be sufficient for the requirements of title examination.
- (3) The boundaries of the subdivided property, the location or designation of all streets, alleys, parks, and other areas intended to be dedicated or deeded to public use with proper dimensions. The boundaries of the subdivision shall be indicated by a heavy line equivalent to a No. 5 Reservoir pen and shall be tied by dimension to the established centerline of all existing boundary streets.
- (4) The location of all adjacent streets and alleys, with their names, and the names of adjoining subdivisions with exact location and designation by number of lots and blocks.
- (5) All lot, block, and street boundary lines, with blocks and lots numbered or lettered consecutively. The area of each lot in square feet or acreage, building lines, required yards adjacent to streets, and easements shall be shown and shall be defined by dimension. Actual widths of all street right-of-way shall be shown, measured at right angles or radially, where curved. All principal liens shall have the bearing, and any deviations from the norm shall be indicated.
- (6) Accurate dimensions, both linear and angular, of all items on the plat. The boundary survey on the site shall close within one (1) in ten thousand (1:10,000). Linear dimensions shall be expressed in feet and decimals of a foot. Angular dimensions may be shown by bearings. Curved boundaries shall be fully described an all-essential information given. Circular curves shall be defined by actual length of radius and not be degree of curve. Complete dimensional data shall be given on fractional lots.
- (7) The location and description of all lot and block corners and permanent survey reference monuments. The plat shall reflect whether such corners or monuments have been found or set by the surveyor. All new corners and monuments shall be of three-quarter (3/4) inch iron pipe or five-eighths (5/8) inch iron rod and shall meet the following standards:
 - (a) Lot corners shall be twenty-four to thirty (24-30) inches long with the top set flush with ground.
 - (b) Block corners shall be twenty-four to thirty (24-30) inches long with the top set flush with ground and shall include the beginning and end of all curves within each block.
 - (c) Reference points shall be twenty-four to thirty (24-30) inches long, placed one (1) foot below the surface of the finished ground elevation at suitable locations throughout the subdivision. There shall be at least as many reference points as there are blocks in the subdivision, but not less than two, add the distance between successive monuments along any street or reference line shall not be greater than one thousand (1,000) feet. Reference points shall be other than and in addition to markers set for block or lot corners.

- (8) Public Improvement Dedication certificate substantially as follows: “The undersigned, being all of the owners of the property covered by this plat map, hereby dedicate to and for the public and the City of Port Aransas, in perpetuity, the public areas, shown on this plat map, including all easements rights-of-way, streets, alleys, squares, parks, and other public parts of the tract.” This certificate shall be signed and acknowledged by all owners of any interest in said land. The form of acknowledgment shall be as required for the acknowledgement of deeds. Written, signed approval and acceptance of such dedication by all lien holders shall be included.
- (9) A certificate by the responsible surveyor in charge, duly authenticate, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. If the surveyor who prepared the plat did not make the boundary survey, this fact should be noted in the certificate. Also, the certificate should show whether or not the tract is within the City limits or extra territorial jurisdiction of Port Aransas, unless the information is shown in suitable manner elsewhere on the face of the plat
- (10) The Final Plat Map shall be signed by all owners of the platted tract and their signatures shall be acknowledged in the manner required for deed recordation. Section 212.004 (c).
- (11) The Final Plat Map shall be signed by all lien holders in approval and their signatures shall be acknowledged in the manner required for deed recordation.
- (12) In addition to other required certificates, the following signed certificates shall be on the plat map preceding the certificate of the County Clerk:

(a) STATE OF TEXAS
COUNTY OF NUECES

This Final Plat of the herein described property approved by the City Engineer for the City of Port Aransas, Texas.

This the _____ day of _____, 20_____.

City Engineer

(b) STATE OF TEXAS
COUNTY OF NUECES

This Final Plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the Planning and Zoning Commission on the ____ day of _____, 20_____.

Chairman of P&Z Commission

City Secretary

(c) STATE OF TEXAS
COUNTY OF NUECES

This Final Plat of the herein described property was approved on behalf of the City of Port Aransas, Texas by the City Council on the _____ day of _____, 20_____.

Mayor

City Secretary

(d) If a subdivision is located in an area not served by a sanitary sewer system and septic tanks are to be used, the following form shall be included on the plat:

COUNTY OF NUECES

Approved by the Nueces County Health Department on the _____ day of _____, 20_____. Any private water supply and / or sewage system shall be approved by the Nueces County Health Department prior to installation.

Section 4. Hearing. The Applicant agrees and consents to Planning and Zoning Commission hearing this Final Plat Application on the last Monday of the calendar month next following the 30th day after the Application is filed.

Section 5. Signatures.

Owners Signature. The owners must sign this statement on the signature line provided below. Section 21-38.A (3), Port Aransas Code. The undersign, being the owners of the land, affirm that all information contained in or submitted as part of the platting process is true and correct, and that all public improvements required as part of the development will be constructed in accordance with the Final Plat and in accordance with all ordinances, rules and regulations of the City governing the development, platting and subdivision of land. If an agent is signing for owner, state name and capacity.

Signed this _____ day of _____, 20_____.

OWNER

OWNER

Engineer or Surveyor Signature. The engineer and / or surveyor preparing the plat map must sign this statement on the signature line provided below. Section 21-38.A (2), Port Aransas Code. The undersigned, the registered engineer or land surveyor preparing the plat map, affirm that I have, to the best of my ability, designed the subdivision in accordance with the city ordinances and regulations governing the development, platting and subdivision of land, except where a variance is requested, the reasons for which are hereinafter stated. If there are no variances requested, state "None". If there are variances requested, describe the variances and the reasons for each.

Signed the _____ day of _____, 20____.

_____ ENGINEER / SURVEYOR

For Building Official Use Only

The Application is not filed unless and until it (including the map) complies with the requirements of Section 21-38, Port Aransas Code, and contains all information above required.

Filed on _____, 20____.

_____ Building Official
City of Port Aransas