

CONDITIONS OF APPROVAL CHECKLIST (PLAT2022-0051)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (Sec. 142-81)	
Not Met	Item Description
X	<p>Sec. 142-76 via Sec. 142-81(d) Title Block with:</p> <ul style="list-style-type: none"> • “Conveyance Plat” • Proposed Addition Name, then Lot(s) and Block(s) • “Being a replat of...” Existing Lot, Block and Addition Name (if previously platted) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas
X	<p>Sec. 142-76 via Sec. 142-81(d) Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202</p>
X	<p>Sec. 142-76 via Sec. 142-81(d) Existing Features for Properties Immediately Adjacent:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>Sec. 142-76 via Sec. 142-81(d) Proposed Subdivision Plan showing:</p> <ul style="list-style-type: none"> • Lots designating Lot Numbers and Blocks and Dimensions • Rights-of-Way and Dimensions • Easements and Dimensions (existing easements must include filing information) • Floodplain • Proposed Street Names
X	<p>Sec. 142-81(d) Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> • “CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT” • “A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city’s Code of Ordinances and State Law.”
X	<p>Sec. 142-76 via Sec. 142-81(d) Certification and signature block by a public surveyor registered in Texas</p>
X	<p>Sec. 142-76 via Sec. 142-81(d) Owner’s Certificate showing the Legal Description for the Property</p>
X	<p>Sec. 142-76 via Sec. 142-81(d) Owner’s Dedication and Signature Block with Name of Owner Printed</p>
X	<p>Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec 142-81.d	If a parcel is to be created adjacent to a right-of-way shown on the city's master thoroughfare plan or another existing roadway with insufficient right-of-way based on its classification type, the appropriate amount of right-of-way based on its roadway classification, as defined by the engineering design manual, shall be dedicated to the city via the proposed conveyance plat.