

CONDITIONS OF APPROVAL CHECKLIST (PLAT2021-0162)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST/ CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (Sec. 142-81)	
Not Met	Item Description
X	Sec. 142-76 via Sec. 142-81(d) Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202
X	Sec. 142-76 via Sec. 142-81(d) Existing Features for Properties Immediately Adjacent: <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	Sec. 142-76 via Sec. 142-81(d) Existing Features outside the Subject Property are Ghosted
X	Sec. 142-76 via Sec. 142-81(d) Existing Filing Information for the Subject Property
X	Sec. 142-81(d) Property within City Limits includes the following note on each page: <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	Sec. 142-76 via Sec. 142-81(d) Owner's Dedication and Signature Block with Name of Owner Printed
X	Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	SUB 142-105 (3)	Sidewalks
<input checked="" type="checkbox"/>	EDM 2.2.A	Functional Classification: Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersections; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.