

## EXPLANATION FOR DISAPPROVAL SUMMARY (PLAT2022-0183)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL SUMMARY	
CONVEYANCE PLAT CHECKLIST (Sec. 142-81)	
Not Met	Item Description
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Title Block with:</p> <ul style="list-style-type: none"> <li>• <b>“Conveyance Plat”</b></li> <li>• Proposed Addition Name, then Lot(s) and Block(s)</li> <li>• “Being a replat of...” Existing Lot, Block and Addition Name (if previously platted)</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> </ul>
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202</p>
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Location Map and Associated North Arrow to Show All Major Roads within 1,000’ of the Subject Property</p>
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Existing Features for Properties Immediately Adjacent:</p> <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• <b>Easements (including drainage, water, and sewer)</b></li> <li>• Lot, Block, and Addition Name</li> <li>• <b>Filing Information</b></li> </ul>
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Existing Features outside the Subject Property are Ghosted</p>
X	<p><b>Sec. 142-81(d)</b> Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> <li>• <b>“CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT”</b></li> <li>• “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.”</li> </ul>
X	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Approval Certificate with Signature Block for the <b>Planning and Zoning Commission Chairman</b></p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	SUB 142-81(b)3	To record the subdivision of a property into parcels, five acres or smaller in area, provided that each parcel has direct access to all required public improvements (water, sanitary sewer, storm sewer) via dedicated easements or direct adjacency to existing infrastructure, no portion of the lot is smaller than 45 feet wide, and each parcel has adequate access to an existing public right-of-way via frontage on said right-of-way or via the dedication of access easements.