

FINAL PLAT/REPLAT TEMPLATE

STATE OF TEXAS
COUNTY OF NUECES

I, [OWNER], DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS _____ DAY OF _____, 2022.

[NAME]
[TITLE]

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER], PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2022.

2-1/4" x 1/2"
min. clearance

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, [SURVEYOR], A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

1 1/4" dia
min.
clearance

[NAME]
LICENSE NO _____

*Lots with submerged state lands require the certificate of a L.S.L.S.

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2022.

[NAME]²
DEVELOPMENT SERVICES ENGINEER

Spacing required around map, at border, and between certificates

STATE OF TEXAS
COUNTY OF NUECES

THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2022.

[NAME]¹ CHAIRMAN [NAME]¹ SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, _____, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M. AND DULY RECORDED IN VOLUME _____ PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____, 2022.

1 1/4" dia min.
clearance

DOCUMENT NO: _____

[NAME]
COUNTY CLERK

DEPUTY

PLAT OF _____ 1/8" min. text height

SUBDIVISION NAME ← 1/4" min. text height

BLOCK __, LOT __ ← 1/8" min. text height

Type of plat ↓

BEING A _____ OF A ____-ACRE TRACT OF LAND OUT OF LOT __, BLOCK __ OF [SUBDIVISION], AS SHOWN ON A MAP RECORDED IN VOLUME 00, PAGE 00 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

*Plat description must include the type of plat, deed or map reference, and legal description.

Certificate Arrangement (Top to bottom, Left to right column):

- 1-Owner certificate
- 2-Notary Public certificate
- 3-Lien Holder certificate (if applicable, and followed by a Notary Public's)
- 4-Surveyor's certificate
- 5-Health Department certificate (if applicable)
- 6-Development Services Engineer certificate²
- 7-Planning Commission¹ or Development Services² certificate
- 8-Nueces County Clerk certificate

Certificate Block Format:

- a-Seals and stamps: Bottom, left corner
- b-Signature spaces: Bottom, right corner
- c-Font: Regular, 3/32" min. text height
- d-Signature lines: 3" min. length, and 3/8" min. clear height
- e-Day and month lines: 1" min. length

Location Map
North arrow & graphic scale →

LOCATION MAP

Surveyor contact & project info →

LEGEND:

—————	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
-----	ROAD CENTERLINE	B.L.	BUILDING LINE
-----	ADJACENT LOT LINE	U.E.	UTILITY EASEMENT
-----	YARD REQUIREMENT	E.E.	ELECTRICAL EASEMENT
-----	EASEMENT	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TX
○	FOUND PROPERTY CORNER	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TX
●	SET PROPERTY CORNER	O.P.N.C.T.	OFFICIAL RECORDS OF NUECES COUNTY, TX

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA TO BE PLATTED CONTAINS X.XX ACRE(S) OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. FOUND 5/8" IRON RODS WITH [COLOR] PLASTIC CAPS STAMPED [XXXXXX] AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00 (RECORD BEARING/DISTANCE).
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE [DRAINAGE BASIN]. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE [DRAINAGE BASIN] AS "_____" AND "_____". TCEQ ALSO CATEGORIZED THE [DRAINAGE BASIN] AS "_____" USE.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "XX" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. XXXXXX XXXX X, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.

Legend & Notes Format:

- a-Title: Bold, 3/16" min. text height
- b-Body: Regular, 3/32" min. text height

Plat Map

- a-Extent/context: 200 Feet of lot
 - b-Scale: To fit 3/32" text annotations or 1:100 and larger
- *An overall map/Key map must be provided with match lines for maps spread across several sheets.

Typical Plat Notes.

Refer to *The Most Common Technical Review Committee* comments on website.

North arrow & graphic scale or at top left →