

**\*MASTER PRELIMINARY PLAT TEMPLATE\***

MASTER PRELIMINARY PLAT OF  
**SUBDIVISION NAME**

1/8" min. text height


1/4" min. text height

1/8" min. text height

BEING A \_\_\_-ACRE TRACT OF LAND OUT OF LOT \_\_\_, BLOCK \_\_\_ OF [SUBDIVISION],  
AS SHOWN ON A MAP RECORDED IN VOLUME \_\_\_, 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.

North arrow & graphic scale



**LOCATION MAP**

Owner contact & project info



Provide Phasing boundaries and label to be consistent with Preliminary Plat submittals.  
Provide Zoning Boundaries with Zoning District labels. Show all Master Planned items for Streets and Utilities.

**Plat Map**  
a-Extent/context: 200 Feet of lot  
b-Scale: To fit 3/32" text annotations  
  
\*An overall map/Key map must be provided with match lines for maps spread across a number of sheets.

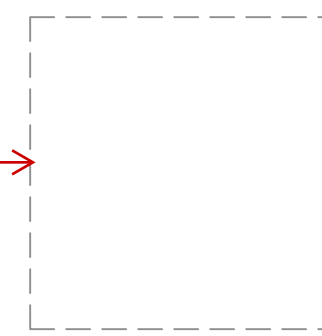
White space required around map, border, and between notes

**Legend & Notes Format:** a-Title: Bold, 3/16" min. text height  
b-Body: Regular, 3/32" min. text height

**LEGEND:**

- PLAT BOUNDARY
- - - - ROAD CENTERLINE
- DRAINAGE FLOW
- STORM SEWER
- WATER LINE
- WASTE WATER LINE
- PHASING BOUNDARY
- ZONING BOUNDARY

North arrow & graphic scale  
Scale: 1:1000 or larger



**Phasing Schedule**

Phase I: To consist of Boundaries for (list type of development) and ideal time frame (year) when Final plat or development is expected to commence.

Phase II: Provide information on remaining acreage or Phased boundaries and provide plans for the future of the property. Provide a time frame within the next # of years for development or intention.

Next Phases to follow as above.