

PRELIMINARY PLAT TEMPLATE

PRELIMINARY PLAT OF ← 1/8" min. text height
SUBDIVISION NAME ← 1/4" min. text height
BLOCK __, LOT __ ← 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 and surveyor/engineer- name and contact information →

Surveyor contact & project info →

Plat Map
 a-Extent/context: 200 Feet of lot
 b-Scale: To fit 3/32" text annotations
 c- Spacing required around border and all map notes and features.

*An overall map/Key map must be provided with match lines for maps spread across a number of sheets. Plat boundary must include all contiguous ownership or the Phased boundary of a Master Plat.

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

Typical Plat Notes.
 Refer to *The Most Common Technical Review Committee* comments on the website

North arrow & graphic scale or at top left →

Scale: 1:200 and larger 1:100

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 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.

Existing/Proposed Street sections, details, and/or schedule →