

REPLAT WITHOUT VACATING PRECEDING PLAT REQUIREMENTS
CITY OF NATALIA, TEXAS

Any person who wishes to revise a subdivision plat that will create additional lot(s), and for which a previous plat was recorded must make an application of the proposed revised plat to the Planning and Zoning Commission and Natalia City Council.

Replat Filing Fees: ***Fees are nonrefundable, approved or disapproved.***

Inside City Limits: \$250.00

Outside City Limits in ETJ: \$350.00

REPLAT WITHOUT VACATING PRECEDING PLAT:

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

1. Is signed and acknowledged by only the owners of the property being replatted;
2. Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the P & Z and City Council;
3. Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.
4. If during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification or deed restrictions to residential use being single-family or duplex residential use.

REPLAT REQUIREMENTS CHECKLIST:

The replat of the subdivision shall meet applicable content and processing requirements for a subdivision under the same standards for final plats, and shall conform to Section 212.014 and 212.015 of the Texas Local Government Code. If the subdivision of the replat does not require any alterations, improvements or installations of utilities, streets, alleys, buildings setback lines, or easements; the P&Z Commission may waive the need for an Engineering Report, Construction Plans, Service Agreement, or may modify the list of contents.

1. ____ Submit seven (7) blue or black line copies of the proposed replat drawn on 24"x36" at a preferred scale of 1" = 100' to the City Administrator. For large developments, the City Administrator may approve a scale no smaller than 1"=200' to be permitted. Plats shall affix the appropriate certifications and acknowledgements, as applicable, for Surveyor, Engineer, Owner, P&Z, City Council, City Secretary, and County Recordation.
2. ____ Submit one (1) mylar (sepia) copy of the replat for recordation; and,
3. ____ Submit one (1) copy of construction plans, if applicable.
4. ____ Submit one (1) copy of an original tax certificate from each taxing unit within the jurisdiction of the real property that no delinquent ad valorem taxes are owed on the real property, in accordance with Texas Property Code, Section 12.002.
5. ____ **Contents of Replat shall include the following:**
 - ☐ Names of adjacent subdivisions or owners or parcels of unsubdivided land; the platting or adjoining property, including streets.
 - ☐ Accurate boundary survey of the property, and its metes and bounds description.
 - ☐ A north point scale of plat and date of preparation.
 - ☐ Total area of the plat in acre and square feet.
 - ☐ Title block containing project or subdivision name, survey and abstract name.
 - ☐ Location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public rights-of-ways, and lots within the subdivision, intersecting or contiguous with its boundary or forming of such boundary, with accurate dimensions, bearings or deflection angles

and radii area, and central angle, degree of curvature, tangent distance and length of all curves where appropriate.

- ☐ The exact location, grade, dimensions, description and name(s) of all proposed streets, alleys, drainage right-of-ways, parks, other public areas, reservations, easements or other public rights-of-ways, blocks, lots or other sites within the subdivision with accurate dimensions, bearings or deflection angles and radii area and central angles, degree of curvature, tangent distance, and length of all curves where appropriate.
- ☐ All survey monuments shall be shown on the plat.
- ☐ A waiver of claim for damages against the City occasioned by the establishment of grades of the alteration of the surface of any portion of existing streets, alleys to conform to the grades established in the subdivision.
- ☐ Engineer or Surveyor Certification responsible for preparing the plat and supporting data, attesting to its accuracy and that all survey work around the boundary area as well as within the subdivision shall have an error of closure of no more than one foot in five thousand feet (1/5,000') or less.
- ☐ Owner's acknowledgement of the dedication to public use of streets, alleys, parks, rights-of-ways, easements and other public places shown on the final plat.
- ☐ P&Z Certification: "The Planning and Zoning Commission of the City of Natalia, on ____ date ____ voted affirmatively to recommend this plat to the City Council for approval and for filing of record. x. Official Signature"
- ☐ City Council Certification: "The City Council of the City of Natalia on ____ date ____ voted affirmatively to approve this plat for filing or record. x. Mayors Signature"

6. Engineering Report: The replat shall be accompanied by an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. The engineering report shall discuss the availability and methodology of providing water facilities and wastewater treatment service to individual lots within the subdivision. A detailed cost estimate per lot acceptable to the City shall be provided for those unconstructed water supply and distribution facilities and for wastewater collection and treatment facilities, which are necessary to serve each lot of the subdivision. The plan shall include a construction schedule for each significant element needed to provide adequate water or wastewater facilities. Refer to the city's subdivision ordinance for additional requirements and/or compliances.

- ☐ Public Water Systems. Where water supplies are to be provided in an existing public water system, the subdivider shall furnish an executed contractual agreement considerable in form *Appendix B* as provided in the city's subdivision ordinance.
- ☐ Sewerage Facilities. Where wastewater treatment is to be provided by an existing retail public utility, the subdivider shall furnish evidence of a contractual agreement considerable in form *Appendix C* as provided in the city's subdivision ordinance.
- ☐ Construction Plans. Replats shall be accompanied by complete sets of construction plans and profiles for all street and drainage improvements and water and sanitary wastewater improvements.
- ☐ Subdivision Construction Agreement. Where any construction of improvements is proposed, a construction agreement shall secure the Subdividers obligation and protect the City from any expense of completing subdivision improvements required by the Subdivider, considerable in form *Appendix D* as provided in the city's subdivision ordinance.

7. Receipt and Processing a Complete Final Plat with the Planning & Zoning Commission:

- ☐ Not later than thirty (30) days after receipt of completed application, the P&Z shall schedule a meeting to hold a Public Hearing, and to consider approval or disapproval, or issue conditional approval. The City Administrator will contact Subdivider of the time and date of the next Planning & Zoning Commission meeting.
- ☐ Consideration by the P&Z Commission does not constitute the municipal authority to approve the plat; the Natalia City Council shall, additionally hold a Public Hearing, and act on the plat thirty (30) days after the plat is considered by the P&Z Commission.