

ORDINANCE 2023-13 SUBDIVISIONS

Section 9.112-Preparation and processing of replats.

This section shall govern the submission for replats.

- A. Surveyor, engineer or land planner required. The person proposing the replat shall cause to be prepared a replat by a surveyor or engineer in accordance with this Article. Said replat may be prepared in conjunction with a land planner. The person requesting the replat will submit a replat with supporting data, as required herein, for review and recommendation from the Commission and action by the City Council; or, where four or fewer new lots are being created, by the Director.
- B. Required information on replat. Replats shall include the information shown as follows and all wordings shall have the correct spelling:

Requirement
Electronic copy in pdf or similar format and two 24" x 36" paper copies. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the replat. A 24" x 36" mylar copy shall be provided for filing at the appropriate County Clerk's Office.
Location and length of boundary lines, indicated by heavy lines.
Orientation of area being replatted in relation to adjacent areas and principal streets.
Proposed name of the replat, which shall incorporate the name of the original subdivision but shall explicitly state "Replat of lots number [] into lot(s) number [] in the [] subdivision. The name of the replat shall be shown in the title block in the lower right-hand corner of the plat.
The name(s), location and width of existing streets within the subdivision and immediately adjacent to it.
The width, depth and location of all existing lots (in light color) and proposed lots (in dark color). Lots proposed for replatting at street intersections shall have rounded corners.
The location of front, side and rear building setback lines. Building setback lines shall conform to the zoning ordinance.
Location, width, length, type and purpose of all existing easements (in light color) and all proposed easements (in dark color).
A plat note stating "ALL EASEMENTS GRANTED UNDER THE PREVIOUS SUBDIVISION PLATTING ARE HEREBY REPLACED BY THIS PLAT".

Location and sizes of utilities on and adjacent to the area proposed for replatting.
North arrow, scale and date of preparation of the plat.
A filing fee as provided for in the Code of Ordinances. The fee shall not be refunded should the subdivider withdraw the replat from consideration or should the replat be disapproved.
Names and addresses of the person requesting the replat, owner of record, engineer and/or surveyor preparing the replat. And the designer/planner of the replat.
The computed gross acreage of the replat.
The boundaries of flood hazard areas as determined by the FIRM map in conjunction with the National Flood Insurance Program. A plat note shall state the floodzone where the property is located.
Vicinity sketch map at an appropriate scale, which shall show the proposed subdivision in its relationship to adjacent areas and principal streets.
Number of lots and blocks with a unique number for each lot and block that is different from the lot and block number on the original subdivision plat.
Address number of each lot as determined by the Public Works Department of the City or by the South East Texas Regional Planning Commission.
A definite legal description and identification of the properties being replatted, sufficient for the requirements of title examination. The legal description may be embodied in the title block or shown elsewhere on the plat.
Names of adjacent subdivisions, if any.
Owner's acknowledgement I (we) the undersigned owner(s) of the land shown on this replat, and designated herein as a subdivision to the City of Orange, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, watercourses, drainage structures, easements and public places thereon shown for the purpose and consideration therein expressed.
_____ Owner
State of Texas, County of [Name] Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.
Given under my hand and seal of office the _____ day of _____, 20__.

Notary Public [_____] County, [State]

Date [notary seal]

My commission expires: [Date] _____

Certification of the surveyor or engineer responsible for surveying the subdivision area, attesting to its accuracy:

State of Texas, County of [_____]

I, the undersigned, a [registered professional engineer/public surveyor] in the State of Texas, hereby certify that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Engineer or surveyor

Date

Restrictive covenants to be imposed and areas subject to special restrictions.

Boundary survey of the property by an engineer or surveyor, with bearings and distances, reference to section corners, and showing the lines of adjacent lands and lines of adjacent streets, and their names and widths. Location of all permanent survey monuments.

Location of existing parks, alleys, public highways, and other features with accurate dimensions in feet and decimals of feet, with the length of radii and arcs of all curves, and with all other information necessary to produce the replat on the ground.

Affidavit of ownership.

Statement by owner dedicating parks and any sites for public use.

Designation of all land to be reserved for future purchase by the City for purposes of park development (if required).

The exact location and name of all existing or recorded residential lots or subdivisions, streets, alleys, parks, and public areas within or contiguous to the subdivision.

The actual width of rights-of-way for all streets shall be shown, measured at right angles or radially where curved.

The exact location, dimension, description, and flow line of existing watercourses and drainage structures within the proposed replat or on contiguous tracts. All drainage structures on the original plat shall be clearly shown and described on the replat.

Benchmark elevations shall be shown near the center of each lot.

For property located in Orange County:

A plat note stating "ALL INTERIOR DRAINAGE SHALL BE DIRECTED TO DRAINAGE STRUCTURES OR ADJACENT STREETS TO PREVENT ANY ADDITIONAL RUNOFF CREATED BY NEW CONSTRUCTION FROM AFFECTING ADJOINING LAND OWNERS. FURTHER, ANY AND ALL FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY MUST COMPLY WITH THE ORANGE COUNTY DRAINAGE DISTRICT'S CRITERIA MANUAL AND REGULATIONS, IF APPLICABLE."

A plat note stating "EASEMENTS SHOWN HEREIN INCLUDE THE RIGHT OF PUBLIC ENTITIES TO REMOVE ALL TREES WITHIN THE EASEMENTS AS WELL AS THE RIGHT TO TRIM OVERHANGING TREES OR SHRUBS LOCATED ON THE PROPERTY BELONGING TO OR BEING A PART OF THIS SUBDIVISION."

[For property located in Orange County and the City of Orange]

A plat note stating "NO CITY BUILDING PERMITS SHALL BE GRANTED UNTIL ANY DRAINAGE PLAN REQUIRED BY THE ORANGE COUNTY DRAINAGE DISTRICT HAS BEEN APPROVED AND PROVIDED TO THE CITY."

[For property located in Orange County]

Approved by the Orange County Drainage District General Manager on this _____ day of

_____, _____.

[Name], General Manager

[For property located in the extraterritorial jurisdiction]

Approved by the Commissions Court of [Name] County, Texas on this _____ day of

_____, _____.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

Certification by the Mayor

This replat has been submitted to and considered by the City Council of the City of Orange, Texas, and is hereby approved.

[Name], Mayor

Date

ATTEST

[Name], City Secretary

FILED FOR RECORD AT _____ O'CLOCK ___M ON THE _____ DAY OF
_____, 20___ IN VOLUME _____ PAGE _____ OF THE MAP

RECORDS OF [NAME] COUNTY, TEXAS BY _____ [NAME,
TITLE OF COUNTY OFFICIAL]

[NAME, TITLE OF COUNTY OFFICIAL]