



# FINAL PLAT CHECKLIST

**Acceptance of Final Plat Application:** Final Plat applications shall be reviewed for completeness in accordance with this checklist before they are accepted by City Staff.

**Failure by the applicant to provide the required information or obtain a waiver from the Planning Director constitutes grounds for refusal of plat submittal for processing.**

**Public Record:** A Final Plat is intended to serve as the official recorded map of the property to be developed, showing boundaries, lots, public streets, easements and other significant public facilities and features which are necessary to serve the development and as required by the City of The Colony Subdivision Regulations and Denton County. For a development to be constructed in phases, the Final Plat may include only a portion of the land included in a general development plan and/or preliminary plat. The Final Plat shall conform to the approved Preliminary Plat.

This checklist is provided to assist developers and design professionals in the preparation of submittals for development review and is intended to be a guideline for what is needed to facilitate the review. Additional information may be required, as indicated in your Pre-Development meeting or upon review of the plans.

**CIVIL DRAWINGS:** Civil Drawings need to be reviewed and approved before any Final Plat submittals are approved. Civil Drawings are a completely separate submittal and should be submitted directly to the Engineering Department. They should not be submitted with Building Plans. The sealed Civil Engineering Drawings should include complete water and wastewater, grading, paving, drainage areas, drainage infrastructure and design calculations, signage, lighting etc. For a complete list of plans required and a Final Plat checklist, refer to the Engineering Design Manual for Civil Plans checklist available at <https://www.thecolonytx.gov/223/Design-Manual-Standard-Details-Checklist>

**CHECK ALL BOXES TO SIGNIFY COMPLIANCE WITH SUBMITTAL REQUIREMENTS. UPLOAD THE CHECKLIST AS AN ATTACHMENT TO THE ONLINE PROJECT APPLICATION.**

## FINAL PLAT SUBMITTAL REQUIREMENTS:

- Certificate of Acknowledgment:** The completed online application shall include the notarized signatures of the owner(s) through the execution of the Certificate of Acknowledgment. The Certificate of Acknowledgment shall be uploaded and submitted with the online application.
- Project Narrative:** A narrative indicating the purpose of the development and what is being proposed.
- Fee:** Fee paid as described in the current Development Services Fee Schedule. The fee can be paid by phone, in person, or by mail. Applications will not be routed for review until the payment has been received.
- Digital Attachments:** Final Plat in PDF format (11" X 17").
- Applicant Information:** The applicant is generally the principal design professional (e.g. a surveyor or engineer) preparing the plat document. The applicant shall include his/her name, name of company, company address, phone number, and personal email contact information on the application and on the plat. If the applicant and the property owner are the same, please note as such. All correspondence relating to the plat review and filing will be directed to the applicant designated on the application.

- Owner Information:** The plat application is required to be signed by the current property Owner (s). If the property owner is not available to sign the application, then a notarized letter of authorization from the property owner is

required to be submitted which empowers a designee to sign for the property owner. The owner(s) name, address, and phone number must be shown on the plat. The plat drawing does not need to be signed and notarized until the plat has been approved.

## FINAL PLAT SPECIFICATIONS:

- Legibility and Scale:** The scale of the drawings shall be in a scale that shows all the elements in sufficient detail to be legible so that City Staff and the Planning and Zoning Commission may conduct a thorough review.
- Notation of the Scale:** Engineering scale required.
- Legend:** The legend shall include an explanation for all graphic symbols on the plans.
- Bar or Graphic Scale and Directional, and North Arrow are required.
- Date:** The plat shall include the date of initial preparation and the date of any subsequent revisions.
- Project Number:** After the plat has been submitted, a unique project number will be generated by City Staff. All subsequent revisions shall have this number clearly visible in subsequent title blocks along with the revision number and date.

### Development Review Submittal

Initial Application  
Resubmittal after DRC  
Second Resubmittal  
Third Resubmittal  
Fourth Resubmittal

### Information Within Document

Project Name – Submittal  
Project Number –File Name–Revision1  
Project Number –File Name–Revision2  
Project Number –File Name–Revision3  
Project Number –File Name–Revision4

*All revisions submitted to the City must be accompanied by a technical response letter outlining responses to City Staff comments.*

- Title Block:** A title block including the following information shall be included on each page:
  - Type of plat: "Final Plat"
  - Project name of the proposed project with proposed lot and block designations.
  - Legal description (County and abstract OR the current subdivision name and lot and block designation).
  - Acreage of the total plat.
  - Project number (project number will be established upon submittal and must be reflected within the title block of all revisions).
- Denton County Seal Block:** A three (3) inch square blank block shall be provided on the bottom right-hand corner of the plat on which the Denton County filing seal will be affixed at the time of filing.
- Location Map:** A location map with the subject site clearly indicated and referenced to existing major streets and/or highways. If there is no adjacent subdivision, a scaled map showing the nearest subdivision in each direction and how the streets or highways in the submitted plat connect with those of the nearest subdivision shall be provided.
- Metes and Bounds Description:** Include the written legal description of the property.
- Dedication:** Any rights-of-way, parks, easements or other publicly owned areas shall be dedicated to the City via the plat.
- Easements:** The plat shall show all existing easements and include the filing information for each, including separate instruments that apply to the property. The plat shall also show all proposed easements, dimensioned, with the specific type of easement called out.
- Floodplain:** The plat shall show the Ultimate Flood Plain and the FEMA 100 Year Flood Plain and clearly label both with reference to FIRM map panel number.

- Monuments:** The accurate location, material, and approximate size of all monuments.
- Certification Note:** A registered land surveyor must certify that the plat represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size and material description are shown correctly, all to be placed on the Mylar.
- Visibility Triangles:** Visibility triangles shall be shown at all street and alley intersections on the plat. Visibility triangles shall be in accordance with the regulations of Section 18-605 of the Zoning Ordinance.
- Corner Clips:** Provide corner clips where necessary.
- Existing and Proposed Access:**
  - The location, dimension, name and description of all existing public and/or private rights-of-way and/or easements.
  - The surveyor/ consultant shall submit a list of the street names proposed for use in the subdivision which will be reviewed against The Colony's existing street names currently found in the Geographic Information System (GIS) street name database. Any similar names are then flagged and reviewed by Planning, GIS, Engineering, and the Fire Marshal to determine if a different street name should be substituted and used. Street names shall be shown for all public and/or private rights-of-way.
  - Street names Reference the Subdivision Ordinance, Master Thoroughfare Plan and the City's *Engineering Design Manual* for right-of-way dedication requirements.

**Rights-of-Way:** The plat shall show rights-of-way for public services or utilities, franchise utilities and any limitations of the easements. Easement dedications should be shown with dashed lines.

**Existing and Proposed Utility Service:** The location and size of existing water and/or sanitary sewer mains, culverts, storm drains, fire hydrants, and other underground facilities and/or infrastructure within 200 feet of the subject property shall be shown on a separate utility plan. The preliminary layout of water and sanitary sewer mains, culverts, storm drains, fire hydrants, and other underground facilities and/or infrastructure which are required to ensure adequate service and fire protection to the proposed lots shall also be shown on a separate utility plan.

Please refer to Appendix D of Engineering Design Manual and Utility Plan checklist available at <https://www.thecolonytx.gov/223/Design-Manual-Standard-Details-Checklist>

**Proposed Lot and Block Labeling:** The proposed lots shall be labeled with numbers and the proposed blocks shall be labeled with letters on the plat (e.g. Lots 1, 2, and 3, Block A). Block letters may not cross a street or alley; lot numbers must be continuous.

**City Boundary Lines:** The plat shall show the location of city limit lines and/or the outer border of the City's extraterritorial jurisdiction (ETJ).

**State Plane Coordinates:** The plat shall contain two (2) state plane coordinates on the subject property.

**Property Lines:** The plat shall show with accurate distances and bearings, point of commencing, point of beginning, property corners (labeled found or set), basis for bearing, and the exact location and width of all existing or recorded streets intersecting the boundary tract.

**Property Lines:** True bearings and distances to the nearest established street lines or official monuments, which shall be accurately described on the plat; municipal, township, county, or section lines accurately tied to the lines of the subdivision by distance and bearing.

**Adjacent Property Information:** If the subject property is adjacent to existing residential lots, parks, and/or public areas, the location, size, ownership and filing information shall be indicated on the plat within a minimum of 200 feet from the subject property. Each adjacent subdivision showing alleys, streets, easements, adjacent lot lines, subdivision name, ownership, filing and current zoning information shall be indicated on the plat. If the adjacent property is unplatted, the plat shall show the property lines, ownership information, county and abstract number, and the note "Not

platted."

- Finished Floor Elevations:** The plat shall show the finished floor elevations for each lot on the plat.
- Acreage Detail:** The net and gross acreage for each lot shall be shown on the plat, in addition to the proposed number of residential lots, the area in residential use, the approximate area in parks and the area in other non-residential uses.
- Line and Curve Table:** Each line and each curve radii shown on the plat shall be detailed in a table.
- Setback Exhibit:** If the plat includes residential lots, one (1) separate exhibit showing the required setbacks shall be submitted to aid the review of residential building plans. In addition, a table showing the square footage of each lot shall be included in the setback exhibit to ensure that minimum lot sizes have been achieved, according to Section 11, Area Regulations, of the Zoning Ordinance.
- Certification of Ownership and Dedication:** Dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public by the owner and lienholder the land along with complete and accurate description of the land subdivided and streets dedicate, all to be placed on final Mylar.
- Standard Note:** Include the following standard note on a Final Plat: Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted Conveyance Plat, Final Plat or Minor Plat is a violation of the City's Code of Ordinances and State Law.
- Signature Blocks and Statements:** Signature blocks shall be included on the plat. Those Signature blocks that require a notary seal shall include a notary block beneath the signature block.

Owner's certificate and associated notary block required.

Surveyor's or Professional Engineer's certificate associated notary block request.

***These signature blocks shall not be signed or notarized until the plat has been approved.***

- Approval Block:**

<p><b>CITY SIGNATURE BLOCK</b></p> <p>On the _____ day of _____, 20____, this plat was duly approved by The Planning and Zoning Commission of the City of The Colony.</p> <p>Signed: _____ Chairman of the Planning and Zoning Commission</p> <p>Attest: _____ City Secretary</p>
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**DESIGNED IN COMPLIANCE WITH GUIDING DOCUMENTS:**

- Engineering Design Manual**
- Gateway Overlay District**
- Comprehensive Plan**
- Master Thoroughfare Plan**
- Subdivision Ordinance**



# FINAL PLAT RECORDING PROCEDURE

## Recording Procedure:

- Submit one (1) Mylar copy, one (1) paper “originals,” and as many paper or Mylar copies as needed/desired by the applicant. Each sheet shall have the original notarized signature of EACH owner and the engineer, surveyor or other professional who created the plat, along with associated notary signatures and seals. They will be distributed as follows:
  - One (1) 24" x 36" rolled Mylar copy– to the Engineering Department.
  - One (1) 24" x 36" rolled paper original – to the Planning Department.
  - Other originals - to the Applicant.
- Provide current tax certificates (within 90 days) with a raised seal (NOT a tax receipt) from all the applicable taxing authorities of the subject property (e.g. Denton County, Lewisville ISD, City of The Colony, etc.).
- Provide the Denton County fee as follows:
  - \$50 fee for each page of filed plat.
  - All additional copy stamps are \$0.25 per page.
- The business check, made out to “Denton County Clerk,” will be delivered to City Staff, along with the required copies for the county and the city as well as any additional copies desired by the applicant.
- Staff will record the plat in the Denton County Clerk’s Office and advise the applicant when the personal copies (stamped as “filed for record” by the County) as well as the transaction receipt are ready to be picked up.