



PLATTING APPLICATION

Project # _____

APPLICATION TYPE: Please Check the Appropriate Box Below

Preliminary Plat

Final Plat

Replat

Minor Plat

Property Information

Project Name: _____

Legal Description: _____

Project Address: _____

Tract(s) : _____

Project Description _____

Lot(s) : _____

Gross Acreage _____ # of lots _____

Zoning: _____

Application Requirements: A tax certificate and development fees must be included with plat application in order to be processed. Incomplete applications will not be accepted. The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements.

Applicant & Owner Information

Property Owner: _____

Company: _____

Address: _____

City, State, Zip: _____

Telephone No. _____

Email: _____

Ownership Status (check one) Individual Representative Trust Partnership Corporation

Developer : _____

Company: _____

Address: _____

City, State, Zip: _____

Telephone No. _____

Email: _____

Engineer : _____

Company: _____

Address: _____

City, State, Zip: _____

Telephone No. _____

Email: _____

Surveyor : _____

Company: _____

Address: _____

City, State, Zip: _____

Telephone No. _____

Email: _____

Land Planner : _____

Company: _____

Address: _____

City, State, Zip: _____

Telephone No. _____

Email: _____

Point of Contact (if it is different from applicant):

Company: _____

Address: _____

Telephone No. _____

City, State, Zip: _____

Email: _____

SIGNATURE OF APPLICANT (Sign and print)

A letter of authorization is required if signature is someone other than property owner.

SIGNATURE: _____ DATE : _____

PRINTED NAME: _____

**** The property owner must sign the application or submit a notarized letter of authorization.**

Development Services Staff

STAFF	DEPARTMENT	PHONE	EMAIL
Cheryl McClain	Director of Community Development / Building Official	817-297-2201 ext 3090	cmcclain@ci.crowley.tx.us
Judy Freeman	Permits & Inspection	817-297-2201 ext 3000	jfreeman@ci.crowley.tx.us
Kevin Davis	Building Inspector	817-297-2201 ext 3000	
Julie Hepler	Community Development Assistant	817-297-2201 ext 3030	jhepler@ci.crowley.tx.us
Claude Scally	Crowley Fire Department Fire Marshall	817-297-2201 ext 5220	escally@ci.crowley.tx.us
Luke Thompson	Crowley Fire Department	817-297-2201 ext 5020	
Jim McDonald	Director of Public Works	817-297-2201 ext 3290	jmcdonald@ci.crowley.tx.us

PRELIMINARY

PLAT

PROCEDURES

PRELIMINARY PLAT SUBMITTAL

- An application with all project and contact information completed.
- Tax certificates issued by the county tax assessor collector's office must be submitted with application. All taxes due to the city must be current at the time of approval of plats or site plans and at the time of said construction permits.
- The applicant shall file four (4) blue or black line copies, folded to 8 ½ by 11 of the Preliminary Plat with the Department of Community Development, no later than 5:00pm fifteen(15) days prior to the scheduled Planning & Zoning Commission meetings, which are scheduled twice a month. **SEE DEVELOPMENT SCHEDULE FOR DEADLINE DATES.**
- One reduced 11x14 reproducible copy of the preliminary plat to be forwarded to all franchise utility companies for review.
- **Filing fees** as specified in the City of Crowley Code of Ordinances, Appendix A Schedule of Rates, Fees and Charges shall accompany the preliminary plat. No action by the Planning & Zoning Commission shall be valid until the filing fee has been paid. The fee is not refundable to the applicant regardless of the action taken on the Preliminary Plat by the P&Z Commission. Contact the Community Development office for exact fee for submitted project.
- Completed application packets must be submitted to the Community Development Department, City of Crowley, 201 E Main Street, Crowley, Texas 76036.

Failure to provide information, drawings, or attachments in the form as requested herein shall be deemed an incomplete application and shall not be placed on the agenda for consideration until all information, drawings, or attachments are deemed to be complete. Failure to provide any necessary revised material by the deadlines indicated below may result in the delay of the application being placed on the agenda.

The City Manager or his/her representative shall refer a copy of the Preliminary Plat to the City Engineer, City Planner, Chief Building Official, Director of Public Works, and Fire Marshall for checking the submission of comments. These comments will be summarized and sent to the applicant for corrections.

Twelve (12) copies of corrected plat must be submitted seven (7) days prior to the scheduled Planning & Zoning Commission Meeting for agenda packets.

If all requirements are completed and corrections made, the Planning & Zoning Commission shall act on the preliminary plat at the regularly scheduled meetings as specified in the General Development Ordinance. Failure to attend the regularly scheduled meeting may result in the item being either tabled or denied.

The approval of the preliminary plat by the Planning & Zoning Commission does not constitute official acceptance of the proposed subdivision by the City.

Preliminary Plat

This is a summary of the information that shall be provided on the plat. This summary is provided for the applicants benefit however fulfilling the requirements of this summary check list does not relieve the applicant or his/her agent from the responsibility of satisfying all the requirements of the Zoning and General Development regulations, or any other development related ordinances of the City of Crowley. For a complete list of required elements see the General Development Ordinance, Article III, Development Procedures.

- ___ Title block (see appendix).
- ___ For residential subdivisions, a plan summary table, to include total acreage per phase, total number of lots and number of lots per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre.
- ___ North point arrow (oriented to the top or right of the sheet) and date. Dates of revision are also to be added with each modified set of plans.
- ___ Name, address and phone number of contact person of developer, owner or builder, engineer or surveyor.
- ___ Sheet size shall be 22 inches by 34 inches or 24 inches by 36 inches.
- ___ Location map: one inch equals 1,000 feet
- ___ The maximum scale on preliminary plats shall be one inch equals 100 feet, except that nonresidential tracts over 100 acres may be drawn to a maximum scale of one inch equals 200 feet.
- ___ Abstract(s) and survey(s) of subject tract.
- ___ Abstract and survey lines.
- ___ Boundary line, accurate in scale, of the subject tract.
- ___ The layout, building setback lines including setbacks from water, sanitary sewer and drainage easements, and approximate dimensions of proposed lots, blocks, etc.
- ___ Lot number, block letter designations and acreage of each lot.
- ___ Zoning of subject lot and adjoining properties.
- ___ Contours with intervals of two feet or less, referred to sea level datum, including benchmark.
- ___ The names of adjacent subdivisions and/or the names of record owners of adjoining parcels of unplatted land.
- ___ Lines or limits designating boundaries of municipalities, counties and special districts such as municipal utility districts, road utility districts, etc.
- ___ Existing and proposed sanitary sewer and water system shown for a distance which impact the subject property.
- ___ Other utility systems, proposed and existing, including private transmission lines.
- ___ A drainage plan of the proposed and existing drainage system shall be submitted for review and comments. The drainage plan shall include: all drainage areas (onsite and offsite) that affect the area being preliminary or final platted, both in its natural state and in the ultimate development, locations of lines, nets, existing and proposed easements, proposed drainage right-of-ways, [and] all required drainage calculations.
- ___ Existing and proposed streets and alleys, including widths of right-of-way and pavement. Street names shall provide continuity with existing streets. Where a development abuts a street shown on the city's thoroughfare plan, the preliminary plat shall include a proposed dedication of right-of-way in accordance with the requirements of the thoroughfare plan.
- ___ Cross section of proposed streets and alleys showing the width of pavement, type of pavement and location and width of sidewalks.
- ___ Easements, deed restrictions or encumbrances, which impact development of the lot.
- ___ Control of access lines, corner clips and clear vision areas.

- ___ Traffic control signals, devices and striping.
- ___ Median openings, turning lanes, acceleration and deceleration lanes.
- ___ For residential developments, park dedication provisions are to be addressed by the park board prior to approval of the preliminary plat. The park dedication agreement shall be noted on the face of the plat with the approval date.
- ___ All land proposed for public use dedication or to be reserved for the common use of all property owners, together with conditions or limitations of such use. A separate lot and block must designate such reservations and dedications.
- ___ Other features which impact the subject property including, but not limited to, buildings, cemeteries, parks, landfills and monuments.
- ___ Phase lines must be clearly delineated, with improvements capable of standing alone as development occurs and not depending on future construction to meet city standards or requirements.
- ___ Variances from this ordinance that may be requested shall be listed on the face of the plat.
- ___ City of Crowley signature blocks (see appendix).

**MINOR
FINAL
REPLAT
PROCEDURES**

FINAL PLAT SUBMITTAL

General Development Ordinance, Article III, Sec. 98-63 9 “(c) Final Plat. A final plat will be required upon final city approval of a preliminary plat. Final plats shall substantially conform with approved preliminary plats, or a revised preliminary plat must be submitted for formal approval. On a tract which conforms with tract dimensions shown in current city tax records, but which has not formally been platted, a final plat will be required prior to or at the time of submission of an engineering site plan. All review fees and tax certificates are due at the time of initial submittal. Review copies of the final plat, plus final construction of public improvements associated with the final plat, shall be submitted simultaneously in accordance with the General Development Ordinance and policies of the city. The construction plans are an integral part of the final plat.”

- An application with complete project and contact information must be submitted.
- Tax certificates issued by the county tax assessor collector's office must be submitted with application. All taxes due to the city must be current at the time of approval of plats or site plans and at the time of said construction permits.
- The applicant shall file four (4) blue or black line copies, folded to 8 ½ by 11 of the final plat with the Department of Community Development, no later than 5:00pm, fifteen(15) days prior to the scheduled Planning & Zoning Commission meetings, which are scheduled twice a month. **SEE DEVELOPMENT SCHEDULE FOR DEADLINE DATES.**
- One reduced 11x14 reproducible copy of the final plat to be forwarded to all franchise utility companies for review.
- **Filing fees** as specified in the City of Crowley Code of Ordinances, Appendix A Schedule of Rates, fees and Charges shall accompany the preliminary Plat. No action by the Planning & Zoning Commission shall be valid until the filing fee has been paid. The fee is not refundable to the applicant regardless of the action taken on the Preliminary Plat by the P&Z Commission. Contact the Community Development office for exact fee for submitted project.
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The City Manager or his/her representative shall refer a copy of the final plat to the City Engineer, City Planner, Chief Building Official, Director of Public Works, and Fire Marshall for checking the submission of comments. These comments will be summarized and sent to the applicant for corrections.

Twelve (12) copies of corrected plat must be submitted seven (7) days prior to schedule Planning & Zoning Commission Meeting for agenda packets.

If all requirements are completed and corrections made, the Planning & Zoning Commission shall act on the final plat at the regularly scheduled meetings as specified in the General Development Ordinance. Failure to attend the regularly scheduled meeting may result in the item being either tabled or denied.

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FINAL PLAT SUBMITTAL

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- ___ Application shall be filled out completely.
- ___ Tax Certificates must be original from Tarrant County.
- ___ Application fees paid.
- ___ POA / HOA documents if applicable
- ___ Title Block (See section 98-133)
- ___ For all residential subdivisions, a plan summary table, shall include;
 - a. Total acreage per phase
 - b. Total number of lots and number of lots per phase and the zoning classification;
 - c. Minimum lot size
 - d. Minimum dwelling size and
 - e. Density per acre

A summary table of each lot area (square feet) and a tree schedule in accordance with the landscaping section shall also be included.
- ___ North arrow (oriented to the top or right side of the sheet) and date. (Dates of each revision will also need to be added with each modified set of plans.)
- ___ Name, Address and phone number of the contact person for the developer, owner or builder, engineer, or surveyor.
- ___ A sheet size of 22" x 34" or 24" x 36"" for review copies.
- ___ Location map of one inch equals 1,000 feet.
- ___ Maximum scale of one inch equals 100 feet (maximum scale of one foot equals 200 feet, one sheet addressing purposes).
- ___ Boundary line, accurate in scale and with exact distances and bearings, of the subject tract and each lot within the subdivision including exact acreage per lot for all non-single-family developments. Location of corner pins and monuments, including description and whether found or set.
- ___ Metes and bounds description of the subdivision, with exact acreage, in reference to the deed records of the county, including the volume and page of the deed for the land being platted.
- ___ Lot number and block letter designations. Building setback lines shall be shown or noted, including setback lines from all water, sanitary sewer and drainage easements.
- ___ Zoning of subject lot and adjacent property.
- ___ The names of adjacent subdivisions and/or the names of record owners of adjoining parcels of un-subdivided land.

- ___ Lines or limits designating boundaries of municipalities, counties and special districts such as municipal utility districts, road districts, etc.
- ___ Existing and proposed streets, alleys and access easements, including street names, with all curve data and widths of right-of-way. Street names shall provide continuity with existing streets. Where a development abuts a street shown on the city's thoroughfare plan, the final plat shall include the dedication of right-of-way in accordance with the requirements of the thoroughfare plan.
- ___ Easements, deed restrictions or encumbrances which impact development of the lot.
- ___ Control of access lines, corner clips and clear vision areas.
- ___ The park dedication agreement shall be finalized at the time of approval of the final plat, including all dedications and/or fees to be paid at this time. The agreement, including the approval date, must be noted on the face of the plat.
- ___ All land dedicated for public use or reserved for the common use of all property owners, together with conditions or limitations of such use. Such dedications or reservations must be designated by a separate lot and block.
- ___ The 100-year floodplain, if applicable, shall be delineated.
- ___ Flowage easements, if any, pertaining to drainage, including a note regarding responsibility for maintenance.
- ___ Other features which impact the subject property including, but not limited to, buildings, cemeteries, parks, landfills and monuments.
- ___ Right-of-way and public property to be abandoned should be identified on the plat, but information is to be provided separately as required for creation of an abandonment ordinance.
- ___ Certification by a licensed land surveyor, registered in the state, to the effect that the plan represents a survey made by him or under his direct supervision and that all the monuments and corner pins shown exists and are correctly described.
- ___ A certification of ownership and dedication of all streets, alleys, parks, easements and other public ways, signed and acknowledged before a notary public by the owner, trustee or person duly authorized to sign the plat. This will include any lien holders on the property.
See section 98-133
- ___ City signature block. See section 98-133
- ___ Variances from this chapter shall be listed on the face of the plat.
- ___ Finished floor elevation, proposed grading and drainage for all single-family lots. The builder is responsible for furnishing a certification of the foundation elevation and building setbacks prior to construction of a foundation.

Construction Plans.

General Development Ordinance, Article III, Sec. 98-63 (d) “Construction Plans. **Five sets of construction plans shall accompany submittal of any final plat.** The construction plans shall contain engineering data for the construction of all public improvements, such as water, sanitary sewer, storm sewer and paving, consistent with current city development standards and master plans. The approval of the construction plans by the city shall be effective for a period of 180 days after the date of formal approval. Following the 180-day period the construction plans will be valid for a period up to two years if the plans comply with all updated city standards and master plans. Following a two-year period after the approval of construction plans, the plans or any portion of the plans which is not constructed will be considered invalid and removed from the files. The following is a checklist for information which shall be included for review and approval:”

-
-
- ___ Plans and profiles shall be drawn on sheets measuring 22” x 34” or 24” x 36”, overall dimensions.
 - ___ Maximum scale for all construction plans shall be one inch equals 40 feet horizontal and one inch equals 40 feet vertical, (e.g., one inch equals 50 feet horizontal and six feet vertical are not acceptable). Construction plans for street reconstruction shall be drawn to a one inch equals 20 feet scale.
 - ___ North point arrow oriented to top or right of the sheet.
 - ___ Date. Dates of revisions are to be added with each modified set of plans.
 - ___ Benchmark description to sea level datum. In the event a benchmark is not available near the project site, a temporary benchmark shall be established based on the city's benchmark.
 - ___ Typical cross sections of proposed streets and alleys drawn to a maximum scale of one inch equals ten feet horizontal and one inch equals two feet vertical, and drawn from beyond the right-of-way to beyond the right-of-way.
 - ___ Proposed street and alley pavement sections shall include: thickness of pavement, base course, subgrade, pavement cross-slope, parkway cross-slope, location and width of sidewalks, typical location of underground utilities.
 - ___ A drainage area map to a maximum scale one inch equals 200 feet (one inch equals 1,000 feet if over 500 acres) of all areas contributing stormwater runoff or drainage within and surrounding the proposed subdivision. The drainage area map shall include size of areas, storm frequency, duration data, and amounts of runoff, points of concentration and any additional data necessary for the proper design of drainage facilities.
 - ___ Plan and profile of each street and alley with top of curb grades for streets and centerlines for alleys. The plan view shall show all existing features, and the profile view shall include the existing ground. The profile grade lines and cross sections of intersecting streets should be adjusted to provide a smooth junction and proper drainage.

- ___ A plan and profile of proposed storm sewer showing hydraulic gradient and hydraulic data, pipe grades and sizes, manholes, nets, pipe connections, culverts, outfall structures, bridges and ditches.
- ___ A plan and profile of the proposed water distribution system showing pipe sizes, location of valves, fire hydrants, fittings and other appurtenances, including installation and backfill details.
- ___ A plan and profile of the proposed sanitary sewer system with pipe grades and sizes, manholes, cleanouts and other appurtenances including installation and backfill details.
- ___ All profiles shall include the elevation of other utility crossings.
- ___ Each plan and profile sheet shall be signed and sealed by a state registered professional civil engineer.
- ___ Trench safety plan, prepared by a state registered professional engineer, and soil analysis shall be provided with all construction plans when required by state or federal law.
- ___ The city reserves the right to require corrections to plans based on actual field conditions which are found to be contrary to the information shown on the plans.
- ___ The engineer certifying the plans is responsible for the accuracy and completeness of plans submitted for review and construction.

ENGINEERING SITE PLAN

General Development Ordinance, Article II

Sec 98-42. **When engineering site plan is required.**

- (a) Engineering site plan approval is required for all non-single-family construction involving new buildings. Engineering site plans must also be submitted for approval when any of the following apply to the site:
 - (1) Change in the footprint or square footage of any structure, if the gross floor area is increased 30 percent or more;
 - (2) Any change in requiring additional parking and/or fire protection to the site;
 - (3) Change in grading or drainage; and
 - (4) Addition of new water or sanitary sewer services to the site.

- (b) Existing, legal nonconforming structures may maintain a legal nonconforming status unless one of the items listed in subsection (a) of this section is triggered or unless the use or operation of the structure or property ceases or becomes vacant for a period of 12 months or more, in which case, the startup of any use of the structure or property will require compliance with all applicable provisions of this chapter, including platting and submission of an engineering site plan.

- (c) Engineering site plans for any non-single-family residential development for new construction or for alterations to a site must be reviewed by all applicable departments. Any minor changes on the site which would otherwise trigger an engineering site plan will require submission of a copy of the approved engineering site plan, prepared in accordance with this chapter, with the proposed changes drawn in. More significant changes may require full submission of a new engineering site plan in accordance with this chapter. Engineering site plans are not required for single-family residential building permits.

(Ord. No. 96-609, art. III, § 4, 9-19-1996)

Sec. 98-62. - Improvements on land served by public improvements which meet current standards.

- (a) *General provisions.* This section deals with non-single-family construction on lots which are properly zoned and platted, and on which all of the public improvements for water, sanitary sewer, streets and drainage are constructed to current city development standards and have been accepted by the city.

- (b) **Engineering site plan criteria.** An engineering site plan, signed and sealed by a state registered professional civil engineer, must be submitted in accordance with the city regulations and policies. Information on specific city regulations, policies and standards is contained elsewhere in this chapter. All site plan review fees and tax certificates are due at time of initial submittal. A check list is set forth in this section for items which shall be included, as applicable, on each engineering site plan submitted for review. Engineering site plans may be submitted on a single sheet or on several sheets as necessary. When an engineering site plan is submitted on several sheets an overall site layout shall be included showing general

information such as building location, zoning, setbacks, etc., for reference purpose and the following:

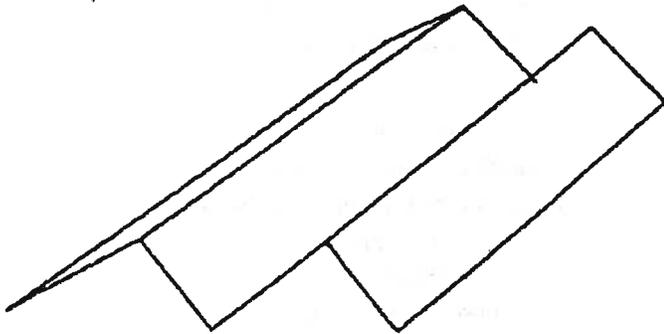
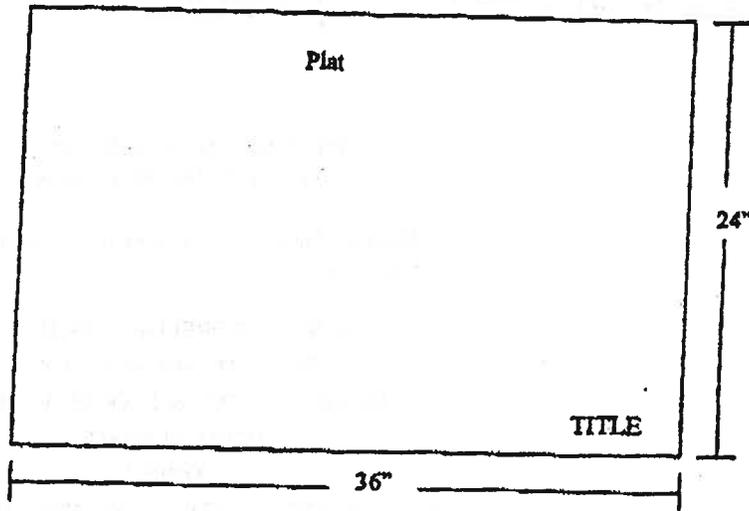
- ___ A title block located at the bottom right hand side of the page to include project's name, addition's name, lot, block and phase designations, total acreage, zoning classification and address, if available (see appendix for title block).
- ___ A summary table for building square footage and total number of parking spaces.
- ___ Staff and utility companies signature block. See section 98-133
- ___ Tax certificate showing all tax payments to the city are current. Taxes must be current as of the date of formal city approval of the site plan.
- ___ North point arrow (oriented to the top or right of the sheet) and date. Dates of revision are also to be added with each modified set of plans.
- ___ Location map one inch equals 1,000 feet.
- ___ Sheet size of 22 inches by 34 inches or 24 inches by 36 inches.
- ___ Scale of one inch equals 20 feet maximum for lots up to three acres, and one inch equals 40 feet maximum for lots exceeding three acres.
- ___ Name, address and phone number of contact person of developer, owner or builder, engineer or surveyor.
- ___ Distances and bearings of the lot including total land area, subdivision lot and block designation and phase lines.
- ___ Iron rods shall be set or found and shown on the site plan.
- ___ Contours with an interval of two feet or less, referred to sea level datum, including benchmark.
- ___ Building setback lines, including required setback from all water, sanitary sewer and drainage easements.
- ___ Zoning of subject lot and adjoining property.
- ___ Easements, deed restrictions or encumbrances which impact development of the lot.
- ___ Control of access lines, corner clips and clear vision areas.
- ___ Traffic control signals, devices, striping and traffic control plan.
- ___ Median openings, turning lanes, acceleration and deceleration lanes.
- ___ Streets, alleys and easements adjacent to the site showing right-of-way and limits of paving.
- ___ Driveways, sidewalks, water and sewer services, grading, drainage and erosion control plans.
- ___ Parking lot layout, including maneuvering as well as loading and unloading service areas.
- ___ Screening devices.
- ___ Landscaping plan, including a summary table showing the number, size and type of trees and percentage of landscaping for parking areas. Irrigation system shall be designed to prevent off-site drainage nuisance.
- ___ Construction details for all site improvements as defined in the definitions section and as applicable.
- ___ Fire protection including fire hydrants, fire lanes, fire lines and related devices.
- ___ Dumpster location.
- ___ Other utilities.
- ___ Finished floor elevation. The builder is responsible for furnishing an engineering certification of the foundation elevation and building setbacks prior to construction of foundation.

Variances from this chapter which may be requested shall be listed on the face of the site plan.

(Ord. No. 96-609, art. IV, § 1, 9-19-1996)

**ADDITIONAL
PLATTING
INSTRUCTIONS**

Plat Folding Instructions

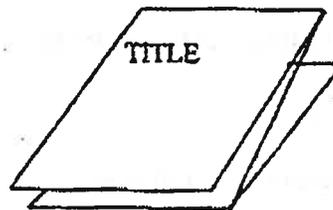
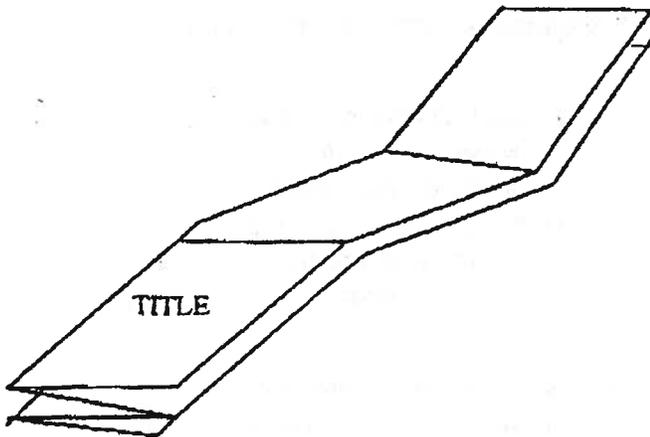


With the Plat face up, fold the plat in half along it's "Y" axis (drawing inside)

With the drawing on the inside, fold the edges back to meet the folded middle.

Fold the quartered plat into thirds along the "X" axis in accordion fashion, keeping the plat title up.

The finished fold is about 9"X 8"



TITLE & SIGNATURE BLOCKS

§ 98-102

TITLE BLOCKS FOR PLATS AND ENGINEERING SITE PLANS

PRELIMINARY & FINAL PLAT TITLE BLOCK

FINAL OR PRELIMINARY PLAT NAME OF THE ADDITION LIST OF ALL LOTS & BLOCKS & PHASES TOTAL ACREAGE ZONING SURVEY ABSTRACT NUMBERS(S)
--

REPLAT TITLE BLOCK

FINAL PLAT NAME OF THE ADDITION LIST OF ALL LOTS & BLOCKS & PHASES TOTAL ACREAGE ZONING BEING A REPLAT OF NAME OF THE ADDITION LOTS(S) & BLOCK(S) & PHASE(S) FILING INFORMATION SURVEY ABSTRACT NUMBER(S)
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ENGINEERING SITE PLAN TITLE BLOCK

ENGINEERING SITE PLAN NAME OF THE PROJECT NAME OF THE ADDITIN LOT(S) & BLOCK(S) & PHASE(S) TOTAL ACREAGE ZONING
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ARTICLE V. APPENDICES TO CHAPTER

Sec. 98-133. Appendix 1.

This section is comprised of the following:

- (1) Title blocks for plats and engineering site plans;
- (2) Staff and utility company signature blocks for engineering site plans;
- (3) Owner's certificate of dedication;
- (4) Signature blocks for preliminary plats;
- (5) Signature blocks for final plats;
- (6) Signature blocks for minor plats.

The title block and a three-inch wide by two-inch long white space (for county filing purposes) are to be located on the lower right-hand corner of the sheet.

Staff and Utility Company Signature Blocks for Engineering Site Plans

Approved For Construction:

<i>Department</i>	<i>Date</i>	<i>Signature</i>
Planning		
Engineering		
Building inspection		

<i>Department</i>	<i>Date</i>	<i>Signature</i>
Fire prevention		
Public works		
Electric company		
Telephone company		
Gas company		
Cable company		

Owner's Certificate of Dedication

NOW, THEREFORE, known all men by these presents:

That (owner/name) through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as (name of the addition, phase, lot and block) _____, an addition to the City of Crowley, Tarrant/Johnson County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. no building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three-foot radius from the center point of all fire hydrants and a two-foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Name, Title Company

Name, Title Company

If more than one owner, all will have to sign the plat.

Lienholder signature, if any.

All signatures have to be notarized.

Signature Blocks For Preliminary Plats

The following certificates shall be placed on the preliminary plat by the subdivider:

(a) If variances are requested:

List: all variances requested

"Preliminary Plat for Review Purposes Only"

Recommended for approval

_____	[Name]	_____
Chairman, Planning and Zoning Commission		Date
City of Crowley, Texas		

Approved for preparation of final plat

_____	[Name]	_____
Mayor, City of Crowley, Texas		Date

(b) If no variances are requested:

"No variances from the general development ordinance requested:"

Approved for preparation of final plat

_____	[Name]	_____
Chairman, Planning and Zoning Commission		Date
City of Crowley, Texas		

Signature Blocks for Final Plats

One of the following certificates shall be placed on the plat:

(A) If variances other than those approved by the city council at preliminary plat stage are requested:

List: Variance(s) approved with date(s)

New Variance(s) requested

Recommended for Approval

_____ [Name] _____
Chairman, Planning and Zoning Commission Date
City of Crowley, Texas

Approved and accepted

_____ [Name] _____
Mayor, City of Crowley, Texas Date

(B) If no variances other than those approved by the city council at preliminary plat stage are requested:

List: variance(s) approved with date(s)

All variances (if any) from the general development ordinance approved by city council

_____ [Name] _____
Chairman, Planning and Zoning Commission Date
City of Crowley, Texas

The undersigned, the city secretary of the City of Crowley, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Crowley was submitted to the appropriate planning and zoning commission or city council as required by the ordinances of the City of Crowley on the _____ day of _____, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness by hand this _____ day of _____.

_____ [Name]
City Secretary, City of Crowley, Texas

Signature Blocks for Minor Plats

The following certificates shall be placed on the plat:

Approved and accepted

_____ [Name] _____
City Secretary, City of Crowley, Texas Date

The undersigned, the City Secretary of the City of Crowley, Texas, hereby certifies that the foregoing minor plat of the _____ subdivision or addition to the City of Crowley was submitted as required by the ordinances of the City of Crowley on the _____ day of _____, _____.

Witness by hand this _____ day of _____, _____.

City Secretary, City of Crowley, Texas [Name] _____
Date

Filed _____

CAB _____ PG _____
(Ord. No. 96-609, app. 1, 9-19-1996)

Sec. 98-134. Appendix 2.

This section is comprised of the following forms:

- (1) Certificate of correction form;
- (2) Application for floodplain permit.

Certificate of Correction

State of Texas
County of Tarrant

On the final plat of _____ an addition to the City of Crowley, Texas, according to the plat in cabinet _____ page _____ in the map records of Tarrant County, Texas, hereby amends and corrects the plat as follows:

This certificate is filed for the purpose of correcting _____.

_____ [Name]	_____ [Name]
Owner	Registered Surveyor
	Registration Number, Signed, Sealed and Dated

State of Texas
County of _____

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 executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the _____ day of _____.

_____ [Name] _____ Expiration Date
Notary Public