

## FINAL PLAT REQUIREMENTS

Provide eight (8) copies of a final plat, one (1) of which is reproducible, with each sheet measuring 18" x 24" and drawn to a scale not exceeding 1" = 200'. The final plat will provide all the information provided on the preliminary plat except for the reference statement that the preliminary plat is for review purposes only and the ten ft. contour lines. The following items are to be added to the final plat :

1. A Certificate of Compliance for the County Clerk.
2. A Certificate Acceptance of Dedication for the County Clerk.
3. Space for the signature of the County Judge to attest approval of the plat.
4. A certificate bearing the signature and seal of the surveyor
5. For subdivisions with lots located within the 100 yr. floodplain a statement on the plat: A floodplain development permit will be required from Grayson County for any construction in the floodplain.
6. Numbers/letters to identify all blocks and lots on the plat.
7. A name for each street
8. The location of all permanent monuments and control points.
9. The location, size and flow line of all existing and proposed drainage structures on the land being subdivided and on adjoining tracts affecting the subdivision.
10. The location, bearing and length of every street line, lot line, boundary line and block line, whether curved or straight. This shall include the radius, central angle and tangent distance for the property lines of curved streets or roads and curved property lines that are not the boundary of curved streets or roads. Sufficient data to readily determine and reproduce on the ground all of the above information.
11. Suitable primary control points to which all dimensions, bearings and similar data shall be referred. Dimensions shall be shown in feet and hundredths of a foot and a legal description by metes and bounds describing the perimeter of the subdivision to be recorded shall be included.

A **Tax Certificate** will need to be submitted with the final plat to certify that there are no delinquent taxes on the property. This certificate is available from the Tax Assessor office at the Grayson County Courthouse. **Engineered construction plans** are also required for road and drainage improvements along with construction bonds or other financial guarantees, if required.

### **Fees due with the final plat submittal are calculated as follows :**

Base fee: \$ 75.00

Plus fees associated with providing inspection services for public improvements:

\$ 1,600.00 for up to one (1) mile (5,280 ft.) of constructed improvements and

\$175.00 per one-half (1/2) mile (2,640 ft.) or portion thereof of improvements in excess of one (1) mile.