

CHAPTER IV

LOTS - GENERAL PROVISIONS

Sec. 1. Purpose

The purpose of this section is to provide general guidelines for the establishment of individual lots within subdivisions.

Sec. 2. Minimum Lot Size for Lots NOT SERVICED by a Public Sanitary Sewer

The minimum lot size for lots not serviced by public sanitary sewer shall be in accordance with the rules and regulations pertaining to the “On-Site Sewage Facility Rules” for Burleson County and in no case be less than one (1) acre in size.

Sec. 3. Minimum Lot Size for Lots SERVICED by a Public Sanitary Sewer

- A. Lots shall have a minimum width size of fifty (50) feet.
- B. Lots shall be of sufficient size and shape to allow for the construction of residential dwelling units that will meet the requirements of established building or construction codes, public health codes, local ordinances, and accepted family living standards.
- C. Lots shall be of sufficient size and shape to accommodate easements for all public and private utility services and facilities that are to serve the subdivision.

Sec. 4. One Single Family Per Lot

Only one (1) single family detached dwelling is allowed per lot. This restriction shall be placed in all deeds and contracts for deeds for real estate sold within the subdivision.

Sec. 5. Lot Setback Lines

All lots have minimum setback lines of ten feet (10') on the side lines and twenty-five (25') in front and rear lines.

CHAPTER V

PLAT REQUIREMENTS

Sec. 1. Record Plat

- A. The “record plat” is the plat that shall be filed for record in the office of the County Clerk See Exhibit A. The record plat shall be no larger than 24” by 18” drawn on minimum 3 mil polyester drafting film in ink to a scale of not more than 100 feet to the inch. If the subdivision is too large to be accommodated by a single sheet, two or more sheets may be used with match lines clearly shown.

Sec. 2. Plat Requirements

- A. The owner of a tract of land located outside the corporate limits of a municipality that divides the tract in any manner that creates two or more lots of five acres or less intended for residential purposes must have a plat of the subdivision prepared. Lots of five acres or less are presumed to be for residential purposes unless the land is restricted to nonresidential uses on the final plat and all deeds and contracts for deeds.
- B. No subdivided land shall be sold or conveyed until the subdivider:
- (1) has received approval of a final plat of the tract; and
 - (2) has filed and recorded with the county clerk of the county in which the tract is located a legally approved plat.
- C. A division of a tract is defined as including a metes and bounds description, or any description of less than a whole parcel, in a deed of conveyance or in a contract for a deed, using a contract of sale or other executory contract, lease/purchase agreement, or using any other method to convey property.
- D. The plat shall contain the following:
1. A title including the name of the subdivision, name of the survey, the scale of the plat, date, and a north point. The name of the subdivision shall not conflict with the name of any other subdivision in the county.
 2. The shape and exterior boundaries of the tract subdivided, indicated by the use of a distinctive or individual symbol, shall be completely and accurately determined by courses, angles and distances, and the tract shall be tied to a recognized surveyed corner described by Survey Abstract Number and volume and page of the Burleson County Deed Records

where said corner is recorded. These boundaries shall be determined by an accurate survey made in the field.

3. All streets and roads to be dedicated to the public with a subdivision shall be named, with prior approval for said name from the County 911 Addressing Coordinator. The developer shall provide the Coordinator with two copies of the plat. The street markers erected by the owner at each street shall be numbered.

4. The course and distance of all boundary lines shall be clearly shown or indicated. The functions of all curves along property lines shall be shown. The functions of the curves which shall be shown include: (1) the length of the radius of the curve, (2) the bearing and length of the chord of the curve, (3) the arc length of the curve.

5. The names of adjoining subdivisions, the lines of abutting lots, lot and block numbers, and all streets, easements, principal lines, survey lines, corners and landmarks in the territory contiguous to the proposed subdivision shall be accurately tied to the lines of the subdivision.

6. A description of the type of monuments set, and their location designated by a distinctive symbol.

7. The blocks and lots of the subdivision shall be properly numbered.

8. The right-of-way width of all streets, measured perpendicular to the centerline of the street, shall be shown. Where the right-of-way is not symmetrical about the centerline of the street, the width each side of the centerline shall be shown.

9. The number of linear feet of each street shall be shown.

10. List the number of acres in each survey and the number of acres in each lot. If a county line splits the subdivision, list the number of acres in each survey in each county and the number of acres in each lot in each county. For lots split by a county line, the acreage in each county shall be shown.

11. Designation of the proposed uses of land in the subdivision, whether for residential, commercial, industrial, or public use such as parks, churches, etc., shall be shown.

12. A statement that for residential lots, only one single family detached dwelling is allowed per lot.

13. The location and description of each proposed drainage structure shall be shown on the plat. The description of the drainage structure shall include the width, height and length of the structure, and the type of structure.

14. Each drainage structure discharges concentrated storm water run-off. This discharged water shall be provided a waterway, or channel, shall be protected by a drainage easement to be shown on the plat. Easements for drainage of storm water run-off shall comply with

the requirements of Chapter VI, Section 4D.

15. A location map traced from the latest county road map and showing the location of the subdivision in Burleson County shall be drawn on the plat.

16. After the plat has been approved by the Commissioner's Court the developer is to provide a certified copy that has been recorded through the County Clerk's office of the approved plat to the 9-1-1 Mapping Specialists at the developer's expense.

Sec. 3. Certifications

The following listed certifications shall be required to be placed on the plat when appropriate. The certifications shall be drafted onto the plat in ink. Typewritten or pencil drafting shall not be acceptable:

- A. If the streets, alleys, easements, and public areas are to be dedicated to public use forever, a certification as shown by Form V-1 shall be placed on the plat and executed by the developer.
- B. If the streets, alleys, easements and general use areas are to remain for private use and not to be dedicated to the public the certification shown by Form V-2 shall be placed on the plat and executed by the developer.
- C. A certification as shown by Form V-3 shall be placed on the plat and executed by a Registered Public Land Surveyor.
- D. A certification as shown by Form V-4 shall be placed on the plat for approval of the plat by the Commissioners Court.
- E. When a subdivision is within the extraterritorial jurisdiction of a city or cities the city or cities approval is to be shown by the certification as shown by Form V-5.