



STANDARD NOTES FOR PLATS IN THE ETJ AND CITY LIMITS OF EL CAMPO

NOTES:

- (1) ABBREVIATIONS:
 - a. B.L. INDICATES BUILDING LINE;
 - b. U.E. INDICATES UTILITY EASEMENT;
 - c. A.E. INDICATES AERIAL EASEMENT;
 - d. STM. S.E. INDICATES STORM SEWER EASEMENT;
 - e. W.L.E. INDICATES WATER LINE EASEMENT;
 - f. S.S.E. INDICATES SANITARY SEWER EASEMENT;
 - g. H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT;
 - h. D.E. INDICATES DRAINAGE EASEMENT;
 - i. P.L. INDICATES PROPERTY LINE.

- (2) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, ZONE 4204 SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 1.00013.

- (3) SURVEY CONTROL INFORMATION:
 - a. STANDARD PROJECTION: TEXAS STATE PLANE COORDINATES, ZONE 4204 SOUTH CENTRAL ZONE (GRID NAD 83)
 - b. THE POINT OF BEGINNING (POB) OF THE SUBDIVISION SHALL BE INDICATED BY X AND Y COORDINATES. ADDITIONAL CORNERS MAY BE INDICATED BY X,Y COORDINATES BUT IT IS NOT REQUIRED.
 - c. THE DESCRIPTION AND LOCATION OF ALL EXISTING AND PLACED MARKERS SHALL BE LISTED WITH UNIQUE SYMBOLOGY BY TYPE (BRASS MARKER, NAIL, IRON ROD, ETC.).
 - d. ALL NEW PERMANENT OR TEMPORARY MARKERS MUST BE TIED TO AN EXISTING NGS OR LCRA BENCHMARK.

- (4) FLOODPLAIN STATEMENT (must be present on all submitted plats):

As of this date (Monday/Day/Year), the (Name) Subdivision is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone (Zone Designation), Community No. (xxxxxx), Map No.(xxxxxxxxxxx x), dated (Recorded Date). Property (IS/IS NOT) in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain. as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or



watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- (5) ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- (6) THIS PLAT WAS PREPARED TO MEET CITY OF EL CAMPO AND WHARTON COUNTY REQUIREMENTS.
- (7) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY (NAME OF TITLE INSURANCE COMPANY), G.F. NO. _____, EFFECTIVE DATE _____. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- (8) THIS PLAT WILL EXPIRE ONE YEAR FROM APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF WHARTON.
- (9) THIS PLAT LIES WHOLLY WITHIN **THE ETJ OF THE CITY OF EL CAMPO (OR) CITY LIMITS OF EL CAMPO**, AND WHARTON BEND COUNTY.
- (10) ADDITIONAL NOTES FOR NON-RESIDENTIAL PLATS:
 - a. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF EL CAMPO FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF EL CAMPO.
 - b. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.