

PLAT LANGUAGE AND CERTIFICATIONS

Austin County, Texas

The following are examples of general plat language and certifications that may apply partly or wholly to a particular subdivision. This appendix, however, is not all inclusive and additional and/or revised language and/or certifications may be required based on individual circumstances, as determined by the County Engineer.

Individual Property Owner(s) Certification (except plats for private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF Austin §

That I (We),_, being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled “_to Austin County, Texas” as my (our) legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and Austin County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Austin County pertaining to said subdivision.

(signature)
Printed Name of Property Owner(s)
Mailing Address
City, State and Zip Code

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 (she) executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20__.

_____ My Commission Expires On: _____

Notary Public In And For The State of Texas

Corporation or Partnership Certification (except plats for private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF Austin §

That I (we) _____ of (name of corporation/partnership), acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled “ _____ to Austin

County, Texas” as our legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and Austin County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Austin County pertaining to said subdivision.

Name of Corporation

_____ (signature)

Printed Name of Authorized Representative/Partner

Title

Mailing Address

City, State and Zip Code

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as

_____ of _____ a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

_____ My Commission Expires On: _____

Notary Public In And For The State of Texas

Corporation or Partnership Certification (for plats with private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF Austin §

That I (we) _____ of (name of corporation/partnership), acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled “ _____ to Austin

County, Texas” as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets show hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Austin County pertaining to said subdivision.

Name of Corporation

_____ (signature)

Printed Name of Authorized Representative/Partner

Title

Mailing Address

City, State and Zip Code

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as

_____ of_, a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20__.

My Commission Expires On: _____

Notary Public In And For The State of Texas

Deed of Trust (Lien) Holder Acknowledgement:

The Deed of Trust (Lien) Holder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and are familiar with the effect of this subdivision on property on which they hold a deed of trust (lien). Those signing below hereby concur in and join in the dedication of the property described in the above dedication.

Name of Deed of Trust (Lien) Holder:

Mailing Address

City, State and Zip Code

By: _____

Printed Name of Authorized Official

Title: _____

Property on which you hold a Deed of Trust (Lien):

“ _____ to Austin County, Texas”

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, 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 (she) executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

My Commission Expires On: _____

Notary Public In And For The State of _____

Plat Surveyor's Certifications :

I do hereby certify that I made an actual and accurate survey of the property on the ground by persons working under my supervision during the month of _____, 20__ , and that all markers or monuments are correctly shown.

Surveyor's Seal

Name of Surveying Company
Firm #

By: _____
(Surveyor's Name)
R.P.L.S. # _____

Plat Engineer's Certifications :

I do hereby certify that I made an actual and accurate calculations and design for the Plat, plans and drainage based on the Austin County Subdivision and Development regulations. Work was performed by Myself or persons working under my direct supervision during the month of _____, 20__ .

Surveyor's Seal

Name of Engineering Company
Firm #

By: _____
(Engineer's Name)
PE # _____

Austin County Engineer's Certifications :

I, Jonathan Hopko, PE, County Engineer of Austin County, Certify that the plat of this subdivision complies with all existing rules and regulations of Austin County, Texas.

Date: _____

Jonathan Hopko, PE
Austin County Engineer

Austin County Commissioners Court Certification:

The Austin County Commissioner’s Court hereby certifies that this plat was approved by the Austin County Commissioners Court on this the _____ day of _____, 20_____. Approval is not to be construed as an obligation on the part of the County Commissioners Court for the construction and/or maintenance of any road(s) or other improvements shown thereon.

Austin County Commissioners Court

Tim Lapham
County Judge

Pct 1 Commissioner Greg Mikel

Pct 2 Commissioner Robert Rinn

Pct 3 Commissioner Leroy Cerny

Pct 4 Commissioner Chip Reed

Roadway Maintenance:

All roadways shown on this plat are privately maintained roadways. Roadways will be maintained by the lot owners of the subdivision through the homeowner’s association (HOA). Until formation and turning over of control to the HOA, the developer shall bear the full responsibility of the maintenance of the roadways.

The Austin County Commissioner’s Court is not required to; but, may vote to accept maintenance of the roadways if the roadways are brought up to the current county standard and the subdivision meets the criteria in the county road acceptance policy.

Floodplain [and Floodway] Language:

The following applies for subdivisions located wholly or partially within a floodplain [and floodway]:

Lot(s)_ Block(s)_ as shown on this plat, are wholly or partially located within the 100-year floodplain [and regulatory floodway]. [The floodway area(s) depicted on this plat is (are) hereby dedicated to the public for use forever for drainage and floodway purposes with full ingress and egress rights. Austin County is not responsible for the construction and maintenance of facilities within this (these) drainage easement(s); but, reserves the right to take corrective action at any time.] The drainage channels and creeks, as in the case of all natural channels, are subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. In accordance with County requirements, all development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Austin County’s “Flood Damage Prevention Order”. A floodplain development permit shall be obtained from the County Engineer’s Office prior to the construction/placement of any structure(s) within the floodplain.

Austin County Clerk Certification:

I, Diana Day, County Clerk of Austin County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock, _____ M. and in Volume _____, Page _____ of the Map records of Austin County for said County.

Witness my hand and seal of office, at Austin County, Texas, the day and date last above written.

Diana Day, Official Clerk
Austin County, Texas

By: _____
Deputy

Approval by Plat Room Recorder:

_____ Date _____ Plat book Recorder

County Clerk's File No. _____

Plat Cabinet No. _____ Page No. _____

On-Site Sewage Facility (OSSF) Certification:

Individual on-site sewage facility designs must be submitted for approval for each lot and built to the current standards as outlined in the Austin County On-Site Sewage Facility (OSSF) regulations prior to occupation of the residence. This plat is in general conformance with the Austin County OSSF regulations and current T.C.E.Q. Regulations.

Date: _____

Austin County Designated Representative