



DEVELOPMENT PLAT CHECKLIST

The purpose of the Development Plat is to assure the adequacy of public facilities needed to serve the intended development and the overall compliance of such development with applicable requirements of these subdivision regulations where the land to be developed is not intended for division. A Development Plat requires independent components in addition to existing Final Plat Requirements.

Chapter 10A. Article II. Section 2-10

DEVELOPMENT PLAT FACE REQUIREMENTS

- Accurate Boundary Survey & Description of the Property
- Location of Proposed Lots, Easements, Streets, Public Parks, etc.
- Building Lines
- **Instrument of Dedication with Waiver Claim for Damages** Titled "Instrument of Dedication", independent of other requirements
- **Certificate of Dedication with Notary Block** Titled "Certificate of Dedication", independent of other requirements
- Surveyor Certificate
- Planning & Zoning + Mayor Signature Block
- City Council & County Clerk Certification
- Cross Sections (if applicable)
- A minimum of a 2 x 4-inch blank space on the lower right corner of the plat is required for the recording label.

- All Utility Easements
- Building Footprint
- Proposed Sign Locations
- Curbs and Gutters Location
- Fire Lanes
- Building Setbacks (Public Roads)
- Landscape Buffer
- Sidewalks
- Landscape Plan
- Water/Sewer Management
 - Manholes
 - Monitor Wells
 - Cleanout
 - Anchors
 - Water Meters
 - Fire Hydrants & Connections
 - Area Inlet
 - Water and Sewer Layout
 - Detention/Retention
- Electrical Equipment
 - Cable Equipment
 - Electric Box
 - Transformers
 - Light Poles
 - Fiber Optic Cables
 - Power Poles
 - Overhead Electric
- Proposed Screening & Screen Height
- Gas Lines
- Dumpster Location
- Total Impervious Area
- Total Pervious Area
- Floor Area Ratio

TITLE BLOCK COMPONENTS

- Names of Owner & Surveyor
- Name of Proposed Subdivision/Plat
- Plat Type
- Block and Lot Numbers
- Survey Name & Abstract No.
- Number of Acres
- Preparation Date
- City, **County** and State
- City Project No.

REQUIRED DOCUMENTS

The below items are required to be delivered to the City Hall Annex, located at 141 W Main St. Royse City TX after the plat has been officially approved at City Council.

- Two Copies of Plat Face - 24" x 36" Drawings
- Owner Signatures
- Tax Certificates for all Properties within Site

By signing this document, I attest that this plan complies with the Royse City Code of Ordinances, and all other applicable code s and ordinances of the City of Royse City.

Preparer's Name (Print)

Preparers Signature

Date:



DEVELOPMENT PLAT CHECKLIST

CERTIFICATE OF DEDICATION INCLUDES WAIVER CLAIM FOR DAMAGES & NOTARY BLOCK

STATE OF TEXAS
COUNTY OF COLLIN

WE THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS A SUBDIVISION TO THE CITY OF ROYSE CITY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS NOTIFIED AND SIGNED THIS PLAT.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS MY HAND, THIS _____ DAY OF _____, 2025.
OWNER:

BY: _____

FOR: INSERT

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



DEVELOPMENT PLAT CHECKLIST

INSTRUMENT OF DEDICATION ADDITIONAL VERBIAGE - PART OF CERTIFICATE OF DEDICATION

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL:

- A. SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF ROYSE CITY REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH THE PROPERTY ABUTS (A CORNER LOT SHALL BE REGARDED AS ABUTTING ON BOTH INTERSECTION STREETS ADJACENT TO SUCH LOT), INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROYSE CITY OR
- B. UNTIL THE ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY MANAGER, COMPUTED ON PREVAILING COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE BE THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR
- C. UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY.

THESE RESTRICTIONS WITH RESPECT TO REQUIRED IMPROVEMENTS ARE MADE TO ENSURE THE INSTALLATION OF SUCH REQUIRED IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND TO EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION UNTIL SAID REQUIRED IMPROVEMENTS ARE ACTUALLY MADE AND PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH THE PROPERTY ABUTS AS DESCRIBED HEREIN AND IN COMPLIANCE WITH THE CITY OF ROYSE CITY SPECIFICATIONS.

OWNER

DATE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

DATE

DEVELOPMENT PLAT CHECKLIST

BOUNDARY SURVEY & DESCRIPTION OF PROPERTY

STATE OF TEXAS
COUNTY OF COLLIN

INSERT

WHEREAS, THE OWNER OF A TRACT OF LAND LOCATED IN ABSTRACT No. 681, ROYSE CITY, COLLIN COUNTY, TEXAS ACCORDING TO THE DEEDS RECORDED IN VOLUME PAGE (TRACT 1) AND VOLUME PAGE (TRACT 2), DEED RECORDS, COLLIN COUNTY, TEXAS, (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN COUNTY LINE ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT 2, AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO CLARENCE L. JORIF, SR. AND LYNE P. JORIF RECORDED IN INSTRUMENT NUMBER 20171005001340170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP BEARS S 00°07'43" W, A DISTANCE OF 3.37 FEET, SAID IRON ROD WITH A CAP BEING THE SOUTHEAST CORNER OF SAID JORIF TRACT;

THENCE N 00°07'43" E, ALONG THE WEST LINE OF SAID TRACTS AND THE EAST LINE OF SAID JORIF TRACT, AT A DISTANCE OF 674.03 FEET, PASSING A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID TRACT 2, AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 1876.61 FEET, PASSING A 1/2" IRON ROD FOUND WITH AN UNREADABLE CAP, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JORIF TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO 45 SRL INC, RECORDED IN INSTRUMENT 2023000088305, O.P.R.C.C.T., AND CONTINUING IN ALL A DISTANCE OF 2524.04 FEET TO A 1/2" IRON ROD FOUND, BEING AN ELL CORNER OF SAID TRACT 1 AND THE NORTHEAST CORNER OF SAID 45 SRL INC. TRACT;

THENCE N 89°52'04" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF SAID 45 SRL INC. TRACT, A DISTANCE OF 275.57 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (A CALLED 100-FOOT RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT 1, THE MOST NORTHERLY NORTHWEST CORNER OF SAID 45 SRL INC. TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 581.62 FEET ALONG THE NORTHWEST LINE OF SAID TRACT 1, THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5889.44 FEET, A DELTA ANGLE OF 05°39'30", AND A CHORD BEARING OF N 39°42'39" E, 581.39 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 36°51'18" E, CONTINUING ALONG THE NORTHWEST LINE OF SAID TRACT 1 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 1409.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO F & S STARMART COMPANY, LLC RECORDED IN INSTRUMENT NUMBER 20201124002104290, O.P.R.C.C.T.;

THENCE S 00°15'17" W, ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID F & S STARMART TRACT, A DISTANCE OF 1582.30 FEET TO A 3/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID F & S STARMART TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DUST FREE LP RECORDED IN INSTRUMENT NUMBER 20210621001243640, O.P.R.C.C.T.;

THENCE S 00°02'18" E, ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID DUST FREE LP TRACT, A DISTANCE OF 455.51 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID DUST FREE LP TRACT AND THE NORTHWEST CORNER OF LOT 1, ROYSE CITY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ROYSE CITY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 12, PAGE 41, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE S 00°18'18" W, ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 77.11 FEET TO A 1/2" IRON ROD FOUND, BEING AN ELL CORNER OF SAID TRACT 1 AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TAMMY WHITWORTH EYRING, SUSAN WHITWORTH CHAMBERS, AND VIVIENNE TERESA WHITWORTH TOEPEL RECORDED IN INSTRUMENT NUMBER 20060605000758840, O.P.R.C.C.T.;

THENCE ALONG THE EAST LINE OF SAID TRACT 1 AS FOLLOWS:

- 1) S 89°48'47" W, DEPARTING THE WEST LINE OF SAID LOT 1 AND ALONG THE NORTH LINE OF SAID WHITWORTH TRACT, A DISTANCE OF 29.86 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID WHITWORTH TRACT;
- 2) S 00°22'58" W, ALONG THE WEST LINE OF SAID WHITWORTH TRACT, A DISTANCE OF 187.48 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID WHITWORTH TRACT;
- 3) N 88°50'53" E, ALONG THE SOUTH LINE OF SAID WHITWORTH TRACT, A DISTANCE OF 30.12 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID WHITWORTH TRACT AND IN THE WEST LINE OF LOT 3 OF SAID ROYSE CITY INDUSTRIAL PARK ADDITION;

THENCE S 00°18'18" W, ALONG THE EAST LINE OF SAID LATTIMORE TRACTS AND THE WEST LINE OF SAID ROYSE CITY INDUSTRIAL ADDITION, A DISTANCE OF 1791.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" IN SAID COUNTY LINE ROAD, BEING THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE S 89°39'23" W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND SAID COUNTY LINE ROAD, A DISTANCE OF 929.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 75.198 ACRES (3,275,620 SQUARE FEET) OF LAND, MORE OR LESS.

