



City of University Park

REPLAT REQUIREMENTS

Revised 10-2016

1. The replat is prepared with the appropriate certificates printed on the document and three (3) 24" x 36" paper copies are submitted with a completed *application* to the Community Development Department for review. A filing fee of \$150.00 must be paid for all replats. Applications for a replat must include a tax certificate which complies with Section 12.002 (e) of the Texas Property Code.

2. Title block should be similar to the following:

Replat
for the
East x' of Lot "Y" and West x' of Lot "Z"
Block "A"
to
Lot "Y"R, Block "A"
in the
ABC an Addition to the
City of University Park, Texas
Address: *type address*

3. Metes and bounds description refers to the original survey abstract (and owner's deed) and is tied to a City of University Park GPS monument with details shown on the replat as follows:

- (i) Coordinates are required for all lot corners and point for corners located on all lot lines to include specific tracts identified for abandonment or dedication.
- (ii) The bearings shall be noted on the lot lines with distances.
- (iii) A separate closure sheet to include coordinates, bearings, and distances as shown on plat, must be submitted with all replats for review.
- (iv) A bearing and distance from point of beginning (POB) to one U.P monument.
- (v) **All Bearings & coordinates must be based on City of University Park monuments as re-established by R.L. Goodson, Jr., Inc. (May, June, & July, 2003).**
- (vi) GPS monument information and data is available on the City of University Park website

www.uptexas.org/uptexas/media/upTexas/uploads/eng/gps_sheets.pdf
www.uptexas.org/uptexas/media/uptexas/uploads/eng/gps_map.pdf

www.uptexas.org/Government/Public-Works/Engineering

- (vii) Show dimension of adjacent lots or platted tracts
 - (viii) GPS coordinates and distances must be presented with a text size equivalent to "Leroy" L100
4. After approval, the applicant shall take signed copies to Dallas County Records Building to be filed. One filed copy of the replat **MUST** be returned to the Community Development Department with the Volume and Page information affixed.
 5. If ownership of the property is held by a corporation, partnership, etc., the name and title of the authorized individual signing the replat shall be indicated in the metes and bounds description in the same manner as the owner's certification.
 6. Residential replats with five and more lots require consideration of the Planning and Zoning Commission. Such replats for lots which have been used for one and two family dwellings within the past five years also requires notification of all owners of properties within 200 feet of the subject tract. In addition, the Planning and Zoning Commission public hearing must be advertised in the newspaper at least 15 days prior to the public hearing.
 7. If you have any questions please contact Cecilia Mena, Planning Technician at (214) 987-5419 or Jessica Rees, Planner for the City of University Park at (214) 987-5423

OWNERS CERTIFICATE

State of Texas
County of Dallas

The undersigned hereby certifies that _____ is the owner of the tract of land described as Lot _____, Block _____, of _____, an Addition to the City of University Park, Texas, as recorded in Volume _____, Page _____, of the Map Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That we _____, do hereby adopt this plat as a replat of Lot _____, Block _____, of _____, an Addition to the City of University Park.

WITNESS OUR HANDS AT DALLAS, TEXAS, this the _____ day of _____ 20__

type name: _____ Owner:

Owner: *type name*

BEARINGS & MONUMENTS

The following statement must be included on all plats:

“All coordinates posted hereon are grid coordinates based on City of University Park Monuments as re-established by Raymond L. Goodson, Jr., Inc. (May, June, and July 2003).”

ACKNOWLEDGEMENTS

Individual

State of Texas
County of Dallas

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 executed the same purposes and consideration therein expressed and in the capacity therein stated.

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

(Seal)

Notary Public, State of Texas

Partnerships

State of Texas
County of Dallas

This instrument was acknowledged before me on _____ (date) by _____ (name of partner or partners), General Partner(s) on behalf of _____ (name of partnership), a Texas _____ (type of partnership) Partnership.

(Seal)

Notary Public, State of Texas

Corporations

State of Texas
County of Dallas

This instrument was acknowledged before me on _____ (date) _____ by
_____(name of officer) _____, _____(title of officer) _____ of _____(name of corporation)
_____, a Texas Corporation, on behalf of said corporation.

(Seal)

Notary Public, State of Texas

Trustee, executor, guardian or other representative

State of Texas
County of Dallas

This instrument was acknowledged before me on _____ (date) _____ by
_____(name of representative) _____, as _____(title of representative) _____ of _____
_____(name of entity or person represented) _____.

(Seal)

Notary Public State of Texas

For Replats

SURVEYOR’S CERTIFICATE

State of Texas
County of Dallas

That I, _____, do hereby certify that I prepared this replat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the applicable codes and ordinances of the City of University Park.

Registered Public Land Surveyor

State of Texas
County of Dallas

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 executed the same purposes and consideration therein express and in the capacity therein stated.

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

(Seal)

Notary Public, State of Texas

For Replats

LOT CERTIFICATION

State of Texas
County of Dallas

I/We, _____, the undersigned, owner (s) of the property described in this plat, do hereby certify that the proposed lot faces upon a dedicated street and was separately owned as a lot of record prior to November 7, 1977.

(Owner)

(Owner)

(Note: This certification is only required when the lot in question does not meet the requirements of the zoning ordinance (i.e. lot width, depth, area, etc.))

(For 4 or fewer lots fronting an existing street and not requiring the creation or extension of municipal facilities.)

CERTIFICATE OF APPROVAL

I, Jessica Rees, Planner for the City of University Park, Texas, pursuant to the authority of 212.0065 of the Texas Local Government Code and the City of University Park's Ordinance Number 07/45 dated December 4, 2007, do hereby certify that the attached replat was duly filed and approved by the city of University Park on the _____ day of _____, 20____.

Jessica E. Rees
Planner

Approved as to Form:

Robert L. Dillard, III
City Attorney

(For 5 or more lots)

CERTIFICATE OF APPROVAL

I, Robert H. West, Chairman of the Planning and Zoning Commission of the City of University Park, Texas, do hereby certify this replat was duly filed for approval with the Planning and Zoning Commission of the City of University Park and the same was approved by the Planning and Zoning Commission on the _____ day of _____ 20____.

Robert H. West, Chairman, Planning and Zoning Commission

Attest:

Jessica E. Rees
Planner

Approved as to Form:

Robert L. Dillard, III
City Attorney