SECTION 3:

UDC SUPPLEMENTAL SCHEDULE

STANDARD CERTIFICATIONS, NOTES, FORMS

- ⇒ **PRELIMINARY PLANS & FINAL PLATS**
  - ♦ **CERTIFICATIONS, SIGNATURE BLOCKS**
  - ♦ **COVERSHEET INFORMATION**
  - ♦ **STANDARD NOTES**
- ⇒ **CONSTRUCTION PLAN NOTES**
- ⇒ **SITE PLAN SIGNATURE BLOCKS & NOTES**
- ⇒ **REQUIRED CONTACT INFORMATION**
- ⇒ **FORMS FOR VACATING PLATS AND EASEMENTS**

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PLAN & PLAT CERTIFICATIONS, INFORMATION, AND NOTES

Refer to the Engineering Design Manual & Construction Standards for more details.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PRELIMINARY PLAN SIGNATURE BLOCK:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

(SEAL)

_____

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED, REPLAT) SIGNATURE BLOCKS:

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____:

THAT _____, BEING THE OWNER OF ___ ACRES OF LAND OUT OF THE _____ SURVEY NO. ___, ABSTRACT NO. _____ IN _____ COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME ____, PAGE _____, OF THE REAL PROPERTY RECORDS OF _____ COUNTY, TEXAS DOES HEREBY SUBDIVIDE ____ ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS _____, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, ___, AD

_____
OWNER'S NAME
OWNER'S ADDRESS

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____ 20___, A.D.

(SEAL)

_____
NOTARY PUBLIC'S SIGNATURE

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED, REPLAT) SIGNATURE BLOCKS:

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

(SEAL)

_____

SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. _____ , DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

_____

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

-OR-

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO.

_____ , DATE _____, ____ FOR _____ COUNTY, TEXAS.

(SEAL)

_____

SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

CITY CERTIFICATION

APPROVED THIS ____ DAY OF _____, ___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

_____
RODNEY BLACKBURN, CHAIRMAN
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

CITY CERTIFICATION FOR MINOR PLAT

APPROVED THIS ____ DAY OF _____, 20__, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

***CITY CERTIFICATION FOR* AMENDED PLAT:**

THIS AMENDED PLAT COMPLIES WITH THE CRITERIA FOR ELIGIBILITY OF AMENDED PLATS AND IS HEREBY APPROVED THIS ____ DAY OF _____, ___, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

_____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

_____
KAREN THOMPSON, CITY SECRETARY

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____ A.D. AT _____ O'CLOCK ____.M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20_____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK___.M., THIS THE_____DAY OF _____, 20_____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON}

COUNTY OF WILLIAMSON

I, (CURRENT COUNTY CLERK) , CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFI CATE WAS FI LED FOR RECORD IN MY OFFI CE ON THE ____ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M. AND DULY RECORDED ON THE ___ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDE _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

(CURRENT COUNTY CLERK), CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

_____

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

TRAVIS COUNTY COMMISSIONERS COURT CERTIFICATION: (FINAL PLAT IS IN THE ETJ)

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ___.M., DULY RECORDED ON THE __ DAY OF _____, 20__, A.D., AT __O'CLOCK __.M, OF SAID COUNTY AND STATE IN _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE __ DAY OF _____ 20__, A.D.

_____
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

SUBDIVISION PLAT (FINAL, MINOR, AMENDED) SIGNATURE BLOCKS:

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____,A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE __ DAY OF _____ 20__, A.D.

_____
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

PLAT COVERSHEET INFORMATION

Owner/Subdivider: Name
Contact Info

Engineer: Name
Contact Info

Surveyor: Name
Contact Info

Legal Description: ___

Benchmarks: (Minimum of 2; identify Locations, Elevations, Northings and Eastings)

Total Number of Blocks: ____
Total Number of Lots: _____ Total Acreage: _____

	Linear Feet:	Acres:
Street 1:	____	_____
Street 2:	____	_____
Total:	____	_____

For Plats associated with multi-phased residential developments, the following shall be provided on the plat for the residential and public parkland use:

	Lots	Acres
Residential:	_____	____
Non-Residential:	_____	____
Private Open Space:	_____	____
Detention:	_____	____

	Lots	Acres
Residential included in this phase:	____	_____
Previous residential phases:	____	_____
Total residential:	____	_____

	Lots	Acres
Public parkland included in this phase:	____	_____
Total parkland required:	____	_____
Total parkland dedicated to date:	____	_____

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD PRELIMINARY PLAN NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plan notes.

1. This plan lies within the City of Pflugerville (full purpose jurisdiction) or (ETJ).
2. Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. A 10-ft PUE shall be dedicated along all street frontage(s).
4. Easements dedicated to the public shall also be subject to the terms and conditions of the Engineering Design Manual, **as amended.** The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
5. No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
6. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
7. *(Commercial subdivision)* A six (6) foot wide sidewalk shall be provided on both sides of the street.
8. *(Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets)* A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
9. *(Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors)* A minimum of a 4 -ft. wide public sidewalk shall be provided on both sides of _____ street(s).
10. *(Applicable to new construction of streets)* Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
11. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance # **1203-15-02-24** and City Resolution # **1224-09-08-25-8A** .
12. *(Residential Subdivision)* Where applicable, the Public Parkland dedication and Park Development Fee shall be calculated at a rate required by City Ordinance # **1203-15-02-24** .
13. *(Residential Subdivision,) {If applicable, provide a Private Park Open Space Note and identify who owns and maintains the private park and restrictive covenants creating such funding sources for the maintenance and operation.}*

CONTINUED ON NEXT

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD PRELIMINARY PLAN NOTES CONTINUED:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plan notes.

14. The Community Impact Fee rate for water and wastewater will be assessed at the time of final plat.
15. The Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
16. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.
17. The owner of this subdivision , and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
18. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
19. *(Commercial Subdivisions)* Site development construction plans shall be reviewed and approved by the City of Pflugerville prior to any construction.
20. [A or No] portion of this tract is within a flood hazard area as shown on the FEMA Flood Insurance Rate Map Panel # _____ for _(Name)__ County, effective __(date)__.
21. All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the sight distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
22. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD FINAL PLAT NOTES:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

1. This plat lies within the City of Pflugerville full purpose jurisdiction or ETJ.
2. Water and wastewater shall be provided by _____. No lot in this subdivision shall be occupied until connected to water and wastewater facilities.
3. A 10-ft Public Utility Easement (P.U.E.) is hereby dedicated along all street frontage.
4. Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual **per Ordinance No .1206-15-02-24.** The Grantor [property owner(s)], heirs, successors and assigns shall retain the obligation to maintain the surface of the easement property, including the obligation to regularly mow or cut back vegetation and to keep the surface of the easement property free of litter, debris, and trash.
5. No improvements including but not limited to structures, fences, or landscaping shall be allowed in a public easement, except as approved by the City.
6. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities, and related appurtenances.
7. *(Commercial subdivision)* A six (6) foot wide sidewalk shall be provided on both sides of the street
8. *(Residential subdivision: Applicable to lots adjacent to a Major Collector or Arterial Streets)* A six (6) foot wide sidewalk shall be provided on both sides of _____ street(s).
9. *(Residential subdivision: Applicable to lots adjacent to a Local Street and Minor Collectors)* A minimum of a 4 -ft. wide public sidewalk shall be provided on both sides of _____ street(s).
10. *(Applicable to new construction of streets)* Streetlights shall be installed and in full working order with the public improvements. All streetlights shall be in conformance with all City of Pflugerville ordinances including but not limited to being downcast and full cut off type.
11. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per **City Ordinance # 1203-15-02-24** and **City Resolution # 1224-09-08-25 8A.**
12. *(Residential Subdivision)* The Public Parkland dedication and Park Development Fee shall be calculated at a rate required by **City Ordinance # 1203-15-02-24.**
13. *(Residential Subdivision,) {If applicable, provide a Private Park Open Space Note and identify who owns and maintains the private park and restrictive covenants creating such funding sources for the maintenance and operation.}*

CONTINUED ON NEXT

SECTION 3:

STANDARD CERTIFICATIONS, NOTES, FORMS

STANDARD FINAL PLAT NOTES CONTINUED:

Applicability of certain notes has been clarified through italicized commentary within parenthesis and is not to be included in the plat notes.

14. The assessed Community Impact Fee rate for water and wastewater is hereby accessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10. Community Impact fees for individual lots shall be paid prior to the issuance of any building permit.
15. This Subdivision shall mitigate post-development peak runoff rates for the 2 year, 25 year and 100 year storm events.
16. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual.
17. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
18. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
19. *(Commercial Subdivisions)* Site development construction plans shall be reviewed and approved by the City of Pflugerville, Development Services, prior to any construction.
20. All proposed fences, walls and landscaping adjacent to intersecting public roadway right-of-way or adjacent to private access drives shall be in compliance with the site distance requirements of the City of Pflugerville Engineering Design Manual, as amended.
21. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or replatting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.