

SECTION II - FINAL PLAT

F. LOTS, STREETS, EASEMENTS, & SET BACK LINE LAYOUT AND DRAINAGE

Location of lots, streets, roads, traffic control signs, public highways, utility easements, parks, 100 year flood plain boundaries and source of flood plain information, and other pertinent features, shall be shown with accurate dimensions in feet and decimals of feet to the nearest hundredth, and bearing, with length, of radii and angle of all curves, and with all other information necessary to duplicate the plat on the ground.

Plan and profile drawings of streets, drawings and drainage calculations prepared by a Texas Licensed Professional Engineer shall be submitted on separate plans. Plan and profile drawings shall be drawn at a scale of 1 inch=40 ft. horizontal and 1 inch = 4 ft. vertical.

The location of building set-back lines shall be shown on all lots, streets, and drainage easements, and other public right-of-way or future right-of-way.

Lot straight lines shall clearly show the length and bearing of the line.

Curved lot lines shall clearly show the length of the arc and radius of the curve, or show enough information on the plat to readily determine the radius of the curve.

Building and set back lines shall be **50 feet** from the edge of the right-of-way on all major highways and roads, and **25 feet** on all public roads other than major highways and roads. Building and set-back lines shall be shown on both preliminary and final plats. If the County setback lines differ from those adopted by a municipality with extraterritorial jurisdiction, the larger or more stringent setbacks shall apply.

Minimum lot frontage on existing county roads shall be a 100 feet.

~~Minimum lot frontage on county roads shall be 80 feet for lots with a net area less than one (1) acre, 80 feet cord length for lots located along a curve, 150 feet for lots with a net area equal to or greater than one(1) acre and less than three(3) acres, 200 feet for lots with a net area equal to or greater than three(3) acres and less than five(5) acres, 300 feet for lots with a net area equal to or greater than five(5) acres and less than ten(10) acres. If construction of public roadway access is required for lots equal to or greater than ten (10) acres the minimum lot frontage shall be 450 feet.~~

<i>Minimum Frontage*</i>	<i>Lot Size</i>
80 feet	lot size < 1ac or in cul-de-sac
150 feet	1ac ≤ lot size < 3ac
200 feet	3ac ≤ lot size < 5ac
300 feet	5ac ≤ lot size < 10ac
450 feet	Lot size ≥ 10ac
*Minimum cord length along a curve	