

## **RE-PLATTING FEES:**

\$100.00 for re-plats with one (1) to four (4) lots

\$100.00 PER LOT for re-plats with five (5) or more lots

## **FCWD RE-PLATTING REQUIREMENTS**

- 1) Must contain accurate field note description in metes and bounds for each lot affected
- 2) Must depict both the previous boundary lines (in grayed-out or other legible format) and the new boundary lines of all parcels of Leased Property directly affected by the replat
- 3) Must display square footage and acreage of all parcels directly affected by the replat
- 4) Must depict all improvements (foot print area inclusive of all protuberances and overhangs) and distances from the improvements to lot lines;
- 5) Must contain signature blocks for the District, the Franklin County Commissioners' Court, each Lessee affected by the re-plat, all lien holders, title company and the applicable HOA (if any)
- 6) Must submit a full and complete copy of a title commitment, title report, or title abstract covering the Property, issued by a licensed title company, title attorney, or title examiner, dated no earlier than 30 days prior to the date submitted
- 7) The plat must be tied to two Global Positioning System (GPS) reference points. The GPS points must be in grid coordinates, North American Datum (NAD) 83, Texas State Plane, North Central FIPS Zone 4202. Information on the two GPS reference points is required at the time the preliminary plat is submitted to the Franklin County Water District for review.
- 8) The plat must hold grid bearings. Bearings may not be from an assumed North direction. Surface bearings shall be based on Texas State Plane, North Central Zone (NAD 83), with notation on the plat or replat the combined scale factor and North referenced to Grid North. Distances on the plat will be surface distances. Grid coordinate values in Northing and Easting format shall be included at the point of beginning of all description on the plat or replat.
- 9) A list and description of all control points and benchmarks available in the District may be purchased. New GPS monumentation is not a requirement for submitting a plat. All horizontal distances are NAD 83 and vertical elevations are to be based on North American Datum (NAD 27).
- 10) An electronic version of the final plat is required at the time the recorded plat is returned to the District. The electronic file must be a ".dwg" file composed in any version of AutoCAD. The electronic version must be submitted on CD-ROM or by USB flash drive. If any revisions are made to the final plat, an updated electronic copy of the final plat must be forwarded.
- 11) After the District reviews a preliminary survey and corrections (if any) are made, the District will draw up a re-plat lease amendment for each lessee to execute, which must be returned, along with at least four (4) copies of the completed re-plat.

**The District shall have a MINIMUM  
of thirty (30) days to review a re-plat.**

## FCWD RE-PLATTING POLICY

1. When a properly permitted improvement encroaches on an adjoining lessee's property line, in lieu of a re-plat, the Franklin County Water District (the "District") will allow the property owner whose property is being encroached upon to grant a perpetual, exclusive easement to the encroaching property owner to cover the extent of the encroachment as long as the encroaching improvement exists. Both parties must accept and agree to such easement.
2. The District will allow an existing retaining wall or boathouse, which was properly permitted, to be repaired or replaced in the same location, upon damage or destruction, without requiring a re-plat.
3. The District will allow a new boathouse to be built off an existing retaining wall, which was properly permitted, without requiring a re-plat.
4. The General Manager and Administration Manager shall have authority to sign re-plats on behalf of the District without specific Board approval in the following instances:
  - A. To allow the property line and the water line to coincide;
  - B. To allow the property line to go out to a permitted structure; or
  - C. To cure an encroachment issue.

All of the following conditions must be met for re-plats approved under this paragraph:

- i. Outside boundaries of the affected lots must not change;
  - ii. All affected parties must agree to the re-plat;
  - iii. If applicable, the appropriate HOA must give written approval; and
  - iv. The re-plat must meet the District's minimum lot size requirements.
5. Upon the assignment of leasehold interest that includes a partial lot, the District will not require a re-plat if documentation of such partial lot has been previously filed with and accepted by the District. However, a re-plat will be required for any new or non-documented partial lot.