



## SUBDIVISION PLATTING RECORDATION DEDICATORY ACKNOWLEDGEMENTS AND CERTIFICATIONS

### APPENDIX A: OWNERS ACKNOWLEDGEMENT

**STATE OF TEXAS  
COUNTY OF WHARTON**

**1** *For all City and ETJ plats*

We, (name of owner or owners) acting by and through, (name and title of officer) being officers of (name of company or corporation), owner (or owners) hereinafter referred to as Owners (whether one or more) of the (number of acres) tract described in the above and foregoing map of (name of subdivision or development), do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps and/or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

*For all plats proposing lots*

**FURTHER**, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

*For all City and ETJ plats*

**FURTHER**, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

**FURTHER**, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of El Campo, Wharton County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

**FURTHER**, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.



**② APPLICABLE IF STREETS WITHIN THE PLAT ARE TO BE DEVELOPED WITHOUT CONCRETE PAVEMENT, GUTTER AND STORM SEWERS:**

*Any plat if applicable*

**FURTHER,** Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance, have a drainage opening of less than one and three quarters (1- 3/4) square feet (18” diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

**③ APPLICABLE IF PRIVATE STREET OR PERMANENT ACCESS EASEMENTS ARE ESTABLISHED WITHIN THE PLAT: For all plats anywhere for PVT or PAE**

**FURTHER,** Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets (PVT) or permanent access easements (PAE), shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access easements.

**④ APPLICABLE IF THE PLAT IS A REPLAT UNDER THE PROVISIONS OF §212.014, LOCAL GOVERNMENT CODE: (replat not requiring a public hearing with notification)**

**FURTHER,** Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

**⑤ APPLICABLE IF THE PLAT IS A REPLAT UNDER THE PROVISIONS OF § 212.015 OR AN AMENDING PLAT UNDER THE PROVISIONS OF THE § 212.016, LOCAL GOVERNMENT CODE: (replat requiring a public hearing with notification and amending plats)**

**FURTHER,** Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.



**APPENDIX B: EXECUTION OF OWNERS ACKNOWLEDGEMENT**

**All plats**

*Be advised that all owners’ signatures shall be acknowledged by a Notary Public (reference Appendix D).*

**APPLICABLE IF THE OWNER IS AN INDIVIDUAL ONLY:**

WITNESS my (or our) hand(s) in the City of El Campo, Texas, this (number) day of (month), (year).

(Signature of owner or owners)

Print Name(s)

*Be advised that all **corporations (inc.) and companies** require an attesting name and signature **(2 signatures)**. All other entities **LTD, LLC, LLP, and LP** may use a sole signature **(1 signature)**.*

**APPLICABLE IF THE OWNER IS OTHER THAN AN INDIVIDUAL:**

**IN TESTIMONY WHEREOF**, the (name of company) has caused these presents to be signed by (name of president), its president, thereunto authorized, attested by its Secretary (or authorized trust officer), (name of secretary of authorized trust officer), this (number) day of (month), (year).

(Name of company)

By: (Signature of president)

Print name, title

Attest: (Signature of secretary or authorized trust officer)

Print name, title



## APPENDIX C: LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

### All plats that have a lien

*Be advised: 1) holders of all liens against the property being platted must execute the final plat of prepare separate instruments which shall be filed for record with the plat; and 2) all lien holder signatures shall be acknowledged by a Notary Public (reference Appendix D).*

I (or we), (name of lien holder), owner and holder of a lien (or liens) against the property described in the plat known as (name of subdivision plat), said lien (or liens) being evidenced by instrument of record of the Wharton County Clerk (volume and page number of Deed), Plat (Name, Plat Number and Cabinet Number) Wharton County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present over (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: (Lienholder's signature)  
Print name



## APPENDIX D: NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

### EXAMPLE FORM

#### All plats

STATE OF TEXAS

COUNTY OF WHARTON

BEFORE ME, the undersigned authority, on this day personally appeared (name of person (s) signing the plat or instrument), (corporation titles if appropriate), known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed (add for corporations, “and in the capacity therein and herein stated, and as the act and deed of said corporation.”)

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
(number) day of (month), (year)

(Notary Public’s signature)

Notary Public in and for the State of Texas  
Print Name

(Affix notary seal)

My Commission expires: (Date)



## APPENDIX E: CERTIFICATION FOR SURVEYOR

I, (name of surveyor), am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked in accordance with local practices as well as standards and regulations established by the Texas Administrative Code. The plat boundary corners have been tied to the State Plane Texas South Central FIPS 4204 NAD 83 Coordinate System.

(Surveyor's signature)

Print Name

Texas Registration No. (number)

(Affix seal)



## APPENDIX F: CERTIFICATE FOR PLANNING AND ZONING COMMISSION

This is to certify that the Planning Commission of the City of El Campo, Texas, has approved this plat and subdivision of (name of subdivision) in conformance with the laws of the State of Texas and the ordinances of the City of El Campo as shown hereon and authorized the recording of this plat this (number), day of (month), (year).

By: (Chairman's signature)

Jeff Fuechec

Title Chair

By: (Zoning Official's signature)

Penny Barrett Hornsby

City Zoning Official



## APPENDIX G: CERTIFICATE FOR CITY COUNCIL

This is to certify that the City Council of the City of El Campo, Texas has approved this plat and subdivision of (name of subdivision) in conformance with the laws of the State of Texas and the ordinances of the City of El Campo as shown hereon and authorized the recording of this plat this (number), day of (month), (year).

By: (Mayor's signature)

Randy Collins

Mayor

By: (Secretary's signature)

Cindy Cerny

City Secretary





## APPENDIX H: WHARTON COUNTY CLERK CERTIFICATE OF FILING:

I, Sandra K. Sanders, County Clerk of Wharton County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_.M., and recorded in Film Code Number No. of the Plat Records of Wharton County for said county.

Witness my hand and seal of office the day and date last above written.

(Clerk of county court's signature)

**Sandra K. Sanders**

County Clerk of  
Wharton County, Texas



## APPENDIX J: VACATION OF SUBDIVISION

### EXAMPLE FORM

STATE OF TEXAS

COUNTY OF (name of county in which plat is located)

KNOWN ALL MEN BY THESE PRESENTS:

I (or we), (name of owner or owners if individuals) or (name of president and secretary or authorized trust officer of the company or corporation), being the sole owner(s) and proprietor of the following described property in (name of city and county), Texas, to-wit:

(Provide legal description of the property including, but not limited to, the acreage, the name of the recorded subdivision, the name of the survey and abstract number, and recording references.)

Do hereby desire and declare that said plat, subdivision and dedication thereon be vacated and cancelled so as to convert all of said platted property to acreage tracts as same existed before such property was platted, subdivided and recorded.

(At this point any rights-of-way, easements or any other feature established in the subdivision being vacated which will not be cancelled as a result of this vacation action should be described.)

(Provide Notary Public Acknowledgement for all signatures; refer to APPENDIX D: NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES)

(Provide modified Certificate for Planning Commission as below)

This is to certify that the Planning Commission of the City of El Campo, Texas, has approved this instrument and vacation of (name of subdivision) in conformance with the laws of the State of Texas and the ordinances of the City of El Campo as shown hereon and authorized the recording of this plat (or instrument when appropriate) this (number), day of (month), (year).

By: (Chairman’s signature)

Jeff Fuechec  
Title Chair

By: (Zoning Official’s signature)

Penny Barrett Hornsby  
City Zoning Official



## APPENDIX K: AMENDING PLAT CERTIFICATES

*Be advised: The following certificates and acknowledgements are required to be placed upon the face of the plat that is being amended. All owners’ signatures shall be acknowledged by a Notary Public (see Appendix D). Include the appropriate replat note found in Appendix A. If the amending plat is outside the city limits of El Campo, but within Wharton County, Appendices G, H, I and J are required.*

I (name of surveyor), hereby certify that the following changes were necessary to eliminate errors which appear on the plat of the (subdivision name), recorded on (month, date, year), in Volume (number), Page (number), of the Wharton County Map Records (or when applicable, film code number of the O.P.R.O.R.P. of Wharton County, Texas):

(Provide a detailed explanation of the changes to be made)

(Surveyor’s signature)  
Print Name

Texas Registration No. (number)

(Affix Seal)

I (or we), (name of owner(s)), owner(s) of the property directly affected by this amending plat being lot(s) (numbers) out of block(s) (numbers) as indicated hereon, to hereby consent to this amending plat for the purposes herein expressed.

(Owner’s signature)  
Print Name

APPROVED by the El Campo Planning Commission this (number), day of (month), (year).

By: (Chairman’s signature)  
Jeff Fuechec  
Title Chair

By: (Zoning Official’s signature)  
Penny Barrett Hornsby  
City Zoning Official



# Dedication and Certificate Examples

## Within El Campo City Limits

