



*Public Works
Engineering Division*

CITY OF CONROE

FINAL PLATS

Please note new addressed final plat requirement!

The following documents are provided as required by the City of Conroe for use in the above titled platting submittals:

- *Submittal Questionnaire (1-page)*
- *Final Plat & Replat (including Fast-Track Replat) Application & Checklists (8-pages)*
- *Owner's Certification (1-page)*
- *Surveyor's Certification (1-page)*
- *Maintenance Note (2-pages)*
- *Certificate of Approval by Planning Commission (1-page)*

In addition, refer to City of Conroe Standard Legal documents and Standard Easement forms as required for use in various platting and plan review submittals.



CITY OF CONROE

SUBMITTAL QUESTIONNAIRE

Please check the type of plans you are submitting:

- 1. **ENGINEERING PLANS:**
Residential Subdivision, Duplex, Condominium Development, Patio Homes, Town Homes
- 2. **COMMERCIAL SITE PLANS:**
Commercial Developments (Apartments, Retail, Warehouse, Office, Industrial, Restaurant, Theater, etc.)
- 3. **LAND STUDY**
- 4. **PLAT/RE-PLAT:**
Preliminary or Final Plat, or Preliminary or Final Plat Re-Plat
- 5. **SUBDIVISION BY METES & BOUNDS:**
Request for Subdivision by Metes and Bounds
- 6. **VACATING PLAT:**
Request for Vacating Plat
- 7. **MINOR PLAT:**
Minor Plat (No Minor Replats, all Replats must be approved by Planning Commission)
- 8. **AMENDING PLAT**

NOTE: *Montgomery County 911 address(es) may be required to be submitted with the above. Please see individual applications & checklists, and "Addressing Procedure" on the Community Development webpage at www.cityofconroe.org for more information.*

Please identify if project is located in:

CITY LIMITS _____ or PLANNING AREA _____

SUBMITTED BY: _____ DATE: _____

(Company Name)

DELIVERED BY: _____

(Please Print)

PHONE NUMBER: _____

City of Conroe

APPLICATION FOR FINAL APPROVAL OF SUBDIVISION PLAT OR REPLAT (including FAST-TRACK REPLAT)

A. GENERAL INFORMATION: (THIS SECTION MUST BE FULLY COMPLETED)

Name of Proposed Subdivision _____
Date Preliminary Plat Previously Approved: _____

- 1. Name of Owner, Contact person, Mailing Address, Telephone No., Email, Fax No.
2. Name of Registered Professional Land Surveyor, Contact person, Mailing Address, Telephone No., Email, Fax No.
3. Name of Licensed Professional Engineer, Contact person, Mailing Address, Telephone No., Email, Fax No.

B. SUBDIVISION SPECIFICATIONS:

- 1. General Location: City Limits, Planning Area
2. Survey Name, Abstract No.
4. Total Acreage, No. of Lots, No. of Blocks
5. Total Acreage in Reserves, No. of Reserves
6. Type of Subdivision: Unit Development Residential, Single-Family Residential, Multi-Family Residential, Manufactured Home Sub., Commercial, Industrial, Other, Explain

C. IMPROVEMENTS: Do you have an approved Engineering Plan?
Water, Sewer, Streets, Drainage

D. SCHEDULE OF FEES: Make check payable to the City of Conroe.
Application for a standard subdivision plat: \$150.00 plus \$6.00 per lot, plus \$30.00 per acre for reserves.
Amount of submittal fee: _____

E. REVISIONS:
Have any changes been made since this plat was last presented before the Planning Commission? () Yes () No If yes, please describe below:

City of Conroe

F. CERTIFICATION:

This is to certify that to the best of my knowledge, the information concerning the proposed subdivision is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that any variances have been discussed with the City Engineering Staff, and that I have complied with all of the City of Conroe Ordinance Requirements for submitting a final plat for approval.

Signature of Owner and/or Agent

Date

FOR COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY

NEW REQUIREMENT!!!!

*A Montgomery County 911 addressed plat of the **FINAL PLAT** is required to be submitted with the Final Plat submittal package for acceptance to be placed on the Planning Commission Agenda. Omission of the ADDRESSED FINAL PLAT from the submittal package will result in rejection of the submittal package.*

Please see “Addressing Procedure” on the Community Development webpage at www.cityofconroe.org for more information.

PLEASE NOTE:

Section 94-121(d).A plat which is not conformed to the requirements of any conditional approval within 30 days of the date of the planning commission’s action shall be deemed rejected.

Section 94-121(e). The planning commission may undertake a single reconsideration of the denial of an application for final plat approval if:

- (1) The application is resubmitted within two months of the denial;
and*
- (2) The developer certifies in writing that the application and plat
have been revised to eliminate the objections to final approval.*

City of Conroe

ADMINISTRATIVE CHECKLIST FOR FINAL PLAT OR REPLAT

ALL ITEMS MUST BE SUBMITTED FOR THE PLAT TO BE ACCEPTED FOR REVIEW AND FOR PLACEMENT ON THE AGENDA.

Subdivision Name: _____

Date Preliminary Plat Approved: _____ Planning Commission Meeting of: _____

NOTE: ALL BLANKS IN THE "O.R." COLUMN SHALL BE FILLED IN BY THE OWNER'S REPRESENTATIVE (O.R.) WITH EITHER A CHECKMARK FOR "COMPLETED" OR N/A FOR "NOT APPLICABLE". (THE OTHER COLUMN IS FOR CITY USE.) UNLESS OTHERWISE NOTED, THESE REQUIREMENTS ARE FROM THE SUBDIVISION ORDINANCE, 94-111.

	<u>CITY</u>	<u>O.R.</u>
1 CHECK PAYABLE TO CITY IN THE AMOUNT OF \$_____ (SEE FINAL PLAT APPLICATION).	_____	_____
2 ORIGINAL TAX CERTIFICATE WITH TAX ASSESSOR'S SEAL INDICATING THAT ALL REAL PROPERTY TAXES WHICH ARE DUE UPON THE LAND TO BE SUBDIVIDED HAVE BEEN PAID..	_____	_____
3 THE WRITTEN CERTIFICATION OF AN ATTORNEY OR TITLE GUARANTY COMPANY, NOT OLDER THAN 30 DAYS, ATTESTING TO THE NAME OF EACH PERSON OR OTHER LEGAL ENTITY APPEARING IN T HE REAL PROPERTY RECORDS OF THE COUNTY AS A CURRENT OWNER OR AS THE HOLDER OF A LIEN INTEREST IN THE REAL PROPERTY TO BE SUBDIVIDED, TOGETHER WITH THE RECORDING INFORMATION IDENTIFYING THE INSTURMENT ESTABLISHING SUCH INTEREST.	_____	_____
4 A FINAL CERTIFICATE OF COMPLETION ISSUED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.	_____	_____
OR		
5 AN IMPROVEMENT AGREEMENT, APPROPRIATELY SECURED, REQUIRING COMPLETION OF ALL REQUIRED IMPROVEMENTS NOT PREVIOUSLY ACCEPTED AS COMPLETE BY THE CITY OF CONROE (SUBDIVISION AGREEMENT MUST BE RECORDED.....PROVIDE FILING FEES LISTED IN 9. BELOW).	_____	_____
AND		
6 TWO (2) COPIES ENGINEERING PLANS PREVIOUSLY APPROVED BY THE CITY OR COUNTY ENGINEER AS APPLICABLE. (IF IN THE PLANNING AREA, PROVIDE A COPY OF COUNTY-APPROVED PAVING AND DRAINAGE PLANS) (PLANS ROLLED IN SETS, ONE ROLL, NOT STAPLED)	_____	_____
7 AN ENGINEER'S ESTIMATE <u>PREVIOUSLY APPROVED</u> FOR ALL REQUIRED IMPROVEMENTS.. . . .	_____	_____
8 MAINTENANCE ENTITY – COVENANTS, (ON THE PLAT OR BY SEPARATE DOCUMENT) PROVIDING FOR MAINTENANCE OF REQUIRED IMPROVEMENTS TO BE PRIVATELY MAINTAINED (SIGNED ORIGINAL, WITH FUNDS FOR RECORDATION, IF SEPARATE DOCUMENT).	_____	_____
9 IF WITHIN THE CITY, A CHECK MADE PAYABLE TO THE COUNTY CLERK IN THE AMOUNT OF \$_____ (\$30.00 PER PLAT PAGE, PLUS \$6.00 PER PLAT; FOR ADDITIONAL DOCUMENTS TO BE RECORDED, INCLUDING THE SUBDIVISION DEVELOPMENT AGREEMENT, \$11.00 FOR THE 1 ST PAGE AND \$4.00 FOR EACH SUBSEQUENT PAGE).	_____	_____
10 WRITTEN EASEMENTS, APPROVED AND RECORDED, SECURING ALL NECESSARY OFF-SITE DRAINAGE, UTILITY, ACCESS OR OTHER EASEMENTS ACROSS PROPERTY OUTSIDE THE PLAT BOUNDARY.	_____	_____
11 TEN (10) COPIES OF THE PROPOSED FINAL PLAT (PLATS ROLLED IN SETS, ONE ROLL, NOT STAPLED)	_____	_____
12 ONE EXECUTED MYLAR ORIGINAL (20"x24" SHEET SIZE) OF THE PROPOSED FINAL PLAT	_____	_____
13 COMPLETED APPLICATION FOR FINAL APPROVAL OF SUBDIVISION PLAT OR REPLAT.	_____	_____
14 LETTER OF ENGINEER'S AUTHORIZATION TO REPRESENT OWNER IN THE PLATTING PROCESS (IF DIFFERENT FROM THE PRELIMINARY PLAT) (SIGNED BY OWNER/DEVELOPER) (Faxed copy acceptable)	_____	_____
15 COMPLETED FINAL PLAT CHECKLIST (94-116).	_____	_____
16 WRITTEN REQUEST FOR VARIANCES (IF NEEDED).	_____	_____
17 FOR ALL REPLATS: PUBLIC HEARING SCHEDULED AND PROPERTY OWNERS NOTIFIED (IF REQUIRED) (94-153,154)	_____	_____
18 ONE HARD COPY OF MONTGOMERY COUNTY 911-ADDRESSED FINAL PLAT	_____	_____

****(SUBMIT DIGITAL PLAT WHEN ALL CONDITIONS HAVE BEEN COMPLETED) (94-121(b)(1)(d)) ****

Signature of Developer/Agent

Date

City of Conroe

FINAL PLAT OR REPLAT CHECKLIST

SUBDIVISION NAME/SECTION: _____
DATE CHECKED: _____
PC MEETING DATE: _____

NOTE: ALL BLANKS IN THE "O.R." COLUMN SHALL BE FILLED IN BY THE OWNER'S REPRESENTATIVE (O.R.) WITH EITHER A CHECKMARK FOR "COMPLETED" OR N/A FOR "NOT APPLICABLE". (THE OTHER COLUMN IS FOR CITY USE.) ALL APPLICABLE ITEMS SHALL BE SHOWN ON THE FINAL PLAT.

SURVEYING REQUIREMENTS BEFORE FINAL APPROVAL (94-112)

- 1. No final plat may be approved until actually surveyed upon the ground by, or under the supervision of a registered professional land surveyor. ... CITY O.R.
2. For each new subdivision, one elevation benchmark shall be set within a dedicated street right-of-way, if possible, but outside of the paved area of roadway, with the location of the benchmark reflected on the plat. ... CITY O.R.
3. The requirement to set a new subdivision elevation benchmark is waived if a Texas Department of Transportation elevation benchmark, a City of Conroe elevation benchmark or a previously set elevation benchmark within an existing recorded subdivision is located within 500 feet of the proposed subdivision plat boundary and the stamped elevation of the existing benchmark is referenced to the City's published datum. ... CITY O.R.

City of Conroe

AGREEMENT FOR COMPLETION OF REQUIRED IMPROVEMENTS (94-113)

NO FINAL PLAT MAY BE APPROVED UNTIL:

- | | <u>CITY</u> | <u>O.R.</u> |
|---|-------------|-------------|
| 1. The director has issued a certificate evidencing completion of all required improvements. (94-113(a)(1)) | _____ | _____ |
| OR | | |
| 2. The Owner/Developer has entered into an improvement agreement, appropriately secured, obligating the owner or developer to complete the required improvements within two years of the date of final plat approval. (94-113(a)(2)) | _____ | _____ |
| 3. And Subdivision Improvement Plans have previously been approved by the City or County Engineer, as applicable (if in the planning area, provide 2 copies of City approved plans or County-approved paving and drainage plans) | _____ | _____ |
| 4. The chair of the planning commission, with the approval of the city attorney, may enter into an improvement agreement on behalf of the City. The improvement agreement must require construction of the improvements in accordance with the developer's approved plans and standards and specifications of the City. Each improvement agreement must be additionally secured in favor of the City in an amount equal to the estimated completion costs of the required improvements. Such completion costs shall be estimated by the developer's engineer subject to the approval of the director. (94-113(b)) | _____ | _____ |

PROVISION FOR MAINTENANCE OF PRIVATE IMPROVEMENTS (94-115)

- | | | |
|--|-------|-------|
| 1. Whenever required improvements are intended for private dedication, the planning commission may not grant final plat approval unless the developer first makes provision for a maintenance entity. The maintenance entity must be authorized to assess the costs of private facility repair and maintenance to lot owners within the subdivision. The maintenance entity must be established by covenants, (on the plat or by separate document), running with the land, which provide for a lien against the subdivision lots to secure payment of the assessed costs. The covenants must authorize, but not obligate, the City to exercise the maintenance assessment power in place of the maintenance entity and to secure the assessed costs with a lien against the subdivision lots. The covenants must provide that no provision relating to the maintenance of required improvements or the power to assess the costs of such maintenance may be amended without the express consent of the City. The covenants, unless noted using the standard City language upon the plat, executed in recordable form, must be tendered for filing with the final plat. (94-115) | _____ | _____ |
|--|-------|-------|

City of Conroe

FORM AND CONTENTS OF FINAL PLAT (94-116)

NOTE: THE FINAL PLAT MUST CONFORM TO ANY CONDITIONS OF PRELIMINARY PLAT APPROVAL. THE FINAL PLAT MUST SHOW THE FOLLOWING ITEMS.

	<u>CITY</u>	<u>O.R.</u>
1. Each final plat must be drawn to a scale no smaller than 100 feet to one inch, with a minimum text size of 1/10 th inch, on one or more sheets of 20" x 24" mylar, which is the sheet size acceptable for filing in the map records of the county clerk. (94-116(a))	_____	_____
2. The name of the proposed subdivision. (94-109(b)(1))	_____	_____
3. The proposed section number, if any. (94-109(b)(2))	_____	_____
4. The total acreage within the subdivision, the total number of lots, and the total acreage within all reserves. (94-109(b)(3))	_____	_____
5. The name and address of the owner. (94-109(b)(4))	_____	_____
6. The name and address of the surveyor preparing the plat. (94-109(b)(5))	_____	_____
7. The north-point and map scale. (94-109(b)(6))	_____	_____
8. A vicinity map, showing the location of the subdivision in relation to the city limits of Conroe, existing streets, survey lines, lakes, rivers or other major streams. (94-109(b)(7))	_____	_____
9. The subdivision boundary drawn in a heavy line with all bearings, distances, and all curve information shown. A scaled bearing and distance from a corner of the subject tract to the original survey (patent) of which the newly created tract is a part and stating that the bearing and distance is scaled. If the subject tract is being newly created, at least two corners are to be referenced to two corners of the parent tract with bearing and distance. (94-109(b)(8))	_____	_____
10. All natural or artificial water or drainage courses or facilities, streets, alleys, pipelines, utility or other easements, located within the subdivision and which are apparent on the ground or are evidenced by instruments recorded in the real property records of the County, together with all extensions of such water or drainage courses or facilities, streets, alleys, pipelines, utility or other easements within 200 feet of the boundaries of the land to be subdivided. (94-109(b)(9))	_____	_____
11. For all adjoining lands, a depiction of the boundaries together with a reference to the ownership of the adjoining land and the recorded instruments which define such boundaries, provided, however, that for adjacent subdivided lands it shall be sufficient to refer to the subdivision name and recording information without reflecting the ownership of individual adjacent lots. (94-109(b)(10))	_____	_____
12. The location and boundaries of areas within the subdivision which are located within the 100-year floodplain or floodway, as scaled from the official Flood Insurance Rate Map(s) applicable to the land shall be shown in a heavy solid line with reference to the applicable flood insurance rate map panel number and date. (94-109(b)(11))	_____	_____

City of Conroe

	<u>CITY</u>	<u>O.R.</u>
13. All proposed blocks and lots, together with their proposed numbering. (94-109(b)(12))	___	___
14. Complete bearings and dimensions for all front, rear and side lot or block lines. (Proper use of ditto marks, line tables and curve tables are allowed.) (94-109(b)(13))	___	___
15. All front, rear, and side lot building setback lines. (94-109(b)(14))	___	___
16. All proposed reserves, together with their proposed alphabetical designation, acreage, and use. (94-109(b)(15))	___	___
17. The name, width and layout of proposed streets, roads and alleys, including complete curve data, the length and bearings of all tangents, and dimensions from all angle point and points of curve to an adjacent side lot line. (94-109(b)(16))	___	___
18. All proposed utility, drainage or other easements. (94-109(b)(17))	___	___
19. All proposed open spaces, parks, and recreational areas. (94-109(b)(18))	___	___
20. Any required dedications or reservations necessary to conform to the master plan. (94-109(b)(19))	___	___
21. Lot and block design requirements (94-251,252,253)	___	___
22. Urban estate residential subdivisions requirements (94-254)	___	___
23. Unit development requirements (94-255,256)	___	___
24. Manufactured home subdivision requirements (94-258)	___	___
25. Screening requirements (94-261)	___	___
26. Streets and right-of-way requirements (94-291-300)	___	___
27. The required owner's certification and dedication, signed and acknowledged by each owner of property within the subdivision or by some person duly authorized to act as the owner's agent. (94-116(b)(1)) (Use the standard City of Conroe language (City Limits) or County language (Planning Area), as applicable.)	___	___
28. The required lien holders' subordination signed and acknowledged by each legal entity holding a lien against any portion of the subdivision property. (94-116(b)(2)) (Use the standard City of Conroe language (City Limits), or County language (Planning Area), as applicable.) (Revised language required. See Sec. 94-118 or "Standard Legal Documents".)	___	___
29. The required surveyor's certification. (94-116(b)(3)). (Use standard City of Conroe language (City Limits), or County language (Planning Area), as applicable.)	___	___
30. The required planning commission certification. (94-116(b)(4)) (Use standard City of Conroe language.)	___	___
31. The certificate of filing by the county clerk. (94-116(b)(5)) (Use standard County language.)	___	___

City of Conroe

- | | <u>CITY</u> | <u>O.R.</u> |
|--|-------------|-------------|
| 32. The Montgomery County Engineer’s Acknowledgment and Commissioner’s Court Acknowledgment when the subdivision is located outside the City Limits, but within the City’s planning area. (94-116(b)(6)) (Use standard County language.) | _____ | _____ |
| 33. Sheet size no greater than 20” X 24”. | _____ | _____ |

REQUIREMENTS FOR REPLATS:

- | | | |
|---|-------|-------|
| 1. Prior to the approval of any proposed replat the planning commission shall conduct a public hearing on the matter. (94-153(c)) | _____ | _____ |
| 2. If any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot, then notice of the public hearing on the proposed replat must be given by a single in a newspaper of general circulation within the county before the 15 th day before the hearing date and by written notice to owners of lots which are both located within the original subdivision and within 200 feet of the lots to be replatted. (94-154 (a)) | _____ | _____ |

Signature of Developer/Agent

Date

NEW REQUIREMENT: DIGITAL PLAT MUST BE SUBMITTED WHEN ALL CONDITIONS PLACED ON THE FINAL PLAT/REPLAT BY THE PLANNING COMMISSION HAVE BEEN COMPLETED, **NOT** AT THE FINAL PLAT REVIEW SUBMITTAL DATE (94-121(b)(1)(d))

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS
COUNTY OF MONTGOMERY

“That (Owner’s name) herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the _____ Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner’s successors and assigns to warrant and forever defend the title to the land so dedicated.

“Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Conroe, Texas, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

WHERE PRIVATE STREETS ARE DEDICATED ADD:

“Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public services, including law enforcement, fire protection, medical response, inspection and code enforcement.”

- (b) The certification and dedication statement must be signed by each owner and acknowledged in the manner provided for the acknowledgment of deeds. In the event that the number of owners makes it impractical for the signature of each such owner to appear upon the plat, then, the plat may be signed and acknowledged by an agent or attorney in fact on behalf of such owners, provided that a valid power of attorney or other appropriate instrument establishing such agency is filed in the real property records of Montgomery County, Texas.

Each final plat must bear the following certificate signed by a registered professional land surveyor:

Surveyor's Certification

This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Signature

Name: _____

Texas Registration No. _____

(SEAL)

City of Conroe

MAINTENANCE NOTE

*The appropriate note below may be placed on the plat **in lieu of providing separate covenants**. It protects the City's interest regarding the maintenance of required subdivision improvements for private dedication.*

Maintenance Covenant for Residential Subdivisions within City Limits

Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that the condition of the facility would interfere with the provision of any governmental service, or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by the City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon each lot. This provision shall be a covenant running with the land, and shall be binding on each person purchasing a lot within the subdivision.

Maintenance Covenant for Residential Subdivisions in the Planning Area

1. Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that the condition of the facility would interfere with the provision of any governmental service, or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by the City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon each lot. This provision shall be a covenant running with the land, and shall be binding on each person purchasing a lot within the subdivision.
2. Note 1 shall apply to the governing body having jurisdiction over the subdivision.

(Add note 2 if residential subdivision is located within Planning Area, not city limits.)

City of Conroe

Maintenance Covenant for Commercial Subdivisions within City Limits

Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the subdivision property owner. The City of Conroe may repair any such private facility, if it determines that the condition of the facility would interfere with the provision of any governmental service, or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by the City shall be assessed against the subdivision property owner. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon the property and the reserves therein. This provision shall be a covenant running with the land, and shall be binding on subsequent property owners.

Maintenance Covenant for Commercial Subdivisions in the Planning Area

1. Private streets, storm water detention facilities, common areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the subdivision property owner. The City of Conroe may repair any such private facility, if it determines that the condition of the facility would interfere with the provision of any governmental service, or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by the City shall be assessed against the subdivision property owner. Such assessments are secured by a continuing Vendor's Lien, in favor of the City, that is hereby established upon the property and the reserves therein. This provision shall be a covenant running with the land, and shall be binding on subsequent property owners.
2. Note 1 shall apply to the governing body having jurisdiction over the subdivision.

(Add note 2 if commercial subdivision is located within Planning Area, not city limits.)

Each final plat must bear the following certificate to be signed by the Chairman and Secretary of the Commission upon final approval of the plat:

Certificate of Approval by Planning Commission

On the ____ day of _____, 20___, this plat was approved by the Planning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

“WITNESS the official signatures of the Chair and Secretary of the Planning Commission of the City of Conroe, Texas, this _____ day of _____, 20___.

Chair

Secretary