

By: Blanco

S.B. No. 851

A BILL TO BE ENTITLED

AN ACT

relating to subdivision plat requirements for certain counties located near the international border.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 232.023(b), Local Government Code, is amended to read as follows:

(b) A plat required under this section must:

(1) be certified by a surveyor or engineer registered to practice in this state;

(2) define the subdivision by metes and bounds;

(3) locate the subdivision with respect to an original corner of the original survey of which it is a part;

(4) describe each lot, number each lot in progression, ~~and~~ give the dimensions of each lot, and provide an address for each lot sufficient for the provision of 9-1-1 services;

(5) state the dimensions of and accurately describe each lot, street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part;

(6) include or have attached a document containing a description in English and Spanish of the water and sewer facilities and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed

1 to service the subdivision and a statement specifying the date by
2 which the facilities will be fully operable;

3 (7) have attached a document prepared by an engineer
4 registered to practice in this state certifying that the water and
5 sewer service facilities proposed under Subdivision (6) are in
6 compliance with the model rules adopted under Section 16.343, Water
7 Code, and a certified estimate of the cost to install water and
8 sewer service facilities;

9 (8) provide for drainage in the subdivision to:

10 (A) avoid concentration of storm drainage water
11 from each lot to adjacent lots;

12 (B) provide positive drainage away from all
13 buildings; and

14 (C) coordinate individual lot drainage with the
15 general storm drainage pattern for the area;

16 (9) include a description of the drainage requirements
17 as provided in Subdivision (8);

18 (10) identify the topography of the area;

19 (11) include a certification by a surveyor or engineer
20 registered to practice in this state describing any area of the
21 subdivision that is in a floodplain or stating that no area is in a
22 floodplain; and

23 (12) include certification that the subdivider has
24 complied with the requirements of Section 232.032 and that:

25 (A) the water quality and connections to the lots
26 meet, or will meet, the minimum state standards;

27 (B) sewer connections to the lots or septic tanks

1 meet, or will meet, the minimum requirements of state standards;

2 (C) electrical connections provided to the lot
3 meet, or will meet, the minimum state standards; and

4 (D) gas connections, if available, provided to
5 the lot meet, or will meet, the minimum state standards.

6 SECTION 2. The change in law made by this Act applies only
7 to a plat application filed on or after the effective date of this
8 Act.

9 SECTION 3. This Act takes effect September 1, 2023.