

REPLAT PROCEDURES BLANCO COUNTY, TEXAS

SUBDIVISION REGULATIONS

REVISION TO PLAT

The Owner of an existing lot or lots in a platted recorded subdivision may apply for revision of the subdivision plat. Upon receipt of a written application for the revision, the Commissioners Court will provide for notice of the requested revision as set out in Section 232.009 of the Texas Local Government Code. The application (Appendix L) shall include a revised plat or part of a plat that indicates changes made to the original plat.

After all required notices have been made, the Commissioners Court may adopt an Order to permit the revision of the subdivision plat if upon finding that:

1. the revision will not interfere with the rights of any other subdivision owner, or
2. each owner whose rights have been interfered with has agreed to the revision.

Upon approval by the Commissioners Court, the revised plat shall be filed with the County Clerk in the Blanco County Map and Plat Records.

A Revision of Plat fee of Sixty dollars (\$60.00) per plat plus Five (\$5.00) dollars per plat for Records Preservation fee, one (\$1.00) dollar per plat for Courthouse Security Fee, shall be paid at the time of filing. Blanco County will assess an additional fee equal to the cost of notice for publication and/or certified letters along with a one-time fee of three hundred (\$300) to amend a plat. All fees shall be paid prior to filing with the office of the County Clerk.

REQUIRED INFORMATION

- 1) A survey of the property which shows the current configuration which is on file in the County Clerk's office and also the proposed configuration to be considered.
- 2) Completed *Revision to Plat* application.
- 3) Completed *Lienholder's Acknowledgement* application (if applicable)
- 4) Tax certificate from the Blanco County Appraisal District showing that taxes are paid.
- 5) Recorded release of easement(s)

PROCESS

The *Required Information* listed above shall be submitted to the office of the County Judge. The Judge's office will perform the required notifications as required under Section 232.009 of the Texas Local Government Code. This process normally takes approximately 4-6 weeks. After proper notifications have been made, the request for plat revision will be placed on the Commissioners Court agenda for approval. Once approval has been granted, the revised plat must be filed with the office of the County Clerk.

**BLANCO COUNTY
REVISION TO PLAT APPLICATION**

Name of Subdivision: _____

Recorded in Volume _____, Page _____ of the Blanco County Map and Plat Records

Commissioner Precinct No.: _____

Owner(s): _____

Owner's Mailing Address: _____

Owner's Phone Number(s): _____

Owner's Email address: _____

Lots or Tracts to be Revised (include Unit, Section or Phase # if applicable):

Resulting Lot Number to be Known As: _____

Lienholder: _____ Yes _____ No

If yes, Name of Lienholder: _____
(Attach Lienholder's Acknowledgement, Appendix K)

**IF REVISED PLAT INCLUDES ANY CHANGES TO AN EXISTING UTILITY
EASEMENT, RELEASE OF SAID EASEMENTS BY THE UTILITY PROVIDER(S) IS
REQUIRED BEFORE APPROVAL OR FILING OF SAID PLAT.**

NOTICE:

In compliance with the Blanco County Subdivision Regulations requiring notice as set out in Texas Local Government Code §232.009, the County shall publish notice of this intent to revise a subdivision plat in a newspaper of general circulation in the County at least three (3) times. If all or part of the subdivided tract has been sold to nondeveloper owners, the County shall give written notice to each of those owners by certified or registered mail, return receipt requested. If this proposed revision to the subdivision plat does not affect a public interest as described in Local Government Code §232.009(c-1)(1), the County shall be required to provide written notice of the application to the owners of only the lots that are within 200 feet of the proposed plat revision. The County is not required to give notice by mail if the plat revision only combines lots. The County will impose a fee to the applicant for the cost of processing the application including the publishing of newspaper and mail notices. This processing fee will be separate from the filing fee and shall be paid prior to the filing of the plat revision.

By affixing my signature below, I certify that I am the owner of the described property and I hereby request to revise the plat of the described property. I further certify that any and all lienholders have acknowledged this revision as per the attached Lienholder's Acknowledgement. I agree to pay any and all processing fees as described in the notice on page one of the application.

By initialing this box I certify that I am requesting this revision to only combine existing lots without interfering with the rights of any other property owner.

(Owner's Signature)

(Printed name)

STATE OF TEXAS
COUNTY OF BLANCO

SWORN TO AND SUBSCRIBED before me by _____
_____ on the _____ day of _____, 2_____.

NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT ON THE _____ DAY OF
_____, 2_____.

BLANCO COUNTY JUDGE

ATTEST: _____
BLANCO COUNTY CLERK

LIENHOLDER'S ACKNOWLEDGEMENT

I (We), (Name of Lienholder(s)) _____

owner(s) and holder(s) of a lien(s) against the property described within the Revision to Plat, said lien(s) being evidenced by instrument of record in Volume _____, Page _____, of the Real Property Records of Blanco County, Texas, do hereby in all things subordinate to said Revision of Plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

(Signature of Lienholder(s))

(Printed name(s))

STATE OF TEXAS
COUNTY OF BLANCO

SWORN TO AND SUBSCRIBED before me by _____
_____ on the _____ day of _____,
2____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Commission Expires _____