

PLAT REQUIREMENT EXCEPTIONS

As set forth by
Texas Local Government Code 232.0015

When the owners of a tract of land divides the tract into two or more parts and **does not** lay out streets, alleys, squares, parks, or other parts 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 streets, alleys, squares, parks or other parts

AND: (must meet at least one of the categories listed below)

- 1.) The land is used primarily for agricultural uses, or for farm, ranch, wildlife management, or timber production use {subsection (c) 2}; or
- 2.) The tract is divided into four or fewer parts and the parts are sold, given, or otherwise transferred to an individual who is related to the owner within the third consanguinity or affinity {subsection (e)}; or
- 3.) All of the lots of the subdivision are more than 10 acres in area; {subsection (f)}; or
- 4.) All of the lots are sold to veterans through the Veterans' Land Board Program subsection (g); or
- 5.) The tract owned by the State or other State agency, board, or commission, or owned by the permanent school fund, or any other dedicated funds of the State {subsection (h)}; or
- 6.) The owner of the land is a political subdivision of the State, the land is situated in a flood plain, and the lots are sold to adjacent landowners {subsection (i)}; or
- 7.) One new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of these regulations {subsection (j)}; or
- 8.) All parts of the tract are transferred to persons who owned an undivided interest in the original tract, and a plat is filed before any further development of any part of the tract {subsection(k)}.

Although it is not a requirement, Washington County requests a courtesy notification letter from a land owner/developer who believes his/her division is an exception to the Platting requirements, a survey or sketch of the division would be helpful. The Washington County Road and Bridge Department shall forward to the appropriate Commissioner for review.

NOTE!! All divisions being made under the exceptions **must** comply with any and all requirements as specified by the TCEQ, (ie.OSSF); and determination of the extra territorial jurisdiction is the responsibility of the landowner, as specified by Local Government Code. Any divisions not following the rules and requirements are subject to penalties as outlined in LGC 232.005.