



# **AFFIDAVIT OF EXEMPTION FROM PLATTING REQUIREMENTS**

## **ONE TIME SEVERANCE OF A TRACT OF LESS THAN 5 ACRES**

According to The Fannin County Subdivision Regulations, this document is to be filed in the Official Public Records of Fannin County, Texas.

The Fannin County Subdivision Regulations, Section 8.9, Form 6 states that a plat is not required for the division of a tract of less than 5.00 acres if:

1. Owner/Seller is not acting as a developer as defined by these Regulations;
2. Owner/Seller has not made a conveyance of less than 5.00 acres from the Parent Tract in the preceding 2 years;
3. Owner/Seller will not make another conveyance of less than 5.00 acres from the Parent Tract during the following 2 years after the current conveyance;
4. The Severance Property has existing legal access and actual access to and from an established public right-of-way; and
5. The Owner/Seller does not lay out any streets, alleys, squares, parks, and no part of the tract is to be dedicated to public use;
6. Must be approved by Commissioner's Court. **Date Approved:** \_\_\_\_\_

### **Legal Description of Property:**

Survey \_\_\_\_\_ Abstract # \_\_\_\_\_ Property ID # \_\_\_\_\_

Amount of Acres: \_\_\_\_\_ out of \_\_\_\_\_

Owner/ Seller's PRINTED name: \_\_\_\_\_

**I the undersigned hereby declare and state under oath that it is my belief that information contained in this Affidavit is true to the best of my knowledge.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Sworn to before me and subscribed in my presence on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.**

**Notary Public in and for the State of Texas**

**My Commission Expires:**

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