

Amendment to Development Regulations:

Section 2.1.F. EXCLUSIONS FROM PLATTING REQUIREMENTS, paragraph 2, p. 17 is hereby revised and replaced as follows:

All subdivisions created under an exclusion to platting shall register the division with the County Clerk and shall include: (1) Deed of conveyance; (2) Metes and bounds description; and (3) An affidavit stating the division meets the criteria of an exception to platting and stating the owner/subdivider of the land acknowledges that any change in the exemption status will require the property to be formally subdivided under this chapter. A copy of the recorded registration shall be provided to the County Engineer's office.

The following exclusion from platting requirements shall be added to Section 2.1.F.:

Transfer to Adjoining Landowner

- a. The division of real property located outside the limits of a municipality where the owner divides the tract into two (2) or more parts is not required to prepare a plat of the subdivision if all of the following conditions are met:
 - i. One part is to be retained by the owner;
 - ii. The other part(s) are transferred to an adjoining landowner and combined with said adjoining land;
 - iii. No part(s) of either tract are in an existing platted subdivision;
 - iv. The number of tracts does not increase; and
 - v. The owner does not lay out a part of the tract described by section 232.001(a)(3)¹.
- b. The part(s) conveyed to adjoining landowner(s) does not need to meet minimum tract size or frontage requirements.
- c. The part retained by the owner must meet minimum tract size and frontage requirements in effect at the time of the division.

Section 2.3.A.5.j.iii. is hereby amended as follows:

- iii. If the proposed subdivision lies wholly or in part within the special flood hazard area, a separate and detailed floodplain study prepared by a licensed professional engineer for all water courses with ~~25~~ 100 acres or more drainage shall be submitted to provide theoretical verification of the maximum floodwater elevations that may be expected so that the potential effect on subdivision lots may be evaluated. This study shall also be submitted to FEMA.

Section 2.4.A.4.b.ii.(r)(ii) is hereby amended as follows:

- (ii) If the proposed subdivision lies wholly or in part within the floodplain, a separate and detailed floodplain study prepared by a licensed professional engineer for all water courses with ~~25~~ 100 acres or more drainage shall be submitted to provide theoretical verification of the maximum floodwater elevations that may be expected so that the potential effect on subdivision lots may be evaluated. This study shall also be submitted to FEMA.

¹ Tex. Loc. Gov't Code Ann. § 232.001. PLAT REQUIRED. (a) The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out: (3) streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use.