

REQUIREMENTS FOR REVISION OF AN EXISTING SUBDIVISION PLAT

These provisions outline the procedures for the revision of lots in existing, platted, subdivisions in Grimes County, Texas. This procedure should be followed when attempting to reconfigure lots in a subdivision plat which has been filed of record with the County Clerk of Grimes County.

1. The Applicant should contact the County Engineer with his/her intent to revise the plat of an existing subdivision. The Applicant shall file an application which attaches a copy of the portion of the original subdivision to be revised along with a proposed plat of the revision.
2. The County Engineer will place, on the next available regular Commissioners' Court meeting's agenda, an item requesting the Court to set a time, date, and location of a public hearing on the requested revision.
3. The Commissioners' Court may vote to schedule the public hearing on the revision and order that notice of the public hearing be provided as required by law.
4. If the revision seeks only to combine existing tracts, the Commissioners' Court will publish the notice of the application in a newspaper of general circulation in the County. The notice will include a statement of the time and place at which the Court will meet to consider the application and to hear protests to the revision. The notice will be published at least three times during the period that begins on the 30th day and ends on the seventh day before the date of the meeting. Such a revision can only be granted if the Court finds that (a) the revision will not interfere with the established rights of any owner of a part of the subdivided land, or (2) each owner whose rights may be interfered with has agreed to the revision.
5. If the revision sought seeks any relief other than to combine existing tracts, the Commissioners' Court may approve the revision only after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Such revision may only be granted if the revision (1) is signed and acknowledged by the only owners of the property being revised, (2) does not attempt to amend or remove any covenants or restrictions, and (3) is approved by the Commissioners' Court after the public hearing on the matter.
6. If a revision is sought pursuant to paragraph 5 above, the public meeting must be noticed as follows:
 - a. The Commissioners' Court will mail notices to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to be revised, as indicated on the most recently approved County tax roll. Unless the property to be revised was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat, the notice shall contain the following disclosure:

If the proposed replat requires a variance and is protested in accordance with this subsection [Subsection (c), Section 212.015, Texas Local Government Code], the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the governing body. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the governing body, prior to the close of the public hearing.

b. The Commissioners' Court will publish notice of the hearing before the 15th day before the date of the hearing in a newspaper of general circulation in the County.

7. After the public hearing held on the application, the Commissioners' Court will vote either to accept or deny the revision. If the Court accepts the revision, the revised plat of such will be signed by the County Judge and all Commissioners. The revised plat will then be filed with the County Clerk's office.

8. The cost for revision shall be a base fee of \$100.00, plus \$25.00 per sheet, plus \$1.00 per lot of either the original configuration or the proposed, whichever is greater, plus a \$5.00 RMP fee, plus \$100.00 for publication costs.