



BEXAR COUNTY DEVELOPMENT SERVICES

SUBDIVISION PLATS
AND
PLATTING IN BEXAR COUNTY

What is a Plat?

A Plat is a schematic drawing of a property usually generated by a surveyor. Property plats are drawings of a individual property and are usually used to identify property lines and can include easements. These plats usually accompany a deed as an exhibit or are included with documents that are required for sale of a property. Property plats are not reviewed by the local government authority and do not fulfill the subdivision platting requirement of Local Government Code Chapter 232.



What is a Subdivision Plat?

Subdivision plats are specific types of documents that, when recorded, establish one or more new lots, street and drain rights-of-way, easements, and other lines of delineation (such as right-of-way dedications) on property that is divided into two or more parts or on a single lot and establish a new legal description for a property (lot and block number). Subdivision plats are required any time a property or lot is divided or subdivided into two or more parts and must be signed and sealed by a licensed professional engineer and a licensed surveyor, reviewed by the local government entity and approved signed by the reviewing authority (Commissioners Court or Executive Director of Infrastructure Services in Bexar County.) Recording of an approved plat establishes the new lot or lots described on the subdivision plat with the new legal description. The process by which a subdivision plat is reviewed, approved and ultimately recorded is called 'platting.'



What is a Subdivision Plat?

- “A complete and exact map representing a tract of land, showing the boundaries and location of individual lots, easements, and streets which has been approved by the planning commission and recorded in the office of the county clerk. A plat includes a replat.” - COSA UDC Appendix A – Definitions and Rules.
- “A map or drawing and any accompanying material of a proposed subdivision prepared in a manner suitable for recording in the County records and prepared as described in these regulations.” - Bexar County Subdivision Regulations



Subdivision Plat Requirements

“The subdivision plat must be made from an actual survey on the ground by or under the supervision of either a registered professional engineer or registered surveyor and his certificate to that effect must appear on said plat. The plat must be certified by a registered professional engineer that the proper engineering consideration has been given this plat to the matter of streets, lots and drainage layouts.”

- Bexar County Subdivision Regulations



Plat Required

“According to Local Government Code Chapter 232.001, the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to lay out a subdivision of the tract, including an addition; lots; or 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 must have a plat of the subdivision prepared.” – Bexar County Subdivision Regulations

- For any division of land regardless of whether division is made through metes and bounds, a contract for a deed, using a contract of sale or other executory contract, purchase option rental agreement, or using any other method to convey property
- Commissioners Court Approval of a plat does not mean acceptance of proposed dedications. Streets and drains must pass inspection and warranty period before acceptance.



Platting Exceptions

To be exempt from **COUNTY** platting requirements, applicant must 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 meet at least one of the following exemptions:

- **Ag Exemption** - The land is used primarily for agricultural use as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use, within the meaning of Section 1-d-1, Article VII, Texas Constitution
- **Family Exemption** - 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 degree of consanguinity or affinity, as determined under Chapter 573, Government Code
- **Size Exemption** - All of the lots of the subdivision are more than 10 acres in area
- **Vet Land Board Exemption** - All of the lots are sold to veterans through the Veterans' Land Board program
- **State Exemption** - The tract is 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
- **Political Subdivision Exemption** - 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
- **Buyer Will Subdivide** - 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
- **Original Owners** - 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.

-Bexar County Subdivision Regulations



But wait...

- If the tract described...ceases to meet the exemption described therein, then platting requirements shall immediately apply

-Bexar County Subdivision Regulations



Plat Review

- Plats located completely within the limits of an incorporated city are reviewed by that city
- Plats in the unincorporated area of Bexar county and within the ETJ of an incorporated city are reviewed by both the city and Bexar County



What is an ETJ?

Extra-Territorial Jurisdiction

§ 42.001. PURPOSE OF EXTRATERRITORIAL JURISDICTION.

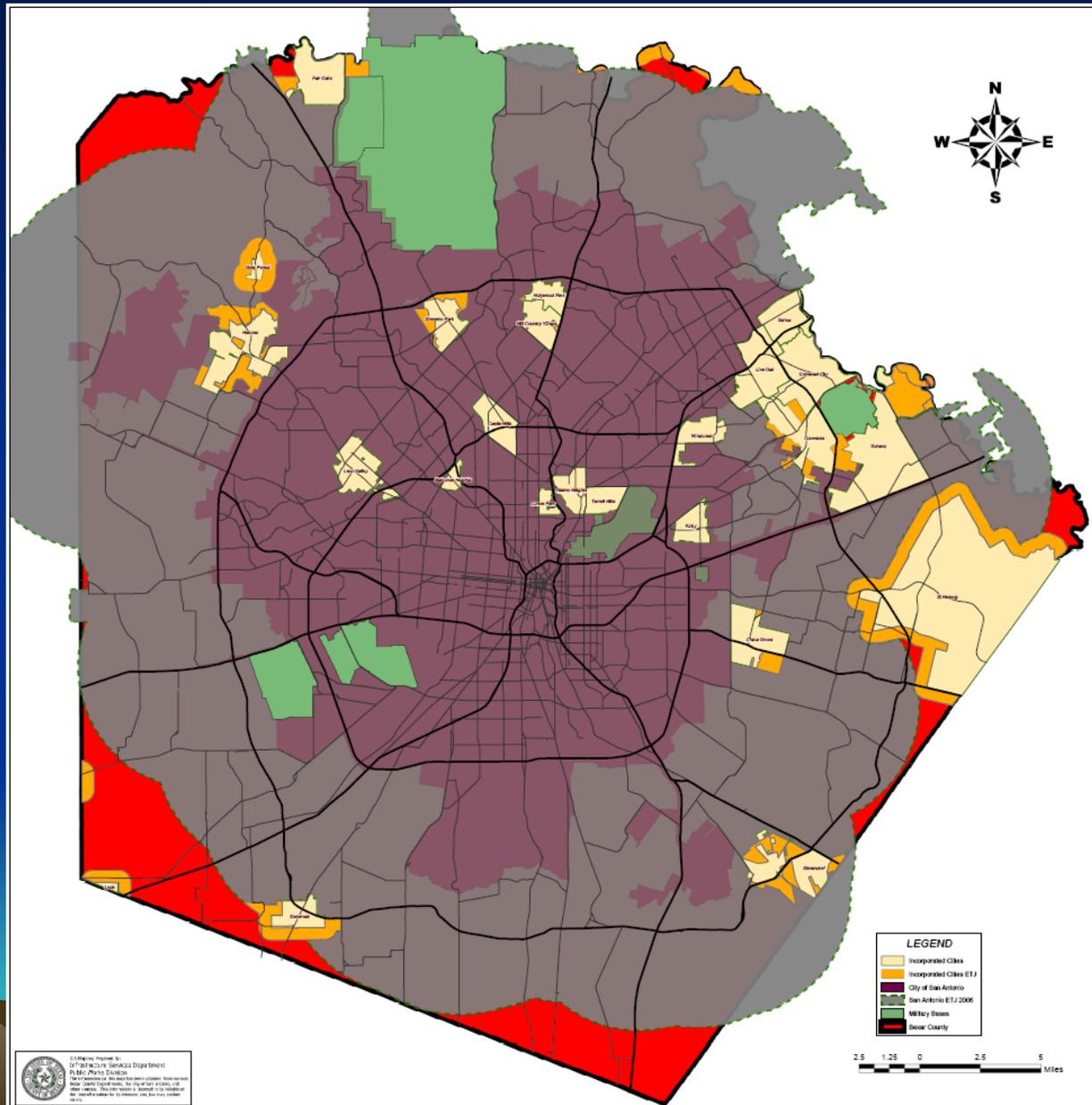
“The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.”

-TEXAS LOCAL GOVERNMENT CODE
CHAPTER 42, EXTRATERRITORIAL
JURISDICTION OF MUNICIPALITIES,
SUBCHAPTER A. GENERAL PROVISIONS

- Within this area certain ordinances governing land development may be extended



City of San Antonio ETJ



Unified Development Code Chapter 35 (UDC 35)

- Applied to all plats within the ETJ of San Antonio
- Zoning and certain other sections not applied outside city limits (City South area subject to zoning outside city limits)
- Provides **MINIMUM** engineering standards



Minor Plat

“A ‘minor subdivision’ means any subdivision:

- A. Involving four (4) or fewer lots; and
- B. Fronting on an existing street; and
- C. Not involving the creation of any new street; and
- D. Not involving the extension of municipal utilities.

A requirement imposing sidewalk improvement and installation shall not constitute a major plat.”

-UDC 35-430 (b)1



Major Plat

“A “major subdivision” means any subdivision other than a minor subdivision or a development plat.”

-UDC 35-430(b)2



Development Plat

- Not recognized by Bexar County



ISSUES TO CONSIDER

- Floodplain – is any of the property within a FEMA designated floodplain
- Sewer Service – Type of sewer (public sewer connection or on-site sewage facility-septic tanks) may affect lot size requirements
- Lot access vs. Lot frontage – Lots must front on a public road or have access through a recorded, irrevocable easement



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A stylized, low-poly mountain range graphic in shades of brown and tan, positioned at the bottom of the page. The background behind the mountains is a gradient from dark blue at the top to light blue at the bottom.

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