

AMMENDING A PLAT

In Texas, amending a plat in a county does typically require approval from the Commissioners Court. The specific process depends on the nature of the amendment and if it involves replatting, but for standard plat changes, the Commissioners Court is the approving body.

When Commissioners Court approval is required

- Approval of plats: The Texas Local Government Code requires the Commissioners Court to approve any plat for a subdivision of land located outside the limits of a municipality.
- Amending plats: For specific corrections or minor adjustments to an existing plat, the Commissioners Court has the authority to approve an "amending plat". These amendments can include purposes such as:
 - Correcting an error in a course, distance, or property description.
 - Adding an omitted course or distance.
 - Relocating a lot line to fix an encroachment.
 - Adjusting one or more lot lines between adjacent lots, provided the owners agree and the change does not increase the number of lots or modify restrictions.

Amending plat vs. replatting

It is important to understand the difference between a simple "*amending plat*" and a more involved "*replat*."

Amending plat: This process is for *minor corrections and adjustments*. It does not require a public hearing or the approval of other lot owners and can be approved by the Commissioners Court.

Replatting: This is a more complex process that *alters a subdivision in a more significant way*. It **often requires a public hearing** and more extensive review.

The approval process

The process for amending a plat generally involves the following steps, though specific requirements can vary by county:

- Application: The property owner submits an application for the amending plat, along with a fee and supporting documents, to the appropriate county department.
- Review: County staff review the plat to ensure it complies with local regulations and state law.

- Commissioners Court vote: Once the review is complete, the Commissioners Court votes to approve or disapprove the amending plat. The approval must be entered into the court's official minutes.
- Recording: After approval, the amending plat is signed by the County Judge and officially filed with the County Clerk.