

FILING PLATS IN CASS COUNTY, TEXAS

On June 8, 1992 the Cass County Commissioners' Court adopted standards for filing plats in Cass County. Those plat standards define a subdivision as:

"the division of any tract of land within this jurisdiction into multiple tracts, parcels or lots (1) for the development or for sale to the public, or (2) for the dedication and definition of streets, alley, parks, or other portions intended for public use"

Chapter 232 of the Texas Local Government Code states the owner of a tract of land located outside the city limits must prepare a plat of a subdivision if the owner divides the tract into two or more parts to lay out an addition, lots, streets, alleys, square, parks, etc.

Chapter 12 of the Texas Property Code states a county clerk or a deputy clerk may not record a plat unless it is approved by a county, and unless it has attached an original tax certificate from each taxing unit indicating that no delinquent taxes are owed.

In accordance with Cass County's plat standards, a preliminary plat shall be submitted 15 days prior to Commissioners' Court meeting, along with a \$5 submittal fee. Each commissioner will be given a copy of the plat for review and item will be placed on court agenda for preliminary approval. Approval of preliminary plat will expire 12 months after approval.

The fee for filing plats are: 9x12 \$21 18x24 \$31

The above requirements do not apply to plats that are prepared to divide inherited property or for property partitioned by a court.