



BEXAR COUNTY PUBLIC WORKS DEVELOPMENT SERVICES SUBDIVISION PLATS IN BEXAR COUNTY

What is a Plat?

A plat is a schematic drawing of a property usually generated by a surveyor.

Types of Plats:

Property/Survey Plats
Subdivision Plats

Property Plats

Property Plats, also known as survey plats, are drawings of a property that usually identify the property boundary by survey on the ground or from a legal description. Property Plats may include information about the location of buildings, easements and other information. These plats are not reviewed by Bexar County and do not fulfill the subdivision plat requirements according to the Texas Local Government Code.

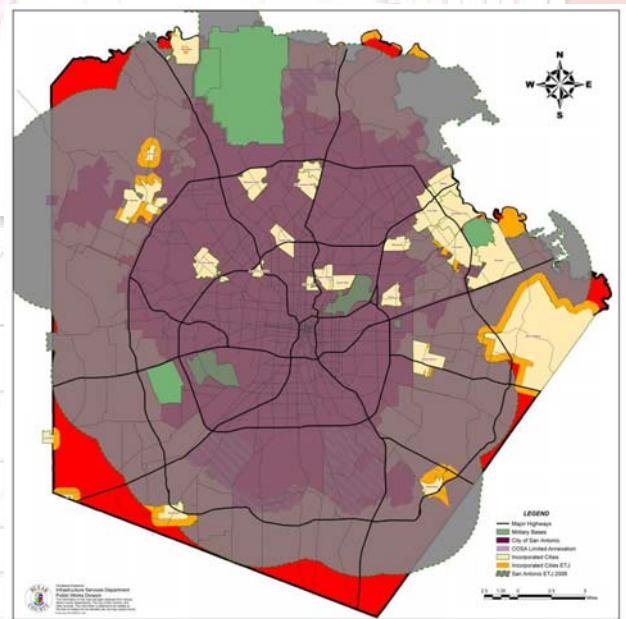
Subdivision Plats

A Subdivision Plat is a specific type of document that is required by the County when a division of land occurs. Subdivision Plats must be generated by a licensed engineer and a licensed surveyor, reviewed and approved by the local government entity (County, City, or both), and recorded by the County Clerk to be considered complete. Upon recordation of the subdivision plat, new legal descriptions (Lot # and Block #) are established for all new lots created by the subdivision plat.

Bexar County Subdivision Plat Review Process

When a subdivision plat and its supporting documents are submitted to the County, it must be processed through the plat review process. The subdivision plat and its accompanying reports, plans, etc., must be reviewed for accuracy and approved by staff before proceeding to the Commissioners Court for approval. When in the Extraterritorial Jurisdiction (ETJ) of an incorporated city such as San Antonio, the

plat must also be submitted to the City offices for review and approval by the appropriate agency within the city. After approval of the subdivision plat by County Commissioners Court and the applicable city authority, it may then be recorded. Only after the subdivision plat is recorded are any new lots, easements, street dedications, effective and established.



City of San Antonio ETJ

How do I submit a Subdivision Plat?

To begin the plat review process, first contact a land surveyor or land development engineer. Any questions about County requirements, ongoing or future County projects, or existing conditions that may affect your subdivision plat should be addressed before your plat is submitted to reduce review time. Discuss these items and any concerns with your engineer or call Bexar County Development Services at 335-6700.

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