

BASTROP COUNTY

PARCEL COMPLIANCY & LEGAL LOT

DETERMINATION APPLICATION

Please note: any parcel of land not located in a platted and recorded subdivision may be subject to additional parcel compliance review by Bastrop County before any site-development or OSSF permits are issued.



Bastrop County Planning & Platting Department

Development Services

211 Jackson Street

Bastrop, TX 78602

512-581-7176

Certain land divisions executed without a recorded plat may qualify for "grandfathered" or "land division compliant" status based upon the date, original and current lot configuration, and/or circumstances of the division. Lots created by these divisions may be exempted from platting requirements upon determination of their "grandfathered" or "land division compliant" status by Bastrop County Planning & Platting Department staff.

Typical examples of "grandfathered" or "land division compliant" lots include:

- Lots created by a court order requiring the exact division of land.
- Lots exempted from the platting requirements by the Commissioners Court.
- Lots created between February 1, 1982 and August 31, 1985.
 - Subject to other conditions.
- Lots created between September 1, 1985 and August 31, 1997.
 - Subject to other conditions.
- Lots created between September 1, 1997 and September 12, 1999.
 - Subject to other conditions.
- Lots created by a division which **DID NOT** lay out streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use; and
 - The land is to be 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 VIII, Texas Constitution. **If the lot ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements apply.**
 - All of the lots of the subdivision are more than 10 acres in area.
 - All of the lots are sold to veterans through the Veterans' Land Board Program.
 - The original division created four or fewer parts to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code. **If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements apply.**

If you believe your lot may qualify for one of these statuses or any other exception to the plat requirement as provided by §232.0015 of the Texas Local Government Code, please submit this completed application form and all other required supporting documentation – options listed underneath "Attachments" on page 3 – to the Bastrop County Planning & Platting Department.

Address: 211 Jackson St., Bastrop, TX 78602

Email: land.division@co.bastrop.tx.us

If submitting the application via email, please title the email:

Parcel Compliancy Determination: PID *[R number of property of interest]*

Applicant Information

Name: _____

Phone Number: _____

E-mail Address: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Date of Application Submittal: _____

What land status is your application seeking to determine compliancy under?

Property Information

Property ID (R Number): _____

Plat Cabinet/Page (if applicable): _____

Lot Size (Acres): _____

Property Address: _____

City: _____ State: _____ Zip: _____

Property Owner: _____

How was the property obtained? (Select One)

I inherited the property

I purchased the property

I rent/lease the property

Other: _____

Is the property a result of a family subdivision of no greater than 4 lots?

No

Yes

Property Deed Number: _____

Property Deed Date: _____

What is the date of the most recent deed, metes & bounds, or survey of the property?

Does the property fall within the extraterritorial jurisdiction (ETJ) of a city? (Select One)

No Yes, City of: _____

What is the name of the road in which the property is primarily accessed?

Is the primary access to the property (Select One):

Public Road

Private Road

Easement

Was the property exempted from the platting requirements by the Bastrop County Commissioners' Court?

No Yes, Date: _____

Attachments (Select One):

Recorded Deed with Metes & Bounds or Field Notes

Recorded Deed with Plat

Recorded Deed with Court Order Requiring Exact Division of Land