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## Section 4.10 Replats

- A. A Replat replaces part or all of an officially recorded Final Plat. Requirements for the replatting process are the same as the process for approval of a Final Plat. A public hearing may be required for replatting in accordance with Section 212.014 and 212.015 of Texas Local Government Code.
- B. Replats involving four (4) or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities shall meet the submittal requirements of a Minor Subdivision Final Plat in Section 4.07 of this Code and may be subject to a public hearing. All other Replats shall meet the requirements of a Major Subdivision Final Plat in Section 4.08 of this Code and may be subject to a public hearing.
- C. Information to be Submitted with Replats.
  - 1. Information to be included on Replats is the same as that required for a Final Plat in Section 4.07 (C). No Preliminary Site Evaluation is required when property is replatted except in the case of Replats that create major changes in infrastructure requirements for a subdivision.
  - 2. The Replat of a subdivision shall meet all current requirements of this Code.
  - 3. The title shall identify the document as "Lots, being a Replat of Lots of Block of the (Name of Addition) Subdivision" as seen in Article Nine - Title Blocks Formats.
- D. Final File Copies.
  - 1. Within thirty (30) days of the Replat's approval by the Director of Community Development, Planning and Zoning Commission and/or City Council, the applicant must provide to the Community Development Department, one (1) 24" x 36" each black line paper and Mylar copy of the Final Plat exactly as it was approved by the City, complete with owner's signatures with notarization and surveyor's signature and seal. The blackline paper copy will be filed with Tarrant County Deed Records. The mylar copy will be kept on file with the City. The applicant shall provide proof of filing the plat by submitting the Plat Filing Receipt to the Community Development Department within two weeks of filing the Replat with the Tarrant County Appraisal District. A Developer Agreement for the development may not be executed if the mylar copy of the approved Final Plat has not been provided to the City. An electronic format of the plat shall also be submitted with the final mylar copy (see Article Nine - Keller CAD Standards for CAD plat requirements).
  - 2. Additionally, the applicant must provide current certified original tax receipts on all properties being platted. These are required by state law in order to file the plat with Tarrant County. The Applicant is also responsible for the filing fees to file the plat with Tarrant County. Addresses will be assigned for each lot once the plat is recorded with Tarrant County.
  - 3. Approval of a Replat is effective for two (2) years. At the end of two (2) years, if the Replat has not been filed with Tarrant County, the plat will be deemed expired and the applicant/developer must go through the entire process again to obtain another one if desired.