



Pam Beam

Mason County & District Clerk

P.O. Box 702

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Mason, Texas 76856

Phone: 325-347-5253 Fax: 325-347-6868

Recording Fees for Official Public Records

\$25.00 for first page

\$4.00 for additional pages in the same instrument.

Note: There must be 3 inches of blank space at the bottom of the last page to accommodate our Filed Sticker. If there is not 3 inches of blank space, add another \$4.00. We will put the sticker on the back of the last page which will be recorded and scanned.

Cindy Kothmann

Deputy Clerk

Mason County

6/11/14

To Whom It May Concern,

In reviewing the 2014 Edition of the Texas Local Government Code, it has come to our attention that there are several items in documents filed in the Official Public Records where we are legally allowed to charge increased fees. I have included a copy of this section for you to read. The highlighted section pertains to more than one rider or attachment. We interpret this to mean that the first rider or attachment will be at a cost of \$4.00 per page and additional riders or attachments will be at a cost of \$8.00 per page.

Thank you for your attention in this matter. If you have any questions, please feel free to call.

Mason County Clerk's Office

Cindy Kothmann, Deputy Clerk

325-347-5253

Sec. 191.007. SPECIFICATIONS FOR LEGAL PAPERS; INCREASED FEES.

(a) A legal paper presented to a county clerk for filing or for recording in any county must meet the requirements prescribed by Subsections (b) through (g). Except as provided by this section, a county clerk may not impose additional requirements or fees for filing or recording a legal paper.

(b) A page is considered to be one side of a sheet of paper. A page must:

(1) be no wider than 8-1/2 inches and no longer than 14 inches;
(2) have a sufficient weight and substance so that printing, typing, or handwriting on it will not smear or bleed through; and

(3) be printed in type not smaller than eight-point type and be suitable otherwise for reproducing from it a readable record by a photocopy or photostatic or microphotographic process used in the office of the county clerk.

(c) Except as provided by Section 11.008(c), Property Code, a clearly identifying heading, similar to the headings on most commercially supplied printed forms, must be placed at the top of the first page to identify the type or kind of legal paper.

(d) Printing, typing, and handwriting must be clearly legible.

(e) Names must be legibly typed or printed immediately under each signature.

(f) All photo stats, photocopies, and other types of reproduction must have black printing, typing, or handwriting on a white background, commonly known as positive prints.

(g) Riders and attachments must comply with the size requirement prescribed by Subsection (b) and shall not be larger than the size of the page. Only one rider or attachment may be included in or attached to a page.

(h) The filing fee or recording fee for each page of a legal paper that is presented for filing or recording to a county clerk and fails to meet one or more of the requirements prescribed by Subsections (b) through (g) is equal to twice the regular filing fee or recording fee provided by statute for that page. However, the failure of a page to meet the following requirements does not result in a fee increase under this subsection:

(1) the requirement prescribed by Subsection (b)(3) relating to type size; and

(2) provided that the legal paper complies with Section 11.008(c), Property Code, the requirement prescribed by Subsection (c) that a legal paper have a clearly identifying heading.

 (i) If a page of a legal paper has more riders or attachments than one, the filing fee or recording fee for each rider or attachment in excess of one is twice the regular filing fee or recording fee provided by statute.

(j) If a page of a legal paper has one or more riders or attachments larger than the permitted size, the filing fee or recording fee for each oversized rider or attachment is twice the regular filing fee or recording fee provided by statute for the rider or attachment.

(k) This section does not authorize a county clerk to refuse to record a legal paper for the reason that it fails to meet one or more of the requirements prescribed by Subsections (b) through (g). Failure to comply with these requirements shall not in any manner alter, amend, impair, or invalidate any document or legal instrument of any type or character and upon recordation by the county clerk the document or legal instrument shall be deemed and considered as fully complying with the provisions of law dealing with the recordation of documents or legal instruments of every type and character.