



**SUBDIVISION AND MANUFACTURED
HOME RENTAL COMMUNITY
REGULATIONS
FOR
HOWARD COUNTY, TEXAS**

EFFECTIVE DATE:

December 11, 2023

**TABLE OF
CONTENTS**

	PAGE
ARTICLE 1 ADMINISTRATIVE PROVISIONS.....	1
§ 1.1 Preamble and Enactment	1
§ 1.2 Public Purpose.....	1
§ 1.3 Notice and Conditions Precedent.....	2
§ 1.4 Effective Date	2
§ 1.5 Partial Invalidity	3
§ 1.6 Appendix	3
§ 1.7 ETJ Regulation.....	3
§ 1.8 Adopted Authority	3
ARTICLE 2 DEFINITIONS	3
§ 2.1 Common Usage and Special Definitions.....	3
§ 2.2 Interpretation Guide	7
ARTICLE 3 PLAT PROCEDURE	7
§ 3.1 Plat Required for Division of Land.....	7
§ 3.2 Voluntary Preliminary Plat Submission and Review.....	7
§ 3.3 Final Plat Submission and Review	8
§ 3.4 Exceptions to Plat Requirements	16
§ 3.5 Variance Procedure.....	16
§ 3.6 Vacation, Replat, Amendment, and Cancellation Procedure.....	17
§ 3.7 Conveyance Without Plat Revision.....	17
§ 3.8 Dormant Plats.....	17
§ 3.9 Plat Denial.....	17
§ 3.10 Fee Schedule	18
ARTICLE 4 DEVELOPMENT STANDARDS AND REQUIREMENTS	18
§ 4.1 Floodplain Management.....	18
§ 4.2 Utility Connection Requirements.....	18
§ 4.3 Drainage Requirements.....	18
§ 4.4 Bond or Other Financial Security Requirements	18
§ 4.5 Monumentation Requirements	19
§ 4.6 County Construction/Maintenance Limitations (Public Dedication).....	19
§ 4.7 County Construction/Maintenance Limitations (Private Property)	19
§ 4.8 Compliance with Other Statutes/Regulations.....	19
§ 4.9 Appendix Standards/Requirements Adopted.....	19
§ 4.10 Manufactured Rental Home Standards/Requirements Adopted.....	20

ARTICLE 5	BOND OR OTHER FINANCIAL SECURITY	20
§ 5.1	Financial Security Requirements	20
§ 5.2	Bond Requirements	20
§ 5.3	Letter of Credit or Other Financial Guarantee Requirements	20
ARTICLE 6	ENFORCEMENT	21
§ 6.1	Civil Enforcement, Remedies.....	21
§ 6.2	Criminal Enforcement Remedies	21
§ 6.3	Texas Property Code Remedies.....	22
§ 6.4	Unlawful Conduct	23
APPENDIX A THROUGH I		24 - 50

Exhibit A: Drainage Standards

Exhibit B: Road Standards

Exhibit C: Lot Frontage Standards

Exhibit D: Fire Suppression System Standards

Exhibit E: Development Forms

Form 1 -- Plat Application

Form 2 -- Manufactured Home Rental Community Application

Form 3 -- Variance Application

Exhibit F: Exceptions to Plat Requirements

Exhibit G: Fee Schedule

Exhibit H: Manufactured Home Rental Community Standards

Exhibit I: Utility Connection Requirements

Exhibit J: Plat Statements to be Included

ARTICLE 1 – ADMINISTRATIVE PROVISIONS

§1.1 Preamble and Enactment

(A) Preamble:

The Howard County Subdivision and Manufactured Home Rental Community Regulations are provided to assist persons considering the subdivision and development of property in the unincorporated areas of Howard County. Anyone considering a development project is strongly encouraged to become familiar with this information and the county's requirements. Supplemental information which may have an effect on a development project is contained in the Appendix section.

(B) It must be noted however that while these Regulations are important for planning a development project and obtaining County approval, they do not represent all of the information that is critical to quality development. A development may be as simple as splitting one land parcel, tract, or lot into two or more parts. For these regulations, the development standards should be considered as minimums only. Developers are encouraged to use and comply with nationally accepted building codes governing structural, plumbing, electrical and mechanical systems in new construction. Fire prevention is extremely important to Howard County as is the provision of adequate potable water for quality-of-life considerations and for the protection of lives and property. Emergency vehicle access is enhanced when an all-weather surface that drains efficiently is installed at the time of development; secondary access points into a subdivision that is anticipated to experience high traffic volumes is also critical to the protection of life and property. Safe entry and exiting from a subdivision are of prime importance. Roads should intersect at locations with good visibility to avoid line of sight obstructions to vehicular traffic. Roads and drainage ditches should be aligned with the land topography to avoid extreme grades that can result in excessive soil erosion. Consideration of community wastewater treatment systems as an alternative to individual septic systems can provide more flexibility in the design of lot sizes and layout.

(C) Howard County recognizes the importance of new development and its impact on the quality of life for our citizens. The standards set forth in these regulations are achievable and represent that which is desirable for future growth. They should be reviewed periodically to ensure that they are relevant and that they will always serve the public's interest first and foremost.

(D) Enactment:

The Commissioners Court of Howard County, Texas hereby declares that these Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas are lawfully enacted, ordered, adopted, approved, and shall be enforced, pursuant to and in compliance with the express and implied authority contained in the Texas Constitution, statutes, and other authority described in these regulations.

§1.2 Public Purpose

(A) These regulations are enacted, ordered, adopted, approved, and shall be enforced to accomplish the following worthwhile public purposes:

- (1) These regulations shall govern plats and subdivisions of land, as well as manufactured home rental communities, within the unincorporated area of Howard County to promote the health, safety, morals, and general welfare of the county and the safe, orderly, and healthful development of the unincorporated area of the county.

(2) These regulations shall ensure that adequate plats, road and infrastructure design, and planning procedures, water, sewer, septic, and OSSF facilities, and utility and transportation infrastructure are provided in the unincorporated area of Howard County.

(3) These regulations are reasonably taken, adopted, and approved, in whole or in part, to:

- (a) fulfill an obligation mandated by federal and/or state law;
- (b) regulate construction and other development in an area designated under law as a floodplain;
- (c) regulate sewer and on-site sewage/sewer facilities ("OSSF");
- (d) prevent waste;
- (e) protect rights of owners of interests in groundwater;
- (f) prevent subsidence;
- (g) provide a response to a real and substantial threat to public health and safety, said response being designed to significantly advance said purpose and not to impose a greater burden than is necessary to achieve said purpose;
- (h) regulate water safety;
- (i) prevent imminent destruction of property or injury to persons from flooding within a floodplain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy, and
- (j) accomplish or substantially achieve any other public purpose described by the Regulations.

(B) The enactment, order, adoption, approval, and enforcement of these regulations substantially accomplishes, advances, and achieves all public purposes described in these regulations or required by law.

§1.3 Notice and Conditions Precedent

(A) All notice requirements and conditions precedent for the lawful enactment, order, adoption, approval, and enforcement of these regulations have been accomplished.

(B) Unless otherwise designated by these regulations, any notice required or permitted under these regulations must be in writing and served upon the recipient/addressee by: (1) personal or courier delivery; or (2) certified mail/return receipt requested through the United States Postal Service with postage prepaid and the notice correctly addressed to the recipient/addressee.

(C) Unless otherwise designated, the current address for notice under these regulations to Howard County, including its Commissioners Court and County Judge, is as follows: Office of the County Judge, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 207, Big Spring, Texas 79720. If this address changes in the future, the authorized address for said parties shall be the current business office address of the Office of the County Judge of Howard County, Texas.

§1.4 Effective Date

The effective date of these regulations is December 11, 2023.

§1.5 Partial Invalidity

- (A) Should any part of these regulations, or the application or enforcement thereof, be adjudged invalid by any court or regulatory agency, the remainder of these regulations shall remain operable, enforceable, and fully effective.
- (B) These regulations supersede any subdivision regulations previously adopted, enacted, ordered, or approved by the County prior to the effective date of these regulations.

§1.6 Appendix

Attached to these regulations is an Appendix. All documents of the Appendix are incorporated by reference.

§1.7 ETJ Regulation

The authority of the County to regulate plats or subdivisions in the extraterritorial jurisdiction ("ETJ") of a municipality is subject to any applicable limitation prescribed by an agreement between governmental entities pursuant to, or an exemption or other requirement existing under, Chapter 242 of the Texas Local Government Code or other relevant authority.

§1.8 Adopted Authority

The following legal authority, and the express and implied regulatory powers therein granted to the County, are hereby approved and adopted by the County to support the interpretation, application, use, and enforcement of these Regulations: TEX. CONST. art. 5, § 18; 42 U.S.C. §§ 4001-4027; 44 CFR Chapter I, Subchapter B, Parts 59-60; TEX. HEALTH & SAFETY CODE Chapters 341, 343, 364, and 366; TEX. LOC. GOV'T CODE Chapter 232, Subchapters A and E (including without limitation 232.101-232.109 therein); TEX. LOC. GOV'T CODE Chapters 233 242, and 245; TEX. PROP.CODE Chapters 12 and 13 (including without limitation § 12.002 therein); TEX. TRANSP. CODE §§ 201.619, 251.003, and 251.008; TEX. WATER CODE Chapters 7 and 26; TEX. WATER CODE Chapter 16, Subchapters I and J (including without limitation § 16.343 therein); TEX. HEALTH & SAFETY CODE Chapters 341, 366; Title 16 of the Texas Administrative Code, Chapter 76; Title 30 of the Texas Administrative Code, Chapters 30, 285, and 290 (including without limitation 30 TAC §§ 230.1-230.11); Howard County's active flood damage prevention orders or other floodplain management regulations; the County's active sewer, septic, or OSSF orders or regulations and all other authority described in these Regulations. When a constitution, statute, administrative regulation, or local order, regulation, or rule is cited or described in these Regulations, it shall be construed to include its active, most recent version.

ARTICLE 2--DEFINITIONS

§2.1 Common Usage and Special Definitions

- (A) Unless specially defined in these regulations, words or phrases used in these regulations shall be interpreted according to their common usage or meaning in order to result in the most reasonable application.
- (B) The definitions in the following County regulations, where applicable, are incorporated by reference for use and application regarding these regulations: (1) the Howard County Flood Damage Prevention Order, ordinance, or other flood plain management regulations of the County; and (2) the Howard County sewer, septic, or OSSF order, rules or regulations, including the County's Order Adopting Rules of Howard County, Texas for On-Site Facilities dated August 11, 2008 and approved by the Texas Commission on Environmental Quality on September 29, 2008 (or as amended). Should a conflict exist between a definition described in these regulations -- and an applicable definition described in said floodplain management or sewer, septic, or OSSF regulations -- the more restrictive definition or provision shall control for the purpose of these regulations.

- (C) Unless otherwise designated, these terms and phrases have the following meanings:
- (1) "Building Line" or "Setback Line" means a line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right of way.
 - (2) "Commissioners Court" means the Howard County Commissioners Court.
 - (3) "County" means Howard County, Texas, a county and political subdivision of the State of Texas, including and acting through its elected officials, appointed officials, employees, and agents.
 - (4) "County Clerk" means the County Clerk of Howard County. The current business office of the County Clerk is: Office of the County Clerk, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 104, Big Spring, Texas 79721.
 - (5) "County Judge" means the County Judge of Howard County, Texas. The current business office of the County Judge is: Office of the County Judge, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 207, Big Spring, Texas 79720.
 - (6) "County Road and Bridge Engineer" means the person designated by the County to manage road, transportation, infrastructure, floodplain, and engineering needs in Howard County.
 - (7) "Developer" means any owner of property who wishes to divide it into two or more smaller tracts and including persons, corporations, organizations, estates, trusts, partnerships, agents, associates and other entities which undertake the activities covered by these regulations.
 - (8) "Development" means any actual or proposed man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or the storage of equipment or materials.
 - (9) "Easement" means a right given by the owner of a parcel of land to another person, public agency or private corporation for specific and limited use of that parcel.
 - (10) "Engineer" means any person registered and currently licensed to practice engineering by the Texas State Board of Registration for Professional Engineers.
 - (11) "ETJ" means the extraterritorial jurisdiction of a municipality under Texas law.
 - (12) "Facility" and "infrastructure" are synonymous.
 - (13) "Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Federal Emergency Management Administration (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
 - (14) "Floodplain" means: (a) any area in the 100-year floodplain or area of special flood hazard that is susceptible of being inundated by water from any source, as identified by the flood maps issued by the Federal Emergency Management Agency (FEMA) for the County under the National Flood Insurance Act of 1968 (42 U.S.C. §§4001-4127); or (b) if said floodplain has not been identified by FEMA through its issuance of said maps, any area within a floodplain subject to a 1 percent or greater chance of flooding in any given year.
 - (15) "Floodway" means the channel of a river or other watercourse and the adjacent areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

- (16) "LOC" means an irrevocable letter of credit.
- (17) "Lot" means a distinct and separate tract or parcel of land being a part of a larger tract of land and having frontage on a street or road which is then, or in the future may be offered for sale, conveyance, transfer, or improved separately from the remainder of any part of the larger tract, and generally intended to be occupied by one building or group of buildings.
- (18) "Manufactured home" or "manufactured housing" means: (a) a manufactured home or mobile home as defined by §1201.003 of the Texas Occupations Code; and (b) any other type of mobile home, trailer, vehicle, camper, or recreational vehicle designed for use as a dwelling or for the overnight accommodation or lodging of a person.
- (19) "Manufactured Home Rental Community" or "MHRC" means a plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.
- (20) "Minimum state standards" or "minimum state requirements" means the minimum standards of the State of Texas required, as applicable, for: (a) adequate drinking water under section 16.343(b)(1) of the Texas Water Code or other state authority; (b) adequate sewer and septic/OSSF facilities under section 16.343(c)(1) of the Texas Water Code, Chapter 366 of the Texas Health and Safety Code, or other state authority; or (c) the treatment, disposal, and management of solid waste and litter under Chapters 361 through 365 of the Texas Health and Safety Code or other state authority.
- (21) "NFIP" means the National Flood Insurance Program under federal law.
- (22) "OSSF" means an on-site sewage facility and includes a septic system.
- (23) "Owner" means the owner of real property subject to a proposed or existing subdivision.
- (24) "Pavement Width" means the portion of a street or road with an improved surface intended for vehicular traffic but not to include shoulders, parkways, ditches, or similar parts of a right of way not intended or used for vehicular traffic.
- (25) "Plat" means a plat required by these regulations, including all signatures, dates, certifications, seals, and supporting and attached documents required by these regulations.
- (26) "Procedure, Short Form" means a review and approval process for a plat or replat containing four or fewer proposed lots with frontage on an existing road meeting the minimum required right of way width or proposed dedication of the required right of way width, and not requiring any additional streets or roads or other public improvements to comply with these regulations. Land or surrounding lands that due to topography and/or location are deemed to require submission of a drainage plan will not be subdivided as a short form plat.
- (27) "Regulations" or "rules" mean these regulations.
- (28) "Replat" means any map, drawing, or plan to show further subdivision of any part of a previously platted subdivision which has been recorded in the County plat records.
- (29) "Right of Way" means generally the entire platted, deeded, or dedicated public street or alley which exists between two property lines, whether improved or not, but may also refer to any other public way or portion thereof.

- (30) "Sewer," "sewer services," or "sewer facilities" mean treatment works as defined by section 17.001 of the Texas Water Code, or individual, on-site, or cluster treatment systems such as septic tanks and includes drainage facilities and other improvements for proper functioning of septic tank systems. "Sewer" and "wastewater" are synonymous.
- (31) "Street, Collector" means a street or road which connects arterial streets with local streets or roads.
- (32) "Street, County (Road)" means a public street or road which has been accepted for maintenance purposes by the County Commissioners Court, whether acquired by prescription, dedication, or statutory means, or originally constructed by the County. The term "street" and "road" are used interchangeably for the purpose of these regulations.
- (33) "Street, Local" means a street or road that primarily provides direct access to lots within a subdivision.
- (34) "Street, Private" means a road or street that has not been accepted by the County Commissioners Court for maintenance. Some private roads may have been dedicated to the public; others may not be dedicated to the public and are under private ownership. In either case, the County is not responsible for maintenance.
- (35) "Street, Minor Arterial" means a street or road that will serve vehicular traffic beyond the limits of the subdivision, connecting subdivisions with different locations in the county or to a city which serves as a principal connecting street with State or Federal highways, farm to market roads or major thoroughfares shown or projected on current transportation plans of the County or Texas Department of Transportation.
- (36) "Street, Major Arterial" means a street that provides the highest level of vehicular mobility at the greatest speed for the longest uninterrupted distance with some degree of access control.
- (37) "Subdivider" means any person, firm, corporation, partnership, association, or any similar individual or group or agents thereof, who divide or propose to divide land so as to constitute a subdivision, whether or not the individual or group is also the developer of the subdivision.
- (38) "Subdivision" means the division of a tract of land into two or more parts to lay out a subdivision of the tract, including an addition, lots or streets, alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts and defined by the Texas Local Government Code.
- (39) "State" means the State of Texas.
- (40) "TCEQ" means the Texas Commission on Environmental Quality.
- (41) "TPWD" means the Texas Parks and Wildlife Department.
- (42) "Tract" or "land" means real property located in Howard County, Texas.
- (43) "TWDB" means the Texas Water Development Board.
- (44) "Utility" means a person, including a legal entity or political subdivision, that provides the services of: (a) an electric utility as defined by section 31.002 of the Texas Utilities Code; (b) a gas utility, as defined by section 101.003 of the Texas Utilities Code; or (c) a water and sewer utility, as defined by section 13.002 of the Texas Water Code.

§2.2 Interpretation Guide

(A) Singular nouns and pronouns shall include the plural, and the masculine gender shall include the feminine gender, where necessary for a correct interpretation of these regulations.

(B) In the interpretation of these regulations, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the County and its governing body, the Commissioners Court; and (3) deemed neither to limit nor repeal any other powers granted under federal or state law, or local ordinance.

(C) When legal authority is cited or described in these regulations, it shall be interpreted to include the active version of said authority.

ARTICLE 3 -- PLAT PROCEDURE

§3.1 Plat Required for Division of Land

(A) In accordance with these regulations, the owner of a tract of land in Howard County, Texas located outside the limits of a municipality must have a plat of the subdivision prepared, and thereafter approved by the Commissioners Court, if the owner divides the tract into two or more parts to lay out:

- 1) a subdivision of the tract, including an addition;
- 2) lots; or
- 3) streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use. (New Sept 1, 2023)

(B) Under these regulations, a division of a tract of land includes any division, regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

(C) A division of a tract of land made for the purpose of residential, commercial, or other development is a subdivision, as herein defined, and is subject to these regulations.

§3.2 Voluntary Preliminary Plat Submission and Review

(A) **Preliminary Plat Submission** – In the interest of promoting timely development of property to assist the county and developers, an applicant or property owner may choose to submit a preliminary plat for review by the County as a voluntary precursor to submittal of the final plat to be considered by the Commissioners Court. Should a voluntary preliminary plat be submitted, it shall closely conform to the desired final plat. The following submission procedures are requested:

- (1) Three hard copies and one electronic version of the voluntary preliminary plat along with an executed application form and county fee shall be submitted by the owner/developer to the County Road and Bridge Engineer, Howard County, Texas, 3604 Old Colorado City Road, Big Spring, Texas 79720 (or then current business office).
- (2) The owner or developer may request a meeting with the County Road and Bridge Engineer or the County's Designee following the submittal of a voluntary preliminary plat. The purpose of the meeting would be to discuss the details and documents necessary as well as road(s) and other infrastructure that may be needed to serve the subdivision. This meeting shall occur at least fourteen (14) days prior to the submittal of a final plat application for consideration by the Commissioners Court. A voluntary preliminary plat submittal

may include all documents, representations, disclosures, and components described for a final plat by these regulations.

(3) General concurrence by the County Road and Bridge Engineer or the county's designee regarding the layout of proposed lots, roads, drainage needs in the subdivision and other infrastructure shall not be construed as approval to proceed with development by the County.

(4) Prior to the submission of a voluntary preliminary plat to the County, the owner/developer should consult with and present a preliminary plan to the responsible utility service providers for the proposed development. Documented proof of this consultation and a copy of the submitted utility provision plan will be a requirement for final plat submittal; however, the utility plan is a valuable tool to assist with voluntary preliminary plat review and approval.

(B) Voluntary Preliminary Plat Application Form -- The voluntary preliminary plat application form is available in these regulations in the Appendix, Exhibit E, shall be provided by the County to the public at no cost. This form describes all documentation that will be valuable to assist with an informal review of an owner/developer's intent to subdivide land. The form is made available to the public at the following location: Office of the County Clerk, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 104, Big Spring, Texas 79721. (or then current business office). It is also available online at the Howard County website www.co.howard.tx.us.

(C) Review of Voluntary Preliminary Plat -- Upon submission of the plat application and preliminary plat, the County will review the plat and application for completeness, sufficiency, and compliance with these regulations as if it were a final plat application.

(D) Review and Fee by the County - The voluntary preliminary plat will be reviewed by: (1) the County Road and Bridge Engineer or another person engaged by the County for plat review and consultation on behalf of the County's interests; and (2) the County Engineer, or another engineer engaged by the County for plat review and consultation on behalf of the County's interests, if necessary. A review and comment fee for this type of submittal is shown in the Appendix – Exhibit G.

(E) Comment on Voluntary Preliminary Plat - The County Road and Bridge Engineer or designee shall provide written comments to the applicant based on the voluntary preliminary plat and shall submit said comments within ten (10) working days. Any revision requirements and comments of the County should be used as a basis for the preparation and submission of the final plat for approval in accordance with these regulations.

§3.3 Final Plat Submission and Review

(A) A final plat required by these regulations, if approved by the Commissioners Court, must be filed and recorded with the County Clerk according to all filing and recording provisions contained in these regulations, Chapter 232, Subchapter A, of the Texas Local Government Code, and Chapter 12 of the Texas Property Code.

(B) Pursuant to §232.001 of the Texas Local Government Code and in order to be recorded, the final plat must be approved by the Commissioners Court and must conform to the following general requirements:

(1) The plat shall describe the subdivision by metes and bounds.

(2) The plat shall locate the subdivision with respect to an original corner of the original survey of which it is a part.

(3) The plat shall state the dimensions of the subdivision and of each lot, street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers. or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(4) The plat shall be acknowledged by the owner/developer in the manner required for the acknowledgment

of deeds.

(5) The plat shall be filed and recorded with the County Clerk.

(C) The final plat shall conform in all respects to these regulations, including those requirements described in the Appendix, and as follows:

(1) **Owner's Surveyor and Engineer Certification** --The plat shall be signed, sealed, and certified by the registered surveyor and engineer for the owner or developer if required by these regulations. Said surveyor and engineer shall be currently licensed and in good standing to practice in Texas.

(2) **Property Description, Identifying Data, and Signatures** -- The plat shall describe the subdivision and all of its parts by a metes and bounds description (made as a result of an on the ground survey and inspection), drawn to the required scale and dimensions, and shall include the following: (a) the subdivision boundary; (b) the internal parts of the subdivision -- including all lots, divisions of land, streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts; (c) the effective plat date; (d) a location map; (e) the required scale and dimension components; (f) a north point; and (g) all required signatures, dating, certification, supporting documentation, and professional seals required by these regulations. The plat also shall describe all identifying data required by these regulations regarding the subdivision and its surrounding area, including: (a) the name of the subdivision and its owner; (b) any adjoining subdivisions and owners, or adjoining properties and owners; (c) all lots, divisions of land, streets, alleys, squares, parks, or other parts intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to said parts; (d) driveways, common areas, areas dedicated or to be dedicated to public use, and any area to be used by adjacent lot owners or purchasers; (e) rights of way and easements whether of record, apparent on the land, or proposed; (f) natural drains, drainage structures or improvements whether of record, apparent on the land, or proposed; (g) water bodies, water courses, and floodplain boundaries; (h) set-back lines and lot frontages; and (i) restrictive covenants, restrictions, or reservations whether of record or proposed.

(3) **Survey Data** -- The plat shall locate the subdivision with respect to an original corner of the original survey of which it is a part. Boundary lines must be shown by bearings and distances, calling for the lines of established surveys, landmarks, school districts and other data furnished, sufficient to locate the property described on the ground. All block corners and angles in streets and alleys should be marked by a suitable monument. The plat must contain an arrow indicating the direction of the North point of the compass, and the scale must be prominently shown.

(4) **Lot/Block Description** -- The plat shall describe by metes and bounds each lot, number each lot in progression, and give the dimensions of each lot. Lot and block numbers shall be arranged in a systematic order and shown on the plat in distinct and legible figures. The plat shall show the location of all existing permanent, man-made structures in the proposed development, including roads, houses, buildings, walls, wells, tanks, ponds, and water, sewer, or OSSF facilities.

(5) **Lot/Block Dimension** -- The plat shall state the dimensions of and accurately describe by metes and bounds each lot, street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(6) **Water/Sewer/OSSF Disclosures** The following disclosure requirements are hereby adopted: Should water, sewer, or OSSF facilities be intended to be constructed or installed by the owner or developer to service the subdivision, the plat shall contain or have attached a document that contains the following information and statements by the owner/developer and his engineer: (1) a detailed description of the water, sewer, or OSSF facilities, and any roadways and easements dedicated for the provision of water, sewer, or

OSSF service, that will be constructed or installed to service the subdivision; (2) a statement specifying the date by which said facilities will be fully operable; and (3) a statement that the plat and subdivision comply with all applicable water, sewer, or OSSF regulations required by the County's active (i) sewer, drainage, septic, or OSSF regulations or rules.

(a) Should water, sewer, or OSSF facilities be intended to be constructed or installed by the owner or developer to service the subdivision, the plat shall include a certification by the owner/developer that he shall comply with the requirements of §232.032 of the Texas Local Government Code. Prior to plat approval, the subdivider (owner/developer) shall: (1) regarding water facilities, furnish to the County a certified letter from the utility provider stating that water is available in quantity and quality sufficient to meet minimum state standards and will be made available to the point of delivery to all lots; (2) regarding sewer facilities, furnish to the County an engineering certification that sewage treatment facilities will be provided to the subdivision that meet minimum state standards, or furnish certification to the County by appropriate county or state officials that all lots can be adequately and legally served by septic systems under Chapter 366 of the Texas Health and Safety Code; (3) regarding roads and drainage, furnish to the County an engineering certification along with an engineer's estimate of probable construction cost including contingencies and a bond or letter of credit as may be needed in accordance with these regulations that (i) roads shall be provided which satisfy minimum county standards and (ii) adequate drainage for roads and the subdivision shall be provided using standard engineering practice and which satisfy minimum county standards; and (4) regarding gas or electric utility service, make a reasonable effort to have electric and gas utility service installed by a utility.

(b) Should water wells, septic, and/or OSSF facilities be proposed for the subdivision, with said facilities not to be constructed or installed by the owner/developer, the plat application must meet all applicable state laws including amendments to the state law effective January 1, 2024 pertaining to Chapter 232.0032 of the Texas Local Government Code as follows:

1. A plat application for the subdivision of a tract of land for which the source of the water supply intended for the subdivision is groundwater under that land must have attached to it a statement that: (i) is prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (ii) certifies that adequate groundwater is available for the subdivision.

A commissioners court may waive the requirement prescribed by Subsection (c)(1) that a plat application have attached to it a statement described by that subsection if: based on credible evidence of groundwater availability in the vicinity of the proposed subdivision, the commissioners court determines that sufficient groundwater is available and will continue to be available to the subdivided tract of land; and the proposed subdivision divides the tract into not more than 10 parts.

1-A. A person subject to a waiver authorized by Subsection (c)(1) must comply with the requirements of subsection (c)(1) if: (i) the tract is subsequently divided in a manner that results in the original tract being subdivided into more than 10 parts; (ii) the commissioners court determines that the proposed subdivision is part of a series of proposed subdivisions from an original tract that collectively includes more than 10 parts.

2. The Texas Commission on Environmental Quality by rule shall establish the appropriate form and content of a certification to be attached to a plat application under this section. Reference the Texas Commission on Environmental Quality Chapter 230 - Groundwater Availability Certification for Platting.

3. The Texas Commission on Environmental Quality, in consultation with the Texas Water Development Board, by rule shall require a person who submits a plat under Subsection 6 to transmit to the Texas Water Development Board and any groundwater conservation district that includes in the district's

boundaries any part of the subdivision information that would be useful in: performing groundwater conservation district activities; or conducting regional water planning; or maintaining the state's groundwater database; or conducting studies for the state related to groundwater.

(c) **Surface Water Sufficiency Disclosure Certification.** If the source of the water supply intended for the subdivision is surface water, the submitted subdivision plat application and plat shall demonstrate and have attached a certification statement that:

(i) is prepared for the Developer by an engineer or geoscientist licensed to practice in Texas; and

(ii) certifies through satisfactory evidence that sufficient water rights have been obtained and dedicated, either through acquisition or a wholesale water supply agreement, that will provide a sufficient supply of surface water to serve the needs of the subdivision for a term of not less than 30 years.

(d) **Transportation of Potable Water Prohibition.** The plat must contain the following plat note and statement: "Conveyance of potable water by transport truck or other mobile device to supply the domestic needs of the subdivision is not an acceptable method, except on an emergency basis."

The absence of a water system meeting the standards of these Regulations due to the negligence of the Developer does not constitute an emergency.

(7) **Drainage Plan Disclosure** – Unless otherwise determined by the County Road and Bridge Engineer, the plat shall be accompanied with a drainage plan for the subdivision, in compliance with the reasonable drainage standards described in the Appendix, in order to: (a) efficiently manage the flow of storm water runoff in the subdivision; and (b) coordinate subdivision drainage with the general drainage pattern for the area. The drainage plan shall include the design and application of reasonable specifications, as described in the Appendix, to provide adequate drainage for each street or road in the subdivision in accordance with standard engineering practices. The drainage plan shall include a description of: (a) the exact location, dimensions, descriptions, and flow line of existing and future drainage structures; and (b) the exact location, flow line, and floodplain of existing water courses within the subdivision.

(8) **Topographical Description** -- The drainage plan shall identify the topography of the area which shall include the existing topography of the proposed subdivision by the use of contour lines. Said contour lines shall be based on: (a) a vertical interval of 5 feet for terrain with a slope of 2 percent or more; (b) a vertical interval of 2 feet for terrain with a slope of less than 2 percent; and (c) data provided by the county, or in lieu thereof, data from any governmental agency or department, the identity of which shall be specified on the plat. The drainage plan shall indicate by use of contour lines any changes in the existing topography proposed by the developer and said contour lines shall be based on the government data, vertical interval, and slope rates previously identified in this paragraph.

(9) **Floodplain Disclosure** -- The plat shall describe all land in the subdivision that is located in a floodplain. The plat shall contain a certification by the surveyor or engineer for the owner or developer that prominently describes and identifies any area of the subdivision that is in a floodplain, or in the alternative, states that no area of the subdivision is located in a floodplain; and should any part of the plat apply to land intended for residential housing, and any part of that land lie in a floodplain, the Commissioners Court shall not approve that plat unless: (a) the subdivision is developed in compliance with the minimum requirements of the National Flood Insurance Program ("NFIP") under federal and the County's active Flood Damage Prevention Order, ordinance, or other floodplain management regulations enacted pursuant to Chapter 16, Subchapter 1 of the Texas Water Code and other authority; and (b) the plat evidences a restrictive covenant prohibiting the construction of residential housing in any area of the subdivision that is in a floodplain unless the housing is developed in compliance with the minimum requirements of the NFIP and the County's active Flood Damage Prevention Order, ordinance, or other floodplain management regulations enacted pursuant

to Chapter 16, Subchapter 1 of the Texas Water Code and other authority.

(10) **Other Utility Connection Disclosure** -- The following is adopted regarding other utility services relating to the proposed development:

Should electrical, or gas connections or other facilities be intended to be constructed or installed by the owner or developer to service the subdivision, the plat shall include a certification by the owner's/developer's engineer that: (1) electrical connections provided to the lots meet, or will meet, state standards; and (2) gas connections, if available, provided to the lots meet, or will meet, minimum state standards. The owner or developer shall document proof of this consultation by providing a letter or other form of communication from the affected utility provider stating that consultation regarding utility provision has been completed.

(11) **Road/Driveway Description** -- The plat shall include a description of the proposed right-of-way for all roads and any right-of-way dedication to widen an existing road adjacent or in the subdivision, if any. These descriptions, and all constructed roads and driveways, shall comply with the road and drainage standards adopted by these regulations and listed in Appendix, Exhibit B.

(12) **Lot Frontage Description** -- The plat shall include dimensions of all lot frontages in the subdivision. These descriptions, and all lot frontages, shall comply with the lot frontage standards adopted by these regulations as shown in the Appendix, Exhibit C.

(13) **Fire Suppression System Description** --The plat application shall include a description of the fire suppression system required for the subdivision. These descriptions, and all fire suppression systems, shall comply with the fire suppression system standards adopted by these regulations as listed in Appendix, Exhibit D.

(14) **Purchase Contract Disclosure** -- Pursuant to §232.003 of the Texas Local Government Code, each purchase contract made between a subdivider and a purchaser of land in the subdivision shall contain a statement describing the extent to which water will be made available to the subdivision -- and, if it will be made available, how and when water will be made available to the subdivision. The plat shall include the following statement: "Each purchase contract made between a subdivider and a purchaser of land in the subdivision shall contain a statement describing the extent to which water will be made available to the subdivision -- and, if it will be made available, how and when water will be made available to the subdivision."

(15) **Plat Production Requirements** -- The plat shall be produced in digital format (dwg in State Plane Coordinates) and on mylar, or by the use of other material and methods of a permanent nature in general use by the engineering profession. The plat shall be drawn to scale on sheets of the following dimension: (a) 18 inches by 24 inches; or (b) 24 inches by 36 inches. The original plat (including all required, attached documents) and 1 clearly marked, same-size copy of same shall be provided to the County. Six reduced copies of the plat, in a dimension of either 8.5 inches by 11 inches, or 11 inches by 17 inches, also shall be provided to the County. The plat shall be drawn according to the following scale: (a) 1 inch to 100 feet; or (b) 1 inch to 200 feet. Linear dimensions shall be shown in feet and hundredths of 1 foot. Angle dimension shall be shown in degrees, minutes, and seconds. Curve dimensions shall be shown through radius, arc, chord distance, and bearing.

(16) **Limitations Regarding County Construction/Maintenance Obligations** -- The plat shall contain the following statements regarding the express limitations regarding County construction or maintenance obligations:

a. **Relating to Public Dedication:** "Regarding any land, road, easement, improvement, facility, or infrastructure dedicated to the public or for public use on this plat, and upon approval, if any, of this plat by

the Howard County Commissioners Court, Howard County expressly does not accept for construction or maintenance purposes said dedicated land, road, easement, improvement, facility, or infrastructure. In that event, the construction or maintenance of said dedicated land, road, easement, improvement, facility, or infrastructure shall remain the responsibility of the owner thereof, in accordance with the requirements of the Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas and the bond or financial security required under said regulations, unless and until said dedicated land, road, easement, improvement, facility, or infrastructure is formally accepted by the Commissioners Court, if ever, by a separate written order."

b. Relating to Private Land/Improvements: "Howard County expressly does not accept for construction or maintenance purposes any land, road, easement, improvement, facility, or infrastructure described or designated on this plat for private ownership or use. Upon approval of this plat, if any, by the Howard County Commissioners Court, any such private land, road, easement, improvement, facility, or infrastructure shall be owned by and remain the responsibility of the owner thereof, in accordance with the requirements of the Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas."

(17) **Compliance with Other Regulations** -- All plats shall comply with all applicable platting and development regulations of the County, as well as state and federal agencies.

(18) **Owner/Developer Signature and Disclosure** -- The owner or developer shall: (a) sign and date the plat and all required or attached documents; (b) acknowledge the plat in the manner required for the acknowledgment of deeds; and (c) attest by affidavit to the veracity and completeness of the matters described in the plat and all attached documents -- by stating that (1) said plat and documents satisfy all requirements of these regulations, (2) all representations on said plat and documents are true and correct, and (3) all dedicated land, roads, easements, improvements, facilities, structures, and infrastructure described on said plat and documents are dedicated to the use and benefit of the public forever.

(19) **Lien Subordination Disclosure** -- The plat shall contain statements, signed and acknowledged by the owner or developer and any lienholder, with current addresses shown, which shall certify and memorialize the lienholder's consent and lien subordination to any public dedication shown on the plat.

(20) **Surveyor Signature/Disclosure** -- The plat shall contain a signature, seal, certification, date, and affidavit by the surveyor for the owner or developer which states that: (a) the plat and attached documents represent a true and accurate survey made by the surveyor on the ground; (b) all required survey monuments are correctly shown on the plat; (c) all existing easements and rights of way are shown on the plat according to documents of record or apparent circumstances observed on the land; (d) the perimeter field notes are accurately tied to an original corner of the original survey; (e) the plat and attached documents comply with all surveying, monument, scale, dimension, and identifying requirements of these regulations; and (f) all surveying representations on the plat and attached documents are true, correct, and in accordance with standard surveying practice in the State of Texas.

(21) **Owner's Engineer Signature/Disclosure**—When engineering services are required by these regulations to be performed by the owner's or developer's engineer, the plat shall contain a signature, seal, certification, date, and affidavit by the registered professional engineer for the owner/developer which states that: (a) the plat and attached documents satisfy all requirements of these regulations; and (b) all engineering or design representations on the plat are true, correct, and in accordance with standard engineering practice in the State of Texas.

(22) **Commissioners Court Approval** -- The final, approved plat shall contain a signature, certification, and acknowledgment by the County Judge stating: (a) that the plat was formally approved by the Commissioners Court in accordance with Chapter 551 of the Texas Government Code, the Texas Open

Meetings Act; (b) the date of plat approval; and (c) that the plat is authorized for filing and recording with the County Clerk.

(23) **County Road and Bridge Engineer Approval** -- The final plat shall be reviewed by the County Road and Bridge Engineer or qualified person engaged by the County for plat review and consultation on behalf of the County's interests. Should it be determined that the proposed subdivision and final plat are in full compliance with these regulations, said County Road and Bridge Engineer before the public meeting of the Commissioners Court at which the approval of the final plat will be considered – shall certify on the final plat that the proposed subdivision and final plat are in full compliance with these regulations;

(24) **County Clerk Certification** -- The County Clerk shall: (a) attest and certify the signature of the County Judge on the final, approved plat; and (b) show on the plat the date of the order of the Commissioners Court which approved the plat and authorized its filing. When the final plat is filed and recorded in the Office of the County Clerk, said clerk shall conspicuously mark and record the final plat in the plat records or other official public records of said office, noting on the plat and the internal records of said office the date and time of filing, and the volume/book and page of record where the plat was recorded. Upon "approval" of the final plat by the Commissioners Court, the County Clerk shall not in any way mark, record, recite, or describe the plat as "accepted" by the Commissioners Court. By these regulations it shall expressly understood that "acceptance" of the final plat (and by consequence the land, roads, easements, improvements, or infrastructure dedicated to the public on the plat), if any, can only occur, if ever, by a subsequent, separate acceptance order being enacted and approved by the Commissioners Court in compliance with said regulations.

(25) **Proof of Property Ownership** - The owner(s) of property located within the plat boundary shall furnish reasonable evidence of said ownership with a copy of a title opinion, deed, or title insurance.

(D) **Submission and Review of Final Plat**-- The submitted plat application shall be fully complete as required by these regulations and include all documents listed below, and no Final Plat will be reviewed by Howard County until all required documents are submitted and filed in a completed format and all fees have been paid:

- (a) a tax certificate(s) indicating that all taxes or liens due have been paid;
- (b) a Final Plat prepared in compliance with these regulations;
- (c) a copy of the subdivider's deed for the property or other proof of ownership satisfactory to the County Attorney demonstrating ownership and the right to dedicate to the County; and
- (d) all other documents required by these regulations to be attached to the plat as supporting documents for proposed plat approval.

The original plat and three complete copies shall be submitted by the owner or developer to the Commissioners Court at the following public office: Office of the County Judge, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 207, Big Spring, Texas 79720 (or then current business office). The County will review the final plat for completeness, sufficiency, and compliance with these regulations. If the final plat is not complete, sufficient, or in compliance with these regulations an explanation as to why the plat is incomplete or not in compliance will be provided to the owner/developer within 10 business days. The owner/developer are permitted a reasonable time period to complete the needed corrections or provide missing required details of the plat. The County may deny a plat if it does not meet the requirements prescribed by law or these regulations. The owner or developer may choose to resubmit the plat with a new final plat application fee required.

(E) **Approval of Final Plat** -- If the final plat is complete, sufficient, and in compliance with these regulations, it will be submitted to the Commissioners Court for approval by a recorded vote in a public meeting. If approved, the final plat shall be ordered to be fully executed and filed of record, as herein described. However, the filing and

recording of the final plat shall not be ordered or authorized until the owner or developer has paid all required fees, and executed, submitted, and filed all bonds or other financial security required. Upon "approval" of the final plat by the Commissioners Court, if any, the County Clerk shall not in any way mark, record, recite, or describe the plat as "accepted" by the Commissioners Court. By these regulations it shall expressly understood that "acceptance" of the final plat (and by consequence the land, roads, easements, improvements, or infrastructure dedicated to the public on the plat), if any, can only occur, if ever, by a subsequent, separate order being enacted and approved by the Commissioners Court in compliance with said regulations.

(F) Short Form Plat Procedure. A Short Form Plat Procedure is authorized by these Regulations at the sole discretion and business judgment of the Developer as hereafter described. A Short Form Plat is a plat or replat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of public facilities. All applicants seeking approval of a Short Form Plat shall comply with the requirements of this section. Every Short Form Plat shall require approval of the County Road and Bridge Engineer, who shall sign the Short Form Plat prior to filing with the County Clerk's Office

(a) Prerequisites. The procedures contained in this section apply to a Short Form Plat that meets all of the following conditions:

(1) the proposed division results in four (4) or fewer lots;

(2) all lots in the proposed subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of these Subdivision Regulations or any other regulations; and

(3) the plat does not require the extension of any public facilities to serve any lot within the subdivision, however, right-of-way widening, and easements shall be permitted as part of a Short Form Plat procedure.

(b) Replats. The replat of existing lots must comply with the procedures described in these Regulations. The Commissioner's Court is responsible for reviewing and approving replats that do not meet the Short Form requirements.

(c) Required Documents. The application shall include the following documents, and no Short Form Plat will be reviewed by the County until said documents are submitted in a completed format and all fees have been paid:

(1) a fully complete Short Form Plat Application;

(2) a tax certificate or other proof of payment indicating that any taxes or liens due the County have been paid;

(3) a Final Short Form Plat with all required supporting documents and copies;

(4) a minor drainage analysis if the County Road and Bridge Engineer determines it is required; and

(d) A copy of the subdivider's deed for the property or other proof of ownership satisfactory to the County Attorney demonstrating ownership and the right to dedicate to the County.

(e) Short Form Plat Application. The Developer shall submit a complete Short Form Plat Application to the County Road and Bridge Engineer at least fourteen (14) days prior to the date that approval is being sought.

§3.4 Exceptions to Plat Requirements

(A) Notwithstanding anything to the contrary herein, the County shall not require the owner or developer of a tract of land located outside the limits of a municipality to have a plat prepared or approved if one or more of the following exceptions or exempt circumstances exist: as described in the Appendix, Exhibit F.

(B) Should a plat not be required under these regulations, the owner or developer nevertheless shall submit the location of the development project to the Howard County 911 Coordinator at his then current business office, in order to confirm correct information for all addressing necessary for 911 and emergency service purposes. No fees will be charged by the County for this submission in the public interest.

§3.5 Variance Procedure

(A) These provisions apply to variance requests by an owner or developer seeking:

(1) plat approval regarding proposed subdivision development; and

(2) infrastructure development plan approval for proposed manufactured home rental community (MHRC) development. When literal enforcement of these regulations will result in undue hardship to the owner, and when a variance is in harmony with the general purpose and intent of these regulations so that the public health, safety, and welfare may be secured and substantial justice done -- but subject to any limitations or requirements existing under applicable federal or state law, or county regulations -- the Commissioners Court may grant a variance from these rules, as hereafter described.

(B) An owner may request a variance from the County regarding the strict application of these regulations. To obtain consideration for a variance, the owner must timely submit the original and one copy of the written variance application (with all required attachments), as described in the Appendix, to the following public office: Office of the County Judge, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 207, Big Spring, Texas 79720 (or then current business office). The variance application must describe in detail all special circumstances that exist to support the variance.

(C) Regarding a variance requested from the County's subdivision regulations, the variance application must be filed with the required subdivision plat application and preliminary plat. Regarding a requested variance from the County's MHRC standards, the variance application must be filed with the required MHRC application and infrastructure development plan. In either event, a variance request/application fee, as described in the fee schedule in the Appendix, Exhibit G, shall be paid in full to the County when the variance application is filed.

(D) The variance application form shall be provided by the County to the public at no cost. This form describes all required documentation for a completed variance application. The form is made available to the public at the following location: Office of the County Clerk, Howard County, Texas, Howard County Courthouse, 300 Main Street, Room 104, Big Spring, Texas 79721 (or then current business office).

(E) Through the exercise of its discretion, the Commissioners Court may grant a variance from the strict application of these regulations. However, the Commissioners Court may not grant a variance regarding the following matters: (1) the necessity of an approved plat, as described in these regulations -- but subject to the plat exceptions described in these regulations; (2) a required bond or other financial security; and (3) the payment of fees, unless the variance applicant is a unit of government.

(F) A variance may be granted by the Commissioners Court, within its discretion, only when the clear and convincing evidence establishes all of the following:

(1) A special circumstance exists which, if these regulations are strictly enforced, will deprive the owner of a privilege, use, or safety enjoyed by similarly situated property owners with similarly timed development of the

same nature and scope. Pecuniary hardship, standing alone, shall not be deemed to constitute an undue hardship or special circumstance to support the granting of a variance.

(2) The variance constitutes only a minimum departure from these regulations.

(3) The variance will not create a special privilege, use, or safety for the owner that is not enjoyed by similarly situated property owners with similarly timed development of the same nature or scope.

(4) The variance is based on the general intent of these regulations and is deemed in the public interest.

(G) In addition to the variance limitations or restrictions previously described, a variance shall not be granted:

(1) If it would have the effect of preventing the safe, healthy, orderly development of other land in the area in accordance with these regulations;

(2) If an ad valorem tax delinquency exists regarding the land made the subject of division or proposed development; or

(3) Without approval of the Commissioners Court acting through an order entered as a result of a recorded vote in a public meeting held in accordance with the Texas Open Meetings Act.

(H) Any variance granted by the Commissioners Court, and the date of the variance grant, shall be described on the face of the final, approved plat or MHRC infrastructure development plan, if any.

§3.6 Vacation, Replat, Amendment, and Cancellation Procedure

The County adopts the plat vacation, replat (without vacation), amendment, and cancellation standards and procedure described in §§232.008, 232.0083, 232.0095, 232.010, 232.101, and 232.107 of the Texas Local Government Code.

§3.7 Conveyance Without Plat Revision

Pursuant to §§232.010 of the Texas Local Government Code, the Commissioners Court may allow conveyance of portions of one or more previously platted lots by metes and bounds description, without revising the plat provided that the conveyance does not violate, alter, amend, diminish, or remove, any recorded covenants, restrictions, or vested property rights.

§3.8 Dormant Plats

(A) Pursuant to §232.002 of the Texas Local Government Code, if no portion of the land subdivided under an approved plat is sold or transferred before January 1st of the 51st year after the year in which the plat was approved, the approval of the plat expires, and the owner must resubmit a plat of the subdivision for approval.

(B) Any plat resubmitted for approval under this section is subject to the requirements prescribed by law and these regulations in effect at the time the plat is resubmitted.

§3.9 Plat Denial

(A) The County may refuse to approve a plat required by these regulations if:

(1) the plat does not comply with all requirements prescribed by law and these regulations;

(2) the required fees are not paid;

(3) a delinquent ad valorem tax liability exists for the land made the subject of the plat; or

(4) any required bond or other financial security is not timely and properly filed with the County.

(B) Additionally, should any part of the plat apply to land intended for residential housing, and any part of that land lies in a floodplain, the Commissioners Court shall not approve that plat unless:

(1) the subdivision is developed in compliance with the minimum requirements of the National Flood Insurance Program ("NFIP") under federal law and the County's active Flood Damage Prevention Order, ordinance, or other floodplain management regulations enacted pursuant to Chapter 16, Subchapter I of the Texas Water Code and other authority; and

(2) the plat evidences a restrictive covenant prohibiting the construction of residential housing in any area of the subdivision that is in a floodplain unless the housing is developed in compliance with the minimum requirements of the NFIP and the County's active Flood Damage Prevention Order, ordinance, or other floodplain management regulations enacted pursuant to Chapter 16, Subchapter I of the Texas Water Code and other authority.

§3.10 Fee Schedule

A reasonable fee schedule, as described in the Appendix, Exhibit G, is hereby adopted to cover the cost of the County's review of a subdivision plat or infrastructure development plan for a MHRC, and the inspection of street, road, and drainage improvements described therein. All required fees must be paid by the owner or developer to the County before the County conducts a review of the plat or MHRC infrastructure development plan.

ARTICLE 4 -- DEVELOPMENT STANDARDS AND REQUIREMENTS

§4.1 Floodplain Management

Regarding floodplain management, the following development standards and requirements are adopted: as described in the applicable provisions of §§3.3 and 3.4 of these regulations and the Appendix, Exhibit A.

§4.2 Utility Connection Requirements

Regarding water, sewer, electric, or gas utility connection and service, and related issues, the following development standards and requirements are adopted: as described in the applicable provisions of §§3.2 and 3.3 of these regulations and the Appendix, Exhibit I. Pursuant to §232.0032 of the Texas Local Government Code, if the source of the water supply intended for the subdivision is groundwater under that land, the following disclosure is required: as described in the applicable provisions of §§3.2 and 3.3 of these regulations and the Appendix, Exhibit I.

§4.3 Drainage Requirements

Regarding drainage and related issues, the following development standards and requirements are adopted: as described in the applicable provisions of §§3.2 and 3.3 of these regulations and the Appendix, Exhibit A.

§4.4 Bond or Other Financial Security Requirements

Pursuant to ARTICLE 5, the owner or developer of a tract to be subdivided shall execute a good and sufficient bond or other financial security, as required by these regulations, in order to ensure the proper construction of any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision.

§4.5 Monumentation Requirements

All lot and block monumentation shall be set in the ground by the surveyor for the owner/developer prior to submission of the plat to the County. All plats shall describe the subdivision and all of its parts by a metes and bounds description (made as a result of an on the ground survey and inspection), and drawn to the required scale, character, and dimensions in compliance with these regulations.

§4.6 County Construction/Maintenance Limitations (Public Dedication)

(A) Regarding any land, road, easement, improvement, facility, or infrastructure dedicated to the public or for public use on a plat, and upon approval, if any, of that plat by the Commissioners Court, the County expressly does not accept for construction or maintenance purposes said dedicated land, road, easement, improvement, facility, or infrastructure.

(B) In that event, the construction or maintenance of said dedicated land, road, easement, improvement, facility, or infrastructure shall remain the responsibility of the owner thereof, in accordance with the requirements of these regulations and the bond or financial security required under said regulations, unless and until said dedicated land, road, easement, improvement, facility, or infrastructure is formally accepted by the Commissioners Court, if ever, by a separate written order.

(C) All plats involving a public dedication shall contain a written statement correctly reciting and conforming to these provisions.

§4.7 County Construction/Maintenance Limitations (Private Property)

(A) The County expressly does not accept for construction or maintenance purposes any land, road, easement, improvement, facility, or infrastructure described or designated on a plat for private ownership or use.

(B) Upon approval of a plat, if any, by the Commissioners Court, any such private land, road, easement, improvement, facility, or infrastructure shall be owned by and remain the responsibility of the owner thereof, in accordance with the requirements of these regulations. All plats involving any private land, road, easement, improvement, facility, or infrastructure shall contain a written statement correctly reciting and conforming to these regulations.

§4.8 Compliance with Other Statutes/Regulations

To ensure proper planning, design, platting, and development relating to or affecting flooding, flood damage prevention, building setback, drainage, water quality, or water, sewer, septic, or OSSF service or facilities, and further, to ensure that the unlawful deposit, storage, disposal, discharge, or exposure of sewage, human excreta, wastewater, garbage, or other organic wastes does not occur or at least is minimized, all plats, infrastructure development plans, subdivisions, and manufactured home rental communities (including all plans for lot configuration, land use, drainage, improvements, and construction) shall comply with all applicable regulations of the County, as well as all applicable statutes and regulations of the State of Texas, the United States of America, or the administrative agencies thereof, including but not limited to: (a) Howard County, including these regulations, its Flood Damage Prevention Order, ordinance, or other floodplain management regulations, and its sewer, septic, or OSSF regulations or rules; (b) the TCEQ, TWDB, TPWD, or other state agencies; (c) the United States Department of Interior, the United States Army Corps of Engineers, or other federal agencies; and (d) Chapters 341, 343, and 366 of the Texas Health and Safety Code.

§4.9 Appendix Standards/Requirements Adopted

The Commissioners Court adopts, approves, and incorporates by reference all development standards, requirements, and procedures described in these regulations and the Appendix.

§4.10 Manufactured Home Rental Community Standards/Requirements Adopted

Pursuant to §232.007 of the Texas Local Government Code, the Commissioners Court adopts, approves, and incorporates by reference all development standards, requirements, and procedures related to manufactured home rental communities located in the unincorporated area of Howard County, Texas, as described in these regulations and the Appendix.

ARTICLE 5 -- BOND OR OTHER FINANCIAL SECURITY

§5.1 Financial Security Requirements

(A) Before subdividing a tract, the owner or developer shall execute a bond, unless an alternative financial guarantee is provided to and approved by the Commissioners Court, regarding and to ensure the proper construction of any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision.

(B) Said bond or financial guarantee shall: (1) be provided to and approved by the Commissioners Court; (2) apply and be in a form and amount sufficient to ensure the proper construction of any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision.

§5.2 Bond Requirements

(A) The bond must be payable to the County Judge or his successor in office.

(B) The bond must be fully executed by the owner and surety and approved by the Commissioners Court prior to subdividing and prior to Commissioners Court approval of the final plat.

(C) The bond shall be in an amount determined by the Commissioners Court to be adequate to ensure proper construction of any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision. To factor in the cost of inflation, said bond amount shall not exceed 125% of the estimate of probable cost of construction.

(D) The corporate surety executing the bond shall be a company or corporation authorized to do business as a surety in Texas.

(E) The bond shall be conditioned that said roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision (which shall be specifically named and described in the bond instrument) shall be:

(1) constructed and maintained by the owner in accordance with all specifications, requirements, and standards adopted by the Commissioners Court in these regulations; and

(2) constructed within a reasonable time set by the Commissioners Court.

(F) The bond shall be for a term of not less than two years from the date of final plat approval.

(G) The bond amount shall be based on a sealed Texas licensed engineer's estimate of probable cost.

(H) The Commissioners Court may choose to release the bond and return it to the developer prior to its expiration if it is satisfied with the completion of the infrastructure described in said bond.

§5.3 Letter of Credit or Other Financial Guarantee Requirements

(A) In lieu of a bond (as herein described) and upon specific approval of the Commissioners Court, the owner may deposit cash, an irrevocable letter of credit ("LOC") issued by a federally insured financial institution, or other financial guarantee deemed acceptable and approved by the Commissioners Court.

(B) If an irrevocable LOC is used as financial security, it must conform to the following requirements:

- (1) The LOC must list as the sole beneficiary the County Judge or his successor in office.
- (2) The LOC must be fully executed by the appropriate parties and approved by the Commissioners Court prior to subdividing a tract and prior to Commissioners Court approval of the final plat.
- (3) The LOC shall be in an amount determined by the Commissioners Court to be adequate to ensure the proper construction of any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision, but not to exceed the cost of construction.
- (4) The LOC must be conditioned that any roads and streets in, drainage requirements for, or other infrastructure or improvements dedicated to public use in the subdivision (which shall be specifically named and described in the LOC instrument) shall be: (1) constructed and maintained by the owner in accordance with all specifications, requirements, and standards adopted by the Commissioners Court in these regulations; and (2) constructed within a reasonable time set by the Commissioners Court.
- (5) The LOC shall be for a term of not less than two years from the date of final plat approval.
- (6) The LOC amount shall be based on a sealed Texas licensed engineer's estimate of probable cost.
- (7) The Commissioners Court may choose to release the letter of credit and return it to the developer prior to its expiration if it is satisfied with the completion of the infrastructure described in said bond.

ARTICLE 6. ENFORCEMENT

§6.1 Civil Enforcement Remedies

(A) All civil enforcement remedies, penalties, and damage recovery rights described in the following authority are expressly adopted and incorporated by reference as enforcement remedies for a violation or threatened violation of these regulations: Chapter 232, Subchapters A and E of the Texas Local Government Code; Chapter 233 of the Texas Local Government Code; Chapter 12 of the Texas Property Code; Chapter 16, Subchapter I of the Texas Water Code; Chapters 341, 343, and 366 of the Texas Health and Safety Code; the Howard County Flood Damage Prevention Order, ordinance, or other County floodplain management regulations; the Howard County sewer, septic, or OSSF regulations or rules; and all other authority recited in these regulations. Nothing herein contained shall prevent the County or its officials from taking such other lawful action as is necessary to prevent or remedy any violation of these regulations.

(B) At the request of the Commissioners Court, the county attorney, other prosecuting attorney for the county, or other attorney for the county, may file an action in a court of competent jurisdiction to: (1) enjoin the violation or threatened violation of a requirement established or adopted by the Commissioners Court under these regulations or state law; or (2) recover damages in an amount adequate for the County to undertake any construction or other activity necessary to bring about compliance with a requirement established or adopted by the Commissioners Court under these regulations or state law.

§6.2 Criminal Enforcement Remedies

(A) All criminal enforcement remedies and penalties described in the following authority are adopted and incorporated by reference as enforcement remedies for a violation or threatened violation of these regulations: Chapter 232, Subchapters A and E of the Texas Local Government Code; Chapter 233 of the Texas Local Government Code; Chapter 12 of the Texas Property Code; Chapter 16, Subchapter I of the Texas Water Code; Chapters 341, 343, and 366 of the Texas Health and Safety Code; the Howard County Flood Damage Prevention Order, ordinance, or other County floodplain management regulations; the Howard County sewer, septic, or OSSF regulations or rules; and all other authority recited in these regulations. Nothing herein contained shall prevent the County or its officials from taking such other lawful action as is necessary to prevent or remedy any violation of these regulations.

(B) A person commits an offense if the person knowingly or intentionally violates a requirement established or adopted by the Commissioners Court under these regulations, under earlier County regulations, or state law. An offense under this paragraph is a Class B misdemeanor, unless otherwise allowed by law.

§6.3 Texas Property Code Remedies

(A) The provisions, civil enforcement remedies and penalties, and criminal enforcement remedies and penalties, of Chapter 12 of the Texas Property Code are adopted and incorporated by reference as enforcement remedies for a violation or threatened violation of these regulations.

(B) The County Clerk with whom a plat or replat of a subdivision or real property is filed for recording shall determine whether the plat or replat is required by law to be approved by the County or municipal authority or both. The clerk may not record a plat or replat unless it is approved as provided by law by the appropriate authority and unless the plat or replat has attached to it all documents required by law. If the plat or replat does not indicate whether land covered by the plat or replat is in the extraterritorial jurisdiction of the municipality, the county clerk may require the person filing the plat or replat for recording to file with the clerk an affidavit stating that information.

(C) A person may not file for record or have recorded in the County Clerk's office a plat or replat of a subdivision of real property unless it is approved as provided by law by the appropriate county authority, and unless the plat or replat has attached to it all documents required by law.

(D) Except as provided by §12.002(d) of the Texas Property Code, a person who subdivides real property may not use the subdivision's description in a deed of conveyance, a contract for deed, or a contract for sale or other executory contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for record with the County Clerk of the county in which the property is located and unless the plat or replat has attached to it: (1) the documents required by law; and (2) the tax certificate documents described in §212.002(e) of the Texas Property Code.

(E) A person may not file for record or have recorded in the County Clerk's office a plat, replat, short form, or amended plat or replat of a subdivision of real property unless the plat, replat, short form, or amended plat or replat has attached to it an original tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent ad valorem taxes are owed on the real property.

(F) If the plat, replat, short form, or amended plat or replat is filed after September 1 of a year, the plat, replat, or amended plat or replat must also have attached to it a tax receipt issued by the collector for each taxing unit with jurisdiction of the property indicating that the taxes imposed by the taxing unit for the current year have been paid or, if the taxes for the current year have not been calculated, a statement from the collector for the taxing unit indicating that the taxes to be imposed by that taxing unit for the current year have not been calculated. If the tax certificate for a taxing unit does not cover the preceding year, the plat, replat, **short form**, or amended plat or replat must also have attached to it a tax receipt issued by the collector for the taxing unit indicating that the taxes imposed by the taxing unit for the preceding year have been paid. These requirements do not apply if: (1) more than one person acquired the real property from a decedent under a will or by inheritance and those persons owning an undivided interest in the property obtained approval to subdivide the property to provide each person with a divided interest and a separate title to the property; or (2) a taxing unit acquired the real property for public use through eminent domain proceedings or voluntary sale.

(G) Pursuant to section 12.002(f) of the Texas Property Code: (1) a person commits an offense if the person violates subsections (b),(c), or (e) of section 12.002 of the Texas Property Code; (2) such an offense is a misdemeanor punishable by a fine of not less than \$10 or more than \$1,000, by confinement in the county jail for a term not to

exceed 90 days, or by both the fine and confinement; and (3) each violation constitutes a separate offense and also constitutes prima facie evidence of an intent to defraud.

(H) Pursuant to §12.002(g) of the Texas Property Code, §12.002 of said Code and the preceding paragraphs of this Article 6, do not apply to a partition by a court.

§6.4 Unlawful Conduct

The following conduct, among other things described in the regulations, is declared to be unlawful and a violation of the regulations:

(A) It shall be unlawful and a violation of these regulations for an individual, owner, or developer to attempt to complete or complete the transfer, conveyance, purchase, or sale on a lot in a non-exempt subdivision under these regulations prior to: (1) the approval of a final plat for the subdivision by the Commissioners Court; and (2) the filing of said approved plat for record in the Office of the County Clerk.

(B) It shall be unlawful and a violation of these regulations for an individual, owner, or developer to attempt to record or record in the Office of the County Clerk any final plat, plat vacation, plat revision, or plat amendment unless and until it is approved by the Commissioners Court as authorized by these regulations.

(C) It shall be unlawful and a violation of these regulations for an individual, owner, or developer to attempt or complete the development, construction, or operation of a manufactured home rental community ("MHRC") unless and until: (1) an infrastructure development plan is approved for the MHRC by the Commissioners Court as required by these regulations; and (2) the accompanying Certificate of Compliance is issued by the Commissioners Court for said MHRC development, showing that the completed MHRC complies with said plan.

APPENDIX

Exhibit A – Drainage Standards

Exhibit B – Road Standards

Exhibit C – Lot Frontage Standards

Exhibit D - Fire Suppression Standards

Exhibit E - Forms:

Form 1. Plat Application Form

Form 2. MHRC Application Form

Form 3. Variance Application Form

Exhibit F – Plat Exceptions

Exhibit G – Fee Schedule

Exhibit H – MHRC Standards

Exhibit I – Utility Connections

Exhibit J - Plat Statements

EXHIBIT A:
DRAINAGE STANDARDS

Pursuant to Sections 232.003, 232.101, 232.107, and 232.108 of the Texas Local Government Code, these drainage standards shall apply for all subdivisions located in the unincorporated area of Howard County, Texas:

1. These standards are designed to: (a) provide adequate drainage for each street or road in a subdivision in accordance with standard engineering practices (b) provide drainage to the subdivision to efficiently manage the flow of storm water runoff in the subdivision; and (c) coordinate subdivision drainage with the general storm drainage pattern for the area in accordance with standard engineering practices.
2. Lots and private property shall be graded so that surface drainage shall be taken to streets or drainage courses as directly as possible. Drainage water from roads and streets shall be taken to defined drainage courses as directly as possible. Roads and streets shall not be used as drainage courses.
3. The maximum grade of all streets and roads shall be 5.0% unless otherwise approved by the Commissioners Court.
4. All streets without curbs and gutters shall have drainage ditches adjacent to and running parallel to said streets or roads. Said drainage ditches shall have a minimum depth of 12 inches below the level of the edge of the adjacent street or road.
5. Permanent drainage structures, including but not limited to culverts, pipes, drainage boxes, and bridges shall be installed at all crossings of drainage courses, including drainage ditches intersecting with driveways, roads, and streets. The final exact dimension and type of said permanent drainage structures shall be determined and established for each subdivision by the Commissioners Court upon its review of the plat.
6. All roadways subject to flooding and high water, and all roadway crossings streams, or other watercourses must have reinforced embankments to prevent erosion of said embankments. The reinforcing material must be concrete, which shall at minimum have tensile test strength at 7 days of 330 pounds per square inch.
7. Permanent obstacles, such as concrete or rock retards shall be installed on the sloping sides of the drainage ditches and drainage courses to prevent erosion, where specifically designated by the Commissioners Court upon its review of the plat.
8. Open drainage channels and ditches shall be constructed with a proper cross-slope grade and an alignment which will facilitate proper functioning without destructive velocities of drainage water.
9. All drainage easements must be of an adequate width, as determined by the Commissioners Court in its review of the preliminary plat, to permit drainage and flood control for all land upon which natural drainage runs through the property being considered for development.
10. The location, dimensions, descriptions, and flow line of existing drainage structures and drainage structures to be installed by the owner, and the location, flow line, and flood plain of existing water courses within the subdivision must be shown on drainage plans.

EXHIBIT B:
ROAD STANDARDS

Pursuant to Sections 232.003, 232.0031, 232.101, 232.102, 232.107, and 232.108 of the Texas Local Government Code, these road standards shall apply for all subdivisions located in the unincorporated area of Howard County, Texas:

1. These standards are: (a) designed to provide adequate drainage for each street or road in a subdivision in accordance with standard engineering practices; and (b) based on the amount and kind of travel over each street or road in a subdivision, designed to provide reasonable specifications relating to the construction of each street or road in accordance with standard engineering practices.
2. Main Artery Streets/Roads - All main artery streets or roads, other than those described in item 3 hereof must have a right of way of 80 feet in width. The actual street cut on such main artery streets or roads must be 40 feet in width. All other streets or roads, other than those described in item 3 hereof; must have a right of way of 60 feet in width. The actual street cut on such other streets or roads must be 30 feet in width.
3. Major Thoroughfare Plan - The required right of way on a street or road that functions as a major thoroughfare may have a width of not more than 120 feet.
4. The actual street cut for alley streets must be 30 feet in width.
5. The designation of a street or road as a main artery street or road, or major thoroughfare street or road, shall be made by the Commissioners Court in its review of the plat.
6. All permanent dead-end streets or roads shall have a turnaround with a right-of-way diameter of 120 feet.
7. Streets or roads should be designated and constructed so as to intersect with each other at 90-degree angles. Where compliance with this regulation is impossible due to terrain, the subdivider may seek a variance under these regulations. If a variance is granted the portion of the intersection on the side of the acute angle must be cut back so as to eliminate the point of the acute angle. The intersection must be cut back a minimum of 25 feet away from the point where the streets would have otherwise intersected. The county shall specify the exact size of the cut-back up to a maximum of 50 feet in its review of the plat.
8. No street or road shall be constructed with an abrupt off-set or "jog" in it.
9. Where streets in an adjoining subdivision end at the property line of a new subdivision, streets and roads in the new subdivisions shall be constructed so as to be a continuation and extension of said existing streets in said adjoining subdivisions. All streets and roads shall be designed and constructed so as to permit the continuation or extension of said streets and roads in other subdivisions in the future.
10. Upon completion of construction of each street, road, and alley, all trees, brush, rocks, and other material created by said construction must be removed and delivered to an authorized refuse and/or fill site in accordance with state or other law.
11. All roads must be constructed with a subgrade base. The subgrade base shall be approved by the Commissioners Court. The sub-grade base shall be watered, rolled and bladed to a depth of 8 inches before any flexible base material is placed on it.

12. Regarding the construction and placement of flexible base roads, all materials, construction standards and procedures used for said roads shall conform to the requirements of the most current road construction publication of the Texas Department of Transportation..

13. Regarding the construction and placement of paved roads, all materials, construction standards, and procedures used for said roads shall conform to the requirements of the most current road construction publication of the Texas Department of Transportation. Any other proposed materials, construction standards, and procedures must be approved by the Commissioners Court.

14. The centerline of each street shall have an elevation of at least 5 inches above the elevation of the edge of the street.

15. To ensure that the proposed flexible base or other road construction material meets these requirements, the owner/subdivider shall furnish to the Commissioners Court a written analysis of the proposed material prepared by an independent laboratory before the proposed material is used in the subdivision. No such material may be applied unless: (a) said report certifies that the proposed material satisfies the requirements contained in these rules; and (b) the Commissioners Court accepts the findings contained in the report. Said findings will be deemed accepted by the Court unless expressly rejected within 10 days after it is filed with the Commissioners Court. Said report shall be submitted with the paving plans. Acceptance of any such report is expressly not evidence of road acceptance by the County or of roads being designed or constructed in compliance with these regulations.

16. The Commissioners Court may specify that construction of all roads and drainage structures must be completed within a reasonable time after the plat and road construction plan of the subdivision have received final approval, and that period may be specified by the Commissioners Court in its review of the plat.

17. All drainage standards adopted by these rules which relate to or effect streets and roads are incorporated by reference.

18. Subdivisions containing more than 10 lots shall have two points of access to a county or public road.

EXHIBIT C:

LOT FRONTAGE STANDARDS

Pursuant to Sections 232.101, 232.102, 232.103, 232.107, and 232.108 of the Texas Local Government Code, these lot frontage standards shall apply for all subdivisions located in the unincorporated area of Howard County, Texas:

1. These standards are designed to: (a) provide reasonable standards for minimum lot frontages on existing county or other public roads; and (b) establish reasonable standards for the lot frontages in relation to curves in the road, in accordance with standard engineering standards.
2. The minimum lot frontage required for lots located on existing county or other roads is 100 feet. Lot frontage is measured at the common property line where the road joins the lot facing said road.

EXHIBIT D:
FIRE SUPPRESSION SYSTEM STANDARDS

Pursuant to Sections 232.101, 232.107, 232.108, and 232.109 of the Texas Local Government Code. The following fire suppression system standards shall apply for any subdivision in the unincorporated area of Howard County, Texas, if that subdivision is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality that meets minimum standards for water utility service:

1. For a subdivision of fewer than 50 lots, the developer shall construct a limited fire suppression system for the subdivision with a minimum of 2,500 gallons of storage.
2. For a subdivision of 50 or more lots, the developer shall construct a limited fire suppression system for the subdivision with: (a) a minimum of 2,500 gallons of storage with a centralized water system; or (b) 5,000 gallons of storage.

EXHIBIT E:

FORM 1

HOWARD COUNTY PLAT APPLICATION FORM

COMMISSIONER PRECINCT NUMBER ___:

TRACT SIZE AND LOCATION: _____

TOTAL LOTS, PARTS, OR DIVISIONS: _____

TYPE OF SUBMITTAL: FINAL PLAT (check) Yes ___ No ___

SHORT FORM (check): Yes ___ No ___

VOLUNTARY PRELIMINARY PLAT (check) Yes ___ No ___

NAME or NUMBER OF NEAREST PUBLIC ROAD: _____

WATER OR SEWER SERVICE PROVIDERS: _____

ELECTRIC SERVICE PROVIDER: _____ **GAS SERVICE PROVIDER:** _____

OTHER SERVICE PROVIDER: _____

OWNER: _____

Address: _____

ENGINEER or Surveyor: _____

Address: _____

Telephone: _____ Email: _____

Telephone (cell): _____ Email: _____

Additional sheets, if necessary.

(1) Regarding a proposed subdivision, the following documents are required to be submitted for review at the time of plat application: all documents required by the active subdivision regulations contained in the Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas (regulations) in the form, type, and number therein described. Please attach all required documents to this application when submitted.

(2) You must submit this application and all required documentation to the County Road and Bridge Engineer at 3604 Old Colorado City Rd, Big Spring, Texas 79720 (or then current business office).

(3) Is any part of the proposed development within the limits or extraterritorial jurisdiction of a city?

ANSWER: YES or NO ____ If YES, identify the city _____

(4) Will the owner seek a variance from the Commissioners Court?
ANSWER: YES ___ or NO ___. If YES, identify all variance issues on the attached document and include a written variance application and all required documentation.

(5) Will any land, improvements, roads, streets, utility or transportation infrastructure. or facilities be dedicated to public use? ANSWER: YES__ NO___. If YES, identify them and attach all reports, plans, drawings, and specifications related to those dedicated improvements, infrastructure, or facilities.

(6) Will the subdivision be served by a public water or sewer system? ANSWER: __YES __ NO ___. If YES, identify the public service suppliers and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(7) Will the subdivision be served by a private water well or septic systems? ANSWER: _YES _NO. If YES, identify them and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(8) Will the subdivision require a permit or other approval by another government or private entity? ANSWER: _ YES; _ NO. If YES, identify all such entities and attach copies of any active permits obtained from those entities for the proposed development:

(9) Is the proposed development located in an area of special flood hazard or floodway described by federal or state data sources, including a FEMA floodplain map? ANSWER: _YES _ NO. If YES, identify all areas of special flood hazard or floodways in which all or a part of the proposed development is located: _____

(10) Have you paid all permit fees required by the County or other government or private entity for the proposed development? ANSWER: _YES;_ NO. If NO, please explain why you have not done so.

(11) Does a delinquent tax liability or tax lien exist on the real property in the proposed development? ANSWER: _ YES _ NO. If YES, please identify those matters and attach documents from the appropriate governmental taxing entity describing the tax delinquency or lien: If NO, attach tax certificates from the Howard County Appraisal District

I, THE OWNER/APPLICANT NAMED BELOW, CERTIFY THE FOLLOWING:

I have read the active Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas. All documents required by the regulations have been prepared by me or on my behalf and are attached to this application including full payment to the County, by cashier's check or money order for all required fees.

OWNER/APPLICANT Signature _____ PRINTED NAME: _____
TITLE: _____ DATE: _____

RECEIPT BY COUNTY OFFICIAL:

RECEIVED BY: _____

PRINTED NAME: _____

TITLE: _____

HOWARD COUNTY, TEXAS

DATE:

EXHIBIT E:

FORM 2

MANUFACTURED HOME RENTAL
COMMUNITY APPLICATION FORM

PROPOSED MHRC: _____

COMMISSIONER PRECINCT: _____

TRACT SIZE AND LOCATION: _____

TOTAL LOTS,PARTS, OR SPACES: _____ NAME/NUMBER OF

NEAREST PUBLIC ROAD: _____

WATER AND SEWER SERVICE PROVIDERS: _____

ELECTRIC SERVICE PROVIDER: _____

GAS SERVICE PROVIDER: _____

OTHER PROVIDER: _____

OWNER: _____

Address: _____

ENGINEER: _____

Address: _____

Telephone: _____

Telephone (Cell): _____

SURVEYOR: _____

Address: _____

Telephone: _____

Cell Number: _____

Add additional sheets, **if necessary.**

(1) Regarding a proposed MHRC, the following documents are required to be timely submitted for review by Howard County (County): all documents required by the active MHRC standards and requirements contained in the Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas (regulations), in the form, type, and number therein described - including but not limited to the proposed MHRC infrastructure development plan as required by the regulations.

(2) You must timely submit this application and all required documentation to the following public offices as described in the regulations: (a) to the Office of the County Road and Bridge Department, 3604 Old Colorado City Road, Big Spring, Texas 79720 (or then current business office); and (b) a copy thereof to the Office of the County Clerk at said officials' then current business office.

(3) Is any part of the proposed development within the limits or extraterritorial jurisdiction of a city? ANSWER: YES__NO__. If YES, identify the city on the attached document.

(4) Will the owner seek a variance from the Commissioners Court? ANSWER: YES__NO__. If YES, identify all variance issues on the attached documents and include a written variance application and all required documents.

(5) Will any land, improvements, streets, utility or transportation infrastructure, or facilities be dedicated to public use? ANSWER: YES __NO__. If YES, identify them and attach all reports, plans, drawings, and specifications related to those dedicated improvements, infrastructure, or facilities.

(6) Will the MHRC be served by a public water or sewer system? ANSWER: YES__NO __. If YES, identify the public service suppliers and attach reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(7) Will the MHRC be served by private water wells or septic/OSSF systems? ANSWER: YES__NO__. If YES, identify them and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(8) Will the MHRC require a permit or other approval by another government or private entity? ANSWER: YES__ NO__. If YES, identify all such entities and attach copies of any active permits obtained from those entities for the proposed development:

(9) Is the proposed development located in an area of special flood hazard or floodway described by federal or state data sources, including a FEMA floodplain map? ANSWER: YES__; NO__. If YES, identify all areas of special flood hazard or floodways in which all or a part of the proposed development is located:

(10) Have you paid all permit fees required by the County or other government or private entity for the proposed development? ANSWER: _YES;_ NO. If NO, please explain why you have not done so: _____

(11) Does a delinquent tax liability or tax lien exist on the real property made the subject of the proposed development? ANSWER: _ YES _ NO. If YES, please identify those matters and attach documents from the appropriate governmental taxing entity describing the tax delinquency or lien:

If NO, attach documents from the appropriate governmental taxing entities showing that no tax delinquency exists on the real property made the subject of the proposed development.

I, THE OWNER/APPLICANT NAMED BELOW, CERTIFY THE FOLLOWING:

I have read the active Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas. All documents required by the regulations have been prepared by me or in my behalf and are attached to this application including full payment to the County by cashier's check or money order, for all required fees.

OWNER/APPLICANT (signature): _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

RECEIPT BY COUNTY OFFICIAL:

RECEIVED BY (signature): _____

PRINTED NAME: _____

TITLE: _____

HOWARD COUNTY, TX

DATE: _____

EXHIBIT E:

FORM 3

VARIANCE APPLICATION FORM

HOWARD COUNTY VARIANCE APPLICATION FORM FOR USE
REGARDING SUBDIVISION OR MANUFACTURED HOME RENTAL
COMMUNITY DEVELOPMENT

VARIANCE REQUEST: I, the undersigned Applicant, hereby request a variance from the requirements of the active subdivision regulations, or manufactured home rental community (MHRC) regulations, of Howard County, Texas (County) for my proposed development project.

A. PROVIDE THE FOLLOWING PROJECT DEVELOPMENT INFORMATION, USING ADDITIONAL INFORMATION SHEETS IF NECESSARY:

PROJECT DESCRIPTION: _____
(Indicate "Subdivision" or "Manufactured Home Rental Community" and describe name/identity of project)

COMMERCIAL OR RESIDENTIAL: _____ **PRECINCT NO:** _____

TRACT SIZE AND LOCATION: _____

TOTAL LOTS, DIVISIONS, PARTS, OR SPACES: _____

PUBLIC ROAD ACCESS DESCRIPTION: _____

WATER AND SEWER SERVICE PROVIDERS: _____
(Current or Proposed)

ELECTRIC SERVICE PROVIDER: _____
(Current or Proposed)

GAS SERVICE PROVIDER: _____
(Current or Proposed)

OTHER UTILITY PROVIDER: _____

OWNER: _____

Address: _____ Telephone: _____

SURVEYOR: _____

Address: _____

ENGINEER: _____

Address: _____

Telephone: _____ Cell Number: _____

B. ANSWER THE FOLLOWING QUESTIONS AND ATTACH ALL REQUESTED DOCUMENTS, USJNG ADDITIONAL INFORMATION SHEETS IF NECESSARY:

(1) Please attach copies of the following documents: (a) your subdivision plat application and/or MHRC infrastructure development plan; (b) all maps, drawings, reports, opinions, documents, or other data which support your position regarding this variance request; (c) all other documents required by this application form or the County's regulations; and (d) a list of your witnesses, if any, expected to testify before the Commissioners Court regarding your variance request, including their names, addresses, and telephone numbers, and a brief summary of their connection to and position regarding this matter.

(2) You must timely submit this application and all required documentation to the following public offices as described in the regulations to the Office of County Road and Bridge Department 3604 Old Colorado City Road, Big Spring, Texas 79720 (or then current business office).

(3) Is any part of the proposed development within the limits or extraterritorial jurisdiction of a city? ANSWER: YES NO. If YES, identify the city on the attached documents.

(4) Will any land, improvements, roads, streets, utility or transportation infrastructure, or facilities be dedicated to public use? ANSWER: YES NO. If YES identify them and attach all reports, plans, drawings, and specifications related to those dedicated improvements, infrastructure, or facilities.

(5) Will the proposed development be served by a public water or sewer system? ANSWER: YES NO. If YES, identify the public service suppliers and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(6) Will the proposed development be served by a private water wells or septic (OSSF) systems? ANSWER: YES NO. If YES, identify them and attach all reports, plans, drawings, and specifications related to those improvements, infrastructure, or facilities.

(7) Will the proposed development require a permit or other approval by another government or private entity? ANSWER: YES NO. If YES, identify all such entities and attach copies of any active permits obtained from those entities for the proposed development.

(8) Is the proposed development located in an area of special flood hazard or floodway described by federal or state data sources, including a FEMA floodplain map? ANSWER: YES NO. If YES, identify all areas of special flood hazard or floodways in which all or a part of the proposed development is located.

(9) Have you paid all permit fees required by the County or other government or private entity for the proposed development? ANSWER: YES NO. If NO, please explain why you have not done so.

(10) Does a delinquent tax liability or tax lien exist on the real property made the subject of the proposed development? ANSWER: YES NO. If YES, please identify those matters and attach documents from the appropriate governmental taxing entity describing the tax delinquency or lien. If NO, attach documents from the appropriate governmental taxing entities showing that no tax delinquency exists on the real property made the subject of the proposed development.

(11) Please state all reasons to support your variance request, as well as the specific relief you request from the Commissioners Court: _____.

I, THE OWNER/APPLICANT NAMED BELOW, CERTIFY THE FOLLOWING:

I have read the active Subdivision and Manufactured Home Rental Community Regulations for Howard County, Texas. All documents required by the regulations have been prepared by me or on my behalf and me attached to this application including full payment to the County, by cashier's check or money order, for all required fees.

OWNER/APPLICANT (signature): _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

RECEIPT BY COUNTY:

RECEIVED BY: (signature) _____

PRINTED NAME: _____

TITLE: _____

HOWARD COUNTY, TEXAS

DATE: _____

EXHIBIT F

EXCEPTIONS TO PLAT REQUIREMENTS

- (1) Pursuant to Section 232.0015 of the Texas Local Government Code and the active subdivision regulations of Howard County, Texas (County), the following exceptions to plat requirements are adopted regarding subdivisions located in the unincorporated areas of said county:
 - (A) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) the owner does not lay out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code; and (2) 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 a tract described by this paragraph ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of these rules shall apply.
 - (B) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into four or fewer parts and does not lay out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code to have a plat of the subdivision prepared if each of the lots is 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 of the Texas 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 of consanguinity or affinity, the platting requirements of these rules and regulations shall apply.
 - (C) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) all of the lots in the subdivision are more than 10 acres in area; and (2) the owner does not lay out a part of the tract described by Section 232.001 (a)(3) of the Texas Local Government Code.
 - (D) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts and does not lay out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code to have a plat of the subdivision prepared if all of the lots are sold to veterans through the Veterans' Land Board Program.
 - (E) The platting requirements of these rules shall not apply to a subdivision of any tract of land belonging to the State or any state agency, board, or commission or owned by the permanent school fund or any other dedicated funds of the State unless the subdivision lays out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code.
 - (F) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) the owner of the land is a political subdivision of the State; (2) the land is situated in a floodplain; and (3) the lots are sold to adjoining landowners.
 - (G) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two parts to have a plat of the subdivision prepared if: (1) the owner does not lay out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code; and (2) one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of these regulations and Chapter 232 of the Texas Local Government Code.
 - (H) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) the owner does not lay out a part of the tract described by Section 232.001(a)(3) of the Texas Local Government Code; and (2) all parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further

development of any part of the tract.

(I) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) no part of the land in the subdivision is located in a floodplain; (2) no land or improvements in the subdivision will be dedicated to public use; (3) each lot or divided part in the subdivision will be developed for a commercial, agricultural, industrial, or non-residential purpose; (4) no water facilities, wells, or services for the drinking of water by humans will be installed, provided, or obtained by the developer, or any lot owner or lessee, for any lot or divided part in the subdivision; and (5) no sewer, wastewater, human excreta or other waste removal, septic, or OSSF facilities or services will be installed, provided, or obtained by the developer, or any lot owner or lessee, for any lot or divided part in the subdivision.

(J) The County shall not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if: (1) no part of the land in the subdivision is located in a floodplain; (2) no land or improvements in the subdivision will be dedicated to public use; (3) each lot or divided part in the subdivision will be developed for the purpose of the exploration or production of oil, gas, or other minerals; (4) any water facilities, wells, or services for the drinking of water by humans which are installed, provided, or obtained by the developer, or any lot owner or lessee, for any lot or divided part in the subdivision will be confined to the actual work site of said exploration or production activities and comply with minimum state standards; and (5) any sewer, wastewater, human excreta or other waste removal, septic, or OSSF facilities or services which are installed, provided, or obtained by the developer, or any lot owner or lessee, for any lot or divided part in the subdivision will be confined to the actual work site of said exploration or production activities, comply with minimum state standards, and comply with the County's active sewer, septic, or OSSF regulations.

(2) The Commissioners Court may allow conveyance of portions of one or more previously platted lots by metes and bounds description without revising the plat, provided that the conveyance does not violate, alter, amend, diminish, or remove any recorded covenants, restrictions, or vested property rights.

EXHIBIT G:

FEE SCHEDULE

The following fee schedule is adopted regarding subdivisions and manufactured home rental communities (MHRCC) located in the unincorporated areas of Howard County, Texas:

(1) Regarding proposed subdivision development and subdivision plats, all fees shall be paid by the owner or developer to the County at the time of the plat application and submission, before the County conducts a plat review - with the exception of required filing and recording fees, if any, which shall be paid to the County Clerk upon the filing or recording of documents with said clerk.

(2) Regarding proposed infrastructure development plans for MHRC development, all fees shall be paid by the owner or developer to the County at the time of plan submission, before the County conducts a plan review - with the exception of required filing and recording fees, if any, which shall be paid to the County Clerk upon the filing or recording of documents with said clerk.

(3) All fees described by this schedule shall be paid in full by cashier's check or money order, payable to the order of Howard County, Texas, and shall be submitted in person or by mail to the Office of the County Road and Bridge Engineer, 364 Old Colorado City Rd, Big Spring, Texas 79720 (or then current business office), with the exception of required filing and recording fees, if any, which shall be paid to the County Clerk upon the filing or recording of documents with said clerk. No partial fee payments shall be accepted.

(4) The following fees are adopted for all proposed subdivision development and subdivision applications and plats - and for all proposed infrastructure development plans for MHRC development - and the total amount of said fees shall be payable to the County in the form and manner herein described:

- (a) For a final plat of a subdivision or MHRC with 1 to 10 lots, spaces, or divided parts: a base fee of \$500.00, plus \$100.00 per lot, space, or divided part, plus all required filing and recording fees, if any, is required. For a short form or voluntary preliminary plat review and comment, the fee shall be \$350 regardless of the number of proposed lots.
- (b) For a final plat of a subdivision or MHRC with 11 to 50 lots, spaces, or divided parts: a base fee of \$1,000.00, plus \$100.00 per lot, space, or divided part, plus all required filing and recording fees, if any, is required.
- (c) For a final plat of a subdivision or MHRC with more than 50 lots, spaces, or divided parts: a base fee of \$1,500.00, plus \$100.00 per lot, space, or divided part, plus all required filing and recording fees, if any, is required.

(5) Additionally, should the owner or developer request a variance from the provisions of the subdivision or MHRC regulations of the County, a variance request/application fee of \$75.00 is required. This fee must be timely paid to the County as follows:

- (a) Regarding a requested subdivision regulation variance, said fee shall be timely paid in full by the owner/developer at the time of the submission of the subdivision plat application, preliminary plat, and variance application to the County. If not timely paid to the County in full, the variance request shall be denied.
- (b) Regarding a requested MHRC regulation variance, said fee shall be timely paid in full by the owner/developer at the time of the submission of the

MHRC application, infrastructure development plan, and variance request to the County. If not timely paid to the County in full, the variance request shall be denied.

(6) For the issuance of a Certificate of Approved Plat, which shall authorize the connection of utility service by a utility service provider to a subdivision development (or a lot, space, part, or division therein), a fee of \$75.00 is required for each requested certificate.

(7) For the issuance of a Certificate of Manufactured Home Rental Community Compliance, which shall authorize the connection of utility service by a utility service provider to a MHRC development (or a lot, space, part, or division therein), a fee of \$75.00 is required for each requested certificate.

(8) **Inspection Fees.** After the effective date of the adoption of these regulations, the County's inspection fees for developments located inside the County but outside a city limit or Extraterritorial Jurisdiction, where applicable, shall be one percent of the cost of the public improvements or private roadway with public easements, as determined by current bid prices or the developer's quantities and cost estimates if acceptable to the County Road and Bridge Engineer. Payment of these fees shall be made prior to construction being authorized and no public improvements will be accepted until the fees are paid. The County Road and Bridge Engineer may authorize third party inspections in lieu of all or a portion of the fee if they determine it will be an acceptable inspection and review of the construction. Acceptance of the fee by the County does not impact maintenance or ownership by the County unless and until future Commissioners' Court actions result in county acceptance of infrastructure improvements.

EXHIBIT H:

MANUFACTURED HOME RENTAL COMMUNITY STANDARDS

These standards and requirements shall apply to all manufactured home rental communities (MHRC) located in the unincorporated area of Howard County, Texas:

1. Construction of a proposed MHRC may not begin before an infrastructure development plan (plan) has been submitted to and approved by the Commissioners Court, as follows:

(a) The plan shall: (1) provide adequate drainage for the MHRC, including all streets or roads therein, in accordance with standard engineering practices; (2) specify necessary drainage culverts and other drainage facilities for the MHRC; and (3) identify all areas of the MHRC located in the floodplain, if any. The drainage requirements for the MHRC shall be in compliance with the following standards: all drainage requirements described in the subdivision regulations for the County, which are incorporated by reference.

(b) The plan shall describe and specify: (1) the provision of an adequate public or community water supply to the MHRC in accordance with minimum state standards; ~~and~~ (2) the location of all facilities and supply lines for said water supply in accordance Subchapter C, Chapter 341 of the Texas Health and Safety Code; and (3) a solid waste collection plan including any dumpster locations.

(c) The plan shall describe and specify the provision of access of the MHRC to sanitary sewer or septic facilities and lines, in accordance with minimum state standards, including: (1) providing and identifying the location of all sanitary sewer facilities and lines; or (2) providing and identifying adequate on-site/OSSF sewage facilities and lines in accordance with Chapter 366 of the Texas Health and Safety Code.

(d) The plan shall contain a land survey of the proposed MHRC performed by a Texas registered professional land surveyor, and shall identify, at minimum: (1) the proposed MHRC boundaries, and any significant features located therein; (2) the proposed location of all spaces, lots, or other parts of the MHRC; (3) the proposed or existing utility, road, and drainage easements; and (4) the dedications of easements and rights of way, if any.

(e) The plan shall state that it complies with these regulations and all applicable requirements of: (1) the County's active sewer, drainage, septic, or OSSF regulations; (2) the County's active Flood Damage Prevention Order, ordinance, or other floodplain management regulations; and (3) state and federal law.

(f) The plan shall identify and describe all roads and streets in the MHRC. All primary roads and streets in the MHRC which provide ingress and egress access to the MHRC shall be constructed and comply with the following standards as are reasonably necessary to provide ingress and egress access to the MHRC for fire and emergency vehicles: at a minimum, the road and street requirements described in the subdivision regulations for the County which are incorporated by reference.

2. The MHRC application and proposed infrastructure development plan shall be signed, dated, and approved by the owner or developer. The plan also shall be signed, dated, approved, and stamped by the owner/developer's: (a) engineer, being a Texas registered professional engineer; and (b) surveyor, being a Texas registered professional land surveyor.

3. The original and one complete copy of the MHRC application and proposed infrastructure development plan, both being fully executed, complete, and in compliance with these regulations, with all required fees, shall be submitted by the owner or developer to the County through its designee (County

Designee), same being the County Judge at the following public office: Office of the County Road and Bridge Engineer, 3604 Old Colorado City Rd, Big Spring, Texas 79720 (or then current business office). Also, the owner/developer shall meet with the County Designee at least 14 days prior to the Commissioners Court meeting at which the MHRC and proposed infrastructure development plan will be considered for approval, and said meeting is for the purpose of a preliminary review and discussion of the proposed development project, the proposed plan, and all documents to support the plan submission.

4. Approval or rejection of an infrastructure development plan by the Commissioners Court shall be in writing pursuant to a public meeting vote. The County may deny a MHRC and its proposed infrastructure development plan if: (1) the plan does not comply with all requirements prescribed by law and these regulations; (2) the required fees are not paid; or (3) a delinquent ad valorem tax liability exists for the land made the subject of the MHRC. The MHRC application and proposed infrastructure development plan are considered complete when all documentation or other information required by these regulations is received.

5. If the plan is approved, all infrastructure and development of the MHRC must be constructed in compliance with the plan. If the plan is rejected, the written rejection shall specify the reasons for the rejection.

6. Construction of, in, or regarding a MHRC may not begin (and the MHRC may not be occupied by tenants or lessees) before the date the infrastructure development plan is

7. A utility may not provide utility services, including water, sewer, gas, and electric services, to a MHRC subject to an infrastructure development plan or to a manufactured home in the MHRC unless the owner provides the utility with a copy of the Certificate of Compliance issued by the County under the preceding paragraph. As used in this paragraph, "utility" means: (a) a municipality that provides utility services; (b) a municipality owned or municipally operated utility that provides utility services; (c) a public utility that provides utility services; (d) a nonprofit water supply or sewer corporation organized and operating under Chapter 67 of the Texas Water Code, that provides utility services; (e) a county that provides utility services; and (f) a special district or authority created by state law that provides utility services.

8. The Commissioners Court may grant a variance from these MHRC standards or requirements pursuant to the variance procedures and standards described in the attached regulations, which are incorporated by reference. The variance application, review, and fee requirements therein described are expressly adopted regarding MHRC development, including the following requirements:

- (a) Regarding a requested variance from the County's MHRC regulations, the variance application must be timely filed with the required MHRC application and proposed infrastructure development plan.
- (b) A variance request/application fee, as described in the fee schedule attached to these regulations, shall be paid in full to the County at the time of the variance application filing.

EXHIBIT I

UTILITY CONNECTION REQUIREMENTS

Howard County hereby adopts and approves the utility connection requirements authorized by Sections 232.106 and 232.029 of the Texas Local Government Code, as hereafter described:

(1) Except as herein provided, a utility may not serve or connect any subdivided land with water or sewer service unless the utility receives a Certificate of Approved Plat issued by the Commissioners Court, or receives a determination from the Commissioners Court, that the plat has been reviewed and approved by the Commissioners Court.

(2) Except as herein provided, a utility may not serve or connect any subdivided land with electricity or gas unless the utility receives a determination from the Commissioners Court that adequate water and sewer services (or OSSF services as an alternative to sewer services) have been constructed or installed to service the lot or subdivision. and that: (a) said water service facilities are fully operable and the water quality and connections to the lots meet the minimum state standards; (b) said sewer service facilities are fully operable and the sewer connection to the lots meet the minimum requirements of state standards; and (c) alternatively, if septic systems{OSSF} are used, that the lot is served by a permitted OSSF, or that lots in the subdivision can be adequately and legally served by septic systems that meet the minimum requirements of state standards.

(3) An electric, gas, water, or sewer service utility may serve or connect subdivided land with water, sewer, electricity, gas, or other utility service regardless of whether the utility receives a certificate issued by the Commissioners Court (if required by these regulations), or receives a determination by the Commissioners Court (if required by these regulations), if the utility provided with a certificate issued by the Commissioners Court which states that:

(a) the subdivided land: (1) was sold or conveyed by a subdivider by any means of conveyance, including a contract for deed or executory contract (i) before September 1, 1995, or (ii) before September 1, 1999, if the subdivided land on August 31, 1999, was located in the ETJ of a municipality as determined by Chapter 42 of the Texas Local Government Code; (2) has not been subdivided after September 1, 1995, or September 1, 1999, as applicable under the immediately preceding subpart (1); (3) is the site of construction of a residence evidenced by at least the existence of a completed foundation that was begun on or before May 1, 2003; and (4) has had adequate sewer services installed to service the lot or dwelling, as determined by an authorized agent responsible for the licensing or permitting of on-site sewage facilities under Chapter 366 of the Texas Health and Safety Code;

(b) the subdivided land is a lot of record and has adequate sewer services installed that are fully operable to service the lot or dwelling, as determined by an authorized agent responsible for the licensing or permitting of on-site sewage facilities under Chapter 366 of the Texas Health and Safety Code; or

(c) the land was not subdivided after September 1, 1995, and: (1) water service is available within 750 feet of the subdivided land; or (2) water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible subject to a final determination by the water service provider.

(4) A utility may provide utility service to subdivided land described in the preceding subpart (3) only if the person requesting service:

(a) is not the land's subdivider or the subdivider's agent; and

(b) provides to the utility a Commissioners Court certificate described by the preceding subpart

- (3).
- (5) A person requesting service may obtain a Commissioners Court certificate, under the preceding subpart (3) only if he is the owner or purchaser of the subdivided land and provides to the Commissioners Court documentation containing:
- (a) a copy of the means of conveyance or other documents that show that the land was sold or conveyed by a subdivider before September 1, 1995, or before September 1, 1999, as applicable under the preceding subpart (3);
 - (b) a notarized affidavit by that person requiring service that states that construction of a residence on the land evidenced by at least the existence of a completed foundation, was begun on or before May 1, 2003, and the request for utility connection or service is to connect or serve a residence on said land;
 - (c) sufficient proof that the land has not been subdivided after September 1, 1995, or September 1, 1999, as applicable in said subpart (3); and
 - (d) evidence that adequate sewer service or facilities have been installed that are fully operable to service the lot or dwelling, said evidence provided from a utility (as defined by these regulations), or from the authorized agent responsible for the licensing or permitting of on-site sewage facilities under Chapter 366 of the Texas Health and Safety Code.
- (6) On request the Commissioners Court shall provide to the Texas Attorney General and any appropriate local, county, or state law enforcement official, a copy of any document on which the Commissioners Court relied in determining the legality of providing services.
- (7) These utility connection provisions may not be construed to abrogate any civil or criminal proceeding or prosecution or to waive any penalty against a subdivider for a violation of a state or local law, regardless of the date on which the violation occurred.
- (8) The prohibition established by these utility connection provisions shall not prohibit a water, sewer, electric, or gas utility from providing water, sewer, electric, or gas utility connection or service to a lot sold, conveyed, or purchased through a contract for deed or executor contract or other device by a subdivider prior to July 1, 1995, or September 1, 1999, if on August 31, 1999 the subdivided land was located in the ETJ of a municipality that has adequate sewer services installed that are fully operable to service the lot (as determined by an authorized agent responsible for the licensing or permitting of on-site sewage facilities under Chapter 366 of the Texas Health and Safety Code), and was subdivided by a plat approved prior to September 1, 1989.
- (9) Except as herein provided, a utility that does not hold a certificate issued by or has not received a determination from the Commissioners Court to serve or connect subdivided property with electricity or gas may provide that service to single family residential dwelling on that property if:
- (a) the person requesting the utility service is the owner and occupant of the residential dwelling, and on or before January 11, 2001 said person owned and occupied the residential dwelling;
 - (b) the utility previously provided the utility service on or before January 1, 2001 to the property for the person requesting the service, and the utility service provided was terminated not earlier than 5-years before the date on which the person requesting utility service submits an application for that service; and
 - (c) providing the utility service will not result in an increase in the volume of utility service

provided to the property, or will not result in more than one utility connection for each single-family residential dwelling located on the property.

(10) A utility may provide service under the immediately preceding subpart (9) only if the person requesting the service provides the Commissioners Court documentation that evidences compliance with the requirements of said subpart (9) and that is satisfactory to the Commissioners Court.

(11) A utility may not serve or connect subdivided property described by the immediately preceding subpart (9) if; on or after September 1, 2007 any existing improvement on that property are modified.

(12) Except as herein provided, these utility connection provisions do not prohibit a water or sewer utility from providing water or sewer utility connection or service to a residential dwelling that:

(a) is providing water or wastewater facilities under or in conjunction with a federal or state funding program designed to address inadequate water or wastewater facilities in colonies or to residential lots located in the County;

(b) is an existing dwelling identified as an eligible recipient for funding by the funding agency providing adequate water and wastewater facilities or improvements;

(c) when connected, will comply with minimum state standards for both water and sewer facilities as prescribed by the Model Subdivision Rules adopted under section 16.343 of the Texas Water Code; and

(d) is located in a project for which the municipality with jurisdiction over the project or the approval of plats within the project area has approved the improvement project by order, resolution, or interlocal agreement under Chapter 791 of the Texas Government Code, if applicable.

(13) A utility may not serve any subdivided land with water utility connection or service under the immediately preceding subpart (12) unless the entity receives a determination from the Commissioners Court that adequate sewer services (as defined by Section 232.028 of the Texas Local Government Code) have been installed to service the lot or dwelling.

(14) The Commissioners Court hereby imposes the following reasonable fee for a certificate issued under these utility connection provisions for a subdivision which is located in the county and not within the limits of a municipality: as described on the fee schedule attached in the Appendix to these regulations.

(15) Should these utility connection provisions conflict with the active utility connection requirements of Section 232.029 of the Texas Local Government Code, the active requirements of said Section 232.029 shall control.

(16) An approved subdivision plat shall contain the following statement regarding the utility connection requirements of these regulations:

Howard County has adopted certain utility connection requirements authorized by law. Notice is hereby given regarding the following issues:

(a) Unless otherwise allowed by law or County regulations, a utility may not serve or connect any subdivided land with water or sewer service unless the utility receives a certificate issued by the Howard County Commissioners Court or receives a determination from said Commissioners Court that the subdivision plat has been reviewed and approved by said Commissioners Court.

(b) Unless otherwise allowed by law or County regulations, a utility may not serve or connect any subdivided land with electricity or gas unless the utility receives a determination :from the Howard County Commissioners Court that adequate water and sewer services (or OSSF services

as an alternative to sewer services) have been constructed or installed to service the lot or subdivision, and that (1) said water service facilities are fully operable and the water quality and connections to the lots meet the minimum state standards; (2) said sewer service facilities are fully operable and the sewer connections to the lots meet the minimum requirements of state standards; and/or (3) alternatively, if septic systems (OSSF) are used, that the lot is served by a permitted OSSF or that lots in the subdivision can be adequately and legally served by septic systems, that meet the minimum requirements of state standards.

EXHIBIT J

PLAT STATEMENTS TO BE INCLUDED

A. Purchase Contract and Water and Wastewater Availability Disclosure Statement

1. Water

EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION -AND, IF IT WILL BE MADE AVAILABLE, HOW AND WHEN WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION.

2. Wastewater

EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WASTEWATER/SANITARY SEWER WILL BE MADE AVAILABLE TO THE SUBDIVISION --AND IF IT WILL BE MADE AVAILABLE, HOW AND WHEN IT WILL BE MADE AVAILABLE TO THE SUBDIVISION.

OSSF/Septic Tanks for Wastewater

EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT THAT THE ONLY WASTEWATER SERVICES AVAILABLE WILL BE ON SITE SEWAGE FACILITY OSSF/SEPTIC TANK FACILITIES ON INDIVIDUAL LOTS REQUIRING INDIVIDUAL PERMITS AND INSTALLATION IN ACCORDANCE WITH THE COUNTY'S OSSF/SEPTIC REGULATIONS.

B. Groundwater Sufficiency

GROUNDWATER SUFFICIENCY SHALL BE IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.

C. Public Dedication Limitations Regarding County Construction/Maintenance Obligations Statement

REGARDING ANY LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE DEDICATED TO THE PUBLIC OR FOR PUBLIC USE ON THIS PLAT, AND UPON APPROVAL, IF ANY, OF THIS PLAT BY THE HOWARD COUNTY COMMISSIONER'S COURT, HOWARD COUNTY EXPRESSLY DOES NOT ACCEPT FOR CONSTRUCTION OR MAINTENANCE PURPOSES SAID DEDICATED LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE. IN THAT EVENT, THE CONSTRUCTION OR MAINTENANCE OF SAID DEDICATED LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER THEREOF, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS AND THE BOND OR FINANCIAL SECURITY REQUIRED UNDER SAID REGULATIONS, UNLESS AND UNTIL SAID DEDICATED LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE IS FORMALLY ACCEPTED BY THE COMMISSIONER'S COURT, IF EVER, BY A SEPARATE WRITTEN ORDER.

D. Private Land/Improvement Limitations Regarding County Construction/ Maintenance Obligations Statement

HOWARD COUNTY EXPRESSLY DOES NOT ACCEPT FOR CONSTRUCTION OR MAINTENANCE PURPOSES ANY LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE DESCRIBED OR DESIGNATED ON THIS PLAT FOR PRIVATE OWNERSHIP OR USE. UPON

APPROVAL OF THIS PLAT, IF ANY, BY THE HOWARD COUNTY COMMISSIONER'S COURT, ANY SUCH PRIVATE LAND, ROAD, EASEMENT, IMPROVEMENT, FACILITY, OR INFRASTRUCTURE SHALL BE OWNED BY AND REMAIN THE RESPONSIBILITY OF THE OWNER THEREOF, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS.

E. Owner's Dedication Signature and Disclosure Statement

I, (Owner's Name (s)) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND STATE THE FOLLOWING: (1) THIS PLAT AND THE ATTACHED DOCUMENTS SATISFY ALL REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS; (2) ALL REPRESENTATIONS ON THIS PLAT AND ATTACHED DOCUMENTS ARE TRUE AND CORRECT; AND (3) DO HEREBY CONVEY TO THE PUBLIC OR PUBLIC USE, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

F. Owner's Surveyor's Certification and Signature/Disclosure Statement

I CERTIFY AND STATE THE FOLLOWING: (1) THIS PLAT AND ALL ATTACHED DOCUMENTS REPRESENT A TRUE AND ACCURATE SURVEY MADE BY ME ON THE GROUND; (2) ALL REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN ON THIS PLAT; (3) ALL EXISTING EASEMENTS AND RIGHTS OF WAY ARE SHOWN ON THIS PLAT ACCORDING TO DOCUMENTS OF RECORD OR APPARENT CIRCUMSTANCES OBSERVED ON THE LAND; (4) THE PERIMETER FIELD NOTES ARE ACCURATELY TIED TO AN ORIGINAL CORNER OF THE ORIGINAL SURVEY; (5) THIS PLAT AND ALL ATTACHED DOCUMENTS COMPLY WITH ALL SURVEYING, MONUMENT, SCALE, DIMENSION, AND IDENTIFYING REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS; AND (6) ALL SURVEYING REPRESENTATIONS ON THIS PLAT AND ALL ATTACHED DOCUMENTS ARE TRUE, CORRECT, AND IN COMPLIANCE WITH STANDARD SURVEYING PRACTICE IN THE STATE OF TEXAS.

G. Owner's Engineer's Certification and Signature/Disclosure Statement

I CERTIFY AND STATE THE FOLLOWING: (1) THIS PLAT AND ALL ATTACHED DOCUMENTS SATISFY ALL REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS; AND (2) ALL ENGINEERING OR DESIGN REPRESENTATIONS ON THIS PLAT AND ALL ATTACHED DOCUMENTS ARE TRUE, CORRECT, AND IN COMPLIANCE WITH STANDARD ENGINEERING PRACTICE IN THE STATE OF TEXAS.

H. Commissioner's Court Approval Statement

I CERTIFY AND STATE THE FOLLOWING: (1) THIS FINAL PLAT WAS FORMALLY APPROVED ON THE _____ DAY OF _____, _____ BY THE COMMISSIONER'S COURT OF HOWARD COUNTY, TEXAS IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT; AND (2) THIS PLAT IS AUTHORIZED FOR FILING AND RECORDING WITH THE COUNTY CLERK OF HOWARD COUNTY, TEXAS.

I. County Judge's (or Court's Designee) Approval Statement (Final plats, replats and Short Form Plats)

I CERTIFY AND STATE THE FOLLOWING: (1) THIS FINAL PLAT, REPLAT (or SHORT FORM) PLAT WAS FORMALLY APPROVED ON THE _____ DAY OF _____, _____ BY ME IN MY CAPACITY AS COUNTY JUDGE (or THE COURTS DESIGNEE) OF HOWARD COUNTY, TEXAS IN ACCORDANCE

WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT; AND (2) THIS PLAT IS AUTHORIZED FOR FILING AND RECORDING WITH THE COUNTY CLERK OF HOWARD COUNTY, TEXAS.

J. County Clerk's Certification

I CERTIFY AND STATE THE FOLLOWING: {1) THIS FINAL PLAT WAS FORMALLY APPROVED ON THE DAY OF _____, BY THE COMMISSIONER'S COURT OF HOWARD COUNTY, TEXAS IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT; AND (2) THIS PLAT IS AUTHORIZED FOR FILING AND RECORDING WITH THE COUNTY CLERK OF HOWARD COUNTY, TEXAS.

K. County Engineer's Approval Statement

I CERTIFY AND STATE THAT THIS FINAL PLAT AND THE SUBDIVISION HEREIN DESCRIBED ARE IN FULL COMPLIANCE WITH ALL ENGINEERING AND SURVEYING REQUIREMENTS OF THE SUBDIVISION AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS FOR HOWARD COUNTY, TEXAS.

END OF DOCUMENT