CAMERON COUNTY

DEVELOPMENT & BUILDING GUIDE

EDDIE TREVIÑO, JR.
CAMERON COUNTY JUDGE

COMMISSIONER SOFIA C. BENAVIDES	PRECINCT #1
COMMISSIONER JOEY LOPEZ	PRECINCT #2
COMMISSIONER DAVID A. GARZA	PRECINCT #3
COMMISSIONER GUS RUIZ	PRECINCT #4

PETE SEPULVEDA, JR
COUNTY ADMINISTRATOR

BENJAMIN L. WORSHAM, P.E.
COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION DIRECTOR

v. April 2025

CAMERON COUNTY

SUBDIVISION RULES AND REGULATIONS

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COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION DIRECTOR

ADOPTED BY COMMISSIONER'S COURT

July 5, 2022
Order No. 2022-006030

PREAMBLE

Cameron County, as both a coastal county and a county along an international border, holds paramount our charge to be remain efficient, organized, and equipped to offer the very best service possible to our residents, the development community, and our municipal partners.

The Department of Transportation is charged with enforcing the Rules and Regulations of Cameron County, Texas for the Approval and Acceptance of Infrastructure, as amended from time to time by the Cameron County Commissioners' Court. The Department is dedicated to ensuring that all development projects are handled in a professional, courteous and timely manner.

These rules and regulations are provided in the following general order with references listed as applicable:

Chapter 1 – General Provisions and Requirements

- Reference: Texas Administrative Code, Title 31, Chapter 364 – Model Subdivision Rules
  Texas Local Government Code, Chapters 231 and 232
  Texas Water Code, Section 16.350

Chapter 2 – Subdivision Submittal and Review Procedures

- Reference: Texas Local Government Code, Chapter 232, Subchapter A – Subdivision Platting Requirements In General
  Texas Local Government Code, Chapter 232, Subchapter B – Subdivision Platting Requirements in County Near International Border

Chapter 3 – Subdivision Design and Minimum Standards

- Reference: Texas Local Government Code, Chapter 232, Subchapter A – Subdivision Platting Requirements In General
  Texas Local Government Code, Chapter 232, Subchapter B – Subdivision Platting Requirements in County Near International Border

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CHAPTER 1

GENERAL PROVISIONS AND REQUIREMENTS

SECTION 1.1 – GENERAL AND ADMINISTRATIVE PROVISIONS

SUBSECTION 1.1.1 AUTHORITY AND SCOPE OF RULES

These rules are adopted by Cameron County, Texas, under the authority of the Local Government Code, Chapter 232; Water Code, §16.350; and Texas Administrative Code Title 30, Chapters 230 and 285.

A. Residential Plat: Notwithstanding any provision to the contrary, all subdivisions that create two or more lots, where at least one of the lots is five acres or less, and intended for residential purposes must comply with the rules in Section 1.2 and Section 1.3 of this chapter. Lots of five acres or less are presumed to be for residential purposes unless the land is restricted to nonresidential uses on the final plat and in all deeds and contracts for deeds. Lots meeting the criteria of this paragraph intended for residential use will be processed as a Residential Plat (per Chapter 2, Section 2.1).

B. General Plat: Subdivisions that do not meet the criteria stated in Section 1.1.1.A of this chapter will be processed as a General Plat (per Chapter 2, Section 2.2) and shall comply with Section 1.2 and Section 1.3 of this chapter as applicable or as deemed necessary by the County.

C. Exceptions: See Section 1.1.15 of this chapter for exceptions to platting.

The Department of Transportation is hereby authorized and directed to enforce these rules, regulations, standards, and specifications for the construction, design, location, and layout of streets, curbs, street signs, sidewalks, easements, monuments, drainage facilities, detention requirements, and related appurtenances. The Department of Transportation shall recommend to the Commissioners Court any changes to be made. All such improvements shall be designed, constructed, installed, located and arranged by the subdivider in accordance with these rules, regulations, standards, and specifications.

SUBSECTION 1.1.2 PURPOSE

It is the purpose of these rules to promote the public health of the County residents, to ensure that adequate water and wastewater facilities are provided in subdivisions within the jurisdiction of this County, and to apply the minimum state standards for water and wastewater facilities to these subdivisions.

These regulations have been prepared in general to aid in the orderly development of the unincorporated areas of Cameron County. Texas, and are applicable to residential, commercial, and industrial subdivisions. In general terms, these rules and regulations have been prepared to:

1. Provide developers with guidance and assistance in the preparation and approval of a subdivision plat.
2. Protect the citizens of Cameron County, and potential future residents, by insuring minimum standards in a subdivision where they may want to reside in.
3. Prevent the citizens of Cameron County from being burdened with substandard transportation and drainage infrastructure, or the associated future costs to mitigate these issues.

SUBSECTION 1.1.3 EFFECTIVE DATE

These rules become effective on the 5th day of July, 2022.

SUBSECTION 1.1.4 REPEALER

Provisions of Order(s) Number 1995-1, adopted on the 22nd day of December, 2001, are hereby repealed, except as to such sections which are retained herein.

SUBSECTION 1.1.5 PLAT REQUIRED

A. The owner of a tract of land located outside the corporate limits of a municipality that divides the tract in any manner that creates two or more lots must have a plat of the subdivision prepared. See Section 1.1.1 of this chapter for plat types.

B. No subdivided land shall be sold or conveyed until the subdivider:

   1. has received approval of a final plat of the tract; and
   2. has filed and recorded with the County Clerk of the County in which the tract is located a legally approved plat.

C. A division of a tract is defined as including a metes and bounds description, or any description of less than a whole parcel, in a deed of conveyance or in a contract for a deed, using a contract of sale or other executory contract, lease/purchase agreement, or using any other method to convey property.

SUBSECTION 1.1.6 SUPERSESSION

The rules stated in this chapter supersede any conflicting regulations of the County for subdivisions meeting the criteria stated in Section 1.1.1.A of this chapter.

In general, whenever the standards and specifications in these regulations as a whole conflict with those contained in other regulations or City Ordinances adopted by a City and applicable to a Subdivision to which these regulations also apply, the most stringent or restrictive provisions shall apply. In addition, it is the intention of the County in adopting these regulations, to regulate development in unincorporated areas of the County consistent with the provisions of Chapter 232, Texas Local Government Code (LGC) and the Texas Administrative Code (TAC), Title 31, Chapter 364 Model Subdivision Rules, as either may be amended from time to time and being adopted by Commissioners Court. In the event of a conflict between the provisions of these regulations and either Chapter 232, LGC or TAC, Title 31, Chapter 364, the more stringent or restrictive provisions shall apply.

SUBSECTION 1.1.7 SEVERABILITY

If any part or provision of these regulations, or application thereof, to any person or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances.

The Commissioners Court hereby declares that it would have enacted the remainder of these regulations without any such part, provision or application.

SUBSECTION 1.1.8 CHANGES AND AMENDMENTS

These subdivision rules and regulations and its attached construction and drainage standards may, from time to time, be amended by an Order of the Cameron County Commissioners Court as in the original adoption. Orders amending these documents shall be noted in this document accordingly. All changes and amendments are listed in Appendix K.

SUBSECTION 1.1.9 SELLING OR TRANSFERRING LOTS

The property must be platted, or a determination certificate issued, before any lot is sold or transferred. In addition, if a lot is platted but lacks water and sewer service (or financial guarantee), the lot cannot be sold or transferred unless (1) the owner resides on the lot and (2) the owner is not the subdivider or subdivider's agent.

A subdivider cannot offer a lot for sale or accept a down payment to reserve a lot if the subdivision has not been recorded. Any offer to sell will constitute selling an illegally subdivided lot and the subdivider or subdivider's agent is subject to civil and criminal penalties stated below:

A. Civil Penalties [1]

1. A subdivider or an agent of a subdivider may not cause, suffer, allow, or permit a lot to be sold in a subdivision if the subdivision has not been platted as required by this subsection.

2. Notwithstanding any other remedy at law or equity, a subdivider or an agent of a subdivider may not cause, suffer, allow, or permit any part of a subdivision over which the subdivider or an agent of the subdivider has control, or a right of ingress and egress, to become a public health nuisance as defined below:
   a. a condition or place that is a breeding place for flies and that is in a populous area;
   b. spoiled or diseased meats intended for human consumption;
   c. a restaurant, food market, bakery, other place of business, or vehicle in which food is prepared, packed, stored, transported, sold, or served to the public and that is not constantly maintained in a sanitary condition;
   d. a place, condition, or building controlled or operated by a state or local government agency that is not maintained in a sanitary condition;
   e. sewage, human excreta, wastewater, garbage, or other organic wastes deposited, stored, discharged, or exposed in such a way as to be a potential instrument or medium in disease transmission to a person or between persons;
   f. a vehicle or container that is used to transport garbage, human excreta, or other organic material and that is defective and allows leakage or spilling of contents;
   g. a collection of water that is a breeding area for mosquitoes that can transmit diseases regardless of the collection's location other than a location or property where agricultural activities involving the cultivating of soil to produce crops for human food, animal feed, or planting seed or for the production of fibers;
   h. a condition that may be proven to injuriously affect the public health and that may directly or indirectly result from the operations of a bone boiling or fat rendering plant, tallow or soap works, or other similar establishment;
   i. a place or condition harboring rats in a populous area;
   j. the presence of ectoparasites, including bedbugs, lice, and mites, suspected to be disease carriers in a place in which sleeping accommodations are offered to the public;
   k. the maintenance of an open surface privy or an overflowing septic tank so that the contents may be accessible to flies; and
   l. an object, place, or condition that is a possible and probable medium of disease transmission to or between humans.

[1] LGC §232.035

3. A subdivider who fails to provide, in the time and manner described in the plat, for the construction or installation of water or sewer service facilities described on the plat or on the document attached to the plat or who otherwise violates the requirements adopted by the Commissioners Court is subject to a civil penalty of not less than $500 or more than $1,000 for each violation and for each day of a continuing violation but not to exceed $5,000 each day and shall also pay court costs, investigative costs, and attorney's fees for the governmental entity bringing the suit.
4. Except as provided by Item 5, a person who violates Item 1 or Item 2 is subject to a civil penalty of not less than $10,000 or more than $15,000 for each lot conveyed or each subdivision that becomes a nuisance. The person must also pay court costs, investigative costs, and attorney's fees for the governmental entity bringing the suit.
5. A person who violates Item 2 is not subject to a fine under Item 4 if the person corrects the nuisance not later than the 30th day after the date the person receives notice from the attorney general or a local health authority of the nuisance.
6. Venue for an action under this subsection is in a district court of Cameron County.

B. Criminal Penalties [2]

1. A subdivider commits an offense if the subdivider knowingly fails to file a plat required by these rules. An offense under this subsection is a Class A misdemeanor.
2. A subdivider who owns a subdivision commits an offense if the subdivider knowingly fails to timely provide for the construction or installation of water or sewer service or fails to make a reasonable effort to have electric utility service and gas utility service installed by a utility. An offense under this subsection is a Class A misdemeanor.
3. If it is shown at the trial of an offense under Item 1 that the defendant caused five or more residences in the subdivision to be inhabited, the offense is a state jail felony.
4. A subdivider commits an offense if the subdivider allows the conveyance of a lot in the subdivision without the appropriate water and sewer utilities as required or without having made a reasonable effort to have electric utility service and gas utility service installed by a utility. An offense under this subsection is a Class A misdemeanor. Each lot conveyed constitutes a separate offense.
5. Venue for prosecution for a violation under this subsection is in Cameron County.

[2] LGC §232.036

SUBSECTION 1.1.10 CONNECTION OF UTILITIES

A. A utility may not serve or connect any subdivided land with water or sewer services unless the utility receives a certificate issued by or determination from the Commissioners Court stating that the plat has been reviewed and approved by the Commissioners Court [3].

B. A utility may not serve or connect any subdivided land with electricity or gas unless the entity receives a determination from the Commissioners Court that adequate water and sewer services have been installed to service the lot or subdivision [4].

C. A 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 or a determination from the Commissioners Court stating that the plat has been reviewed and approved by the Commissioners Court [5], if the utility is provided with an affirmative finding by a court after hearing the motion that termination poses a threat to public health, safety, or welfare of the residents, or a certificate issued by the Commissioners Court that states that:

1. the subdivided land:
   a. 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 extraterritorial jurisdiction of a municipality;
   b. 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
   c. has had adequate sewer services installed to service the lot or dwelling, as determined by the County Environmental Health Department for the licensing or permitting of on-site sewage facilities;
2. 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 the County Environmental Health Department for the licensing or permitting of on-site sewage facilities; or

3. the land was not subdivided after September 1, 1995, and:
   a. water service is available within 750 feet of the subdivided land; or
   b. 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.

[3] LGC §232.028(a)
[4] LGC §232.028 (b)(2),(3)
[5] LGC §232.028(b)(1)

D. A utility may provide utility service to subdivided land only if the person requesting service:

1. is not the land's subdivider or the subdivider's agent; and
2. provides to the utility a certificate described by Item C.

E. A person requesting service may obtain a certificate only if the person is the owner or purchaser of the subdivided land and provides to the Commissioners Court documentation containing:

1. 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 Item C;
2. a notarized affidavit by that person requesting service under 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 described by Item C.1.c;
3. a notarized affidavit by the person requesting service that states that the subdivided land has not been further subdivided after September 1, 1995, or September 1, 1999, as applicable under Item C; and
4. evidence that adequate sewer service or facilities have been installed and are fully operable to service the lot or dwelling from a utility or the County Environmental Health Department responsible for the licensing or permitting of on-site sewage facilities.

F. Subject to Items G and H, 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 a single-family residential dwelling on that property if:

1. the person requesting utility service:
   a. is the owner and occupant of the residential dwelling; and
   b. on or before January 1, 2001, owned and occupied the residential dwelling;
2. the utility previously provided the utility service on or before January 1, 2001, to the property for the person requesting the service;
3. the utility service provided as described by Item F.2 was terminated not earlier than five years before the date on which the person requesting utility service submits an application for that service; and
4. providing the utility service will not result in:
   a. an increase in the volume of utility service provided to the property; or
   b. more than one utility connection for each single-family residential dwelling located on the property.

G. A utility may provide service under Item F only if the person requesting the service provides to the Commissioners Court documentation that evidences compliance with the requirements of Item F and that is satisfactory to the Commissioners Court.

H. A utility may not serve or connect subdivided property as described by Item F if, on or after September 1, 2007, any existing improvements on that property are modified.

I. Except as provided by Item J, this subsection does not prohibit a water or sewer utility from providing water or sewer utility connection or service to a residential dwelling that:

1. is provided water or wastewater facilities under or in conjunction with a federal or state funding program designed to address inadequate water or wastewater facilities in colonias or to residential lots;
2. is an existing dwelling identified as an eligible recipient for funding by the funding agency providing adequate water and wastewater facilities or improvements;
3. when connected, will comply with the minimum state standards for both water and sewer facilities; and
4. 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.

J. A utility may not serve any subdivided land with water utility connection or service under Item I unless the entity receives a determination from the County Commissioners Court that adequate sewer services have been installed to service the lot or dwelling.

SUBSECTION 1.1.11 CERTIFICATION REGARDING COMPLIANCE WITH PLAT REQUIREMENTS (CERTIFICATE OF DETERMINATION)

The County provides for a determination of whether platting is required upon written request by a property owner. Through the Certificate of Determination process, the County will make one of the following three conclusions:

1. Platting is required, or
2. A plat has been previously prepared for the subject property, platting not required, or
3. An exception to platting is authorized, County will indicate the applicable plat exception on the Certificate.

The following items are necessary to apply for a Certificate of Determination is:

1. A completed application by the property owner.
2. Payment of the application fee with the application submittal. The application fee shall be based on the following:
   a. The fee for an application submitted by the property owner is $30.00, or the amount of the fee imposed by the municipality for a subdivision that is located entirely in the extraterritorial jurisdiction (ETJ) of the municipality for a certificate issued under Section 212.0115.
   b. The fee for an application submitted by any person or entity other than the owner is $500.00.

3. Copy of recorded warranty deed showing proof of ownership.
4. Current tax certificate indicating no taxes due.
5. Copy of survey signed & sealed by a registered professional land surveyor.

The County shall then make its determination within 20 business days after the date it receives the complete application. If a property owner disagrees with the determination, they may file an appeal to the County Engineer.

SUBSECTION 1.1.12 PLATTING WITHIN EXTRATERRITORIAL JURISDICTION (ETJ) OF A MUNICIPALITY

For an area in a municipality's extraterritorial jurisdiction, a subdivision is subject to regulations of both the municipality and Cameron County. If a municipal regulation conflicts with a County regulation, the more stringent provision prevails.

See Section 1.1.6 of this chapter for further details regarding supersession.

SUBSECTION 1.1.13 ZONING ON PADRE ISLAND [6]

A. Areas Subject to Regulation

This subsection applies to the areas of Padre Island located in Cameron County and located:

1. outside a municipality but within two miles of a publicly owned park or recreational development; or
2. within two miles of a beach, wharf, or bathhouse used by at least 500 persons annually.

B. Zoning Regulations Generally

The County may for the areas subject to this subsection, regulate:

1. the height, number of stories, and size of buildings and other structures;
2. the percentage of a lot that may be occupied;
3. the size of yards, courts, and other open spaces;
4. population density;
5. the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and
6. the placement of water and sewage facilities, parks, and other public requirements.

[6] LGC §231, Subchapter B

C. Zoning Commission

1. To exercise the powers authorized by this subsection, the Commissioners Court appoint a zoning commission. The commission shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district. The commission must consist of seven members, each of whom must be a resident of the County.
2. The commission shall choose a chairman who must be a commission member. The chairman serves in that capacity for a term set by the commission.
3. The commission may at any time choose for a particular meeting or occasion an acting chairman as necessary from among its members.
4. Before the 10th day before the hearing date, written notice of each public hearing before the zoning commission on a proposed change in a zoning classification shall be sent to:
   a. each owner of affected property or to the person who renders the property for County taxes; and
   b. each owner of property that is located within 200 feet of property affected by the change or to the person who renders the property for County taxes.
5. The notice may be served by depositing it, postage paid and properly addressed, in the United States mail.

D. Board of Adjustment

1. The board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, is authorized to make special exceptions to the terms of the zoning regulations that are consistent with the general purpose and intent of the regulations and in accordance with any applicable rules contained in the regulations.
2. A board of adjustment consists of five members to be appointed for terms of two years. The appointing authority may remove a board member for cause on a written charge after a public hearing. A vacancy on the board shall be filled for the unexpired term.
3. Meetings of the board are held at the call of the chairman and at other times as determined by the board. The chairman or acting chairman may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public.
4. The board shall keep minutes of its proceedings that indicate the vote of each member on each question or the fact that a member is absent or fails to vote. The board shall keep records of its examinations and other official actions. The minutes and records shall be filed immediately in the board's office and are public records.

E. Authority of Board

1. The board of adjustment may:
   a. hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this subsection or a zoning regulation;
   b. hear and decide special exceptions to the terms of a zoning regulation when the regulation requires the board to do so; and
   c. authorize in specific cases a variance from the terms of a zoning regulation if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation is observed and substantial justice is done.
2. In exercising its authority, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.
3. The concurring vote of four members of the board is necessary to:
   a. reverse an order, requirement, decision, or determination of an administrative official;
   b. decide in favor of an applicant on a matter on which the board is required to pass under a zoning regulation; or
   c. authorize a variation in a zoning regulation.

F. Appeal to Board

1. Any of the following persons may appeal to the board of adjustment a decision made by an administrative official:
   a. a person aggrieved by the decision; or
   b. any officer, department, board, or bureau of the County or of a municipality affected by the decision.
2. The appellant must file with the board and the official from whom the appeal is taken a notice of appeal specifying the grounds for the appeal.
   The appeal must be filed within a reasonable time as determined by the rules of the board. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed.
3. An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may only be stayed by a restraining order granted by the board or a court of record on application, after notice to the official, if due cause is shown.
4. The board shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The board shall decide the appeal within a reasonable time.

G. Judicial Review of Board Decision

1. Any of the following persons may present to a court of record a verified petition stating that the decision of the board of adjustment is illegal in whole or in part and specifying the grounds of the illegality:
   a. a person aggrieved by a decision of the board;
   b. a taxpayer; or
   c. an officer, department, board, or bureau of the County or of the municipality.
2. The petition must be presented within 10 days after the date the decision is filed in the board's office.
3. On the presentation of the petition, the court may grant a writ of certiorari directed to the board to review the board's decision. The writ must indicate the time within which the board's return must be made and served on the petitioner's attorney, which must be after 10 days and may be extended by the court.
   Granting of the writ does not stay the proceedings on the decision under appeal, but on application and after notice to the board the court may grant a restraining order if due cause is shown.
4. The board's return must be verified and must concisely state any pertinent and material facts that show the grounds of the decision under appeal.
   The board is not required to return the original documents on which the board acted but may return certified or sworn copies of the documents or parts of the documents as required by the writ.
5. If at the hearing the court determines that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take evidence as directed. The referee shall report the evidence to the court with the referee's findings of fact and conclusions of law. The referee's report constitutes a part of the proceedings on which the court shall make its decision.
6. The court may reverse or affirm, in whole or in part, or modify the decision that is appealed. Costs may not be assessed against the board unless the court determines that the board acted with gross negligence, in bad faith, or with malice in making its decision.

H. Enforcement; Penalty; Remedies

1. A person commits an offense if the person violates this subsection, an order adopted under this subsection, or a zoning regulation. An offense under this subsection is a misdemeanor, punishable by fine, imprisonment, or both, as provided by the Commissioners Court. The Commissioners Court may also provide civil penalties for a violation.

2. If a building or other structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or if a building, other structure, or land is used in violation of this subsection, an order adopted under this subsection, or a zoning regulation, the County, in addition to other remedies, may institute appropriate action to:
   a. prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use;

b. restrain, correct, or abate the violation;
c. prevent the occupancy of the building, structure, or land; or
d. prevent any illegal act, conduct, business, or use on or about the premises.

I. Conflict with Other Laws; Exceptions

1. If a zoning regulation adopted under this subsection requires a greater width or size of a yard, court, or other open space, requires a lower building height or fewer number of stories for a building, requires a greater percentage of lot to be left unoccupied, or otherwise imposes higher standards than those required under another statute or local order or regulation, the regulation adopted under this subsection controls. If the other statute or local order or regulation imposes higher standards, that statute, order, or regulation controls.
2. This subsection, an order adopted under this subsection, or a zoning regulation does not apply to the location, construction, maintenance, or use of central office buildings used by a person engaging in providing telephone service to the public or equipment used in connection with those buildings or as part of the telephone system, as necessary to furnish telephone service to the public.
   The Zoning Order for Padre Island is provided in Appendix G. A zoning map of Padre Island is provided in Appendix G.1.

SUBSECTION 1.1.14 SUBDIVISION ADVISORY BOARD

A. The County of Cameron hereby creates and establishes the Cameron County Subdivision Advisory Board for the purpose of providing advice to the Commissioners Court regarding the approval of Preliminary and Final Plats in which an exemption or variance is requested, amendments or modifications to the Cameron County Subdivision Rules and the issuance of certificates under §232.028(b)-(f) and §232.029, LGC.

B. The Subdivision Advisory Board shall be composed of five (5) members, who shall be appointed by the Commissioners Court, one of who shall be designated as the Chairman by the Commissioners Court. The members of the Subdivision Advisory Board shall be appointed from the citizens of the County at large. Members of the Subdivision Advisory Board shall serve without compensation. The County Clerk of Cameron County shall serve as the ex-officio clerk of the Subdivision Advisory Board, and shall be responsible for maintaining the minutes and official records of the Subdivision Advisory Board.

C. The term of office of a member of the Subdivision Advisory Board shall commence upon the member's appointment and qualification for office under the constitution and laws of the State of Texas, and shall continue for a period of two (2) years, and thereafter until a successor is appointed and qualified; provided, however, that at the initial meeting of the Subdivision Advisory Board, the members of the Subdivision Advisory Board shall draw lots to designate two (2) members of the Subdivision Advisory Board to serve a one-year initial term. Vacancies in the office of member of the Subdivision Advisory Board, whether by death,

resignation or removal from office, shall be filled by a majority vote of the Commissioners Court for the unexpired term.

D. The Subdivision Advisory Board shall meet at least monthly, at a time and place selected by majority vote of the Subdivision Advisory Board. Meetings of the Subdivision Advisory Board shall be open to the public and shall be posted in accordance with the requirements of the Texas Open Meetings Act.

Within 30 days after the date the Subdivision Advisory Board is selected, the members shall meet and prepare a detailed plan and rules for operation of the Subdivision Advisory Board. The plan and rules may include any matters relating to the organization and operation of the Subdivision Advisory Board, but must include:

1. the date and time of regular meetings of the board, and procedures for the calling of a special meeting; and
2. the procedures for the preparation of the agenda for meetings of the board, and requirements which must be met prior to a proposed Preliminary Plat or Final Plat being presented to the board.

Upon completion of the plan and rules, they shall become effective upon the ratification thereof by the Commissioners Court. No amendment or modification to the plan or rules shall be effective unless it is approved by the Commissioners Court.

E. Notwithstanding any provision in these Rules to the contrary, no Preliminary Plat nor any Final Plat in which an exemption or variance is requested, shall be presented to the Commissioners Court for approval, or acted upon by the Commissioners Court, without such plat first having been reviewed by the Subdivision Advisory Board, and the recommendation of the Subdivision Advisory Board as to the approval or rejection of such plat having been attached to the plat. The Commissioners Court may act contrary to the recommendation of the Subdivision Advisory Board only upon an affirmative vote of a majority of the Commissioners Court present and voting on the matter.

F. Conflict of Interest as to Members of Subdivision Advisory Board

In this subsection, "subdivided tract" means a tract of land, as a whole, that is subdivided into tracts or lots. The term does not mean an individual lot in a subdivided tract of land.

1. A person has an interest in a subdivided tract if the person:
   a. has an equitable or legal ownership interest in the tract;
   b. acts as a developer of the tract;
   c. owns voting stock or shares of a business entity that:
      i. has an equitable or legal ownership interest in the tract; or
      ii. acts as a developer of the tract; or
      iii. receives in a calendar year money or anything of value from a business entity described by Item F.

A person also is considered to have an interest in a subdivided tract if the person is related in the second degree by consanguinity or affinity, as determined under Chapter 573, Government Code, to a person who, under Item B, has an interest in the tract.

If a member of the Subdivision Advisory Board has an interest in a subdivided tract, the member shall file, before a vote or decision regarding the approval of a plat for the tract, an affidavit with the County Clerk stating the nature and extent of the interest and shall abstain from further participation in the matter. The affidavit must be filed with the County Clerk.

The Commissioners Court may, in its sole discretion, remove a member of the Subdivision Advisory Board from office upon a finding by the Commissioners Court that a member of the Subdivision Advisory Board has violated any provision of this subsection.

SUBSECTION 1.1.15 APPLICABILITY AND EXCEPTIONS

A. Exceptions to Residential Plat Requirements

Residential Plat requirements do not apply:

1. if all of the lots of the subdivision are more than 10 acres; or
2. if the subdivision is both consisting of lots greater than 5 acres and is incident to the conveyance of the land as a gift between persons related to each other within the third degree by affinity or consanguinity, as determined under Chapter 573, Government Code; or
3. if the subdivision of land is restricted to nonresidential uses on the final plat and in all deeds and contracts for deeds; or
4. if the subdivision creates two or more lots where all lots are greater than 5 acres, but all lots are less than 10 acres.

In all instances where the Residential Plat requirements do not apply, the General Plat requirements shall apply.

A residential plat that consists of one lot may be processed with a Residential Final Plat without processing a Residential Preliminary Plat.

B. Exceptions to General Plat Requirements

Except in instances where Residential Plat requirements apply, the following divisions of real property are not subject to the requirement that a plat be submitted to Commissioners Court for approval, however, the owner must not lay out a part of the tract intended for 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 (which in turn would require platting):

1. Agricultural, Farm, Ranch, Wildlife, Timber Production
   a. the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution; or
   b. for farm, ranch, wildlife management, or timber production use within the meaning of Section 1 Article VIII, Texas Constitution.

   If the tract ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements apply.
2. Family Division

   The owner divides the tract into four or fewer parts; and

   a. 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, Government Code.

   If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements apply.
3. Lots Larger Than 10 Acres

   The owner divides the tract into two or more parts and all of the lots of the subdivision are more than 10 acres in area.
4. Veterans' Land Board Program

   The owner divides the tract into two or more parts and all the lots are sold to veterans through the Veterans' Land Board Program. If any lot is sold, given, or otherwise transferred to an individual who is not a veteran, the platting requirements apply.
5. State, State Agency Board or Commission

   The platting requirements do 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 intended for 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. If any part of the subdivision is sold, given, or otherwise transferred to an entity that is not the state, a state agency, board, or commission, the platting requirements apply.
6. Floodplain

   The owner divides the tract into two or more parts and:

   a. the owner of the land is a political subdivision of the state; and
   b. the land is situated in a floodplain; and
   c. the lots are sold to adjoining landowners.
7. Further Division

   The owner divides the tract into two parts and;

   a. one new part is to be retained by the owner; and
   b. the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements.

8. Undivided Interest
   The owner divides the tract into two or more parts; and
   a. all parts are transferred to persons who owned an undivided interest in the original tract; and
   b. a plat is filed before any further development of any part of the tract occurs.

C. Affidavit of Land Location

In all instances in which a division of property is exempt from the requirement that the plat be approved by the Commissioners' Court, the owner shall prepare and submit to the County Judge's Office an affidavit of fact establishing that the division complies with the requirements of one of the exceptions. The affidavit is also required in order to comply with Cameron County Geographic Information System, rural addressing, 911 emergency response requirements, and ad valorem taxing provisions. The affidavit shall comply with requirements established by the Commissioners' Court, and following approval by the designated representative as set out in the County Order, shall be filed for record in the County Clerk's Office.

Figure 1 on Page 17 provides an outline of the plat review categories as well as applicability and exceptions.

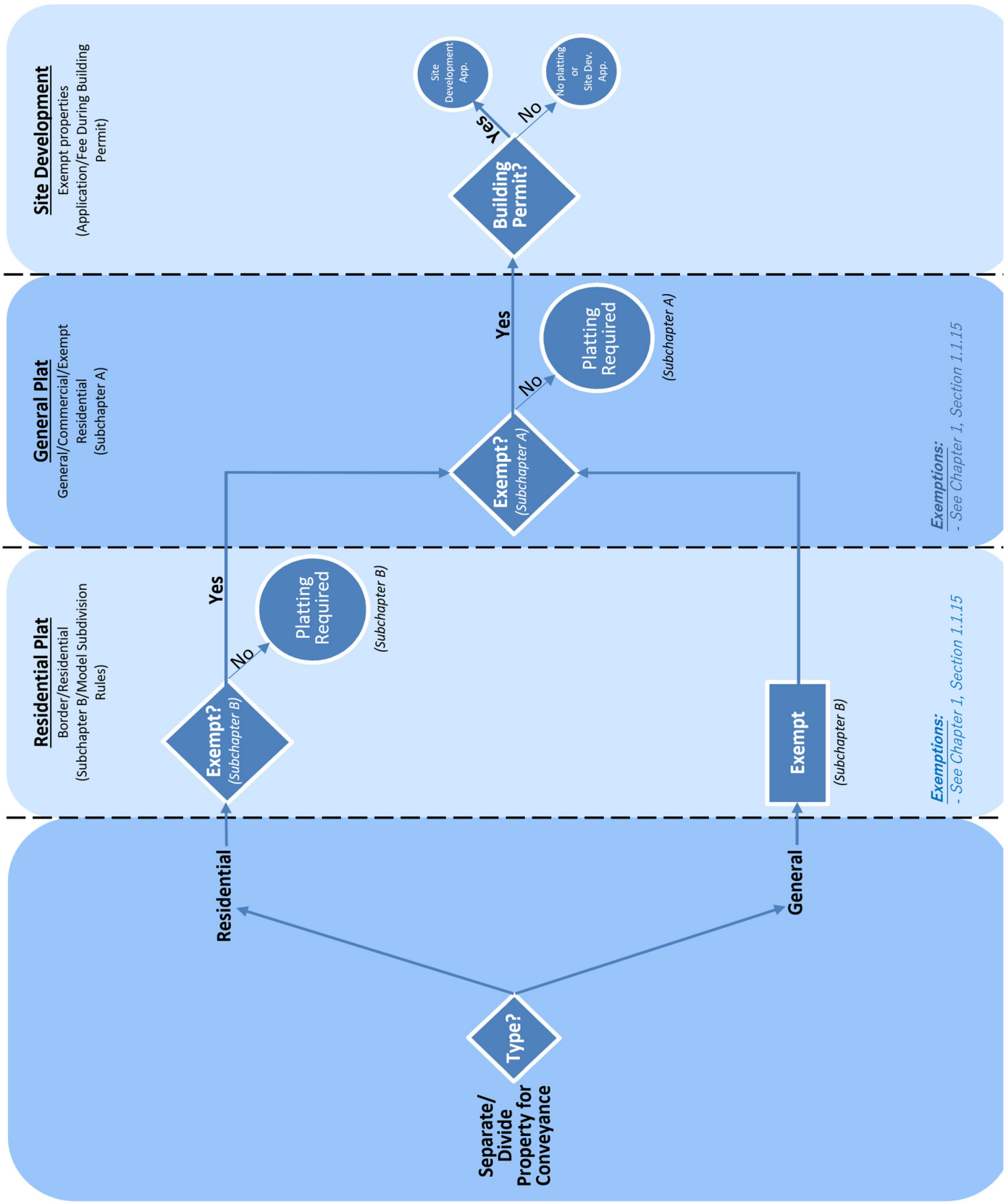

FIGURE 1: PLAT REVIEW CATEGORIES

SECTION 1.2 – MINIMUM STANDARDS

SUBSECTION 1.2.1 SCOPE OF STANDARDS

The establishment of a residential development with two or more lots of five acres or less where the water supply and sewer services do not meet the minimum standards of this division is prohibited. A subdivision with lots of five acres or less is presumed to be a residential development unless the land is restricted to nonresidential use on the final plat and all deeds and contracts for deeds.

SUBSECTION 1.2.2 WATER FACILITIES DEVELOPMENT

A. Public water systems

1. Subdividers who propose to supply drinking water by connecting to an existing public water system must provide a written agreement with the retail public utility in substantially the form attached in Appendix D.l. The agreement must provide that the retail public utility has or will have the ability to supply the total flow anticipated from the ultimate development and occupancy of the proposed subdivision for a minimum of 30 years. The agreement must reflect that the subdivider has paid the cost of water meters and other necessary connection equipment, membership fees, water rights acquisition costs, or other fees associated with connection to the public water system so that service is available to each lot upon completion of construction of the water facilities described on the final plat. Figure: Appendix D.1
2. Where there is no existing retail public utility to construct and maintain the proposed water facilities, the subdivider shall establish a retail public utility and obtain a Certificate of Convenience and Necessity (CCN) from the Commission. The public water system, the water quality and system design, construction and operation shall meet the minimum criteria set forth in 30TAC §290.38- 290.51 and §290.101-290.120.
   If groundwater is to be the source of the water supply, the subdivider shall have prepared and provide a copy of a groundwater availability study that complies with the requirements of 30 TAC §230.1 through 230.11 for water availability for new public water supply systems and certifies the long term (30 years) quantity and quality of the available groundwater supplies relative to the ultimate needs of the subdivision.
   If surface water is the source of supply, the subdivider shall provide evidence that sufficient water rights have been obtained and dedicated, either through acquisition or wholesale water supply agreement, that will provide a sufficient supply to serve the needs of the subdivision for a term of not less than 30 years.
   See Chapter 3, Section 3.1.10, regarding the use of rainwater harvesting.

B. Non-public water systems

Where individual wells or other non-public water systems are proposed for the supply of drinking water to residential establishments, the subdivider shall have prepared and provide a copy of a groundwater availability study that complies with the requirements of 30 TAC §230.1 through 230.11 for individual water supply wells on individual lots and certifies the long term (30 years) quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision. The water quality of the water produced from the test well must meet the standards of water quality required for community water systems as set forth in 30TAC §290.104, 290.106, 290.108 and 290.109, either:

1. without any treatment to the water; or
2. with treatment by an identified and commercially available water treatment system. See Chapter 3, Section 3.1.9, regarding the use of rainwater harvesting.

C. Transportation of potable water

The 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. Absence of a water system meeting the standards of these rules due to the negligence of the subdivider does not constitute an emergency.

SUBSECTION 1.2.3 WASTEWATER DISPOSAL

A. Organized sewerage facilities

1. Subdividers who propose the development of an organized wastewater collection and treatment system must obtain a permit to dispose of wastes from the Commission in accordance with 30 TAC Chapter 305 and obtain approval of engineering planning materials for such systems under 30 TAC Chapter 317 from the Commission.
2. Subdividers who propose to dispose of wastewater by connecting to an existing permitted facility must provide a written agreement in substantially the form attached in Appendix D.2 with the retail public utility.
   The agreement must provide that the retail public utility has or will have the ability to treat the total flow anticipated from the ultimate development and occupancy of the proposed subdivision for a minimum of 30 years.
   The agreement must reflect that the subdivider has paid the cost of all fees associated with connection to the wastewater collection and treatment system so that service is available to each lot upon completion of construction of the wastewater facilities described on the final plat. Engineering plans for the proposed wastewater collection lines must comply with 30 TAC Chapter 317. Figure: Appendix D.2

B. On-site sewerage facilities

1. On-site facilities which serve single-family or multi-family residential dwellings with anticipated wastewater generations of no greater than 5,000 gallons per day must comply with 30 TAC Chapter 285.
2. Proposals for sewerage facilities for the disposal of sewage in the amount of 5,000 gallons per day or greater must comply with 30 TAC Chapter 317.
3. The Commission or its authorized agent shall review proposals for on-site sewage disposal systems and make inspections of such systems as necessary to assure that the system is in compliance with the Texas Health and Safety Code, Chapter 366 and rules in 30 TAC Chapter 285, and in particular §285.4, 285.5 and 285.30-285.39. In addition to the unsatisfactory on··site disposal systems listed in 30 TAC §285.3(i), pit privies and portable toilets are not acceptable waste disposal systems for lots platted under these rules.

SUBSECTION 1.2.4 GREYWATER SYSTEMS FOR REUSE OF TREATED WASTEWATER

A. Organized or municipal sewerage systems

Any proposal for sewage collection, treatment and disposal which includes greywater reuse shall meet minimum criteria of 30 TAC Chapter 210 promulgated and administered by the Commission.

B. On-site sewerage facilities

Any proposal for on-site sewage disposal which includes provisions for greywater use shall meet the minimum criteria of 30 TAC Chapter 285.

SUBSECTION 1.2.5 SLUDGE DISPOSAL

The disposal of sludge from water treatment and sewerage facilities shall meet the criteria of 30TAC Chapter 312 and Chapter 317.

SUBSECTION 1.2.6 NUMBER OF DWELLINGS PER LOT

No more than one single-family detached dwelling shall be located on each lot. A notation of this restriction shall be placed on the face of the final plat. This restriction shall be placed in all deeds and contracts for deeds for real estate sold within the subdivision. Proposals which include multi-family residential shall include adequate, detailed planning materials as required for determination of proper water and wastewater utility type and design.

For accessory dwelling units, see Chapter 3, Section 3.1.15.

SECTION 1.3 – PLAT APPROVAL

SUBSECTION 1.3.1 APPLICATIONS FOR PLAT APPROVAL

A. Owner representation. An application for approval of a plat shall be filed with the County by the record owner of the property to be subdivided or the duly authorized agent of the record owner.

B. Standards. Every plat creating two or more lots of five acres or less for residential use shall comply with the standards of these rules.

SUBSECTION 1.3.2 FINAL ENGINEERING REPORT

The final plat shall include on the plat or have attached to the plat an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. The engineering report shall discuss the availability and methodology of providing water facilities and wastewater treatment to individual lots within the subdivision. A detailed cost estimate per lot acceptable to the County shall be provided for those unconstructed water supply and distribution facilities and wastewater collection and treatment facilities which are necessary to serve each lot of the subdivision.

The plan shall include a construction schedule for each significant element needed to provide adequate water or wastewater facilities. If financial guarantees are to be provided under Section 1.3.4 of this chapter, the schedule shall include the start dates and completion dates.

A. Public water systems

1. Where water supplies are to be provided by an existing public water system, the subdivider shall furnish an executed contractual agreement between the subdivider and the retail public utility in substantially the form attached in Appendix D.l and referenced in Section 1.2.2.A.1. Before final plat approval, plans and specifications for the proposed water facilities shall have been approved by all entities having jurisdiction over the proposed project which may include, in addition to the County, the Commissioners Court, and the County Environmental Health Department.
   If groundwater is to be the source of the water supply, the final engineering report shall include a groundwater availability study that complies with the requirements of 30 TAC §230.1 through TAC 230.11 for water availability for a public water supply system and certifies the long term (30 years) quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision.
2. Where there is no existing retail public utility to construct and maintain the proposed water facilities, the subdivider shall establish a retail public utility and obtain a Certificate of Convenience and Necessity (CCN) from the Commission and include evidence of the CCN issuance with the plat. Before final plat approval, plans and specifications for the

proposed water facilities shall have been approved by all entities having jurisdiction over the proposed project.

If groundwater is to be the source of the water supply, the final engineering report shall include a groundwater availability study that complies with the requirements of 30 TAC §230.1 through TAC 230.11 for water availability for a public water supply system and certifies the long term (30 years) quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision. If surface water is the source of supply then the final engineering report shall include evidence that sufficient water rights have been obtained and dedicated, either through acquisition or wholesale water supply agreement, that will provide a sufficient supply to serve the needs of the subdivision for a term of not less than 30 years.

See Chapter 3, Section 3.1.9, regarding the use of rainwater harvesting.

B. Non-public water systems

Where individual wells are proposed for the supply of drinking water to residences, the final engineering report shall include the quantitative and qualitative results of sampling the test wells in accordance with Section 1.2.2.B of this title.

The results of such analyses shall be made available to the prospective property owners. If the water quality of the test well required pursuant to Section 1.2.2.B of this title does not meet the water quality standards as set forth in that section without treatment by an identified and commercially available water treatment system, then the final report must state the type of treatment system that will treat the water produced from the well to the specified water quality standards, the location of at least one commercial establishment within the County at which the system is available for purchase, and the cost of such system, the cost of installation of the system, and the estimated monthly maintenance cost of the treatment system.

The final engineering report shall include a ground water availability study that complies with the requirements of 30 TAC §230.1 through 230.11 for water availability for individual water supply wells on individual lots and certify the long term (30 year) quantity and quality of available ground water supplies relative to the ultimate needs of the subdivision. The description of the required sanitary control easement shall be included.

See Chapter 3, Section 3.1.9, regarding the use of rainwater harvesting.

C. Organized sewerage facilities

1. Where wastewater treatment is to be provided by an existing retail public utility, the subdivider shall furnish evidence of a contractual agreement between the subdivider and the retail public utility in substantially the form attached in Appendix D.2 and referenced in Section 1.2.3.A.2 of this title. Before final plat approval, an appropriate permit to dispose of wastes shall have been obtained from the Commission and plans and

specifications for the proposed wastewater collection and treatment facilities shall have been approved ·by all entities having jurisdiction over the proposed project.

2. Where there is no existing retail public utility to construct and maintain the proposed sewerage facilities, the subdivider shall establish a retail public utility and obtain a CCN from the Commission. Before final plat approval, a wastewater treatment permit authorizing the treatment of the wastewater for the ultimate build-out population of the subdivision shall have been obtained from the Commission and plans and specifications for the proposed sewerage facilities shall have been approved by all entities having jurisdiction over the proposed project.

D. On-site sewerage facilities

Where private on-site sewerage facilities are proposed, the final engineering report shall include planning materials required by 30 TAC 285.4(c), including the site evaluation described by 30 TAC §285.30 and all other information required by the County's OSSF order.

SUBSECTION 1.3.3 ADDITIONAL INFORMATION

The County may, at its option, require additional information necessary to determine the adequacy of proposed water and wastewater improvements as part of the plat approval process. Such information may include, but not be limited to:

1. layout of proposed street and drainage work;
2. legal description of the property;
3. existing area features;
4. topography;
5. flood plains;
6. description of existing easements;
7. layout of other utilities;
8. notation of deed restrictions;
9. public use areas; or
10. proposed area features.

SUBSECTION 1.3.4 FINANCIAL GUARANTEES FOR IMPROVEMENTS

A. Applicability

If an adequate public or non-public water system or sewerage facility is not available from a retail public utility, or are not constructed by the subdivider, to serve lots intended for residential purposes of five acres or less at the time final plat approval is sought, then the Commissioners Court shall require the owner of the subdivided tract to execute an agreement with the County in substantially the form attached in Appendix D.3 secured by a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit which meet the requirements set forth in Chapter 1. See Appendix D.4.

All subdivisions and developments, including those not meeting the criteria stated above, shall comply with the financial requirements stated in Chapter 2, Section 2.5 and Section 2.7.

B. Bonds

A bond that is submitted in compliance of these rules and regulations shall meet the following requirements.

1. The bond or financial guarantee shall be payable to the County Judge of the County, in his official capacity, or the judge's successor in office.

2. The bond or financial guarantee shall be in an amount determined by the Commissioners Court to be adequate to ensure proper construction or installation of the public or nonpublic water facilities, and wastewater facilities to service the subdivision, including reasonable contingencies, but in no event shall the amount of the bond be less than the total amount needed to serve the subdivision as established by the engineer who certifies the plat.
3. The bond shall be executed with sureties as may be approved by the Commissioners Court. The County shall establish criteria for acceptability of the surety companies issuing bonds that include but are not limited to:
   a. Registration with the Secretary of State and be authorized to do business in Texas;
   b. Authorization to issue bonds in the amount required by the Commissioners Court; and
   c. Rating of at least B from Best's Key Rating Guide; or if the surety company does not have any such rating due to the length of time it has been a surety company, the surety company must demonstrate eligibility to participate in the surety bond guarantee program of the Small Business Administration and must be an approved surety company listed in the current United States Department of Treasury Circular 570.
   Such bonds shall meet the criteria contained in the rules and regulations promulgated by the United States Department of Treasury.

4. The bond shall be conditioned upon construction or installation of water and wastewater facilities meeting the criteria established by Section 1.2 of this chapter and upon construction of facilities within the time stated on the plat, or on the document attached to the plat for the subdivision, or within any extension of time granted by the Commissioners Court.

C. Letter of credit

A letter of credit that is submitted in compliance with Item A of this subsection shall meet the following requirements.

1. Any letter of credit submitted as a financial guarantee for combined amounts greater than $10,000 and less than $250,000 must be from financial institutions which meet the following qualifications.
   a. Bank qualifications:
      i. must be federally insured;
      ii. Sheshunoff rating must be 10 or better and primary capital must be at least 6.0% of total assets; and
      iii. total assets must be at least $25 million.
   b. Savings and loan association qualifications:
      i. must be federally insured;
      ii. tangible capital must be at least 1.5% of total assets and total assets must be greater than $25 million or tangible capital must be at least 3.0% of total assets if total assets are less than $25 million; and
      iii. Sheshunoff rating must be 30 or better.
   c. Other financial institutions qualifications:
      i. the letter of credit must be 110% collateralized by an investment instrument that would meet the qualifications for a County investment; and
      ii. the investment instrument must be registered in the County's name and the County must receive safekeeping receipts for all collateral before the letter of credit is accepted.
2. Any letter of credit submitted as a financial guarantee for combined amounts greater than $250,000 must be from financial institutions which meet the following qualifications.
   a. Bank qualifications:
      i. must be federally insured;
      ii. Sheshunoff rating must be thirty or better and primary capital must be at least 7.0% of total assets; and
      iii. Total assets must be at least $75 million.
   b. Savings and loan association qualifications:
      i. must be federally insured;
      ii. tangible capital must be at least 3.0% of total assets and total assets must be greater than $75 million, or tangible capital must be at least 5.0% of total assets if total assets are less than $75 million; and
      iii. Sheshunoff rating must be 30 or better.

c. Other financial institutions qualifications:
   i. the letter of credit must be 110% collateralized by an investment instrument that would meet the qualifications for a County investment; and
   ii. the investment instrument must be registered in the County's name and the County must receive safekeeping receipts for all collateral before the letter of credit is accepted.

3. The letter of credit shall list as sole beneficiary the County Judge of the County, in his official capacity, or the judge's successor in office, and must be approved by the County Judge of the County. The form of the letter of credit shall be modeled after the form attached in Appendix D.4.
4. The letter of credit shall be conditioned upon installation or construction of water and wastewater facilities meeting the criteria established under Section 1.2 of this chapter and upon construction of facilities within the time stated on the plat, or on the document attached to the plat for the subdivision, or within any extension of time granted by the Commissioners Court.

D. Financial guarantee

The County will determine the amount of the bond, letter of credit, or cash deposit required to ensure proper construction of adequate water and wastewater facilities in the subdivision. As an alternative to an engineer's estimate, a certified bid from the contractor selected by the Subdivider to construct the improvements plus 10% of the bid may be used as an estimate of the bond.

E. Alternative to County accepting a financial guarantee

The County may approve a final plat under this subsection without receiving a financial guarantee in the name of the County if:

1. the property being subdivided lies wholly within the jurisdiction of the County;
2. the property being subdivided lies wholly within the extra-territorial jurisdiction of a municipality; and
3. the municipality has executed an interlocal agreement with the County that imposes the obligation on the municipality to:
   a. accept the bonds, letters of credit, or other financial guarantees, that meet the requirements of this subsection;
   b. execute the construction agreement with the subdivider; and
   c. assume the obligations to enforce the terms of the financial guarantee under the conditions set forth therein and complete construction of the facilities identified in the construction agreement.

SUBSECTION 1.3.5 WITHDRAWAL / RELEASE OF FINANCIAL GUARANTEE

Requests for withdrawal/release of financial guarantee must be submitted by the subdivider to the County and must be accompanied by a reimbursement application, an approved septic permit from the County Environmental Health Department as applicable, and receipt of payment for improvements and/or septic systems.

SUBSECTION 1.3.6 REVIEW AND APPROVAL OF FINAL PLATS

A. The County will review the final plat to determine whether it meets the standards of Section 1.2 of this chapter and the requirements of these rules.

B. The Commissioners Court shall refuse to approve a plat if it does not meet the requirements prescribed by or under these rules.

C. Prerequisites to approval

Final plat approval shall not be granted unless the subdivider has accomplished the following:

1. dedicated the sites for the adequate water and sewerage facilities identified in the final plat to the appropriate retail public utility responsible for operation and maintenance of the facilities; and
2. provided evidence that the water facilities and sewerage facilities have been constructed and installed in accordance with the criteria established within these rules and the approvals from the Commission of the plans and specifications for such construction, including any change orders filed with these agencies; or
3. obtained all necessary permits for the proposed water facilities and sewerage facilities (other than for OSSF permits on individual' lots within the proposed subdivision) and has entered into a financial agreement with the County secured by a bond or other alternative financial guarantee such as a cash deposit or letter of credit for the provision of water and sewerage facilities with the bond or financial guarantee meeting the criteria established in Section 1.3 of this chapter and the requirements of these rules.

SUBSECTION 1.3.7 TIME EXTENSIONS FOR PROVIDING FACILITIES

A. The Commissioners Court may extend, beyond the date specified on the plat or on the document attached to the plat, the date by which the required water and sewer service facilities must be fully operable if:

1. any financial guarantees provided with the final plat as originally submitted are effective for the time of the requested extension or new financial guarantees that comply with Section 1.3.4 of this chapter are submitted which will be effective for the period of the extension; and
2. the court finds the extension is reasonable and not contrary to the public interest.

B. If the facilities are fully operable before the expiration of the extension period, the facilities are considered to have been made fully operable in a timely manner.

C. An extension is not reasonable if it would allow a residence in the subdivision to be inhabited without water or sewer services that meet the standards of Section 1.2 of this chapter and the requirements of these rules.

D. If the Commissioners Court provides an extension, the Commissioners Court shall notify the attorney general of the extension and the reason for the extension. The attorney general shall notify all other state agencies having enforcement power over subdivisions in affected counties of the extension.

E. The developer of the subdivision shall notify in writing of an intent of water and sewer service extension 45 days prior to the service date expiration using the form provided in Appendix D.5 including the following information:

1. The extension request shall indicate reason for request, including the reason septic systems have not been installed, as applicable.
2. For septic systems, the cost shall match the County's current and actual cost of the septic system at the time of the extension request.

No more than two consecutive one-year extensions are allowed.

SUBSECTION 1.3.8 SUBDIVISIONS PRIOR TO SEPTEMBER 1, 1989

A. Applicability

This subsection shall apply only to tracts of land that were divided into two or more parts to lay out a subdivision before September 1, 1989 and have not been platted or recorded. This subsection is in addition to the authority of the County to grant a delay or variance, or a rule of the County adopted pursuant to such provision.

B. Purpose

It is the purpose of this subsection to promote the public health of the County residents, to ensure that adequate water and sewerage facilities are provided in subdivisions within the jurisdiction of this County, and to establish the minimum standards for pre-1989 subdivisions for which no plat has been filed or recorded in the records of the County.

C. Required plat

In the event that the owner of tract of land located outside the limits of a municipality who subdivided the tract into two or more parts to lay out a subdivision of the tract prior to September 1, 1989, was legally obligated to, but has failed to have a plat of the subdivision prepared, approved by the Commissioners Court, and filed, the owner of a residential lot which was created by the subdivision may have a plat of the individual lot prepared and approved by the Commissioners Court as provided in this subsection in lieu of the filing of a plat of the subdivision.

D. Special criteria

The Commissioners Court may approve the plat of a residential lot which does not comply with the provisions of Section 1.1.5.B (sale restrictions), Section 3.1.8 (Setbacks), Section 1.2.6 (Number of Dwellings per Lot), Section 1.3.2 (Final Engineering Report), and Section 1.3.4 (Financial Guarantees for Improvements) of this chapter as applied to an individual subdivided lot if such approval is in harmony with the general purpose and intent of these rules so that the public health, safety, and welfare may be secured and substantial justice done.

1. Owners of individual lots in a single unplatted subdivision may file a joint request for approval of their respective individual residential lots.
2. An application for approval of the plat of an individual lot shall be made in writing. The application shall state specifically the division, section, or subsection with which the plat does not comply and from which a waiver is being requested. The application shall contain available information and documentation which supports the requested approval. The Applicant shall also provide such additional documentation as the Commissioners Court may request to support the application, including:

a. a copy of a dated plat, sales contract, utility records, or other acceptable documentation that the subdivision occurred prior to September 1, 1989;
b. the name and address of the original subdivider or the subdividers authorized agent, if known;
c. a survey and plat of the lot for which approval is requested, showing existing residences, roads, and utilities; and
d. a deed, an affidavit of ownership or other evidence of ownership of the lot for which approval is requested.

3. Approval of plats of individual lots shall be granted subject to the limitations of state law, and based on written findings by the Commissioners Court that:
   a. the lot for which approval is requested is within a tract that was subdivided prior to September 1, 1989, and is not owned by the original subdivider;
   b. a plat was required for the subdivision, but has not been filed with the County by the subdivider legally obligated to file it;
   c. an existing, currently occupied residential dwelling is located on the lot;
   d. existing water and sewer services which comply with the minimum standards set forth herein are available to the lot; and
   e. the request is reasonable, compliance with specified sections of these rules is impractical, and a waiver is not contrary to the public health and safety.

E. Final determination

The Commissioners Court shall make the final decision on an application for a waiver, following review and recommendation by the County Engineer. The Applicant may withdraw a request for a waiver at any point in the process. If the requested waiver application is approved by the Commissioners Court, the County shall issue a certificate stating that a plat of the residential lot has been reviewed and approved.

SECTION 1.4 – ENFORCEMENT

SUBSECTION 1.4.1 OVERSIGHT

The owner, by submitting a plat, acknowledges the authority of the County and state agencies to lawfully enter and inspect property for purposes of execution of their statutory duties. Such inspection will not release the owner from any obligation to comply with the requirements of these rules.

SUBSECTION 1.4.2 GENERAL ENFORCEMENT AUTHORITY OF COUNTY

The provisions of these rules are enforceable pursuant to the specific provisions hereof related to enforcement and. state law including Water Code, Chapter 7 and §16.352, 16.353, 16.353,16.354, and 16.3545, and LGC, §232.037 and §232.080.

CHAPTER 2

SUBDIVISION SUBMITTAL AND REVIEW PROCEDURES

SECTION 2.1 – RESIDENTIAL PLATS

SUBSECTION 2.1.1 RESIDENTIAL PLAT PROCESS

Plats that meet the criteria stated in Chapter 1, Section 1.1.1.A, are subject to Subchapter B of Chapter 232, Texas Local Government Code (LGC) and the Texas Administrative Code (TAC), Title 31, Chapter 364 Model Subdivision Rules, both of which are encompassed in these rules, and will be processed as a Residential Plat (see Figure 1).

In general, the Residential Plat process consists of the following sequence of steps (see Section 2.2 of this chapter for all other plats):

A. Preliminary conference (optional but recommended).

B. Submission of a written variance request (optional and only if information on the preliminary plat is not required for determination of variance). Review by County Engineering Department.

C. Submission of preliminary plat (with concurrent consideration of variance request or requests). Review by County Engineering Department.

D. Modification of preliminary plat as necessary to address comments by County Engineering Department.

E. Recommendation for preliminary plat approval by County Engineering Department.

F. Preliminary plat approval by Subdivision Advisory Board (only if exemption or variance is requested).

G. Preliminary plat approval by Commissioner Court.

H. Submission of Construction Plans and completion of Construction (when applicable). See Section 2.5 – Construction Plans and Procedures.

I. Submission of Final Plat (with concurrent consideration of variance request or requests). Review by County Engineering Department.

J. Modification of final plat as necessary to address comments by County Engineering Department.

K. Recommendation for final plat approval by County Engineering Department.

L. Final plat approval by Subdivision Advisory Board (only if exemption or variance is requested).

M. Posting of bonds or other financial guarantees for public improvements, excluding street and drainage improvements, or construction of proposed improvements.

N. Final plat approval by Commissioner Court.

O. Release of final plat for recording.

P. Recording of final plat in the map records of Cameron County.

See Figure 2 on Page 35 for flow chart of general process, also provided in Appendix B.1-1.1.

Example Residential Plats are provided in Appendix M.

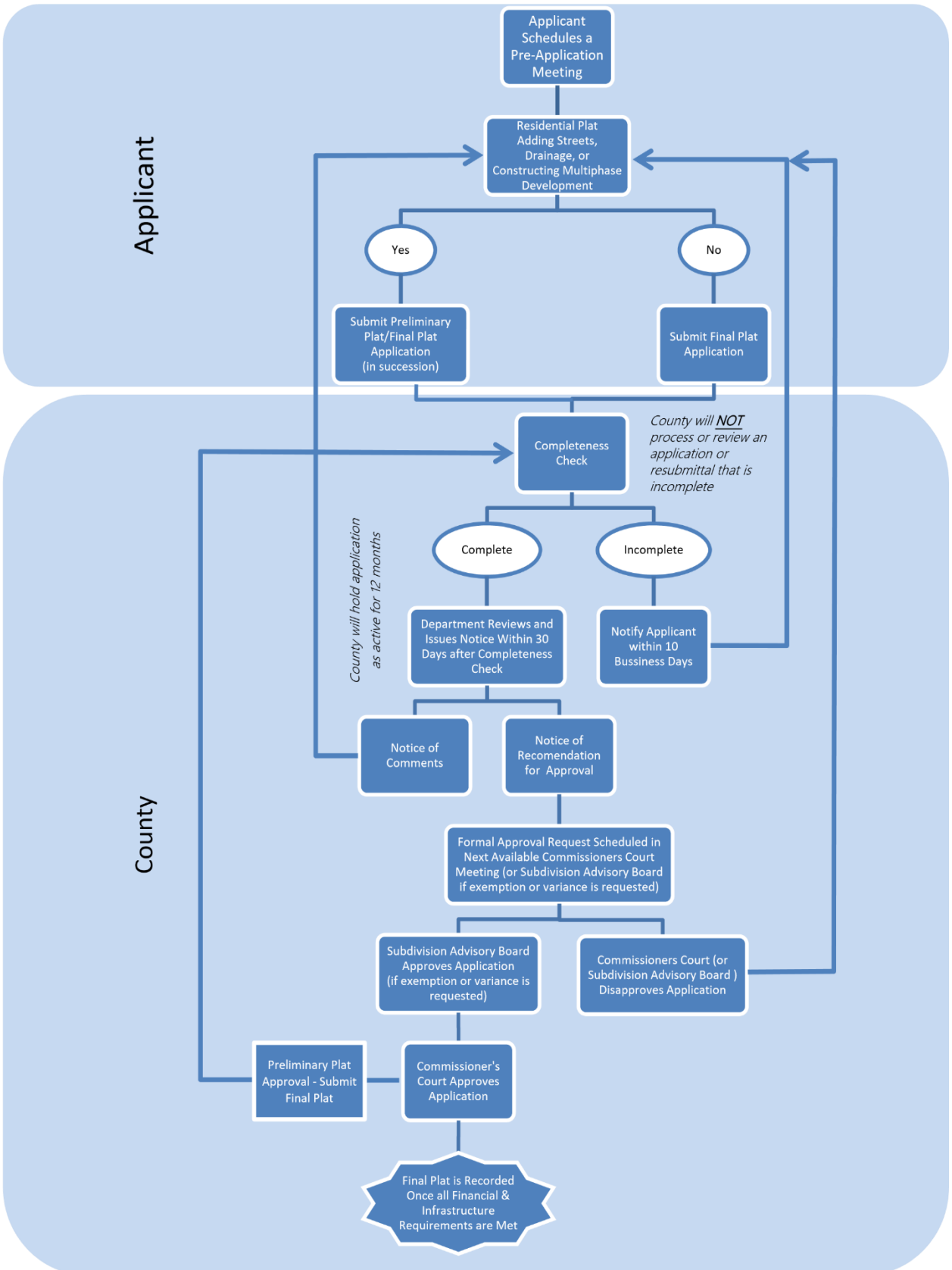

FIGURE 2: RESIDENTIAL PLAT - GENERAL REVIEW PROCESS

SUBSECTION 2.1.2 PRELIMINARY CONFERENCE

A preliminary conference is recommended to allow the owner and/or the owner's engineer time to discuss any proposed subdivision or development with the County Engineering Department prior to any formal application being submitted.

For the preliminary conference, the owner or agent is encouraged to provide a preliminary layout of the proposed subdivision showing the following information in general:

1. Boundary lines of: the existing tract(s); existing right of way and easements within or adjoining the area within the Plan; proposed lots, rights of way, utility easements, and drainage easements.
2. Dimensions of existing road surface adjoining tract and width of existing right-of-way.
3. The location and dimensions of proposed streets.
4. Lot configurations.
5. The location of existing and proposed drainage ways and drainage structures.
6. The location of existing utilities.
7. Acres within the proposed preliminary plan layout.
8. Scale and north arrow.
9. An index map locating the subdivision in relation to an intersection of County or state roads.

A development team member will meet with the owner or agent and review the preliminary layout for compliance with general subdivision requirements.

The preliminary conference may allow for concerns and/or requirements to be discussed prior to expending time and money on property which may not be suitable for development in compliance with these rules or for which it may be uneconomical to do so. The preliminary conference is intended to allow for the exchange of non-binding information between the Applicant and County staff and serves as a pre-application meeting.

SUBSECTION 2.1.3 RESIDENTIAL PRELIMINARY PLAT REQUIREMENTS

A. The subdivider shall present a Preliminary Plat prepared by a Surveyor or Engineer registered in Texas in accordance with the requirements of these rules.

   A Plat and, as required, reports, calculations and supporting data shall be submitted to the County Engineer's office. All engineering data required shall be prepared by a Registered Professional Engineer. The County Engineer's office shall review the submittal for completeness, and if the submittal is deemed complete, recommend it to the Commissioners Court for approval. The subdivider must allow up to 30 days from when the complete application is filed for the County Engineer's office to review and comment on the submission.

The County Engineer's Office shall recommend the preliminary Plat to the Subdivision Advisory Board (only if an exemption or variance is requested) and/or Commissioners Court for approval only when the Plat submission is complete in accordance with these requirements.

B. Letter of application, signed by the subdivider (owner) or authorized agent shall be submitted, which stipulates:

1. Complete plat application (see Section 2.3 of this chapter).
2. Name, address, telephone number, and email address of subdivider(s).
3. Utilities: Names of water, solid waste and electricity providers, and name of wastewater provider or type of on-site sewerage system. All on-site sewage facilities must be reviewed and approved by the County Environmental Health Department prior to preliminary plat approval.
4. Description of on-site drainage and route of runoff to major drain structure on or off site.
5. Summary description of fees submitted.
6. Type of proposed development.
7. Parcel Identification Number, as determined by the Cameron County Appraisal District.

C. The required fees shall accompany the submission. The fees are not refundable and no formal review shall be undertaken until the fees have been paid.

D. The Plat shall be drawn to a minimum scale of 1" = 100' unless approved by the County Engineer and presented only on 24" x 36" sheets. Where more than one (1) sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the Plat.

The use of sticky backs, press on lettering, or transfer lettering which may lift, separate, or be removed from the original plat over a period of time shall not be accepted. Sepias or other diazo process reproducibles, which may fade, are also not acceptable.

E. Map of earlier plat. If the subdivision is part of a previously filed subdivision plat, a map shall be provided showing the portion of the earlier-filed plat that is owned by the developer and included in the preliminary plat.

F. The Preliminary Plat also shall note at minimum the following:

1. Name, address, and telephone number of the subdivider and authorized agent responsible for the preparation of the plat.
2. Legal description, acreage and name of the proposed subdivision. Subdivision's name shall not be spelled or pronounced similarly to the name of any existing subdivision located within the County.
3. The boundary of the subdivision indicated by a heavy line and described by bearings and distances.

4. Statement of conformance or list of variances. The statement shall declare that the preliminary plat (including its supporting information) conforms to these rules or shall list the instances in which it does not comply with these rules, the reason for each such non-compliance, and whether a variance is requested.
5. Description of primary control points used as references, as well as label lot and block numbers.
6. Existing conditions inside and within 150 feet outside of the subdivision and shall note the following:
    a. Name, description, location, and dimensions of existing streets (right-of-way), alleys, easements, and public / private encumbrances.
    b. Description, location, dimensions and flow lines of existing water courses, drainage and irrigation structures.
    c. Name, description, location, and dimensions of existing lots, public areas, divisions and subdivisions. Include volume and page for all adjoining properties within 150' outside the boundary.
    d. Name, description, location and dimensions of all structures, (i.e. houses, fences, etc.), and utilities (sewer, water, gas, cable, telephone, and electricity).
    e. Scale, north arrow, and topography of the property. Elevations may be used from the USC&GS quadrangle maps. Note spot elevations on a minimum 100' grid with one-foot (1) contour lines.
7. Date of preparation of plat.
8. Restrictive covenant. Any restrictive covenants proposed to be imposed for the subdivision should be attached for reference. It should be noted whether these are existing or proposed, and if proposed, at what time they will be recorded, prior to or subsequent to the recording of the final plat.
9. Identification code, location, description, and elevation of the USC&GS benchmark used.
10. Show the location, dimensions, and description of all proposed street right-of-ways, alleys, drainage structures, parks, squares, other public areas, reservations, easements, other rights-of-way, blocks, lots (lettered or numbered consecutively, as may deem practicable) and other pertinent proposed features within the subdivision.
11. Show the location of streets and assign street name(s). The name of a proposed street shall conform to the name of an existing street of which it may become an extension but otherwise shall not duplicate or conflict with the recognized name of any other street located in the area subject to these rules.
12. Graphic or narrative description of the proposed setback lines on the front, back, and sides of lots.
13. Location of any City's corporate limits line or extra territorial jurisdiction line. A statement of the whether any part of the proposed subdivision lies within any extraterritorial jurisdiction of a municipality (under 42.021 or 212.001, LGC) shall be provided. If an ETJ line traverses the subdivision, it shall be delineated and identified upon the preliminary plat.
14. Preliminary layout of the proposed topography and utilities (shown on this or a separate plat for clarity).

15. Vicinity map, (a minimum scale 1" equals 2,000'), with streets, city limits and their ETJ, and other major land features.
16. Net area (gross area less easements) of lots to the nearest 1/100 of an acre.
17. Limits of flood hazard areas scaled from the Flood Insurance Rate Maps and proposed finished floor elevation of any building within these flood hazard areas.
18. Dimensions of the proposed lots and centerlines.
19. Preliminary Comprehensive Drainage Plan and Report in sufficient detail along with supporting documentation in compliance with Chapter 3, Section 3.1.6
20. All on-site sewage facilities must be reviewed and approved by the County Environmental Health Department prior to preliminary plat approval.

G. Master Plan – When Subdivision is Part of a Larger Tract

When the proposed subdivision constitutes a unit of a larger tract owned by the subdivider, which is intended to be subsequently subdivided as additional units of the same subdivision, the proposed plat shall be accompanied by a Master Plan providing an overall layout of the entire area at a scale of not more than 400 feet to one (1) inch, showing the tentative proposed layout of streets, blocks, lots, drainage, and other improvements for such areas.

The Master Plan shall show the entire boundary of every tract that is wholly or partly included in the proposed subdivision. The Master Plan may show proposed phased development of land included within the Plan, with respective phases to be approved in separate Final Plats. The Master Plan for phased development shall clearly outline the boundaries of the construction phases and shall state the date by which the Final Plat application for each phase shall be submitted.

The Master Plan, if approved by the County Engineer, shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the County Engineer. Thereafter, plats of subsequent units of such subdivisions shall conform to such approved Master Plan, unless changed by the developer and the County. The County Engineer may request changes in the approved Master Plan when the County finds:

1. That adherence to the previously approved Master Plan will hinder the orderly subdivision of other land in the area; or
2. That adherence to the previously approved Master Plan will be detrimental to the public health, safety or welfare, or will be injurious to other property in the area.

SUBSECTION 2.1.4 RESIDENTIAL FINAL PLAT REQUIREMENTS

A. Complete plat application (see Section 2.3 of this chapter).

B. The final plat shall be drawn to a minimum scale of 1" = 100'. The final plat shall be drawn on sheets twenty-four inches (24") wide and thirty-six inches (36") long. Where more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

The use of sticky backs, press on lettering, or transfer lettering which may lift, separate, or be removed from the original plat over a period of time shall not be accepted. Sepias or other diazo process reproducibles, which may fade, are also not acceptable.

C. The final plat and its accompanying information shall be complete and in conformance with the approved preliminary plat and its conditions of approval, and shall incorporate all changes, corrections, and conditions required during the preliminary plat approval process. The topography shown on the final plat shall be the post-development topography.

D. Submission of the required plan copies, per Section 2.3.1 of this chapter, of the final plat and its required supporting information. Submission of one reproducible original of the final plat when approved and as directed by the County Engineer.

E. Required Supporting Information. The following information shall be provided with or upon the final plat. All work by an engineer or a surveyor must be signed, sealed, and dated.

1. Statement of conformance or list of variances. The statement shall declare that the final plat (including its supporting information) conforms to these rules (including the associated Appendices) or shall list the instances in which it does not comply with these rules, the reason for each such non-compliance, and whether a variance is requested.
2. Utility provider letters. Letters from utility providers, including irrigation and water control and improvement districts, other than water and sewer, shall be submitted showing that the utility has reviewed the proposed subdivision, that easements shown on the proposed plat are adequate, and that the subdivider has made all arrangements necessary for the utility company to service the subdivision.
   All approvals must be dated not more than 6 months prior to the date the final plat application is received. The approval may be noted on the face of the plat in lieu of a letter being provided.
3. Street and drainage plans. Two sets of construction plan and specifications for streets and drainage improvements and the associated construction cost estimates shall be provided. All construction cost estimates shall be signed and sealed by a registered professional engineer. All plans and specifications shall conform to these rules in their entirety.

4. Water and sewage plans. Two sets of construction plans and specifications for water and sewer improvements and the associated construction cost estimates shall be provided. The plans and specifications shall conform to these rules in their entirety.

F. The final plat shall:

1. Be certified by a surveyor and engineer registered to practice in this state.
2. Show the name, address, and telephone number of the subdivider and authorized agent responsible for the preparation of the plat.
3. Show the legal description, acreage and name of the proposed subdivision. Subdivision's name shall not be spelled or pronounced similarly to the name of any existing subdivisions located within the County.
4. Show the boundary of the subdivision indicated by a heavy line and described by bearings and distances.
5. Define the subdivision by metes and bounds.
6. Locate the subdivision with respect to an original corner of an original survey of which it is a part.
7. Show the name, description, location, and dimensions of existing lots, public areas, divisions and subdivisions within 150 feet outside of the subdivision. Include volume and page for all adjoining properties.
8. Show scale, north arrow, and topography of the property.
9. Describe each lot, number each lot, and identify each block in progression, as well as provide the dimensions of each lot.
10. Show gross area and net area of lots to the nearest 1/100 of an acre. Gross acreage is acreage excluding right-of way, and net acreage is gross acreage excluding easements.
11. State the dimensions of and accurately describe each already existing or recorded lot, street, alley, square, park, reservation, easement, or other right-of-way or encumbrance within the land being subdivided.
12. State the dimensions of and accurately describe 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.
13. Note the type and location of all monuments and whether each was found or set.
14. Include or have attached a document containing a description in English and Spanish of the water and sewer facilities and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed to service the subdivision and a statement specifying the date by which the facilities will be fully operable.
15. Have attached a document prepared by an engineer registered to practice in this state certifying that the water and sewer service facilities proposed under Item 8 above are in compliance with Chapter 1 adopted under Section 16.343, Water Code, and a certified estimate of the cost to install water and sewer service facilities.
16. Identify and dedicate unobstructed aerial easements and guy wire easements as may be required for overhead utilities.
17. Identify the topography of the area.

18. Provide a Final Comprehensive Drainage Plan and Report for the subdivision in compliance with Chapter 3, Section 3.1.6. All drainage shall:
    a. avoid concentration of storm drainage water from each lot to adjacent lots;
    b. provide positive drainage away from all buildings; and
    c. coordinate individual lot drainage with the general storm drainage pattern for the area;
19. Include a description of the drainage requirements as provided in item 12.
    a. Describe the general drainage pattern for the area and all drainage channels and structures, and
    b. Identify, describe and dedicate all easements for drainage and irrigation facilities.
20. Include a certification by a surveyor or engineer registered to practice in this state describing any area of the subdivision that is in a floodplain or stating that no area is in a floodplain.

    If any area of the subdivision is in a flood hazard area, the boundaries of the flood hazard area and the minimum finished floor elevations shall be shown on the face of the final plat, and there shall be at least one benchmark located at a readily accessible site within the proposed subdivision. A complete description of said benchmark and its elevation relative to a recognized U.S.C.& G.S. or U.S.G.S. benchmark shall be placed on the face of the plat.

    Additionally, the Base Flood Elevation (BFE) and the required minimum finished floor elevation of structures to be constructed on the property shall be noted on the face of the final plat and shall comply with the current floodplain management rules of the County. In a special flood hazard area, the minimum finish floor elevation shall be one foot (1') above the Base Flood Elevation.

    If any part of a plat applies to land intended for residential housing and any part of the land lies within the floodplain, the Commissioners Court shall not approve the plat unless the plat has a restrictive covenant. The restrictive covenant shall prohibit the construction of residential housing in any area of the subdivision that is in a floodplain unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
21. Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
    a. the water quality and connections to the lots meet, or will meet, the minimum state standards;
    b. sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
    c. electrical connections provided to the lot meet, or will meet, the minimum state standards; and
    d. gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

    A subdivider may meet the requirements of Item 15.b of this subsection by obtaining the appropriate approval from the County or state official having jurisdiction over the approval of septic systems stating that lots in the subdivision can be adequately and legally served by septic systems.

22. If the subdivision creates two or more lots of five acres or less intended for residential purposes, the subdivider shall comply with various requirements in Chapter 1, including requirements related to:
    a. the minimum standards regarding water, wastewater, greywater, sludge disposal, setbacks, and the number of dwelling units per lot.
    b. the final engineering report described in Chapter 1.
    c. the execution of an agreement with the County for the provision of certain improvements, and a bond or other financial guarantee (such as a cash deposit or a letter of credit) securing the agreement, as described in Chapter 1 Sections 1.3.4 and 1.3.5.
23. Note on the face of the plat any variance already granted by the Commissioners Court, along with the date such variance was granted.
24. Note on the face of the plat, the requirement that each purchase contract made between a subdivider and a purchaser of the land in the subdivision contain a statement describing how and when water, sewer, electricity, and optionally gas services will be made available to the subdivision, specifying the date by which the utilities will be fully operable.
25. Results of soil analysis conducted by an independent testing laboratory for OSSF design.
26. A digital copy of the plat in DWG, DXF, or a format as required by the County shall be submitted to the Cameron County Engineering Department with the initial plat review and prior to final approval from the County Commissioner's Court. Any changes conducted during the construction of the improvements shall be documented on the plat.
27. As-Built plans in DWG, DXF, or a format as required by the County shall be submitted along with a letter of certification stating that all construction has been conducted in accordance with County specifications and that said as-builts are a true representation of the improvements conducted at the site.
28. Results of water analysis conducted by an independent testing laboratory for water well installation and shall be in conformance with TCEQ requirements.
29. Restrictive covenant. Any restrictive covenants proposed to be imposed for the subdivision should be attached for reference. It should be noted whether these are existing or proposed and if proposed at what time they will be recorded, prior to or subsequent.

G. The subdivider of the tract must acknowledge the plat by signing the plat and attached documents and attest to the veracity and completeness of the matters asserted in the attached documents and in the plat.

H. All on-site sewage facilities must be reviewed and approved by the County Environmental Health Department prior to final plat approval.

SECTION 2.2 – GENERAL PLATS

SUBSECTION 2.2.1 GENERAL PLAT PROCESS

Plats that do not meet the criteria stated in Chapter 1, Section 1.1.1.A, are subject to Subchapter A of Chapter 232, LGC, which is encompassed in these rules, and will be processed as a General Plat (see Figure 1).

Overall, the General Plat process consists of the following sequence of steps:

A. Preliminary conference (See Section 2.1.2 of this chapter) (optional but recommended).
B. Submission of a written variance request. Review by County Engineering Department.
C. Submission of Final Plat (with concurrent consideration of variance request or requests). Review by County Engineering Department.
D. Modification of final plat as necessary to address comments by County Engineering Department.
E. Final plat approval by Subdivision Advisory Board (only if exemption or variance is requested).
F. Final plat approval by County Engineer.
G. Release of final plat for recording.
H. Recording of final plat in the map records of Cameron County.

See Figure 3 on Page 45 for flow chart of general process, also provided in Appendix B.1-1.2.

Example General Plats are provided in Appendix N.

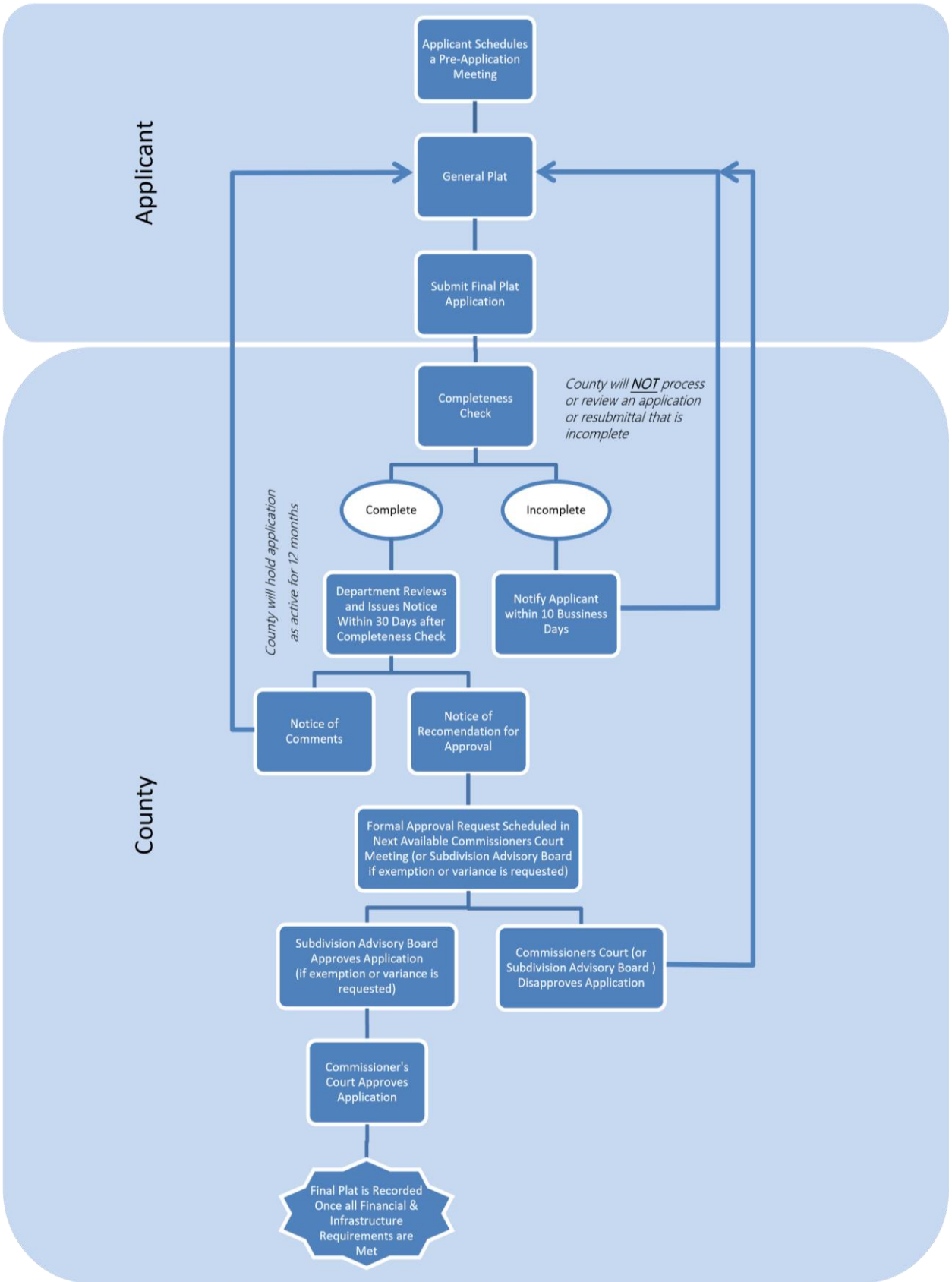

FIGURE 3: GENERAL PLAT - GENERAL REVIEW PROCESS

SUBSECTION 2.2.2 GENERAL FINAL PLAT REQUIREMENTS

A. Complete plat application (see Section 2.3 of this chapter).

B. The final plat shall be drawn to a minimum scale of 1" = 100'. The final plat shall be drawn on sheets twenty-four inches (24") wide and thirty-six inches (36") long. Where more than one sheet is necessary to accommodate the entire area, an. index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

The use of sticky backs, press on lettering, or transfer lettering which may lift, separate, or be removed from the original plat over a period of time shall not be accepted. Sepias or other diazo process reproducibles, which may fade, are also not acceptable.

C. The final plat and its accompanying information shall be complete and in conformance with the approved preliminary plat and its conditions of approval, and shall incorporate all changes, corrections, and conditions required during the preliminary plat approval process. The topography shown on the final plat shall be the post-development topography.

D. Submission of the required plan copies, per Section 2.3 of this chapter, of the final plat and its required supporting information. Submission of one reproducible original of the final plat when approved and as directed by the County Engineer.

E. Required Supporting Information. The following information shall be provided with or upon the final plat. All work by an engineer or a surveyor must be signed, sealed, and dated.

1. Statement of conformance or list of variances. The statement shall declare that the final plat (including its supporting information) conforms to these rules (including the associated Appendices) or shall list the instances in which it does not comply with these rules, the reason for each such non-compliance, and whether a variance is requested.
2. Utility provider letters. Letters from utility providers, including irrigation and water control and improvement districts, other than water and sewer, shall be submitted showing that the utility has reviewed the proposed subdivision, that easements shown on the proposed plat are adequate, and that the subdivider has made all arrangements necessary for the utility company to service the subdivision.
   All approvals must be dated not more than 6 months prior to the date the final plat application is received. The approval may be noted on the face of the plat in lieu of a letter being provided.
3. Final Comprehensive Drainage Plan and Report per Chapter 3, Section 3.1.6.
4. In addition, if the subdivision is for a master planned non-residential development (i.e., commercial, industrial) the following shall also be required:
   a. Street and drainage plans. Two sets of construction plan and specifications for streets and drainage improvements and the associated construction cost estimates shall be provided. All construction cost estimates shall be signed and sealed by a

registered professional engineer. All plans and specifications shall conform to these rules in their entirety.

b. Water and sewage plans. Two sets of construction plans and specifications for water and sewer improvements and the associated construction cost estimates shall be provided. The plans and specifications shall conform to these rules in their entirety.

F. The final plat shall:

1. Be certified by a surveyor registered to practice in this state, in addition to an engineer, as needed, who is also registered to practice in this state.
2. Show the name, address, and telephone number of the subdivider and authorized agent responsible for the preparation of the plat.
3. Show the legal description, acreage and name of the proposed subdivision. Subdivision's name shall not be spelled or pronounced similarly to the name of any existing subdivision located within the County.
4. Show the boundary of the subdivision indicated by a heavy line and described by bearings and distances.
5. Define the subdivision by metes and bounds.
6. Locate the subdivision with respect to an original corner of an original survey of which it is a part.
7. Show the name, description, location and dimensions of existing lots, public areas, divisions and subdivisions within 150 feet outside of the subdivision. Include volume and page for all adjoining properties.
8. Show scale, north arrow, and topography of the property.
9. Describe each lot, number each lot, identify each block in progression, and provide the dimensions of each lot.
10. Show gross area and net area of lots to the nearest 1/100 of an acre. Gross acreage is acreage excluding right-of-way, and net acreage is gross acreage excluding easements.
11. State the dimensions of and accurately describe each already existing or recorded lot, street, alley, square, park, reservation, easement, or other right-of-way or encumbrance within the land being subdivided.
12. State the dimensions of and accurately describe 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.
13. Note the type and location of all monuments and whether each was found or set.
14. Include or have attached a document containing a description of the water and sewer facilities, as well as roadways and easements, dedicated for the provision of water and sewer facilities that will be constructed or installed to service the subdivision and a statement specifying the date by which the facilities will be fully operable.
15. Identify and dedicate unobstructed aerial easements and guy wire easements as may be required for overhead utilities.
16. Identify the topography of the area.

17. Provide a Final Comprehensive Drainage Plan and Report for the subdivision in compliance with Chapter 3, Section 3.1.6. All drainage shall:
    a. avoid concentration of storm drainage water from each lot to adjacent lots;
    b. provide positive drainage away from all buildings; and
    c. coordinate individual lot drainage with the general storm drainage pattern for the area;
18. Include a description of the drainage requirements as provided in Item 11.
    a. describe the general drainage pattern for the area and all drainage channels and structures, and
    b. identify, describe and dedicate all easements for drainage and irrigation facilities.
19. Include a certification by a surveyor or engineer registered to practice in this state describing any area of the subdivision that is in a floodplain or stating that no area is in a floodplain.

    If any area of the subdivision is in a flood hazard area, the boundaries of the flood hazard area and the minimum finished floor elevations shall be shown on the face of the final plat, and there shall be at least one benchmark located at a readily accessible site within the proposed subdivision. A complete description of said benchmark and its elevation relative to a recognized U.S.C.& G.S. or U.S.G.S. benchmark shall be placed on the face of the plat.

    Additionally, the Base Flood Elevation (BFE) and the required minimum finished floor elevation of structures to be constructed on the property shall be noted on the face of the final plat and shall comply with the current floodplain management rules of the County. In a special flood hazard area, the minimum finish floor elevation shall be one foot (1') above the Base Flood Elevation.

    If any part of a plat lies within the floodplain, the Commissioners Court shall not approve the plat unless the plat has a restrictive covenant. The restrictive covenant shall prohibit the construction of residential housing in any area of the subdivision that is in a floodplain unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
20. Include certification that the subdivider has complied with the following requirements:
    a. the water quality and connections to the lots meet, or will meet, the minimum state standards;
    b. sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
    c. electrical connections provided to the lot meet, or will meet, the minimum state standards; and
    d. gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

    A subdivider may meet the requirements of Item 14.b by obtaining the appropriate approval from the County or state official having jurisdiction over the approval of septic systems stating that lots in the subdivision can be adequately and legally served by septic systems.
21. Note on the face of the plat any variance already granted by the Commissioners Court, along with the date such variance was granted.

22. Note on the face of the plat, the requirement that each purchase contract made between a subdivider and a purchaser of the land in the subdivision contain a statement describing how and when water, sewer, electricity, and gas services will be made available to the subdivision.
23. Results of soil analysis conducted by an independent testing laboratory for on-site sewage facilities design.
24. A digital copy of the plat in DWG, DXF, or a format as required by the County shall be submitted to the Cameron County Engineering Department with the initial plat review and prior to final approval from the County Commissioner's Court. Any changes conducted during the construction of the improvements shall be documented on the plat.
25. As-Built plans in a format as required by the County (i.e., hardcopy, PDF, DWG, DXF) shall be submitted along with a letter of certification stating that all construction has been conducted in accordance with County specifications and that said as-builts are a true representation of the improvements conducted at the site.
26. Results of water analysis conducted by an independent testing laboratory for water well installation and shall be in conformance with TCEQ requirements.
27. Restrictive covenant. Any restrictive covenants proposed to be imposed for the subdivision should be attached for reference. It should be noted whether these are existing or proposed and if proposed at what time they will be recorded, prior to or subsequent.

G. The subdivider of the tract must acknowledge the plat by signing the plat and attached documents and attest to the veracity and completeness of the matters asserted in the attached documents and in the plat.

H. All on-site sewage facilities must be reviewed and approved by the County Environmental Health Department prior to final plat approval.

SECTION 2.3 – ADMINISTRATIVE REQUIREMENTS AND REVIEW PROCEDURES (ALL PLATS)

SUBSECTION 2.3.1 PLAT APPLICATION

The Applicant should submit to the County Engineer an application for Residential Preliminary Plat, Residential Final Plat, or General Final Plat (application) for approval not less than thirty (30) days prior to the regular meeting at which the Commissioners Court (or Subdivision Advisory Board if an exemption or variance is requested) is asked to consider the application. The Applicant shall submit a letter of title opinion signed and dated a maximum of thirty (30) days prior to submittal of all final plats.

The application shall be submitted by the record owner of the property to be subdivided or the owner's duly authorized agent. If the application is submitted by the owner's agent, then the agent shall submit such information as is necessary to verify that the agent has the authority to submit for and bind the owner by his actions on a form to be provided by the County (Developer's Authorization Letter).

Applications shall state instances in which they do not comply with the minimum standards, the reasons for such non-compliance, in addition to whether a variance is requested.

The application, plans, letter of title opinion (as applicable), and copy of the deed or deeds showing the ownership of the land may be submitted electronically through the County's online system, if available, or in hardcopy form. If submitting hardcopies, please include the application, deed(s), and three (3) blue or black line prints of the plan, as well as one digital/electronic copy of documents for review. These digital copies shall contain a PDF version of the plan, in addition to AutoCAD files. Electronic copies shall be provided by portable USB Drive or emailed to development@co.cameron.tx.us and shall contain the proposed subdivision name and description of a submittal set (i.e. Preliminary, Final) in the subject line.

The following template shall be included in the body of the email:

Subdivision Name:
Inquiry Type:
Document Submittal:
Question:
Meeting Request:

The application will be reviewed by the County for completeness under the applicable requirements and procedures of these rules. If the application is incomplete, the County will notify the owner or agent within ten (10) business days regarding information or documents that are lacking. Incomplete applications will not be processed for technical review.

See Sections 2.3.4 and 2.3.6 of this chapter for processing of applications once they have been reviewed and accepted for completeness.

SUBSECTION 2.3.2 REVIEW FEES

Every application shall be accompanied by the prescribed fees set forth in the adopted Fee Schedule. Unless waived by Commissioners Court, the prescribed fee shall not be refundable unless it was submitted in error. The Fee Schedule may be amended from time to time per procedures established by Commissioners Court.

SUBSECTION 2.3.3 PLAT PREPARATION AND QUALITY

Preliminary and final plats must be prepared, signed and sealed by a Surveyor or Engineer registered in Texas.

The completeness and quality of submission is of prime importance. It is the responsibility of the surveyor and/or engineer to see to the completeness of submissions. A submission review fee will be assessed upon initial submission of preliminary and final plats.

The submission will be reviewed for completeness based on the checklists in Appendix B. If the submission is incomplete the fee will be forfeited and the submission will be returned with a letter of incompleteness.

SUBSECTION 2.3.4 RESIDENTIAL PRELIMINARY PLAT PROCESSING

An administratively complete application will be reviewed by the County for technical and/or regulatory compliance. If the application is determined to be non-compliant, it will be returned to the owner or agent with comments within thirty (30) business days for the initial submittal and within ten (10) business days for subsequent submittals (i.e., resubmittals). A resubmittal will only be complete if all comments are addressed. A comment log must be included with each subsequent submittal/resubmittal along with a written response to each comment.

For Residential Preliminary Plats, if the Subdivision Advisory Board (when an exemption or variance is requested) and/or Commissioners Court find that the plan conforms to the requirements set forth herein, the Subdivision Advisory Board and/or Commissioners Court will grant conditional approval, subject to conditions agreed to upon in writing.

SUBSECTION 2.3.5 EXPIRATION OF A RESIDENTIAL PRELIMINARY PLAT

A. The approval of a preliminary plat shall be good for a period of twelve (12) months from the date of Commissioners Court approval. If there is no activity on the subdivision for the first eleven months after date of approval, the owner may apply in writing for extensions of six (6) months. Granting of an extension may be predicated upon the subdivider agreeing to

comply with conditions of new or updated regulations, or other items as the Court may deem appropriate, as a condition of the extension.

B. Phased Expiration of Preliminary Plat: For phased Subdivisions, only those portions of the Preliminary Plat with approved and active Construction Plans will remain valid. Other portions of the Preliminary Plat will expire in three (3) years unless an extension is approved.

C. Preliminary plats for which approval expires due to inactivity within the twelve (12) or six (6) month extension periods shall be required to be resubmitted as a new subdivision inclusive of all respective fees.

SUBSECTION 2.3.6 RESIDENTIAL AND GENERAL FINAL PLAT PROCESSING

A. Application

The developer shall sign and date an application for final plat approval on a form to be provided by the Engineering Department. On the application the developer shall fully describe all the infrastructures (streets, drainage facilities, water facilities, wastewater facilities, etc.) that has been completed or installed to serve the subdivision as of the date of the application for final plat approval.

As part of the application, the developer shall also sign and list all the documents accompanying or attached to the final plat. A set of these documents shall be kept together during the review and approval process and through the recordation of the plat and the identified documents. Any substitutions or additions to the documents to be recorded shall be noted and dated on an addendum to the application form.

B. An administratively complete application will be reviewed by the County for technical and/or regulatory compliance. If the application is determined to be non-compliant, it will be returned to the owner or agent with comments within thirty (30) business days for the initial submittal and within ten (10) business days for subsequent submittals.

Applicants are expected to respond to comments within fourteen (14) business days or provide notice to the County why they are unable to respond promptly and when a response is anticipated. An application may be conclusively deemed to be withdrawn if the owner or agent is unable to provide a response to the technical comments within forty-five (45) calendar days of being notified of the technical deficiencies. Applicants failing to satisfactorily address comments after two (2) rounds of review will be asked to reimburse the County for the cost of additional review or have their application rejected at the Subdivision Advisory Board (when an exemption or variance is requested) and/or Commissioners Court's discretion.

C. Upon submission of the requested additional information, the process of review will continue until the application is complete in every respect. The final plat shall then be placed before the Subdivision Advisory Board (when an exemption or variance is requested), and subsequently, the Commissioners Court for approval or disapproval. No conditional approval of the final plat shall be granted.

SUBSECTION 2.3.7 APPROVAL OF FINAL PLATS BY COMMISSIONERS COURT

A. The Commissioners Court shall approve, by an order entered into the minutes of the court, a final plat and its supporting information that meets the requirements of these rules and State law.

B. Disapproval

The Commissioners Court shall refuse to approve a plat if it does not meet the requirements prescribed by or under these rules and state law.

Disapproval of any preliminary plat or final plat by the Commissioners Court shall be deemed a refusal by the County to accept the offered dedications, if any, shown thereon. Approval of a plat shall not be deemed an acceptance of the proposed dedications and shall not impose any duty upon the County concerning the maintenance or improvements of any such dedicated parts until the proper authorities of the County have actually appropriated the same by an order of the Cameron County Commissioners Court, or by entry, use, or improvement.

C. When voting to approve a final plat, the Commissioners Court shall determine the number of financial guarantees necessary to ensure compliance with state law and these rules.

SUBSECTION 2.3.8 RELEASE OF APPROVED FINAL PLAT FOR RECORDING

A. Any variance granted by the Commissioners Court shall be noted on the face of the plat, along with the date such variance was granted, prior to release of the plat for recording.

B. Upon submission to the County Engineering Department of all required bonds, financial guarantees and Commissioners Court approval, the County Engineering Department will release the plat for recording.

C. The plat (with its required attachments) must be filed and recorded with the County Clerk. The plat is subject to the filing and recording provisions of Section 12.002, Property Code.

SUBSECTION 2.3.9 CONFLICT OF INTEREST [1]

A. In this section, "subdivided tract" means a tract of land, as a whole, that is subdivided into tracts or lots. The term does not mean an individual lot in a subdivided tract of land.

B. A person has an interest in a subdivided tract if the person:

1. has an equitable or legal ownership interest in the tract;
2. acts as a developer of the tract;
3. owns voting stock or shares of a business entity that:
   a. has an equitable or legal ownership interest in the tract; or
   b. acts as a developer of the tract; or
4. receives in a calendar year money or anything of value from a business entity described by Item B.3 of this subsection.

C. A person also is considered to have an interest in a subdivided tract if the person is related in the second degree by consanguinity or affinity, as determined under Chapter 573, LGC, to a person who, under Item B of this subsection, has an interest in the tract.

D. If a member of the Commissioners Court has an interest in a subdivided tract, the member shall file, before a vote or decision regarding the approval of a plat for the tract, an affidavit with the County Clerk stating the nature and extent of the interest and shall abstain from further participation in the matter. The affidavit must be filed with the County Clerk.

E. A member of the Commissioners Court commits an offense if the member violates Item D of this subsection. An offense under this subsection is a Class A misdemeanor.

F. The finding by a Court of a violation of this section does not render void an action of the Commissioners Court unless the measure would not have passed the Commissioners Court but for the vote of the member who violated this section.

G. A conviction under Item E of this subsection constitutes official misconduct by the member and is grounds for removal from office.

[1] LGC §232.034

SUBSECTION 2.3.10 TIMELY APPROVAL OF PLATS

A. These rules and the applicable appendices shall constitute a written list of the documentation and other information that must be submitted with a plat application. An application submitted to the Engineering Department that contains the documents and other information required in these rules and the applicable appendices is considered complete.

B. Completeness

The Engineering Department will determine whether an application is complete or incomplete within ten (10) business days of the initial submittal.

1. Incomplete Notice. A notice for an incomplete application will include a listing of the application's deficiencies. No further action will be taken on the application until all documentation or other information contained in the notice is submitted to the Engineering Department.
2. Notice of Application Acceptance. An application is formally accepted by the County when an application is deemed complete as described in this section. Acceptance by the Engineering Department of a complete plat application shall not be construed as approval of the application or the information or documentation contained therein.

C. Time limits established by this section for processing an application do not begin until the completeness check has been completed and the applicant has received confirmation of application acceptance.

D. Except as provided by Item F of this subsection, the Commissioners Court shall take final action on a preliminary or final plat application, including the resolution of all appeals, not later than the sixtieth (60^{th}) day after the date a completed plat application is received by the Engineering Department.

E. If the Commissioners Court disapproves a plat application, the Applicant shall be given a complete written list of the reasons for the disapproval within ten (10) business days of the date of disapproval.

F. The sixty (60) day period under Item D of this subsection:

1. May be extended for a reasonable period, if agreed to in writing by the Applicant and approved by the Commissioners Court (or Subdivision Advisory Board when an exemption or variance is requested).
2. May be extended up to sixty (60) additional days by the Commissioners Court (or Subdivision Advisory Board when an exemption or variance is requested) if Chapter 2007, Texas Government Code, requires the County to perform a takings impact assessment in connection with a plat application; and
3. Applies only to a decision wholly within the control of the Commissioners Court.

G. The Commissioners Court (or Subdivision Advisory Board when an exemption or variance is requested) shall make the determination under Item F.2 of this subsection regarding extension of the sixty (60) day period not later than the twentieth (20th) day after the date a completed plat application is received by the Engineering Department.

H. The County may not compel an applicant to waive the time limits contained in this Section.

I. If the Commissioners Court fails to take final action on a complete plat application as required by Item D of this subsection:

1. The Commissioners Court shall direct the County Treasurer to refund to the Applicant the greater of the unexpended portion of any plat application fee or deposit or fifty percent (50%) of the plat application fee or deposit that has been paid: Plat Application fees: See Appendix B.3, Preliminary Plat Check List and Appendix B.4, Final Plat Check List.
2. The plat application is granted by operation law; and
3. The Applicant may apply to a district court with civil jurisdiction in the County for a writ of mandamus to compel the Commissioners Court to issue documents recognizing the approval of the plat.

SUBSECTION 2.3.11 CANCELLATION OF SUBDIVISION

A person owning real property in this state that has been subdivided into lots and blocks or into small subdivisions may apply to the Commissioners Court for permission to cancel all or part of the subdivision, including a dedicated easement or roadway, to reestablish the property as acreage tracts as it existed before the subdivision. If, on the application, it is shown that the cancellation of all or part of the subdivision does not interfere with the established rights of any purchaser who owns any part of the subdivision, or it is shown that the purchaser agrees to the cancellation, the Commissioners Court by order shall authorize the owner of the subdivision to file an instrument canceling the subdivision in whole or in part. The instrument must describe the subdivision or the part of it that is canceled. The court shall enter the order in its minutes. After the cancellation instrument is filed and recorded in the deed records of the county, the county tax assessor-collector shall assess the property as if it had never been subdivided.

Notice

The County will publish notice of an application for cancellation in a newspaper, published in the English and Spanish language, in the county for at least three weeks before the date on which action is taken on the application. The court shall take action on an application at a regular term. The published notice will direct any person who is interested in the property and who wishes to protest the proposed cancellation to appear at the time specified in the notice.

Taxes

If delinquent taxes are owed on the subdivided tract for any preceding year, and if the application to cancel the subdivision is granted as provided by this section, the owner of the tract may pay the delinquent taxes on an acreage basis as if the tract had not been subdivided. For the purpose of assessing the tract for a preceding year, the county tax assessor-collector shall back assess the tract on an acreage basis.

On application for cancellation of a subdivision or any phase or identifiable part of a subdivision, including a dedicated easement or roadway, by the owners of 75 percent of the property included in the subdivision, phase, or identifiable part, the Commissioners Court by order shall authorize the cancellation in the manner and after notice and a hearing as provided by previous sections. However, if the owners of at least 10 percent of the property affected by the proposed cancellation file written objections to the cancellation with the court, the grant of an order of cancellation is at the discretion of the court.

To maintain an action to enjoin the cancellation or closing of a roadway or easement in a subdivision, a person must own a lot or part of the subdivision that:

1. abuts directly on the part of the roadway or easement to be canceled or closed; or

2. is connected by the part of the roadway or easement to be canceled or closed, by the most direct feasible route, to:

    a. the nearest remaining public highway, county road, or access road to the public highway or county road; or
    b. any uncanceled common amenity of the subdivision.

A person who appears before the Commissioners Court to protest the cancellation of all or part of a subdivision may maintain an action for damages against the person applying for the cancellation and may recover as damages an amount not to exceed the amount of the person's original purchase price for property in the canceled subdivision or part of the subdivision. The person must bring the action within one year after the date of the entry of the Commissioners Court's order granting the cancellation.

The Commissioners Court may require a subdivider to provide the court with the name and last known address of each person with an interest in the property. For purposes of this subsection, a person residing on a lot purchased through an executory contract has an interest in the property. A person who fails to provide information requested before the 31st day after the date the request is made is liable to the state for a penalty of $500 for each week the person fails to provide the information.

Regardless of the date land is subdivided or a plat is filed for a subdivision, the Commissioners Court may deny a cancellation under this section if the Commissioners Court determines the cancellation will prevent the proposed interconnection of infrastructure to pending or existing development.

SUBSECTION 2.3.12 REPLATTING

A. A subdivision plat must accurately reflect the subdivision as it develops. If there is any change, either by the intentional act of the subdivider or by the forces of nature, including changes in the size or dimension of lots or the direction or condition of the roads, a plat must be revised in accordance with Section 2.1.20 of this chapter.

B. Except as provided by Item C of this subsection, a lot in a subdivision may not be sold if the lot lacks water and sewer services as required by this subsection unless the lot is platted or replatted as required by this subsection.

A subdivider or agent of a subdivider may not transfer a lot through an executory contract or other similar conveyance to evade the requirements of this subsection. The prohibition in this subsection includes the sale of a lot:

1. by a subdivider who regains possession of a lot previously exempt under Item C of this subsection through the remedy of rescission or of forfeiture and acceleration against a purchaser in default under an executory contract for conveyance of real property only if:
   a. the seller notifies the purchaser of:
      i. the seller's intent to enforce a remedy under this section; and
      ii. the purchaser's right to cure the default within the 30-day period described by Property Code, Section 5.065 (Right to Cure Default);
   b. the purchaser fails to cure the default within the 30-day period described by Property Code, Section 5.065 (Right to Cure Default);
   c. Property Code, Section 5.066 (Equity Protection; Sale of Property) does not apply; and
   d. the contract has not been recorded in the county in which the property is located.[2]; or
2. for which it is shown at a proceeding brought in the district court in which the property is located that the sale of a lot otherwise exempt under Item C of this subsection was made for the purpose of evading the requirements of this subsection.

C. Item B of this subsection does not apply if a seller other than a subdivider or agent of a subdivider resides on the lot.

D. The Attorney General or a District or County Attorney with jurisdiction may bring a proceeding under Item B of this subsection.

E. Existing utility services to a subdivision that must be platted or replatted under this section may not be terminated under Chapter 1, Section 1.1.11.

[2]Property Code §5.064

SUBSECTION 2.3.13 REVISION OF PLAT

A. A person who has subdivided land that is subject to the subdivision controls of the County in which the land is located may apply in writing to the Commissioners Court of the County for permission to revise the subdivision plat filed for record with the County Clerk.

B. Except as provided by Item C of this subsection, after the application is filed with the Commissioners Court, the court shall publish a notice of the application in a newspaper of general circulation in the County. The notice must include a statement of the time and place at which the court will meet to consider the application and to hear protests to the revision of the plat. The notice must be published at least three times during the period that begins on the 30th day and ends on the seventh day before the date of the meeting.

   If all or part of the subdivided tract has been sold to nondeveloper owners, the court shall also give notice to each of those owners by certified or registered mail, return receipt requested, at the owner's address in the subdivided tract.

C. If the Commissioners Court determines that the revision to the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road, the notice requirements under Item B of this subsection do not apply to the application and the Commissioners Court shall:

   1. provide written notice of the application to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the County in which the lots are located; and
   2. if the County maintains an Internet website, post notice of the application continuously on the website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting.

D. During a regular term of the Commissioners Court, the court shall adopt an order to permit the revision of the subdivision plat if it is shown to the court that:

   1. the revision will not interfere with the established rights of any owner of a part of the subdivided land; or
   2. each owner whose rights may be interfered with has agreed to the revision.

E. If the Commissioners Court permits a person to revise a subdivision plat, the person may make the revision by filing for record with the County Clerk a revised plat or part of a plat that indicates the changes made to the original plat.

F. The Commissioners Court may impose a fee for filing an application under this section. The amount of the fee must be based on the cost of processing the application, including publishing the notices required under Items B or C of this subsection.

SECTION 2.4 – MONUMENTATIONS, IMPROVEMENTS AND COSTS

SUBSECTION 2.4.1 SURVEY MONUMENTS

Monuments shall be permanent in nature and suitable for the purpose intended. Concrete monuments are recommended at subdivision corners, and each lot and block corner shall be marked by not less than a 1/2" diameter by 24" long reinforcing rod set at or below the existing ground level. At least two concrete monuments shall be located at readily accessible sites within each subdivision. Monuments shall be set by or under the supervision of a surveyor prior to recordation of the Final Plat.

SUBSECTION 2.4.2 RESPONSIBILITY FOR COSTS

The owner or owners of the land being subdivided shall be responsible for costs of improvements as required by these rules.

SECTION 2.5 – CONSTRUCTION PLANS AND PROCEDURES

SUBSECTION 2.5.1 CONSTRUCTION PLANS

A. Purpose

The purpose of this section is to ensure that Public Improvements are installed to serve a development in accordance with all Subdivision Regulations and development standards.

B. Submitting Plans

Plans shall be submitted in accordance with these rules. Incomplete Construction Plans shall not be accepted and such plans shall be returned to the Applicant.

In general, the following plans constitute a complete set of Construction Plans (see applicable checklist for details):

Cover Sheet with Location Map, Sheet Index, and Signature Blocks
General Construction Notes
Subdivision Layout
Paving Plan & Profile Sheets
Grading Plans
Drainage Plan & Profile Sheets
Detention Pond Plan and Detail Sheets
Water Plan & Profile Sheets
Wastewater Plan & Profile Sheets
Erosion/Sedimentation Control and Tree Protection Plans
Paving Details

Drainage Details
Water Details
Wastewater Details
Erosion/Sedimentation Control and Tree Protection Plans

C. Responsible Official and Decision Authority for Construction Plans

1. Review and Approval Action
   The County Engineer shall be the Responsible Official for review and approval of Construction Plans.
2. Outside Review
   If an outside consultant is contracted to review Construction Plans, then the Applicant shall reimburse the County for the review fees.
3. Decision-Maker Options
   In this capacity, therefore, the County Engineer shall approve, approve subject to modifications, or deny the Construction Plans.

D. Approval Required and Timing of Construction

Construction Plans must be approved in accordance with this section of this chapter prior to the approval or recordation of the Final Plat, unless otherwise stated within these rules.

E. Criteria for Approval

The County Engineer shall approve Construction Plans if:

1. The Construction Plans are consistent with the approved Preliminary Plat, or the proposed Final Plat; and
2. The Construction Plans conform to the subject property's zoning and standards (including zoning design standards), and to the standards for adequate public facilities, contained in these Subdivision Regulations and development standards and all other applicable County codes.

F. Effect

Approval of Construction Plans authorizes the Applicant to:

1. Schedule a Pre-Construction Meeting; and
2. Apply for Construction Release.

G. Expiration Date for Construction Plans

The approval of Construction Plans shall remain in effect for a period of one (1) year from the date of approval, or for the duration of construction of the project, provided that Progress

towards Completion of the project continues to be demonstrated, unless the Construction Plans are extended in accordance with H below.

H. Extension of Construction Plans beyond Expiration Date

1. General
   a. Construction Plans may be extended for a period of six (6) additional months beyond the expiration date.
   b. A request must be made in writing to the County Engineer for such extension prior to expiration of the plans, and shall include reasons why the plans should be extended.

2. Decision by the County Engineer
   a. The County Engineer will review the extension request, and shall approve, approve with conditions, or deny the extension request within thirty (30) days following the date of the extension request.
   b. Should the County Engineer fail to act on an extension request within thirty (30) days, the extension shall be deemed to be approved.

3. Consideration
   The County Engineer shall extend Construction Plans approval for a period of six (6) additional months beyond the expiration date if:
   a. A Final Plat has been submitted, approved or filed of record for any portion of the property shown on the Construction Plans;
   b. The Construction Plans comply with new regulations (i.e., regulations that have been adopted after approval of the original Construction Plans) that impact the health, safety and general welfare of the County;
   c. Demonstrable forward progress has been made to proceed with construction or required improvements; and
   d. An Improvement Agreement (per Section 2.3.5 of this chapter), if applicable, is still valid and in full effect.

4. Conditions
   In granting an extension, the County Engineer may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served. Any extension may be predicated upon compliance with new development regulations or the Applicant waiving any vested rights.

5. Total Extension
   A second six (6) month extension may be requested using the same process outlined above.

SUBSECTION 2.5.2 PRE-CONSTRUCTION MEETING

A. Requirement

The Applicant(s) and the contractor shall attend a Pre-Construction Meeting with the County Engineer following the approval of Construction Plans and prior to commencement of any construction on the property. Representatives for the water, sewer, and electrical providers must be in attendance, as documented in a sign-in sheet. If representatives from utility providers are not present, the pre-construction meeting shall be rescheduled to allow for attendance. For developments utilizing septic facilities, a representative from the environmental health department shall be invited to attend. Attendance from appropriate drainage districts and irrigation districts is strongly recommended. In drainage or irrigation districts where the District has requested mandatory attendance, a representative shall be required. It is the developers responsibility to coordinate with all required representatives, contractors, consultants, and agencies.

B. Purpose

1. Discussion of Procedures

   The purpose of the Pre-construction Meeting is to discuss administrative, communication, and operating procedures for project construction prior to Construction Release or issuance of a Building Permit. Topics intended for discussion include, but are not limited to, discussion of construction schedules, phases, methods, supervision, inspection, and other procedures and expectations before and after Construction release.

2. Review of Criteria

   A list of typical inspection items, procedures, and acceptance criteria for items in public Right-of- Way and easements will also be furnished to the Applicant.

C. Notice

The Applicant shall receive written notice from the County Engineer that Construction Plans have been approved and that the project is eligible for a Pre-Construction Meeting.

D. Effect

1. Following the Pre-Construction Meeting and upon approval of the Construction Plans and full compliance with all pre-construction requirements, the County Engineer shall authorize Construction Release, Notice to Proceed allowing the Applicant to commence with construction of the project.
2. The Applicant may also be issued a Building Permit, if appropriate, provided that a Building Permit Application has been submitted and approved and all other Building Permit requirements have also been met.

SUBSECTION 2.5.3 CONSTRUCTION RELEASE / NOTICE TO PROCEED

A. Requirements for a Construction Release/Notice to Proceed

1. Upon approval of the Preliminary Plat or the Construction Plans, receipt of all documentation (e.g., insurance information, bonds, etc.) and fees, and after the PreConstruction Meeting with County staff and a franchise utility representative, the County Engineer shall release the plans for construction if all County requirements pertaining to construction have been met.

2. The Construction Release shall remain in effect for a period of one (1) year from the date of issuance, or for the duration of construction of the project, provided that progress toward completion of the project continues to be demonstrated.

B. Construction Release Expiration and Extension

Expiration, and possible extension, of the Construction Release shall be the same as for the Construction Plans (per Section 2.3.1 of this chapter).

SUBSECTION 2.5.4 TIMING OF PUBLIC IMPROVEMENTS

A. Completion of Public Improvements Prior to Final Plat Approval and Recordation

1. Completion of all required Public Improvements, in accordance with the approved Preliminary Plat and the approved Construction Plans, shall occur prior to Final Plat approval and recordation.
2. A Final Plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of such improvements except as provided in B below.

B. Completion of Public Improvements after Final Plat Approval and Recordation

1. The County Engineer, upon written request by the Applicant, may allow construction of Public Improvements, excluding street and drainage improvements, after Final Plat approval and recordation.
2. Postponement of Public Improvements shall be conditioned on execution of an Improvement Agreement and provision of security, in accordance with Section 2.3.5 of this chapter.
3. It shall be at the County Engineer's discretion to determine whether postponing construction of Public Improvements until after Final Plat approval and recordation is appropriate, and therefore, whether financial guarantee is acceptable through an Improvement Agreement.
4. All construction of the required Public Improvements shall be completed within two (2) years of construction release, an extension may be granted by the Commissioners Court for up to one (1) year.

C. Deferral of Obligation

The County Engineer may defer the Developer's obligation to construct Public Improvements, excluding street and drainage improvements, to serve a new development upon execution of an Improvement Agreement and upon provision of adequate security (see Section 2.3.5 of this chapter).

D. Phased Development

If the development is being platted and constructed in phases, improvements shall be completed as platted areas are approved and phases are constructed.

E. Easements for Utility Providers

1. The Applicant is responsible for contacting all utility providers prior to beginning construction, and for securing all necessary easements for same prior to Final Plat approval and recordation.

2. The Applicant's engineer shall provide the County Engineer with written certification that all necessary easements are secured for the various utility providers, and such easements shall be shown on the Final Plat or separate instrument easement.

F. Off-Site Easements

1. All necessary off-site easements required for installation of required off-site Public Improvements to serve the development shall be acquired by the Applicant prior to the Pre-Construction Meeting (see Section 2.3.2, Pre-Construction Meeting, of this chapter), or prior to approval and recordation of the Final Plat, whichever occurs first.
2. Off-site easements shall be conveyed and recorded at the County by an instrument approved by the County.
3. If the property on which the off-site easement is required has been platted, a separate instrument shall be required to dedicate the easement.
4. The Applicant shall be responsible for the acquisition of all required off-site easements. If the Applicant is unable to acquire the necessary off-site easements, the Applicant may request assistance from the County. The Applicant shall provide the County with easement or Right-of-Way survey documents and exhibits, documentation, including evidence of a reasonable offer made to the affected property owner. Upon receiving a written request for assistance, the County may, at its option, acquire these easements either through negations, or in appropriate situations through eminent domain proceedings.
5. The Applicant shall reimburse the County for the costs of acquiring the necessary easements including but not limited to attorney's fees and costs.

SUBSECTION 2.5.5 IMPROVEMENT AGREEMENTS AND SECURITY FOR COMPLETION

A. Improvement Agreement and Security for Completion

When any of the required Public Improvements will be postponed and constructed after Final Plat approval and recordation, the Final Plat shall not be accepted for filing, nor shall it be approved, unless and until the Applicant enters into an Improvement Agreement of standardized format approved by the County by which the Applicant:

1. Will complete the improvements;
2. Warrants the improvements for a period of two (2) years, as described in Item 3, following final acceptance by the County;
3. Provide a maintenance bond in the amount of one hundred and ten (110) percent of the costs of the improvements to insure the repair and replacement of all defects due to faulty materials and workmanship that appear within the two-year period following date of acceptance with option for County to discontinue after one year if there is no history of repairs with formal request from Applicant;
4. Provides provisions (e.g., performance and payment bonds) for securing the obligations of the agreement consistent with E below; and
5. Outlines other terms and conditions as are agreed to by the Applicant and the County, or as may be required by these Subdivision Regulations and development standards, including insurance requirements and covenants to comply with other regulations of the County.

B. Agreement to Run with the Land

1. The Improvement Agreement shall provide that the covenants and other items of agreement contained therein shall run with the land and shall bind all successors, heirs and assignees of the Applicant.
2. All existing owners shall be required to execute the agreement or provide written consent to the covenants and other items contained in the agreement.

C. Decision by the County Engineer

The County Engineer shall review the Improvement Agreement, and shall approve it, approve it with conditions, or deny it.

D. Appeal to the Commissioners Court of an Improvement Agreement Decision

1. The Applicant may appeal the County Engineer's decision on the Improvement Agreement to the Commissioners Court by submitting written notice of appeal to the County Engineer within fourteen (14) days following the date of such decision.
2. The Commissioners Court shall hear and decide the appeal within thirty (30) days following receipt of the notice of appeal.
3. The Commissioners Court may only overturn the County Engineer's decision upon a favorable vote of at least three (3) of the Commissioners Court's voting members, and the Commissioners Court's decision shall be final.

E. Security for Completion of Improvements

1. Type of Security
   a. When any of the required Public Improvements will be constructed after approval and recordation of the Final Plat, the Applicant shall guarantee proper construction of such postponed improvements and payment of all claimants supplying labor and

materials for the construction of the improvements, in accordance with the County's standards and with these Subdivision Regulations and development standards, by a bond executed by a surety company holding a license to do business in the State of Texas, and acceptable to the County, on the form provided by the County.

b. The performance and payment bonds shall be approved as to form by the County Attorney.

2. Estimated Cost and Security Approval
   a. Security shall be issued in the amount of one hundred and ten (110) percent of the cost to construct and complete all required Public Improvements to the County's standards as estimated by the Applicant's professional engineer, and as approved by the County Engineer.
   b. Security shall be subject to the review and approval of the County Attorney.
   c. The Applicant shall reimburse the County for all related legal costs for review (this reimbursement shall be paid in full prior to filing of the Final Plat).

F. Escrow Policies and Procedures

1. Request for Escrow
   a. The County may require or the Developer may petition the County to defer required improvements in exchange for a deposit of escrow up to an amount not to exceed $15,000 for a period of two (2) years from acceptance of the project.
   b. The County Engineer may require studies and other information to support the Developer's request to escrow.
2. Escrow Deposit with the County
   a. When the County Engineer requires or agrees to accept escrow deposits, the Developer shall deposit in escrow with the County, at a financial institution to be determined by the County, an amount equal to one hundred and ten (110) percent of the total "turn-key" costs including, but not limited to, the design, permitting, acceptance, and inflation costs related to the improvement(s). The full amount of escrow shall remain deposited with the County until completion of the project.
   b. The County Engineer shall review and approve the amount, which shall be approved and paid prior to recordation of the Final Plat.
3. County Usage of Escrowed Funds
   The County may also use the escrowed funds in participation with another entity to jointly construct the Public Improvement(s).
4. Termination of Escrow
   a. Escrows, or portions of escrowed amounts, which remain unused after a period of ten (10) years following the date of such payment shall, upon written request, be returned to the Developer.
   b. Such return of escrowed funds does not remove any obligations of the Developer for construction of the required improvement(s).

5. Refund

   If all or a portion of a Public Improvement for which escrow is deposited is constructed by a party other than the County, the remaining unused escrowed funds, upon written request shall be refunded to the Developer after completion and County acceptance of the Public Improvement. The County shall require thirty (30) days from the request to process the refund.

   The following documentation is required to process a refund and/or decrease the amount of the letter of credit for septic system improvements:

   a. County Environmental Health Department Septic Permit
   b. Receipt of installation (showing payment by developer)
   c. Reimbursement Application

6. Interest on Escrowed Funds

   When escrowed funds are returned or refunded to the escrowing Developer, the County shall retain all of the interest accrued by the funds.

7. Escrow Fee Agreement

   The County Engineer, at his/her discretion, may require an escrow fee agreement be executed.

SUBSECTION 2.5.6 INSPECTION, MAINTENANCE, AND ACCEPTANCE OF PUBLIC IMPROVEMENTS

A. Inspection of Public Improvements

1. Timing and Contact
   a. The County Engineer shall inspect the construction of improvements while in progress, as well as upon completion.
   b. The Applicant, or his contractor, shall maintain contact with the County Engineer during construction of improvements.
2. Conformance with Construction Plans
   a. Construction shall be in accordance with the approved Construction Plans.
   b. Any significant change in design required during construction shall be made by the Applicant's engineer, and shall be subject to approval by the County Engineer.
3. Corrections to Improvements

   If the County Engineer finds, upon inspection, that any of the required Public Improvements have not been constructed properly and in accordance with the approved Construction Plans, the Applicant shall be responsible for completing or correcting the Public Improvements to bring such into compliance.

B. Inspection Fees

1. Fee Standards
   The Developer shall be charged an inspection fee in an amount equal to three (3) percent of the total construction cost of the public infrastructure, storm drains, and streets in each subdivision or development. If third party inspections are necessary, the County may further charge the subdivider and additional inspection fee to reimburse the County for the actual inspection cost. The inspection fee is required to be paid in order to schedule the pre-construction meeting.
2. Cost for Construction
   a. The Developer shall submit to the County a cost for construction of the public infrastructure to be dedicated to the County and upon which the maintenance bond and inspection fees will be based. If the cost for construction is an estimate, the estimate shall be signed and sealed by a registered professional engineer. The bid tab from the awarded contractor can be provided for consideration in lieu of a signed and sealed estimate.
   b. The cost of construction shall be reviewed and approved by the County Engineer.
3. Inspection during Non-Business Hours
   a. Inspections may be conducted at times other than normal working hours with prior approval.
   b. A minimum forty-eight (48) hour notice must be given and the Developer shall reimburse the County a minimum of four (4) hours at the current overtime rate per hour upon receipt of an invoice.

C. Maintenance during Construction

The Applicant shall maintain all required Public Improvements during construction of the development.

D. Submission of Record Drawings

1. The County shall not accept dedication of required Public Improvements until the Applicant's engineer has certified to the County Engineer, through submission of detailed Record Drawings, which have been approved by the County, of the project and filed copies of any off-site easements that the Public Improvements have been built in accordance with the approved Construction Plans.
2. Each record drawing sheet shall show all changes made in the Construction Plans during construction, and on each sheet, there shall be a “record” stamp bearing the signature of the engineer and date, which shall be maintained by the County Engineer.
3. Digital files of the all Record Drawings shall be submitted by the Applicant and received by the County.

E. Acceptance or Rejection of Improvements by the County Engineer

1. Responsible Official

The County Engineer shall be responsible for inspecting all required Public Improvements shown in the Construction Plans, and for accepting completed subdivision improvements intended for dedication to the County.

2. Final Inspection

   After completion of all improvements, franchise utilities, grading, and erosion control, the County Engineer and other designated representatives (as applicable) will perform a final inspection before recommending acceptance of the improvements via a Letter of Final Acceptance.

3. Letter of Final Acceptance

   a. If all improvements are completed, inspected, tested (if applicable), and determined by the County to be in conformance with these rules and with the County's design standards and all inspection fees have been paid, then the County Engineer shall issue a Letter of Final Acceptance to the Applicant, thereby notifying the Applicant of the County's approval of improvements and acceptance or future acceptance subject to approval of a Final Plat.

   b. Improvements before Final Plat Approval

      In cases where a Final Plat has not been approved, the Letter of Final Acceptance will indicate that the County's acceptance of the Public Improvements will occur concurrently with the approval of a Final Plat.

   c. Final Plat Approved with Surety

      In cases where a Final Plat has already been approved with an Improvement Agreement, then the Letter of Final Acceptance will indicate that the County's acceptance of the Public Improvements.

4. Meaning of Acceptance

   Acceptance of the Improvements shall mean that the Applicant has transferred all rights to all the Public Improvements to the County for title, use, and maintenance, unless otherwise provided for by agreement.

5. Rejection

   The County Engineer shall reject those Improvements that fail to comply with the County's standards and specifications. The County shall enforce the guarantee provided by agreement(s).

F. Disclaimer

1. Approval of a Preliminary Plat or Final Plat by the Commissioners Court, or Construction Plans by the County Engineer, shall not constitute acceptance of any of the Public Improvements required to serve the Subdivision or development.
2. No Public Improvements shall be accepted for dedication by the County except in accordance with this section.

G. Maintenance Bond

1. Per requirements established and maintained by the County Engineer, the Developer shall furnish maintenance bonds to the County for Public Improvements for a period of two (2) years from the date of acceptance by the County with option for County to discontinue after one year if there is no history of repairs with formal request from Applicant (see E.3 Letter of Final Acceptance for acceptance dates).

2. The maintenance bond shall be a good and sufficient bond executed by a corporate surety approved by the County in an amount equal to the total cost of said improvements and guaranteeing their maintenance for two (2) years from the date of Final Plat approval with option for County to discontinue after one year if there is no history of repairs with formal request from Applicant.

SECTION 2.6 – VARIANCES

SUBSECTION 2.6.1 GENERAL REQUIREMENTS

Where literal enforcement of some provision contained in these rules will result in undue hardship to the developer, and when a variance from such provision is in harmony with the general purpose and intent of these rules so that the public health, safety, and welfare may be secured and substantial justice done, the Commissioners Court shall, subject to the limitations under state law, have the authority to grant a variance from the provision. Pecuniary hardship to the Applicant standing alone, shall not be deemed to constitute undue hardship. A variance shall not be granted if it would have the effect of preventing the orderly development of other land in the area in accordance with these rules.

SUBSECTION 2.6.2 VARIANCES FOR RESIDENTIAL PLATTING

A. Variances From Replatting Requirements [3]:

1. On request of a subdivider or resident purchaser, the Commissioners Court may grant a delay or a variance from replatting for:
   a. A delay of two years if the reason for the delay is to install utilities. A person may apply for one renewal of a delay under this subsection. To obtain an initial delay under this subsection, a subdivider must:
      i. identify the affected utility providers; ii. provide the terms and conditions on which service may be provided; and iii. provide a certified letter from each utility provider stating that it has the right to serve the area and it will serve the area.

[3] LGC §232.042

b. A delay or a variance for a reason other than a reason described by Item B of this subsection if it is shown that compliance would be impractical or would be contrary to the health and safety of residents of the subdivision. The Commissioners Court must issue written findings stating the reasons why compliance is impractical.

2. A delay or a variance granted by the Commissioners Court is valid only if the Commissioners Court notifies the attorney general of the delay or variance and the reasons for the delay or variance not later than the 30th day after the date the Commissioners Court grants the delay or variance.
3. Until approved water and sewer services are made available to the subdivision, the subdivider of land for which a delay is granted under this section must provide at no cost to residents:
   a. 25 gallons of potable water a day for each resident and a suitable container for storing the water; and
   b. suitable temporary sanitary wastewater disposal facilities.

B. Variances From Platting Requirements [1]:

1. On the request of a subdivider who created an unplatted subdivision or a resident purchaser of a lot in the subdivision, the Commissioners Court may grant:
   a. a delay or variance from compliance with the subdivision requirements to provide for drainage, road right of way requirements, road construction specifications and standards, solid waste disposal, electric service, gas service, or flood management standards; or
   b. a delay or variance for an individual lot from compliance with the requirements prescribed by Chapter 1 regarding:
      i. the distance that a structure must be set back from roads or property lines; or ii. the number of single-family, detached dwellings that may be located on a lot.
2. If the Commissioners Court makes a written finding that the subdivider who created the unplatted subdivision no longer owns property in the subdivision, the Commissioners Court may grant a delay or variance under this section only if:
   a. a majority of the lots in the subdivision were sold before September 1, 1995;
   b. a majority of the resident purchasers in the subdivision sign a petition supporting the delay or variance;
   c. the person requesting the delay or variance submits to the Commissioners Court:
      i. a description of the water and sewer service facilities that will be constructed or installed to service the subdivision;
      ii. a statement specifying the date by which the water and sewer service facilities will be fully operational; and
      iii. a statement signed by an engineer licensed in this state certifying that the plans for the water and sewer facilities meet the minimum state standards;
   d. the Commissioners Court finds that the unplatted subdivision at the time the delay or variance is requested is developed in a manner and to an extent that compliance

[1] LGC §232.043

with specific platting requirements is impractical or contrary to the health or safety of the residents of the subdivision; and

e. the subdivider who created the unplatted subdivision has not violated local law, federal law, or state law, excluding this chapter, in subdividing the land for which the delay or variance is requested, if the subdivider is the person requesting the delay or variance.

3. If the Commissioners Court makes a written finding that the subdivider who created the unplatted subdivision owns property in the subdivision, the Commissioners Court may grant a provisional delay or variance only if the requirements of Item 2 of this subsection are satisfied. The Commissioners Court may issue a final grant of the delay or variance only if the Commissioners Court has not received objections from the attorney general before the 91st day after the date the Commissioners Court submits the record of its proceedings to the attorney general as prescribed by Item 4 of this subsection.
4. If the Commissioners Court grants a delay or variance under this section, the Commissioners Court shall:
   a. make findings specifying the reason compliance with each requirement is impractical or contrary to the health or safety of residents of the subdivision;
   b. keep a record of its proceedings and include in the record documentation of the findings and the information submitted under Item 2 of this subsection; and
   c. submit a copy of the record to the attorney general.
5. The failure of the attorney general to comment or object to a delay or variance granted under this section does not constitute a waiver of or consent to the validity of the delay or variance granted.
6. This section does not affect a civil suit filed against, a criminal prosecution of, or the validity of a penalty imposed on a subdivider for a violation of law, regardless of the date on which the violation occurred.
7. Residential Plats that create two or more lots where all lots are greater than 5 acres, but all lots are less than 10 acres, shall apply for a variance and shall be reviewed by the Subdivision Advisory Board on a case-by-case basis for applicability to the Residential Plat requirements.

SUBSECTION 2.6.3 REQUEST FOR VARIANCE

A request for variance shall be submitted in writing to the County Engineering Department. The letter shall state specifically the code requirement a variance is being requested from and shall contain all information which the subdivider feels supports the requested variance.

A request for an exemption from the requirements of Chapter 1 must be accompanied by an estimate, prepared by an engineer, of the cost for the County to supply the subdivision with water supply and sewer services that meet the standards of Chapter 1.

SUBSECTION 2.6.4 PROCEDURE FOR REVIEW OF REQUEST FOR VARIANCE

The Commissioners Court makes the ultimate decision on a request for variance, following review and recommendation by the County Engineering Department and Subdivision Advisory Board. The Applicant may withdraw a request for a variance at any point in the process. A variance is usually requested at the time of submission of the preliminary plat. A variance may be sought before the submission of a preliminary plat provided the information on or with the preliminary plat is not required for determination of the variance request.

A. Review by County Engineering Department

An application is first reviewed for completeness by the County Engineering Department. The County Engineering Department may make a recommendation to deny the variance, to grant it, or to grant it with conditions. The request for variance shall then be scheduled for a public hearing before the Subdivision Advisory Board.

B. Review by Subdivision Advisory Board

The Subdivision Advisory Board (Board) shall hold a public hearing on the request for variance. The Applicant and the County Engineering Department shall have at least five (5) days' notice of the Board's hearing on the application. The Board shall be provided copies of all pertinent written information developed during the review of the variance.

After providing an opportunity for all concerned to be heard, the Board shall proceed to recommend to deny the variance, to grant it, or to grant it with conditions. The full extent of the reasons for such a variance, when granted, shall be duly recorded in the Minutes of the Board. If the Board recommends an exemption for a subdivision from the requirements of Chapter 1, the Board shall identify the source of funding to supply the subdivision with water and sewer services that meet the requirements of Chapter 1.

The Applicant shall be mailed a written notice of the decision, or of the Board's failure to reach a decision, within five (5) days after the conclusion of the hearing. The notice shall be signed by the chair of the Board or by two members thereof. Copies shall also be provided to the County Engineering Department and the County Clerk. The County Engineering Department shall then request a public hearing on the variance before the Commissioners Court.

C. Consideration by Commissioners Court

The Commissioners Court shall hold a public hearing on the request for variance. The Applicant and the County Engineering Department shall have at least five (5) days' notice of the Commissioners Court's hearing on the application.
The Commissioners shall be provided copies of all pertinent written information developed during the review of the variance.

After providing an opportunity for all concerned to be heard, the Commissioners Court shall proceed to deny the variance, to grant it, or to grant it with conditions.

The full extent of the reasons for such a variance, when granted, shall be duly recorded in the Minutes of the Commissioners Court. If the Commissioners Court grants an exemption for a subdivision from the requirements of Chapter 1, the Court shall identify the source of funding to supply the subdivision with water and sewer services that meet the requirements of Chapter 1.

SUBSECTION 2.6.5 NOTATION OF VARIANCE ON PLAT

Any variance granted shall be noted on the face of the plat, along with the date such variance was granted, prior to recording of the plat.

SECTION 2.7 – FISCAL GUARANTEES FOR IMPROVEMENTS

SUBSECTION 2.7.1 CONSTRUCTION OF IMPROVEMENTS PRIOR TO FINAL PLAT RECORDATION

If the subdivider chooses to construct the required improvements prior to the recording of the Final Plat, all such construction shall be inspected while in progress by the County. Approval by the designated official of the County stating that the construction conforms to the specifications and standards contained in or referred to herein must be presented to the County prior to approval of the Final Plat for recordation.

SUBSECTION 2.7.2 FINANCIAL GUARANTEE IN LIEU OF CONSTRUCTION

The subdivider may choose to file a financial guarantee in lieu of completing construction or installation of the water and/or wastewater prior to the Final Plat approval for recordation, the subdivider may use one of the following methods of posting such a guarantee. Under this section, the Final Plat shall not be approved for recordation unless the subdivider has obtained and maintains one of the following:

1. Unconditional Guarantee - The subdivider has filed with the County an irrevocable letter of credit in the form approved by the County, signed by the principal officer of a federally insured local bank or local savings and loan association or other financial institution acceptable to the County, agreeing to pay the County on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the subdivider is responsible under these Subdivision Regulations. The guaranteed payment sum estimated costs and scheduling of improvements shall be as approved by the County.

The letter shall also state the name of the Subdivision and shall list the improvements which the subdivider is required to construct in the Subdivision.

2. Subdivision Construction Agreement - The subdivider has placed on deposit in a bank or trust company in the name of the County and approved by the County, in a trust account, a sum of money equal to the estimated cost of installation of all improvements for which the subdivider is responsible under these Subdivision Regulations. The subdivider may select the trustee from federally insured local banks or local savings and loan association or other financial institutions as approved by the County.
   The subdivider and the Trustee shall execute a subdivision construction agreement in a form approved by the County, which provides the list of improvements for Subdivision Construction Agreement which the subdivider is required to construct in the Subdivision, the estimated cost of installation, the time of completion as approved by the County and such other information that may be requested by the County. Upon approval by the County and after inspection of the work, periodic withdrawals may be made from the trust account for progressive payment of installation costs. Requests for withdrawal/release of financial guarantee must be submitted by the subdivider to the County and must be accompanied by a reimbursement application, an approved septic permit from the County Environmental Health Department as applicable, and receipt of payment for improvements and/or septic systems. The amount of such withdrawals shall be based upon progress work estimates that are approved by the County. The trustee shall pay all amounts approved by the County.
3. Performance Bond - The subdivider has filed with the County a bond executed by a surety company holding a license to do business in the State of Texas that is acceptable to the County, in the form approved by the County, in an amount equal to a sum of money equal to the estimated cost of installation of all improvements for which the subdivider is responsible under these Subdivision Regulations, and setting out the time of completion of such improvements as are as approved by the County.
   Any Bond, Trust or Guaranty must be conditioned on construction or installation of water and sewer facilities that will be following these regulations.

SUBSECTION 2.7.3 MINIMUM REQUIREMENTS FOR FINANCIAL GUARANTEES

See Chapter 1, Section 1.3.4.

SUBSECTION 2.7.4 ACCEPTANCE OR REJECTION OF CONSTRUCTION

If one of the three (3) types of securities is lifted by the subdivider under Section 2.7.2, the County shall inspect the construction of the improvements while in progress and shall inspect each improvement upon completion of construction. After final inspection, the County shall notify the subdivider in writing as to its acceptance or rejection of the construction. The County shall reject such construction only if it fails to comply with the standards and specifications contained in these Subdivision Regulations and in the Final Plat and accompanying documents.

If the County rejects such construction, it shall proceed to enforce the guarantees provided in these Subdivision Regulations.

Further, the County shall issue the final acceptance notification letter only after the subdivider has provided the affidavit required under Section 2.7.2. The financial guarantee will be released by the County once the subdivider has complied with the above requirements.

SUBSECTION 2.7.5 MAINTENANCE BOND

The subdivider shall provide or cause to be provided to the County a maintenance bond upon completion of the construction of roadways & drainage improvements to be dedicated to the County. The subdivider shall provide a maintenance bond for each type of improvement in the amount equal to the total cost of that improvement.

The maintenance bond shall be in the form of a letter of credit from an acceptable financial institution, a bond from an approved bonding agency, or a cash deposit. These instruments shall meet the same quality requirements of performance bonds and letters of credit as determined in Chapter 1, Section 1.3.4. The maintenance bond shall be in effect for a minimum time period of two years, or a time period in excess of two years as determined by the Commissioners Court, with option for County to discontinue after one year if there is no history of repairs with formal request from Applicant.

The commencement date of the maintenance bond on improvements to be dedicated to the County shall be the latter of the date of Final Plat approval by the Commissioners Court, or the date of the final walk through inspection of the improvements by County inspection personnel, and the inspector's certification that all “punch list” items have been rectified.

The County shall endeavor to make quarterly inspections of those improvements to be dedicated to it and report deficiencies to the subdivider and/or contractor responsible for the quality of workmanship of the improvement.

After the expiration of the maintenance period and based upon the recommendation of the County Engineer that the improvements under bond continue to meet the quality expectations of the County, the Commissioners Court shall make a determination of acceptance or rejection of these improvements for County maintenance responsibility. If the improvements are accepted, the maintenance bond shall then be released to the subdivider.

SUBSECTION 2.7.6 FINAL PAYMENT AND RELEASE OF LIENS

The County will make every effort to secure that no liens may be posted on any publicly dedicated improvements as a result of the capital expenses incurred by the developer for the construction of said improvements. Where the improvements have been constructed prior to the final plat recordation, the subdivider shall provide the County with affidavits of receipt of final payment and release of liens from all contractors involved, prior to recordation of the subdivision plat. If

the subdivider has posted a financial guarantee in lieu of construction, the subdivider shall provide said affidavits to the County prior to the County releasing the financial guarantee.

SECTION 2.8 – ENFORCEMENT

SUBSECTION 2.8.1 OVERSIGHT

The owner, by submitting a plat, acknowledges the authority of the County and State agencies to lawfully enter and inspect property for purposes of executing of their statutory duties. Such inspection will not release the owner from any obligation to comply with the requirements of these rules. Any such inspection or review will not subject the County or State of Texas to any action for damages.

SUBSECTION 2.8.2 PENAL PROVISIONS

A. Enforcement [5]

1. The Attorney General, or the District Attorney or County Attorney of the County may take any action necessary in a court of competent jurisdiction on behalf of the State and County or on behalf of residents to:
   a. enjoin the violation or threatened violation of a requirement of Chapter 1;
   b. enjoin the violation or threatened violation of these rules or LGC Chapter 232, Subchapter B;
   c. recover civil or criminal penalties, attorneys' fees, litigation costs, and investigative costs; and
   d. require platting or replatting under these rules and LGC §232.040.
2. The Attorney General, at the request of the District or County Attorney with jurisdiction, may conduct a criminal prosecution under Section 2.8.2.B, or LGC §232.033(h) or 232.036.
3. During the pendency of any enforcement action brought, any resident of the affected Subdivision, or the Attorney General, District Attorney or County Attorney on behalf of a resident, may file a motion against the provider of utilities to halt termination of pre-existing utility services. The services may not be terminated if the court makes an affirmative finding after hearing the motion that the termination poses a threat to public health, safety or welfare of the residents of the affected Subdivision.

B. Suit by Private Persons [6]

A person who has purchased or is purchasing a lot from a subdivider after July 1, 1995, in a Residential Subdivision that does not have water and sewer services as required by these rules and is located in an economically distressed area, as defined by Texas Water Code §17.921, may bring suit in the district courts of Cameron or Travis Counties to:

1. declare the sale of the property void and require the subdivider to return the purchase price of the property; and

[5] LGC §232.037
[6] LGC §232.038

2. recover from the subdivider:
   a. the market value of any permanent improvements the person placed on the property;
   b. actual expenses incurred as a direct result of the failure to provide adequate water and sewer facilities;
   c. court costs; and
   d. reasonable attorney's fees.

CHAPTER 3

SUBDIVISION DESIGN AND MINIMUM STANDARDS

SECTION 3.1 – MINIMUM REQUIREMENTS

SUBSECTION 3.1.1 GENERAL PRINCIPLES

A. Name of subdivision. Duplication of subdivision names shall be prohibited.

B. Legal Description. The legal description of the location of the subdivision shall be sufficient for the requirements of title examination. It shall include, as a minimum, the grant name, block name, recorded description (i.e. Volume and Page or Cabinet), and, if applicable, prior subdivision name.

C. The subdivision layout shall make provisions for development of adjacent land. Provisions shall be based on the-following consideration:
   1. Drainage patterns prior to and after development;
   2. Drainage way or storm water outlet capacity prior to and after development;
   3. Ingress and egress capacity of adjacent lands;
   4. Compatibility of proposed development to existing adjacent land;
   5. Quality and capacity of public roadways leading to proposed development.

SUBSECTION 3.1.2 GENERAL REQUIREMENTS

A. This chapter contains many general design requirements. Further specific requirements for construction of streets and drainage are contained in Appendix A.

B. Layout. The subdivision layout shall make reasonable provisions for development of adjacent land.

SUBSECTION 3.1.3 STREETS

A. <u>General Requirements</u>

1. The street pattern of a neighborhood shall provide adequate circulation within the subdivision, yet discourage excessive thru-traffic on local streets.
2. The arrangement, character, extent, width, grade and locations of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and proposed land uses in the area.

3. Street access to adjacent undeveloped acreage shall be provided in such a way as to ensure adequate circulation for future development.
4. Dead-end streets and those streets which do not conform to adjacent established streets are to be avoided. Dead end streets shall be terminated with a temporary cul-de-sac easement which will be automatically abandoned upon the extension of a street into adjacent properties.
5. Where a subdivision abuts or contains an existing or proposed major street, double frontage lots may be appropriate. Access to double frontage lots shall be limited to only one side. It is recommended that access to the major street be denied by setting a one-foot (1-ft) non-access easement along the rear property line abutting such existing or proposed major streets.
6. All state-maintained roads shall comply with the current TXDOT Access Management Manual.
7. The street system layout shall be so designed, insofar as practicable, to preserve natural features such as trees, brooks, and scenic views and other such features.
8. All streets, whether public or private, shall be paved to the required width and to the minimum sections established herein.
9. Private streets serving five (5) lots or fewer shall have a minimum right of way width of forty feet (40') and shall be paved to a minimum width of eighteen feet (18'). Private roads serving six (6) or more lots shall be paved to the minimum standards for public streets as established herein. Before any road may be considered for acceptance into the County road and bridge system, it must meet the minimum standards established herein for County-maintained roads.
10. Flood Prone Areas. All streets within a V or A flood' zone, as identified on the FEMA Flood Insurance Rate Maps, and where the base flood elevation exceeds the natural ground elevation by more than one foot (1') shall be built with Class A paving.
11. Design Standards. The design of a street shall conform to the requirements as set forth herein, and the specifications shall be in accordance with the Standard Specifications for Construction of Highways, Streets and Bridges (latest edition) as published by the Texas Department of Transportation.
12. Existing Street Quality. A subdivision fronting on an existing County road or public dedicated road shall be improved to Cameron County's minimum standard (see Section 3.1.13 of this chapter).

B. Right-of-Way Widths

1. Minimum right-of-way widths shall be provided for roadways to provide adequate area to construct a roadway of appropriate capacity, allow for drainage and drainage structures, provide a safe distance between obstacles and the traveling public, allow for adequate sight distance, and provide a corridor for sidewalks and utilities.

The minimum right-of-way width requirements for a subdivision, as defined by roadway classification and proposed roadway cross section, are provided in Table 1:

Table 1: Minimum Right-of-Way Widths

	Urban Section	Rural Section
Local	50 feet	60 feet
Collectors	60 feet	70 feet
Arterial	80 feet	100 feet
Farm to Market Roads/ State/Federal Highways	120 feet	120 feet

The current Cameron County Thoroughfare Plan, as approved and amended, provides the classification of roadways. Routes not designated on the Thoroughfare Plan will be classified for the developer by the County Engineer.

2. Where proposed streets are extensions of existing or planned streets, having a right-of-way width greater than that specified herein, the proposed streets shall be the same width as the existing or planned streets. Where the proposed subdivision abuts upon an existing street that does not conform to these width requirements, the developer shall dedicate right-of-way sufficient to provide for the ful1right-of-way width. Alleys are not permitted, unless required by a municipality exercising jurisdiction over the subdivision within its ETJ. Where required by a municipality, Alleys shall conform to the municipality's requirements.
3. If any portion of a local street, collector, or arterial traverses any part of the land being subdivided, that portion of the main or collector street, as planned at the proposed rightof-way width, shall be incorporated in the subdivision plat and shall be dedicated to the appropriate governmental entity.

C. Roadway Widths

1. The minimum paved roadway width, excluding the width of the curb and gutter in urban and rural sections, shall be as provided in Table 2:

Table 2: Minimum Roadway Widths

	Urban Section	Rural Section
Local	28 feet	25 feet
Collector	32 feet	32 feet
Arterial	48 feet	48 feet

2. Proposed roadway extensions shall match the existing or proposed width of the connecting roadway, if the existing roadway is wider than the minimums set above.
3. Minimum transition lengths between roadway widths shall be based on a one-foot change in width per twenty-five (25) foot length (1:25).

D. Curves

1. The minimum centerline radius shall be:
   - 2,000' for arterials
   - 800' for collectors
   - 180' for local streets
2. The minimum tangent distance between reverse curves for local streets shall be 100'. The minimum tangent distance between reverse curves for collectors and arterials shall be based on the current TxDOT Roadway Design Manual.

E. Offset Streets

The minimum distances between streets shall be 150' on centerline. This distance shall be shown on the preliminary and final plats.

F. Intersections

1. All streets and alleys are to intersect to a 90-degree angle. Variations of up to 10 degrees may be allowed, but are subject to approval. by the County Engineer. Intersections shall have corner clips and be rounded with radii as follows (see Figure 4):

   a. Farm to Market - 50' corner clip and radii
   b. Arterial - 50' corner clip and radii
   c. Collector - 25' corner clip and radii
   d. Local - 25' external clip and radii, or 15' internal clip and radii, as applicable.
   e. Alley - 20' corner clip and radii

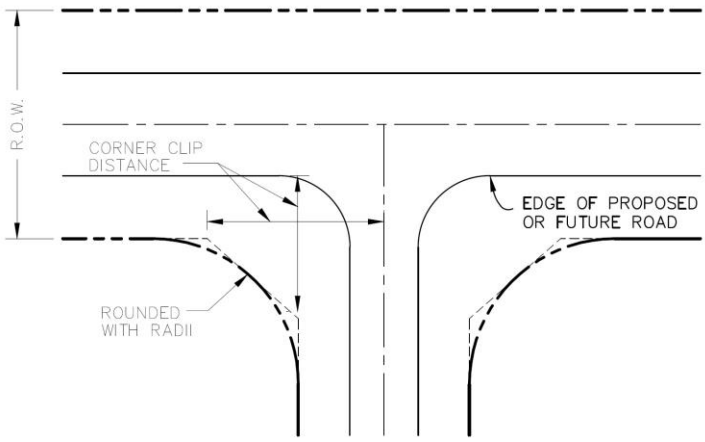

Figure 4: Corner Clips Rounded with Radii

2. Street or alley intersections, with or extending to meet an existing street or alley, shall be tied to the existing street or alley on centerline, with dimensions and bearings to show the relationship.
3. Acute angle intersections, as may be approved, are to have 30-foot additional radii at acute corners.

G. Secondary Ingress and Egress

Subdivisions containing more than thirty (30) single-family or duplex dwelling units (for all phases) shall have a platted and constructed secondary ingress and egress to a public street.

H. Cul-De-Sac Streets

1. The minimum right-of-way radius for cul-de-sacs is measured from the center of the cul-de-sac to the right-of-way line as shown in Figure 5 and is based on use as stated below:
   a. Single-Family: 50' on curbed and guttered streets and 60' on rural sections.
   b. Multi-Family, Commercial, and Industrial uses: 75'
   c. Alleys with only one point of access: 40'

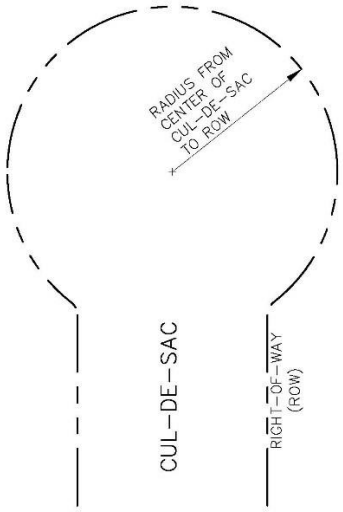

Figure 5: Cul-De-Sac Radius Measurement

2. The maximum length of cul-de-sac streets shall be 1,320 feet measured from the intersection to the radius point of the cul-de-sac bulb. A cul-de-sac street with a length greater than 660 feet requires a traffic calming feature at midblock.

3. Temporary turn-arounds, conforming to the minimum radii requirements, shall be used where proposed improvements have not been completed at the end of a street. The following note shall be provided on the final plat when a temporary tum-around is used:

"Cross-hatched area is a temporary tum-around until street is extended for thru-traffic and recorded in a plat."

4. Turnarounds shall have a minimum paved radius equal to at least 80% of the turnaround right of way radius.

I. Street Names and Traffic Control

1. The names proposed streets shall conform to the names of existing streets of which they may be or may become extensions, and shall not duplicate or conflict with the recognized name of any other street in the area. The Consulting Engineer/Developer shall conduct the necessary research to ensure that there is no street name conflict with existing street names.
2. The developer shall provide street name and traffic control signs, posts, striping, and/or reflective buttons as required by the County and the current edition of the Texas Manual of Uniform Traffic Control Devices (TMUTCD).

J. Alleys

1. Alleys, where provided, shall have a minimum paved width of 14 feet. Intersecting alleys shall have minimum corner clips and radii of 20 feet.
2. Alleys with only one point of access shall have a turnaround with a minimum radius of 40 feet at their closed ends.
3. Paved alleys shall be provided in commercial and industrial developments, except where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with an adequate plan for the uses proposed.

K. Testing

1. Testing by a reputable material testing laboratory is required at different stages of Street construction. The testing schedule shall be set in accordance with Appendix A.1-1.6.
2. The Developer or his Contractor shall notify the County Construction Inspector at least 24 hours in advance of any test.

SUBSECTION 3.1.4 BLOCKS AND LOTS

A. Blocks

1. The minimum and maximum block length for both rural and urban type subdivisions shall be 300' and 1320' respectively, as measured along the center of the block.

B. Lots

1. General - Lots shall have adequate width and depth. Shapes shall provide safe densities. They shall be appropriate for the land use and location of the subdivision.
2. It is encouraged for side lot lines to be at right angles to the streets on which the lot faces or to be radial to curved street lines.
3. Lot frontages on existing County roads shall be a minimum of 50 feet.
4. Lot frontages on curved roadways shall be a minimum of 50 feet. See Section 3.1.3(D) of this chapter.

C. Standards for design of residential lots

1. Single-Family and Duplexes
   a. No more than one single-family detached dwelling shall be located on each tract. A notation of this restriction shall be placed on the face of the final plat. Proposals which include multi-family residential or commercial units shall include adequate, detailed planning materials as required for determination of proper water and wastewater utility type and design.

      Two separate structures may not be attached together to make one detached dwelling.
   b. Minimum area for lots not served by a public sanitary sewer system shall be as required by the Commissioners Court or the County's On-Site Sewage Facility Order, whichever is more restrictive. Minimum area for lots served by a public sanitary system shall be 5,000 square feet.
   c. All lots must be provided with water in quality and quantity to meet minimum state standards required by Section 16.343, of the Water Code.
   d. Solid waste disposal service must be available for all lots.
2. Townhouses
   a. Only one townhouse shall be constructed per lot.
   b. Townhouse units shall be served by wastewater, public water systems, and solid waste disposal service.
3. Multi-family and apartments
   a. A notification of multi-family shall be stated and proposals shall include adequate, detailed planning materials for determination of proper water and wastewater utility type and design.
   b. All units shall be served by wastewater, public water systems, and solid waste disposal service.
4. Cluster Development
   a. All units shall be served by wastewater, public water systems, and solid waste disposal service.
5. Condominiums
   a. All units shall be served by wastewater and public water systems.

6. Mobile Homes (Manufactured Home Rental Communities)
   a. Streets Design
      i. All streets within a manufactured home rental community shall be classified as private streets to be maintained by an approved maintenance entity, unless the Commissioners' Court determines that the public health, safety or general welfare requires dedication of the street to the public.
      ii. Internal streets shall be so laid out that their use by through traffic will be discouraged, but access may be provided to adjacent development.
      iii. The manufactured home rental community shall provide at least one point of access to an arterial or collector street and shall provide no less than one (1) entrance for each seventy-five (75) lots, including stubs for future development or connection to an existing major collector or arterial. iv. Gates and/or warning devices are required at all road crossings where a storm event is anticipated to flow over the road surface
      v. Proposed streets must conform to existing topography, as nearly as possible, in order that drainage problems may be reduced and/or avoided. Streets should, whenever possible, follow valleys or depressions so as to form a collection system for surface water.
      vi. The classification and construction standards for all public or private streets shall be determined according to the average daily traffic anticipated for the streets. The standards for paved streets are summarized in the appendix. All streets shall be constructed in accordance with all guidelines for single-family development and the requirements of these rules.
      vii. Street (Block) Length. The maximum length of any block or street segment shall be one thousand eight hundred feet (1,800'), as measured along the street centerline from the point(s) of intersection with other through (i.e., not dead-end or cul-de-sac) streets.
      viii. Cul-De-Sacs. A street ending in a cul-de-sac shall comply with Subsection 3.1.3.H of this chapter.
      Dead end streets are prohibited.
   b. Street Names and Signs
      i. New streets and roads in manufactured home rental communities shall be names so as to provide continuity of names with existing streets and so as to prevent conflict with identical or similar street and road names. All street names shall be submitted for approval or streets which are a continuation of any existing road or street shall take the name of the existing road or street.
      ii. The Developer shall install street or road name signs at all intersections in the manufactured home rental community. Final approval of the construction will not be given until all signs are installed.
   c. Mailboxes
      i. Mailboxes shall be set at least one foot (1'), but no more than three feet (3'), back from the curb, paving edge, or shoulder area of the permitted street upon which the property is addressed.
      ii. All mailboxes within County rights-of-way shall meet current TxDOT standards if the speed limit on the County road is more than 40 miles per hour.

Mailboxes in a development with speed limits at or below 40 miles per hour must meet U.S. Post Office requirements, and must be placed in a manner that does not interfere with the efficient movement of traffic or with visibility from driveways, side streets, and other access points.

iii. All mailboxes along arterials shall be of a "break-away" type design (this type of design is also encouraged along collector and local streets). Clustering of mailboxes is greatly encouraged.

d. Drainage

i. All drainage shall comply with Section 3.1.6 of this chapter and the requirements of these rules.

e. Water and Wastewater

i. All water and wastewater facilities shall comply with all guidelines for single-family residential development and the requirements of these rules.

f. Utilities

i. Easements - The Owner of the Manufactured Home Rental Community shall coordinate with utility service provider to determine the locations and widths of required easements. Evidence of such coordination will be required as a condition of approval of the Rural Development Infrastructure Plan and the issuance of a Certificate of Compliance. \

A Rural Development Infrastructure Plan shall not be approved until the Owner has obtained a satisfactory agreement with utility service providers regarding the utility easements. At a minimum, utility service companies, which must be consulted, include electric service, telephone service and any water or wastewater district or other water utility, which has jurisdiction.

ii. Utility Lines in Rear of Homes - Utility lines which are to be above ground are preferred to be in the rear of homes or other buildings. Underground lines shall be prominently marked along the length of the lines.

7. Recreational Vehicle (RV) Parks

a. Shall be processed as a General Plat.

b. See Cameron County Flood Damage Prevention and Building Regulations for further requirements.

SUBSECTION 3.1.5 EASEMENTS FOR UTILITIES AND DRAINAGE FACILITIES

A. Drainage Easements

1. An easement or right-of-way as required by these rules must be of sufficient width to provide continuous access for the operation, maintenance, or repair of a drainage facility or conveyance of stormwater.
   The minimum drainage easement width for an open drainage system is 30 feet. The minimum drainage easement size for an enclose drainage system is provided in the following table, minimum easement widths for depths or pipe sizes not shown in the table must be approved by the County Engineer:

Table 3: Minimum Drainage Easement Width for Enclosed Drainage System

Minimum Easement Width (feet) Based on Depth of Invert of Pipe or Box Culvert (feet)											
Pipe Inside Diameter or Box Span (inches)	Depth of Invert of Pipe or Box Culvert (feet)										
	5	6	7	8	9	10	11	12	13	14	15
18	20	20	20	20	25	25	30	30	30	35	35
24	20	20	20	20	25	25	30	30	30	35	35
30		20	20	25	25	25	30	30	35	35	35
36		20	20	25	25	25	30	30	35	35	35
42			20	25	25	30	30	30	35	35	40
48			20	25	25	30	30	30	35	35	40
54				25	30	30	35	35	35	35	40
60				25	30	30	35	35	35	35	40
66					30	30	35	35	35	40	40
72					30	30	35	35	35	40	40

2. Drainage or drainage access easements that are required along property lines shall be located adjacent to a property line and shall not be centered on a property line.

3. A minimum 15’ shall be reserved on the perimeter of a detention basin for maintenance and must be level and clear of obstructions. Where such an easement is adjacent to lots or tracts, the easement shall be noted on the face of the Final Plat as follows: “This easement shall be kept clear of fences, building, planting and other obstructions to the operation and maintenance of the easement.”
4. Drainage easements shall be delineated on the Preliminary plat and shall be dedicated in the Final Plat.
5. The drainage easements shall be seeded and/or sodded with grass. The seeding shall be a minimum of ten (10) pounds per one (1) acre of land.

B. Utility Easements

1. Utility easements shall be delineated on the preliminary plat and shall be dedicated on the final plat.
2. The location and width of necessary utility easements shall be determined by the public and private utility companies and shall connect with easements established in adjoining properties.
3. Unobstructed aerial easements and guy wire easements, as may be required for overheard facilities, shall be delineated and dedicated on the preliminary and final plats.
4. Easements as set forth in any applicable County or regional plan for the location of future utility facilities shall be delineated on the preliminary plat and dedicated on final plat.
5. In rural areas where the future utility needs have not yet been established, easements shall be dedicated along all rear lot lines and alongside lot line as deemed necessary by the Engineer of Record. Easements for future needs shall not affect the calculation of the lot's gross area for the purpose of on-site septic systems.
6. The location and width of necessary irrigation easements shall be determined by the irrigation, or water control and improvement district, or private property owner holding the dominant estate and shall connect with easements established in adjoining properties.

C. Irrigation Canals

No open irrigation canals, except main canals, shall be permitted within a subdivision. The developer shall place irrigation canals underground if its continued use is required by the irrigation district.

D. Maintenance

1. All grassed swales should be designed and constructed with 3:1 side slopes that will be gentle enough to allow easy mowing.
2. Mowing and maintenance responsibility shall be the responsibility of the property owner or Homeowners’ or Property Owners’ Association.
3. Periodic cleaning of enclosed systems located within dedicated drainage easements shall be the responsibility of the County, if not within a drainage district or other jurisdiction.

SUBSECTION 3.1.6 DRAINAGE

A. General Requirements

1. Drainage design shall be performed in accordance with these rules and the current version of the TxDOT Hydraulic Design Manual. The engineer shall provide supporting documentation for all calculations (e.g., impervious cover calculations for determining runoff coefficients when using the rational method).
2. All drainage standard details and specifications shall be in accordance with current TxDOT standard details and specifications, unless otherwise provided in these rules.
3. Storm water runoff from subdivision lots shall be conveyed to streets or drainage courses as directly as possible. Storm water runoff from streets shall be conveyed as directly as possible to defined drainage courses off-site or to County-approved basins on-site.
4. Low Impact Design (LID) / Green Infrastructure (GI) elements are encouraged where possible.
5. All grading and drainage on a given tract shall not adversely affect adjacent properties and shall be in full accordance with Texas Water Code.
6. For grass-lined channels, including roadside channels/ditches, the maximum permissible velocity for the design storm is six (6) feet per second and includes all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the design storm must be non-erosive. The minimum permissible velocity is two (2) feet per second.
7. All lot grading shall have a desired slope of 2.00%, and a minimum slope of 0.10%, for drainage over land.
8. The engineer shall strive to achieve a minimum cover of 3 feet over all storm sewer in paved or unpaved areas where possible. If a minimum cover of 3 feet is not possible, the engineer shall provide a storm sewer type that is structurally capable of supporting the proposed loads.
9. All storm sewer and culvert pipe shall be constructed of reinforced concrete pipe (RCP). The minimum diameter of pipe shall be eighteen (18) inches.
10. All development within the floodplain shall comply with the County Flood Damage Prevention Regulations effective at the time the application is submitted.

B. Drainage Structures, Right-of-Ways, and Easements

Adequate drainage and associated drainage conveyance structures shall be provided by the developer of the subdivision. These systems shall be based on the design of a professional engineer. The developer shall be responsible for constructing all necessary drainage features required to transport water from his development to an acceptable outfall and include acquisition of all necessary right-of-ways and easements. The developer shall be responsible for obtaining approval for improvements to a drainage system within a jurisdiction of a drainage district, irrigation district, or the appropriate entity.

C. Comprehensive Drainage Plan and Report

The following items shall be included in the Comprehensive Drainage Plan – all designs shall be signed and sealed by the engineer and submitted to the County Engineer for review and approval:

1. Cover Sheet with the following information:
   a. Project name
   b. Project location map
   c. County project number
   d. Legal description
   e. Project location description (ETJ, Drainage District, etc.)
   f. Property ID
   g. Existing use
   h. Proposed use
   i. Statement regarding whether any portion of the project is located within the FEMA floodplain. Include community panel number and zone information.
   j. Existing soil conditions, including map symbol, soil name, group and unified class.
   k. Sheet index
   l. Firm name
   m. Engineer name
   n. Engineering seal and date
2. USDA Web Soil Survey
3. FEMA floodplain map showing location of subdivision including NFHL FIRMette with community panel, zone description, and site location.
4. Existing Drainage Area Map including:
   a. Existing use
   b. Contour map showing the drainage basin the subdivision is part of and location of the subdivision. The contour map shall also show streets, street names, ditches, general drainage flow direction to ultimate outfall, city limits, ETJ, and any other major land features. All existing elevations shall be one-foot contours extending 500 feet outside subdivision boundary.
   c. Existing drainage areas
   d. Flow directions arrows with slope labels
   e. Drainage calculations for each drainage area including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)
   f. Existing drainage outfall locations
   g. Pre-development 10-year flow in cubic feet per second (cfs) for all existing drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)
5. Proposed Drainage Area Map including:
   a. Proposed use
   b. Contour map showing the drainage basin the proposed subdivision is part of and location of the subdivision. The contour map shall also show streets, street names,

ditches, general drainage flow direction to ultimate outfall, city limits, ETJ, and any other major land features. All existing elevations shall be one-foot contours extending 500 feet outside subdivision boundary.

c. Proposed drainage areas
d. Flow directions
e. Drainage calculations for each drainage area including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)
f. Adequate drainage in the subdivision to avoid the concentration of storm drainage from lot to lot. All plans of the drainage improvements or modifications necessary to provide positive drainage away from all buildings and coordinate individual lot drainage with the proposed storm drainage pattern for the area.
g. Proposed drainage plans including:
    1. One inlet per drainage area
    2. Pipe and inlet capacity calculations
    3. High points
    4. Storm sewer and/or open channel plan and profiles with existing and proposed ground.
    5. Existing and proposed storm sewers and inlets
    6. Pipe length, size, class, slope, flow line, flow rate (Q), flow velocity (V), flow depth (D)
    7. Utility crossings and resolution of any conflicts
    8. The hydraulic grade line for the 25yr post-development rate shall be a minimum of 6" below the lowest gutter elevation for the design storm. The hydraulic grade line shall also be minimum of 6" below the lowest gutter elevation at the peak water surface elevation (WSE) for any drainage infrastructure that outfalls into a pond and/or at the base flood elevation (BFE) where applicable.
    9. Top of curb elevations
    10. Ditch flow line elevations
    11. Manhole rim elevations
    12. Trench protection limits
    13. All applicable details
h. Proposed drainage outfall locations and owner of outfall locations
i. Post-development 10-year flow in cubic feet per second (cfs) for all proposed drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.). See Item F, Stormwater Management, in this subsection.
j. Detention pond plans showing pond sizes, locations, and discharge line sizes; and/or other proposed stormwater management measures used to comply with detention requirements:
    1. If detention ponds are proposed, show required-storage and proposed volume calculations. Provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation at the peak storage elevation clearly shown and labeled.

2. If widening roadside ditch, include a plan and profile of the proposed and existing roadside ditch, street ROW, edge of pavement, slopes, and property line. Show required-storage and proposed volume calculations. Provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation (WSE) at the peak storage elevation clearly shown and labeled. Demonstrate by a profile that water will flow to an outfall location, or for a minimum of 1,500 feet or 2 feet in elevation.
3. If widening/excavating a drain ditch, include a plan and profile showing the excavation limits and location of ramps, ditch ROW, irrigation canal and canal ROW (if applicable), property lines, base flow water surface elevation (WSE), flowline, slope, existing ground, and details. Show required-storage and proposed volume calculations. Provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation (WSE) at the peak storage elevation clearly shown and labeled.

6. Flow capacity calculations per these rules of all existing and proposed drainage ways and drainage structures within the subdivision to the final drainage outfall acceptable by the County Engineer. All proposed roadways and drainage systems shall be designed based on proposed/post-developed conditions.
7. Analyze and provide calculations showing that conveyance to the final drainage outfall is adequate for the flow from the subdivision.
8. Analyze and provide calculations showing that the drainage way receiving drainage from the final drainage outfall is adequate, including flows from other drainage contributors within the drainage basin. Assume a 25yr storm post-development rate if onsite detention is not being provided or a 10yr storm pre-development rate if conveyance is after onsite detention.
9. Detailed plans and specifications for all on-site improvements, in addition to off-site improvements which must be completed prior to final plat approval.

A comprehensive Drainage Report, summarizing the Comprehensive Drainage Plan and including recommendations as necessary, shall also be provided within an Engineering Report, incorporating all assumptions and all information necessary to review (recreate) the analysis and verify the results.

D. Roadway Drainage

Streets shall not be used as major drainage courses or conveyances. The street system layout shall provide for the acceptable disposal of storm water and shall comply with the Environmental Protection Agency (EPA) requirements set forth in the National Pollution Discharge Elimination System (NPDES) regulations. The minimum slope for curb & gutter is 0.20% and 0.15% for roadside ditches.

1. Local Streets shall:
   a. Be designed to contain a ten (10) year storm within the gutter and with one passable lane (4" maximum water depth on pavement) if curb and guttered or within the borrow ditches if a rural section.
   b. Have culverts designed to carry the ten (10) year storm with a headwater depth not to exceed the diameter of the pipe.
   c. Be designed so that a twenty-five (25) year storm event will be contained within the right-of-way of the street.
2. Collector Streets shall:
   a. Be designed so that a ten (10) year storm is contained within gutter flow if curb and guttered or within the borrow ditches if a rural section.
   b. Have culverts designed to carry the ten (10) year storm with head water depth not to exceed the diameter of the pipe.
   c. Be designed so that a fifty (50) year rain storm will be contained within the right-of-way of the road or street with at least one lane of traffic open at all times.
3. Arterial Streets shall:
   a. Be designed so that a ten (10) year storm is contained within gutter flow if curb and guttered or within the borrow ditches if a rural section.
   b. Have culverts designed to carry the twenty-five (25) year storm with head water depth not to exceed the diameter of the pipe.
   c. Be designed so that a fifty (50) year rain storm will be contained within the right-of-way of the road or street with at least one lane in each direction of traffic open at all times.
4. Storm drain systems shall be required with all urban section roadways and shall be designed to convey at least a 25yr storm post-development rate before detention or a 10yr storm pre-development rate after detention.

   Driveway culverts must be sized according to the flow anticipated in the channel/ditch. The Engineer must submit calculations verifying these driveway culvert sizes and identify on the preliminary plat or preliminary submittal the locations of the various-sized culverts. All culvert pipe shall be constructed of reinforced concrete pipe (RCP). The minimum diameter of pipe shall be eighteen (18) inches.

E. Major Storm Water Conveyances

Drainage ditches, storm sewer pipes, other conveyances, excluding those contained within the right-of-way of a street, shall:

1. Be designed to carry a twenty-five (25) year rain storm within the limits of the conveyance.
2. Be designed to carry a twenty-five (25) year storm at a minimum velocity to convey the storm water to the final outfall. To prevent erosion, the maximum velocity in the drain ditches shall be 3 fps for bare ground and 6 fps for vegetated ground.

The developer shall comply with regulations to attain approval for connection to a drainage system through a jurisdictional entity.

F. Stormwater Management

1. Detention is required for all residential subdivisions of five (5) or more acres in addition to all commercial development. The detention basin shall be designed to collect the post-development 50-year rainfall event and release at the pre-development 10-year rainfall event. If the project is required to release less than the predevelopment 10-year flow (e.g., along a TxDOT roadway), the actual discharge rate shall be used to calculate the required storage of the detention basin.
2. Note, consistent with the TxDOT Hydraulic Criteria Manual and standard practice, detention design shall be based on runoff hydrograph routing procedures that account for the storage characteristics of the basin and discharge characteristics of the outlet structure. The Modified Rational Method (MRM) shall be used to determine stormwater storage requirements. The calculations are carried out iteratively in a tabular form until a duration yields the greatest storage volume required.

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Duration	Intensity	Q_{in}	Vol_{in}	Q_{out}	V_{out}	Storage
(min)	(in/hr)	(cfs)	(ft^3)	(cfs)	(ft^3)	(ft^3)

Column A: Duration in minutes

Column B: Intensity for respective duration (50 year event)

Column C: Developed conditions peak discharge (Cdev x i50 x Area)

Column D: Developed conditions Runoff Volume (Qin x Duration x 60)

Column E: Pre-developed peak discharge (Cpre x i10 x Area)

Column F: (0.5 x [duration + tc dev] x Qout x 60)

Column G: Required storage (Vin – Vout)

3. All pipes used to drain stormwater management/detention basins shall be reinforced concrete pipe (RCP) with a minimum diameter of 18". If the size of pipe necessary to drain such basins is small enough such that it is not readily available as RCP, alternative pipe materials (i.e., PVC, HDPE) may be proposed for consideration by the County Engineer.
4. Storm runoff may be detained within parking lots. However, the engineer should be aware of the inconvenience to both pedestrians and traffic. The location of ponding areas in a parking lot shall be thoroughly planned to minimize this condition. Stormwater ponding depths in parking lots are limited to an average of eight (8) inches with a maximum of twelve (12 inches).

G. Maintenance Responsibility

1. Maintenance of detention areas shall be the responsibility of the property owner or homeowner's association as applicable. In areas not within an existing Drainage District, the County shall have the authority to assume the responsibility of maintaining the detention areas and impose applicable fees in the event the property owner or homeowner's association fails to comply with the maintenance requirements.

2. It is a violation for a detention pond or a structural control to be unable to operate for its intended purpose due to lack of maintenance.

H. Computations

All computations to support drainage designs as stated in Table 4 shall be performed using the engineering modeling software stated in Table 4 and shall be submitted to the appropriate County departments for review. The computations shall be in such form to allow for timely and consistent review. The computations shall also to be made a part of the permanent County record for future reference. All computations shall be certified by a professional engineer registered in the State of Texas.

When possible, the County may maintain and make available to the public engineering models for floodplain and storm drain analysis. Such models may have been developed in the computer simulation packages listed in Table 4. Drainage studies based on computer simulation packages other than those listed in Table 4 and any studies based on two-dimensional model simulations must receive a waiver approved by the County Engineer.

Applicants submitting studies based on versions of the software listed in Table 4 that are not the latest available versions should coordinate with the County Engineer prior to submittal.

Table 4: County Standard Engineering Modeling Software for Drainage Analysis and Design

Hydrologic Analysis for Floodplain Studies	HEC-HMS
Hydraulic Analysis for Floodplain Studies	HEC-RAS
Detention Pond Design	HEC-HMS, PondPack
Storm Drain Analysis and Design (Steady State)	StormCAD
Storm Drain Analysis and Design (Unsteady State)	CivilStorm

SUBSECTION 3.1.7 SOLID WASTE DISPOSAL

A. All County regulations heretofore or hereafter adopted pursuant to the authority of the County under Health and Safety Code Chapter 364 are incorporated herein by reference, and hereby made applicable to subdividers and purchasers of lots.

B. The subdivider shall ensure that lot purchasers comply with the proper handling of solid waste through restrictive covenants in the property deeds.

SUBSECTION 3.1.8 SETBACKS

Building setback lines shall be:

A. A minimum of 25’ from the edge of the right-of-way on all public roads other than major highways and roads.

B. A minimum of 50’ from the edge of the right-of-way on all major highways and roads.

C. A minimum of 5’ from adjacent property lines.

SUBSECTION 3.1.9 WATER AVAILABILITY DEMONSTRATIONS UTILIZING RAINWATER HARVESTING

Applicants proposing to serve a development through rainwater harvesting shall include the following information in the water and wastewater plan:

A. Estimates of the water availability from rainwater harvesting shall be based upon the “The Texas Manual on Rainwater Harvesting”, published by the Texas Water Development Board, or other industry standard sources acceptable to the County.

B. Water demand estimates for demonstrations involving rainwater harvesting, including demonstrations utilizing multiple water sources, may not be lower than the largest value of the following:

1. The maximum water usage rates for “water conserving households” identified by the American Water Works Association, “Residential End Uses of Water;”
2. A total of forty-five (45) gallons per person per day;
3. A total of one hundred fifty (150) gallons per dwelling unit per day.

C. The water and wastewater plan shall include a standardized design for a rainwater harvesting system, prepared by a Texas licensed professional engineer, using design parameters applicable to the location of the Subject Property.

This standardized design shall be based on a prototype representative of actual conditions anticipated to be present in the proposed development, including typical structure sizes and materials of construction. The standardized design shall include schematic plans, drawings and descriptions for the various component parts of the prototype system, and shall include any minimum requirements (e.g. minimum storage tank sizes) and appropriate adjustment factors to be used for each component to account for the range of differing sizes and configurations of structures anticipated to be present in the proposed development.

D. The water and wastewater plan shall include a standardized operations and maintenance plan for a rainwater harvesting system, prepared by a Texas licensed professional engineer. This operating and maintenance plan shall be based on the prototypical design and shall describe in detail the operating and maintenance requirements for each component of the prototypical rainwater harvesting system.

E. The water and wastewater plan shall clearly identify any water conservation measures and use limitations used in estimating the water demand and shall include the provisions to be utilized to ensure that the end users of the rainwater harvesting systems are aware of the need to follow these restrictions.

F. Where rainwater harvesting constitutes the sole source of water supply for the development, the Applicant shall incorporate sufficient restrictions (including deed restrictions and plat notes) into the development documents to ensure that subsequent owners or users of the property do not install or utilize groundwater wells, until an updated water availability demonstration is approved documenting sufficient groundwater is available.

G. Rainwater harvesting volume does not typically apply toward volume required for storm water detention given the relatively small size of typical rainwater harvesting systems. However, calculations signed and sealed by a registered professional engineer proving that the rainwater harvesting system contributes to the stormwater detention requirements may be submitted for consideration.

SUBSECTION 3.1.10 LOCATION OF JUNKYARD/AUTOMOTIVE WRECKING AND SALVAGE YARD/RECYCLING BUSINESS/FLEA MARKET [1,2]

A. A junkyard, automotive wrecking and salvage yard, recycling business, and / or a flea market may not be located:

[1]LGC §234.002
[2]Transportation Code §396.022

1. within 50 feet of the right-of-way of a public street or state highway; or
2. within 50 feet of the nearest property line of a residence within a subdivision identified as urban density
3. within a subdivision identified as urban density

B. A person may not accumulate or stack materials associated with a junkyard or an automotive wrecking and salvage yard higher than eight feet above ground level.
C. This section does not apply to a junkyard or an automotive wrecking and salvage yard used only for farm equipment.

SUBSECTION 3.1.11 CONSERVATION EASEMENTS [3]

Conservation easements shall be provided for the protection of natural resacas/oxbow lakes, identified by federal, state, and/or local governments/agencies, and as determined and delineated by an environmental services professional. An accompanying environmental report, by an environmental services professional, shall be included with the preliminary plat and final plat submissions, and shall be required for final approval of the preliminary plat and final plat.

Note, resacas/oxbow lakes are typically identified on USGS (United States Geological Survey) maps. However, not all may be identified. Therefore, it is important to consult with an environmental services professional as stated previously for proper identification.

SUBSECTION 3.1.12 STREET LIGHTING REQUIREMENTS

Street lighting is not required. If proposed, standard street lighting shall consist of the following:

A. Alternating pole placement spaced no more than 300 linear feet apart with a minimum setback of 10 feet and a maximum setback of 15 feet from the edge of pavement to the outside edge of the travel lane (when shoulder is present).

B. Fixtures with LED luminaire (250W EQ) mounted level and perpendicular to the roadway at a 16-foot mounting height.

C. Type II or type III light distribution pattern per Illumination Engineering Society standards.

[3] Natural Resources Code §183.002

SUBSECTION 3.1.13 ROADWAY ASSESSMENTS AND IMPROVEMENTS [4]

A. This section applies to any unimproved roadway, under the jurisdiction of Cameron County, abutting the proposed development, but not within the limits of the proposed development property. For developments meeting or exceeding the Urban Density threshold, the developer shall be requested to improve the Unimproved Roadways abutting the proposed development to County standards. Exemptions from this section include:

1. Developments below the Urban Density threshold.
2. As granted by the Subdivision Advisory Board.
3. As allowed by Section 3.1.13.B.

B. For developments choosing not to improve the Unimproved Roadways abutting the proposed development to County standards, meeting the criteria set forth in Section 3.1.13.A, the Commissioners Court may assess against the developer of property:

1. The cost of:
   a. Constructing, repairing or realigning a curb, gutter, or sidewalk; or
   b. Installing a streetlight; and
2. Not more than nine-tenths of the cost of any other improvements.
3. The Commissioners Court may:
   a. Determine the amount of the assessment and any other necessary matter;
   b. Provide the terms of payment and default of the assessment;
   c. Prescribe the interest rate on the assessment, not to exceed eight percent a year;
   d. Make the assessment before, during, or after the construction of the improvement.
4. The Commissioners Court may issue an assignable certificate that:
   a. Is evidence of an assessment made; and
   b. Declares;
      i. The lien against the property assessed; or
      ii. The liability of the true owner of the property assessed.
   c. The Commissioners Court may set the terms of the certificate.
5. The Commissioners Court may make an assessment only after all the requirements set forth in Transportation Code, Title 6. Roadways, Subtitle D. Road Laws Relating to Particular Counties, Chapter 286. Road Laws Relating to Specific Counties, Subchapter A. Road Improvements and Assessments by Galveston or Cameron County Commissioners Court.

[4] Transportation Code §286

SUBSECTION 3.1.14 FEE FOR CUTTING COUNTY ROAD [5]

In this section, a cut of a county road means the act of excavating or cutting the surface of a county road.

A. To provide funds for the future inspection, repair, and maintenance of a cut road, an application and a $500 fee is required for each cut of a county road during or as an incident to the installation, maintenance, or repair of any facilities or properties of the person or entity.

B. This section does not apply in relation to a person or other entity that:

1. has entered into an agreement with the County that provides for fees to be paid by the person or entity for the use of the county roads; or
2. is a utility that is not required under Chapter 181, Utilities Code, to provide notice to the Commissioners Court.

SUBSECTION 3.1.15 ACCESSORY DWELLING UNITS

Affordable housing and neighborhood stability are important public objectives for the County. In recent years, accessory dwellings have become an important method to permit families to remain in their homes by securing rental income, while at the same time providing affordable housing for the elderly, single-person households, students, and other populations in need. Accessory dwellings are also known as "carriage houses," "granny flats," or "echo homes" (an acronym for "eldercottage housing opportunities").

A. General

1. The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. "Owner occupancy" means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling.

The Applicant shall provide a covenant suitable for recording with the County recorder, providing notice to future owners or long-term leases of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property.

The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single-family dwelling in the event that any condition of approval is violated.

[5] LGC §240.907

2. No accessory dwelling unit shall be constructed, used or occupied unless and until an accessory dwelling permit is issued.
3. The accessory dwelling shall be connected to the central electrical, water and sewer system of the principal structure. This provision does not apply to the electrical service if the distance between the primary structure and the accessory dwelling is greater than one hundred (100) linear feet.
4. Only one accessory dwelling unit shall be allowed per lot.
5. Accessory dwelling units shall only be permitted on lots where the principal use is a single-family detached dwelling.

B. Size

1. For accessory dwelling units on Lots Smaller than 10,000 Square Feet (see Figure 6):
   a. Accessory dwelling units shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
   b. Accessory dwelling units shall not exceed 1,000 square feet per lot.
2. For accessory dwelling units on Lots 10,000 Square Feet or Larger (see Figure 6):
   a. Accessory dwelling units shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.

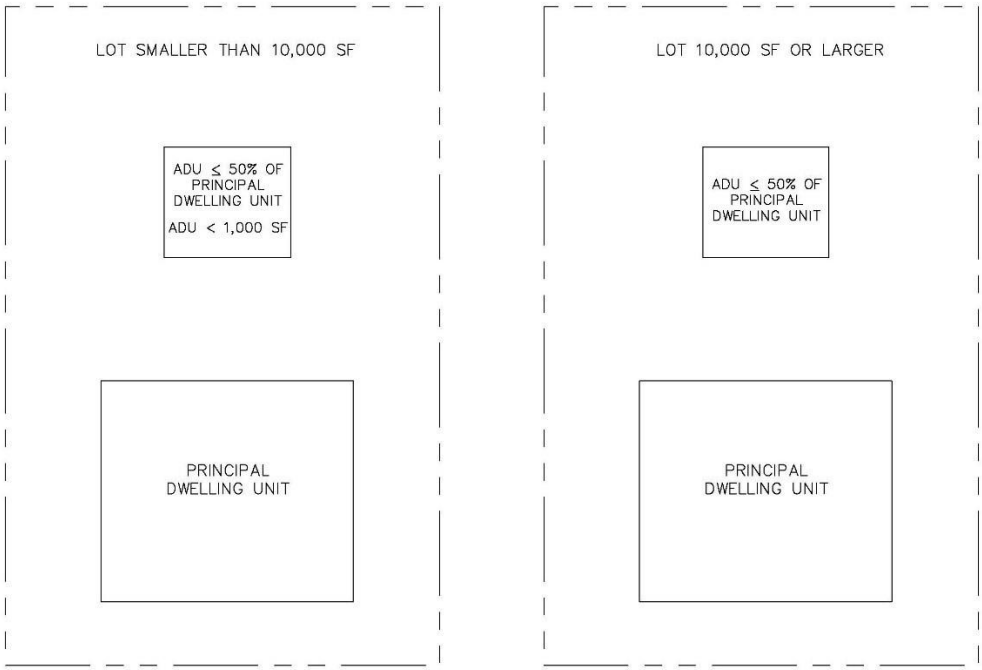

Figure 6: Accessory Dwelling Unit Size

C. Location and Design

1. Accessory dwelling units may be attached or detached units (see Figure 7).
   a. Attached accessory dwelling units shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one-quarter of the total wall area or the floor or ceiling of the accessory dwelling units shall be fully connected to a wall, floor, or ceiling of the principal residential structure.
   b. Detached accessory dwelling unit shall be located to the side or rear of the principal dwelling unit.

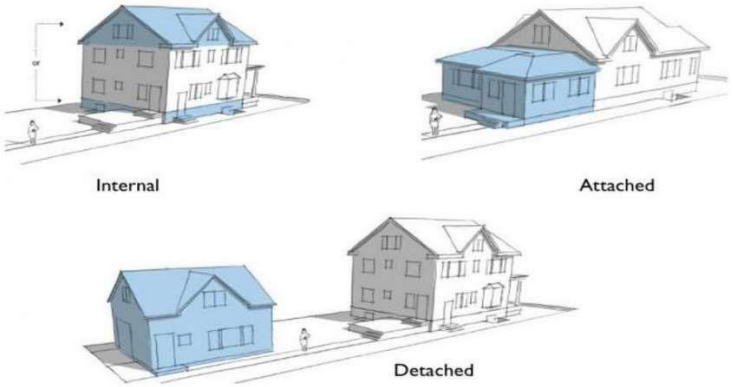

Figure 7: Accessory Dwelling Unit Location

2. Accessory dwelling units shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.
3. In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the accessory dwelling unit shall have a roof pitch, siding and window proportions identical or similar to that of the principal residence. Flexibility may be granted due to obsolete design practices of the principal residence or the use of obsolete materials used on the principal residence.
4. Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet.

SECTION 3.2 – ADDITIONAL REQUIREMENTS FOR PLATTING WITH PRIVATE ROAD OR DRAINAGE FACILITIES

1. The developer of subdivision containing private roads or drainage facilities must present Cameron County Engineer's Office with a Maintenance Plan for future maintenance of the proposed private roads, drainage facilities, and related easements, for review and approval during the plat review process, and such plan must be recorded with the final plat. The Maintenance Plan shall detail:
   a. Whether the individual property owners or a certain entity, such as a homeowners or property owners association, will assume the responsibility of maintaining the proposed private roads and easements;
   b. Sources of adequate income for future maintenance of the proposed private roads and easements; and
   c. Any additional information that will ensure adequate maintenance of proposed private roads, drainage facilities, or easements.
2. A homeowners or property owners association may be created to assume responsibility for the maintenance of the proposed private roads and easements. Originals of the following documents are required to be submitted for review and approval during the plat review process, and must be recorded with the final plat:
   a. Covenants, conditions, and restrictions that outline ownership, maintenance, fee assessment, association dues, and any other restrictions proposed for the platted area; and
   b. Association bylaws that outline membership rules, voting rights, and other membership directives.
3. The following notes are required to be placed on the Final Plat:
   a. With Homeowners or Property Owners Association "All private roads [list road names] and drainage facilities drainage facilities (including detention areas) shown hereon, and all security gates and devices controlling access to such roads shall be owned and maintained by the [Name of Homeowners or Property Owners Association] of this subdivision", or
   b. Without Homeowners or Property Owners Association "All private roads [list road names]] and drainage facilities drainage facilities (including detention areas) shown hereon and all security gates and devices controlling access to such roads shall be maintained in accordance with the Maintenance plan submitted to Cameron County"; and
   c. "The property owners within this subdivision are hereby notified that if the private roads or drainage facilities drainage facilities shown hereon within this subdivision are desired to become for public in the future, the property owners are required to bring the roads and drainage facilities into compliance with current standards or may be assessed an amount sufficient for all costs associated with the conversion of said private facilities to County-maintained facilities.
      Conditions for conversion to public use may include new road construction, repair/improvement of existing roads, clearing right-of-way, relocation of utilities,

regrading, repair of pipes, removal and replacement of driveways and mailboxes, removal of islands and decorative treatments, removal of signs, removal of landscaping, replacement of signs and posts, and any other improvements as deemed necessary by Cameron County to bring existing facilities up to County design standards"; and

d. "The undersigned Owner does hereby subdivide ___ acres of land out of said ____ -acre tract in accordance with this plat, to be known as [Subdivision's Title], subject to the covenants and restrictions shown hereon, and hereby dedicates the use of all the private roads and other easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released, to the owners of the lots in the subdivision, the public utilities serving the subdivision, the emergency services providers with jurisdiction, and public service agencies. The payment of real property taxes on such private roads is the responsibility of the owner(s) of the roads or any duly constituted homeowners or property owners association."

4. All private roads and private drainage facilities shall be designed and constructed according to the Cameron County Subdivision Regulations for roadways, drainage and detention requirements.

APPENDIX A

CONSTRUCTION STANDARDS, DETAILS, AND GUIDELINES

APPENDIX A - CONSTRUCTION STANDARDS, DETAILS, AND GUIDELINES

A.1 PAVEMENT SECTIONS

1.1 CLASS A PAVEMENT
1.2 CLASS B PAVEMENT
1.3 CLASS C PAVEMENT
1.4 CLASS D PAVEMENT
1.5 CLASSIFICATION OF STREETS
1.6 TESTING SCHEDULE

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2.1S URBAN SECTION – TYPE I ARTERIAL (S)
2.2 URBAN SECTION – TYPE II COLLECTOR
2.2S URBAN SECTION – TYPE II COLLECTOR (S)
2.3A URBAN SECTION – TYPE III LOCAL STREET (A)
2.3A(S) URBAN SECTION – TYPE III LOCAL STREET (A)(S)
2.3B URBAN SECTION – TYPE III LOCAL STREET (B)
2.3B(S) URBAN SECTION – TYPE III LOCAL STREET (B)(S)
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2.4B RURAL SECTION – TYPE I ARTERIAL (B)
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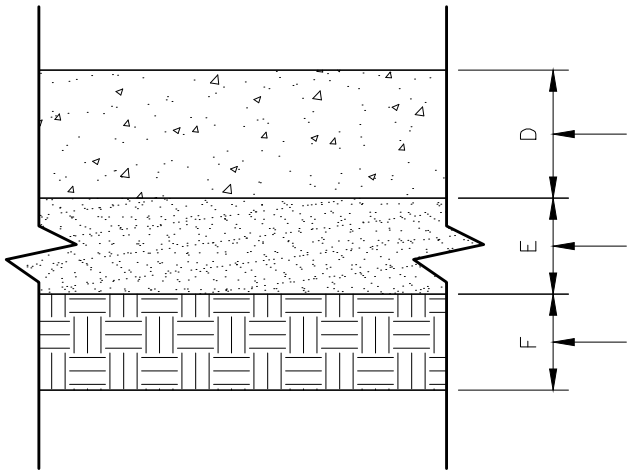
4.8 CONCRETE DRAINAGE FLUME

A.5 CONSTRUCTION GUIDLINE

A.6 ROW PERMIT

A.1 PAVEMENT SECTIONS

REQUIRED IN ALL V ZONES AND A1 TO A30 ZONES WHERE BASE FLOOD IS 2' OR GREATER IN DEPTH.



CONCRETE CLASS A 5 1/2 SACK/CY. MIN.
COMPRESSIVE STRENGTH PER TABLE THIS SHEET
MIN. 600 P.S.I. – 7 DAY BEAM STRENGTH;
MAX. WATER/ CEMENT RATIO 0.7;
1 1/2" MAX AGGREGATE;
ENTRAILED AIR 4–7% (SEE TABLE BELOW)

SAND CUSHION

SUB–BASE
MIN. 6% LIME STABILIZED COMPACTED
TO 95% STANDARD PROCTOR DENSITY
AT OPTIMUM MOISTURE OR ABOVE.
(OR PERCENT LIME TO BE DETERMINE BY LAB.)

NOTES:

PAVEMENT REQUIREMENTS SHALL COMPLY WITH THIS SHEET, OR THE LATEST TXDOT SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT.

REQUIREMENTS FOR VARIABLE STREET CLASSIFICATION			
VARIABLE	MINOR	COLLECTOR	ARTERIAL
D	6" WITH THICKENED EDGE	8" WITH THICKENED EDGE	10" WITH THICKENED EDGE
SACKS/CY	5 1/2	6	6 1/2
PSI	4,000	4,000	4,000
E	4"	6"	6"
F	6" (27 LB/SY LIME)	8" (36 LB/SY LIME)	10" (45 LB/SY LIME)

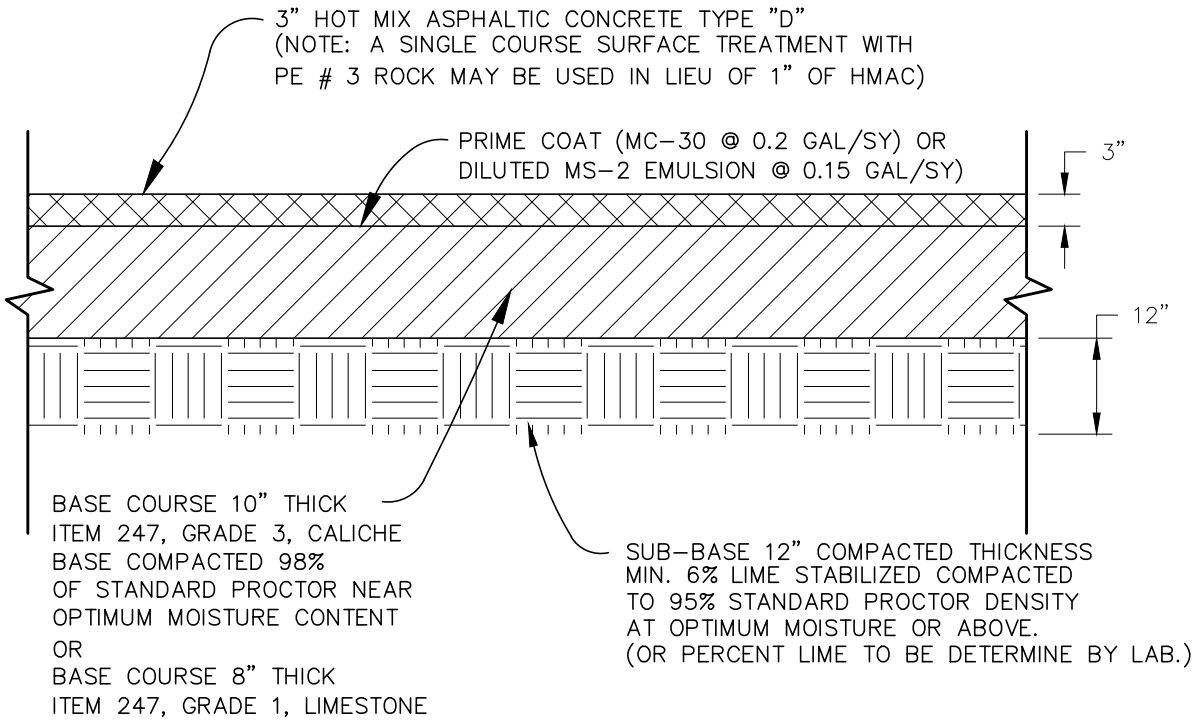
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CLASS 'A' PAVEMENT

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.1
STANDARD 1.1

REQUIRED FOR ALL ARTERIAL STREETS (EXCEPT AS NOTED)



HMAC

HOT MIX ASPHALTIC CONCRETE TYPE "D" SHALL MEET THE REQUIREMENTS OF TXDOT SPECIFICATIONS ITEM 340 AND SPECIFIC CRITERIA FOR JOB MIXING. HVEEM STABILITY 37 MIN. COMPACTION STABILITY SHALL BE BETWEEN 92 AND 95 PERCENT OF MAXIMUM THEORETICAL DENSITY. OIL CONTENT SHALL BE A MINIMUM OF 5% BY WEIGHT.

ALTERNATIVE SUB-BASE

BASE UNDERLAIN WITH AN APPROVED GEOGRID AND 12" SUB-BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT OR ABOVE WITHOUT LIME STABILIZATION

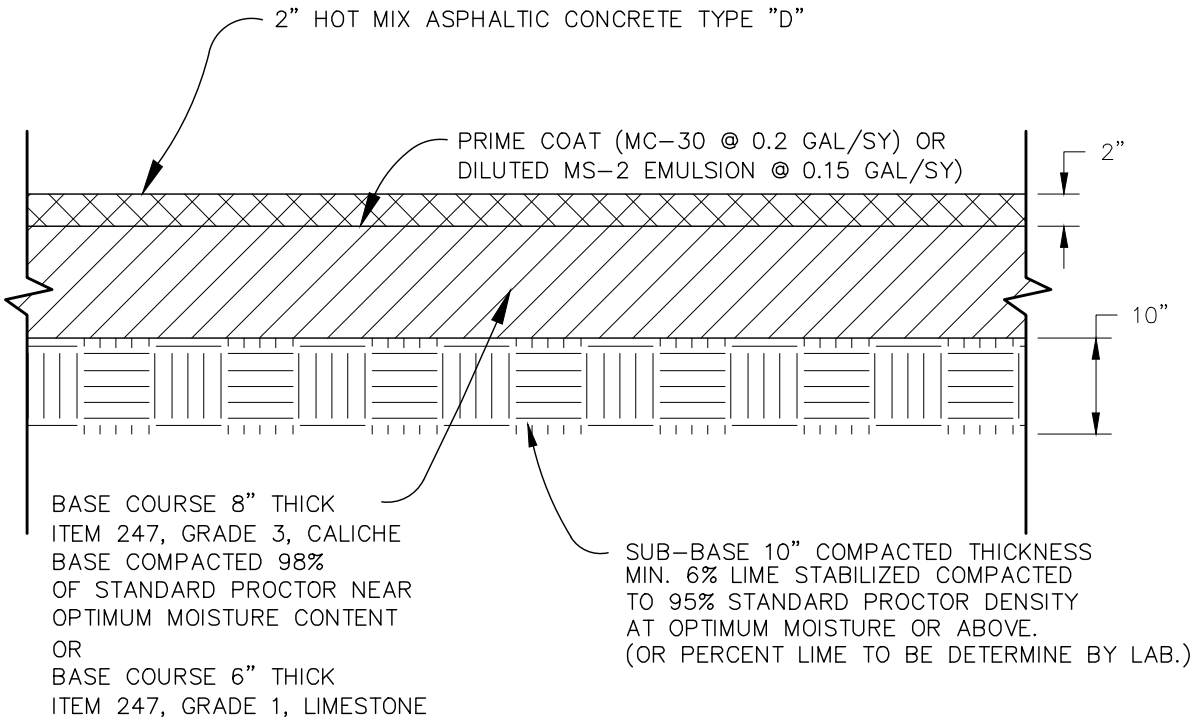
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CLASS 'B' PAVEMENT

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.1
STANDARD 1.2

REQUIRED FOR ALL COLLECTOR AND COMMERCIAL STREETS (EXCEPT AS NOTED)



HMAC

HOT MIX ASPHALTIC CONCRETE TYPE "D" SHALL MEET THE REQUIREMENTS OF TXDOT SPECIFICATIONS ITEM 340 AND SPECIFIC CRITERIA FOR JOB MIXING. HVEEM STABILITY 37 MIN. COMPACTION STABILITY SHALL BE BETWEEN 92 AND 95 PERCENT OF MAXIMUM THEORETICAL DENSITY. OIL CONTENT SHALL BE A MINIMUM OF 5% BY WEIGHT.

ALTERNATIVE SUB-BASE

BASE UNDERLAIN WITH AN APPROVED GEOGRID AND 10" SUB-BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT OR ABOVE WITHOUT LIME STABILIZATION

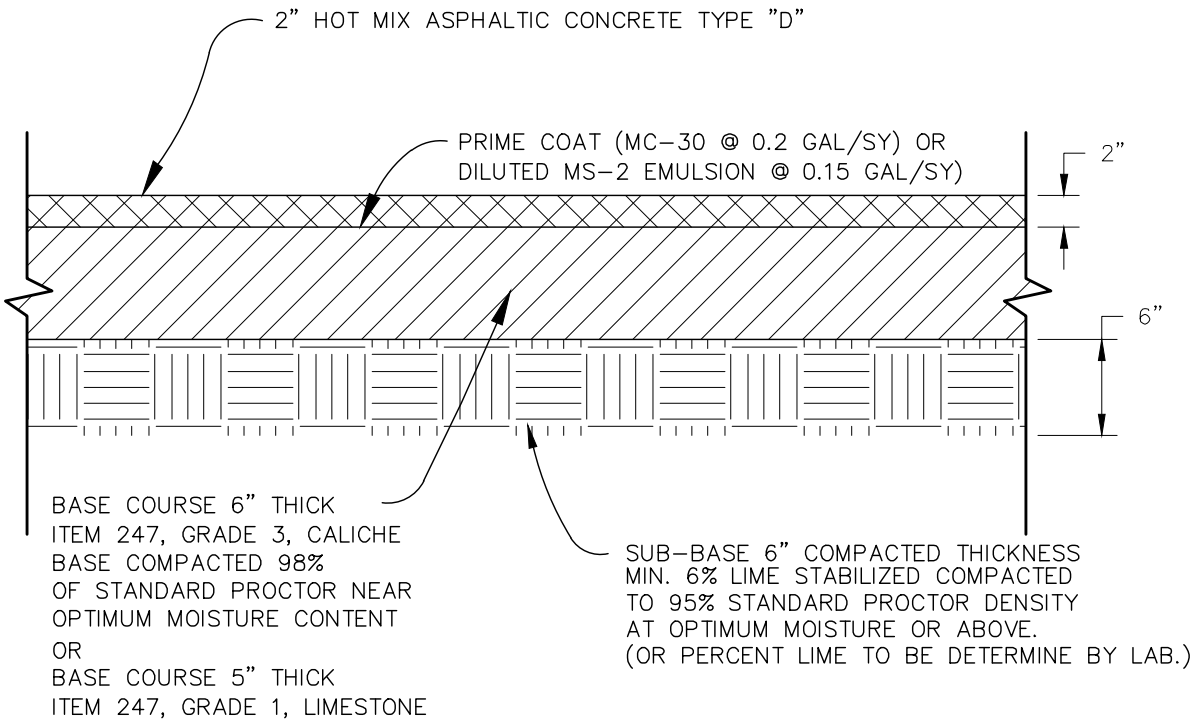
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CLASS 'C' PAVEMENT

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.1
STANDARD 1.3

REQUIRED FOR ALL MINOR STREETS



HMAC

HOT MIX ASPHALTIC CONCRETE TYPE "D" SHALL MEET THE REQUIREMENTS OF TXDOT SPECIFICATIONS ITEM 340 AND SPECIFIC CRITERIA FOR JOB MIXING. HVEEM STABILITY 37 MIN. COMPACTION STABILITY SHALL BE BETWEEN 92 AND 95 PERCENT OF MAXIMUM THEORETICAL DENSITY. OIL CONTENT SHALL BE A MINIMUM OF 5% BY WEIGHT.

ALTERNATIVE SUB-BASE

BASE UNDERLAIN WITH AN APPROVED GEOGRID AND 10" SUB-BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT OR ABOVE WITHOUT LIME STABILIZATION

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CLASS 'D' PAVEMENT

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.1
STANDARD 1.4

CHARACTERISTIC OF THE FUNCTIONAL SYSTEMS				
STREET CLASSIFICATION	SERVICE AREA	RELATIVE VOLUME LOS/OPERATING SPEED	ACCESS CONTROL	ADT (VPD)
PRINCIPAL ARTERIAL	THROUGH MOVEMENTS; MAJOR ACTIVITY CENTERS	HIGH	FULL TO PARTIAL	30,000 AND ABOVE
MINOR ARTERIAL	LESSER ACTIVITY CENTERS	HIGH TO MODERATE	SOME LIMITATIONS	12,000 – 40,000
COLLECTOR	REGIONAL AND SOME LOCAL LAND ACCESS	MODERATE TO LOW	NONE	2,000 – 12,000
MINOR	NEIGHBORHOOD LAND ACESS	LOW	NONE	> 2,000

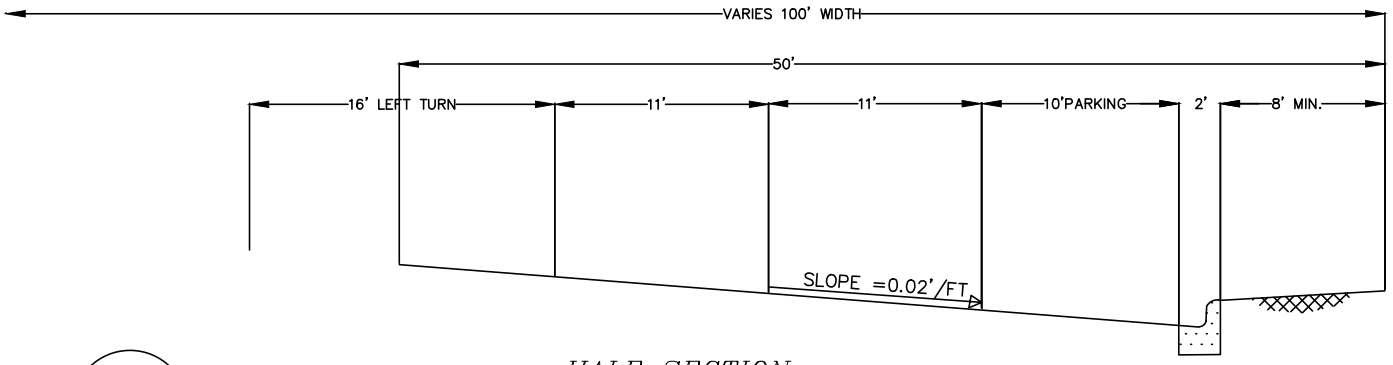
1.6 TESTING SCHEDULE

The following table provides basic requirements for testing. The requirements in the table or TxDOT testing requirements shall be followed, whichever are more stringent. The County reserves the right to modify testing requirements as it deems necessary to ensure the quality of construction and protect public safety.

NO.	DESCRIPRION	REQUIREMENT
1	Lime Optimization	One test every 300 feet, or one test for each soil type.
2	Proctor(s) on Subgrade	One Proctor for every soil type.
3	Subgrade Density Tests	One test every 300 feet or fraction thereof.
4	Caliche Gradation Test	Latest tri-axle caliche test, not older than six months. Furnished by the supplier.
5	Proctor(s) on Caliche	One test per source for each project.
6	Caliche Density Tests	One test every 300 feet or fraction thereof.
7	Hot Mix Gradation Tests; HVEEM Stability and Retained Stability tests	One set of tests per each day of placing.
8	Hot Mix Maximum Theoretical Density	To be done using thin lift nuclear gage. To be determined by lab technician during the laying of HMAC.
9	Concrete Cylinders for Compression Tests	One set per day, plus one set for pour of valley gutters.

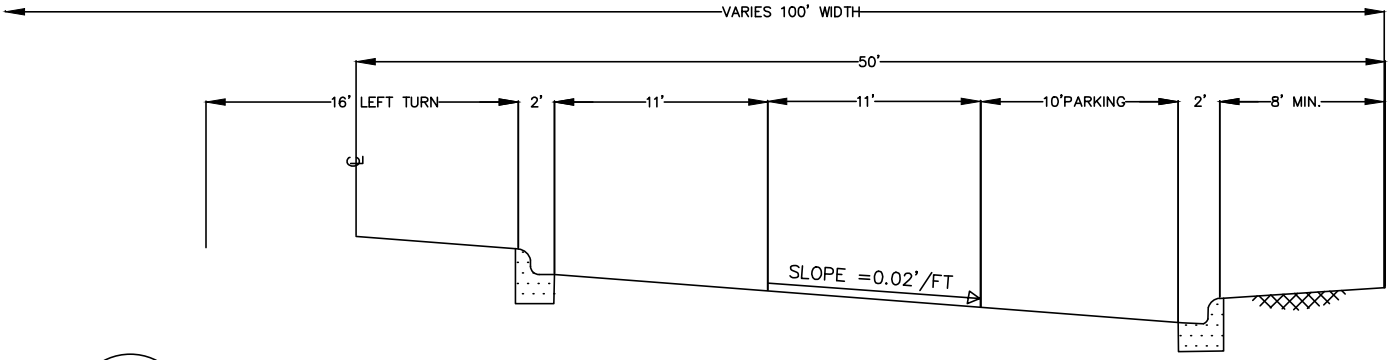
A.2 ROADWAY SECTIONS

I-AU



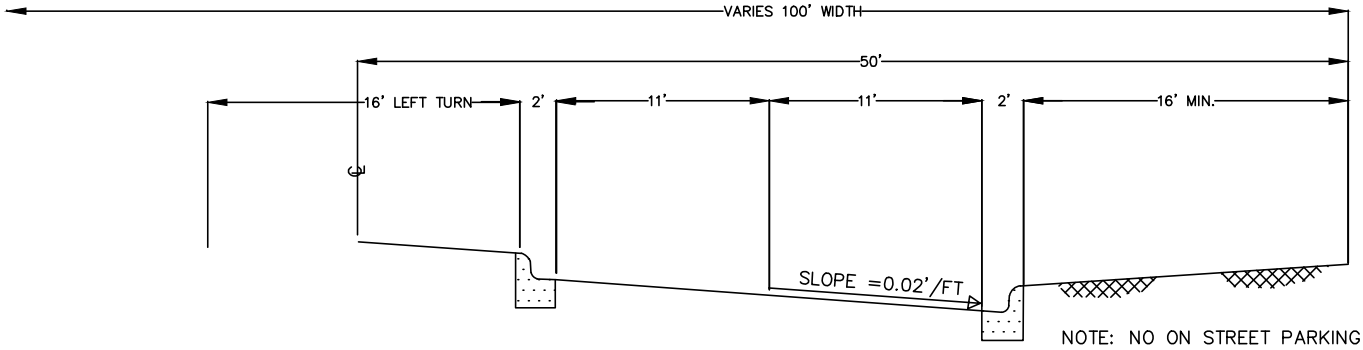
HALF SECTION

I-BU



HALF SECTION

I-CU



NOTE: NO ON STREET PARKING

HALF SECTION

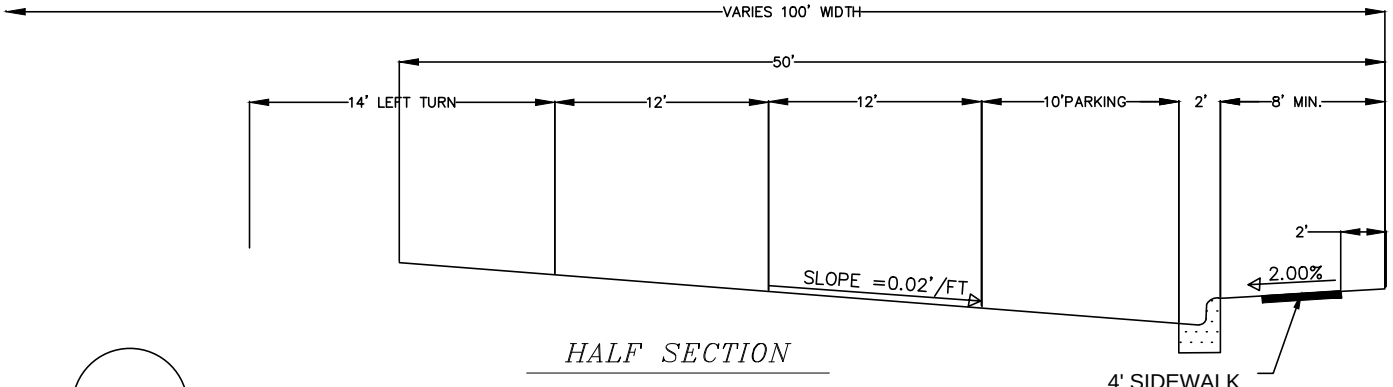
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE I ARTERIAL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

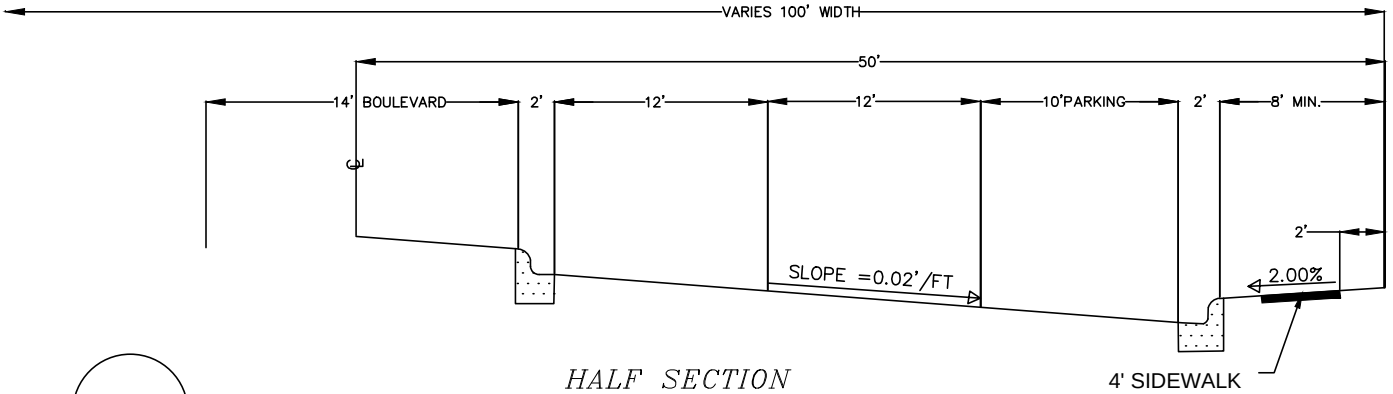
APPENDIX A.2
STANDARD 2.1

I-AU



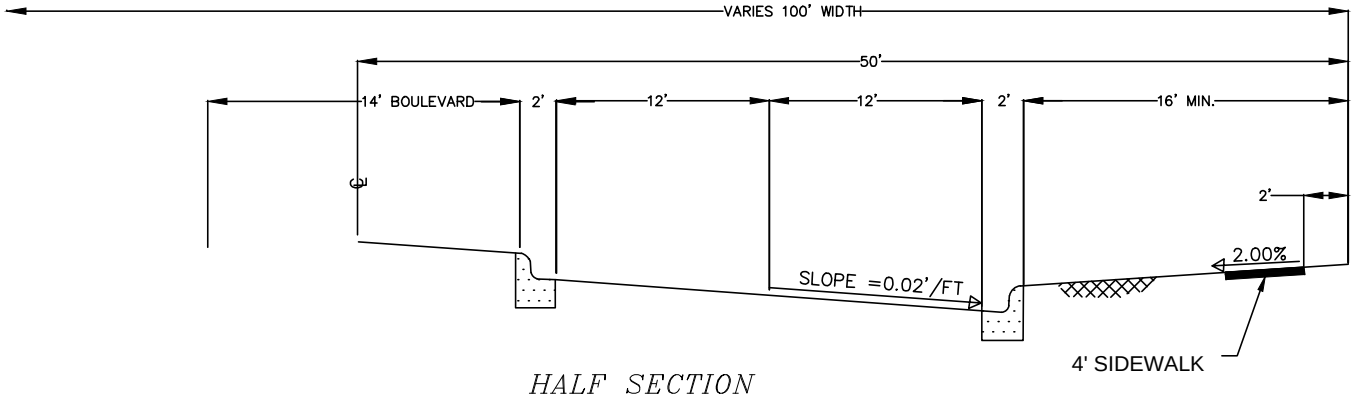
HALF SECTION

I-BU



HALF SECTION

I-CU



HALF SECTION

NOTE: NO ON STREET PARKING

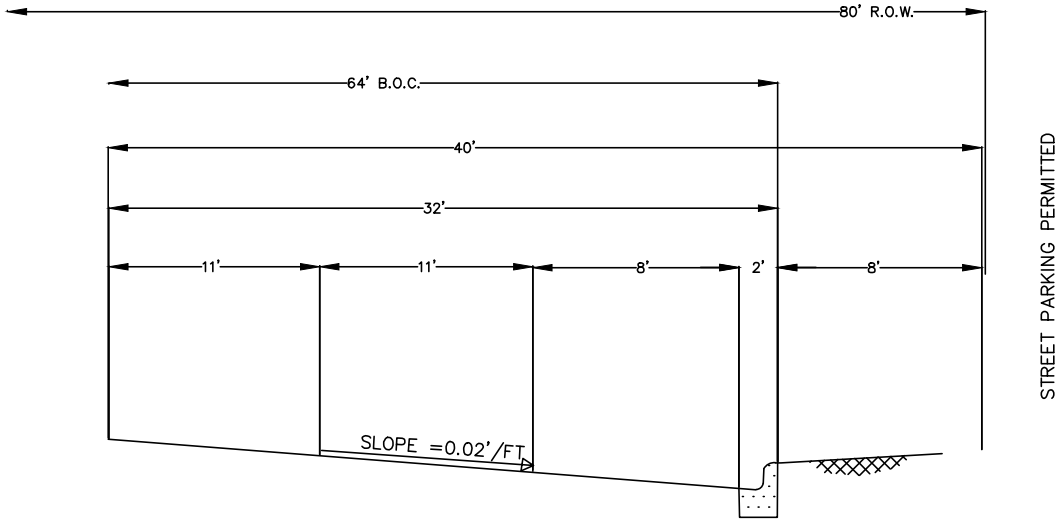
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE I ARTERIAL (S)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

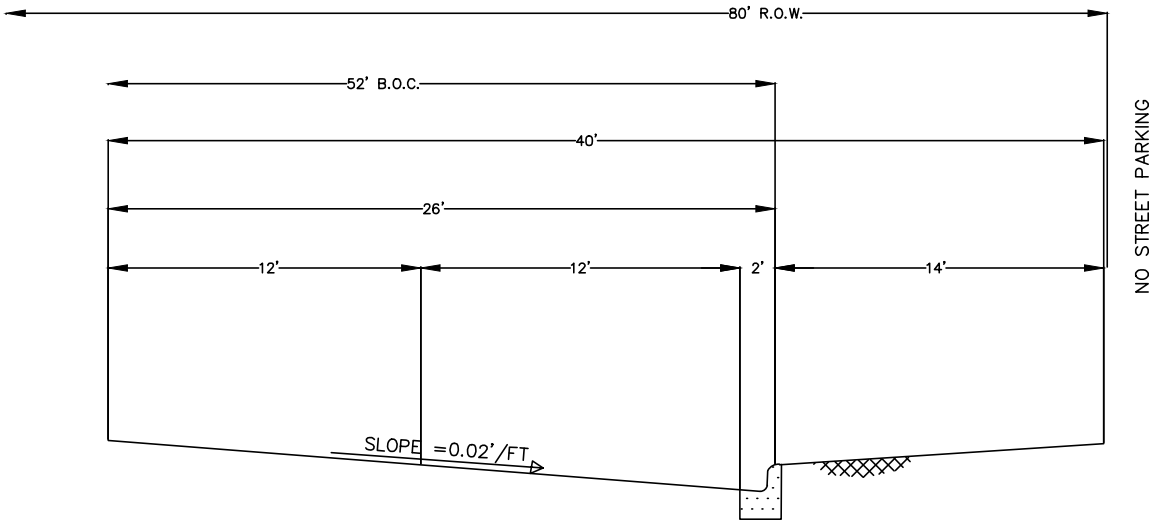
APPENDIX A.2
STANDARD 2.1S

II-AU



HALF SECTION

II-BU



HALF SECTION

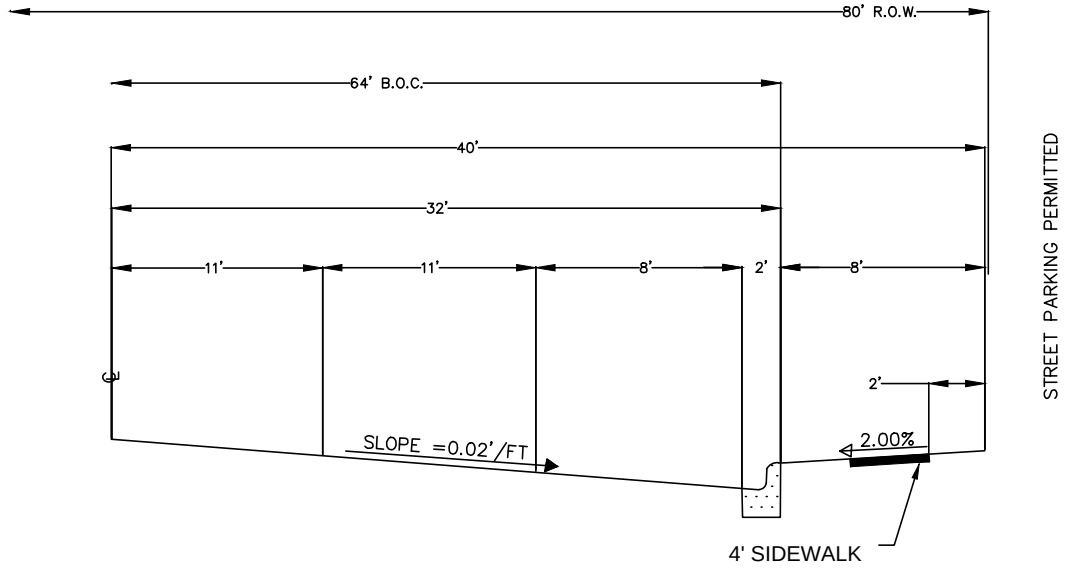
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE II COLLECTOR

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

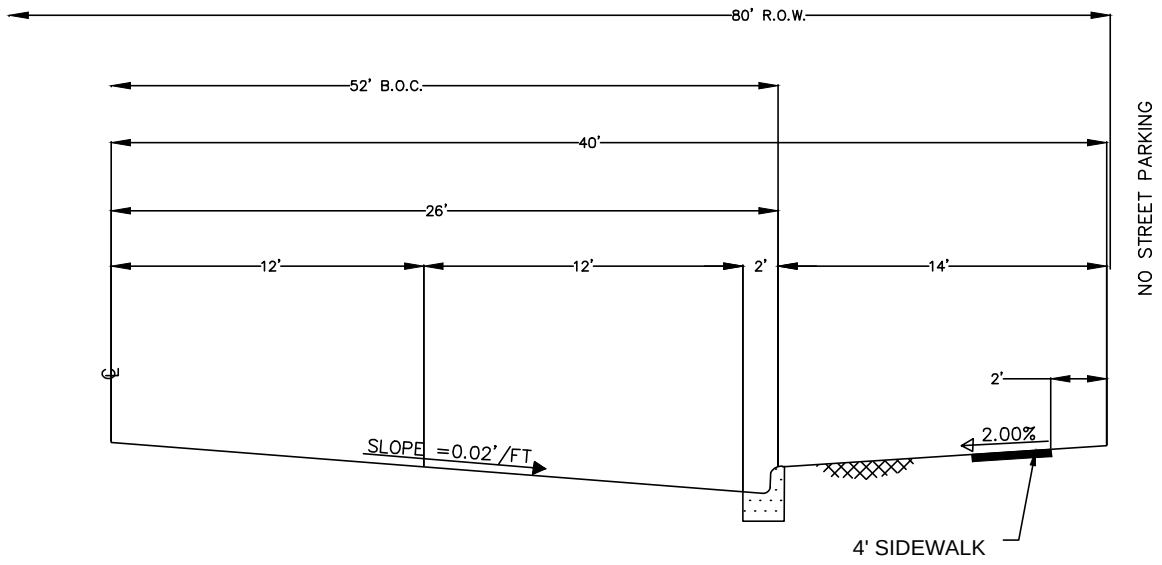
APPENDIX A.2
STANDARD 2.2

II-AU



HALF SECTION

II-BU



HALF SECTION

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE II COLLECTOR (S)

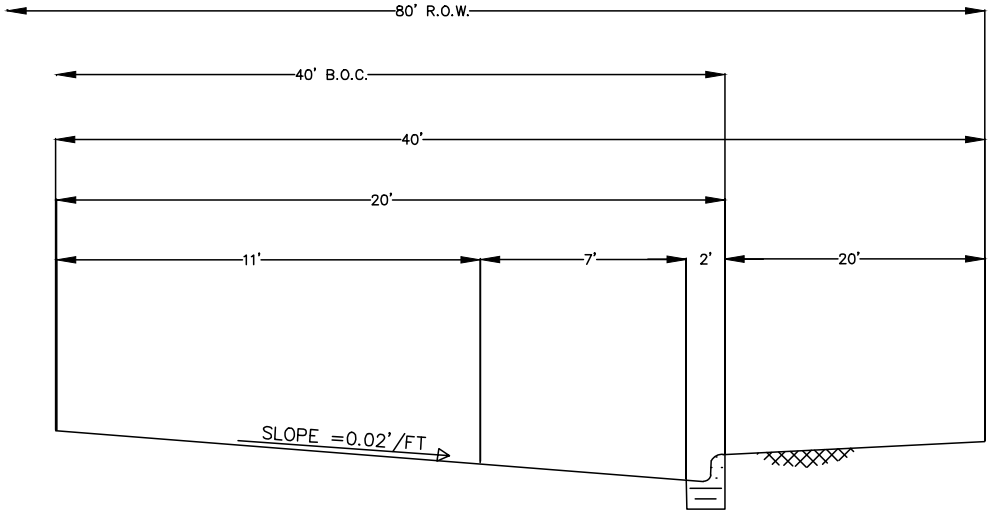
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.2S

NOTE:
R.O.W. FOR CROSS-SECTIONS OTHER THAN SHOWN HERE SHALL EQUAL B.O.C WIDTH + 20 FEET ROUNDED TO NEAREST MULTIPLE
EXAMPLE

32' B.O.C.	32+20=52	ROUNDED TO 50
37' B.O.C.	37+20=57	ROUNDED TO 60

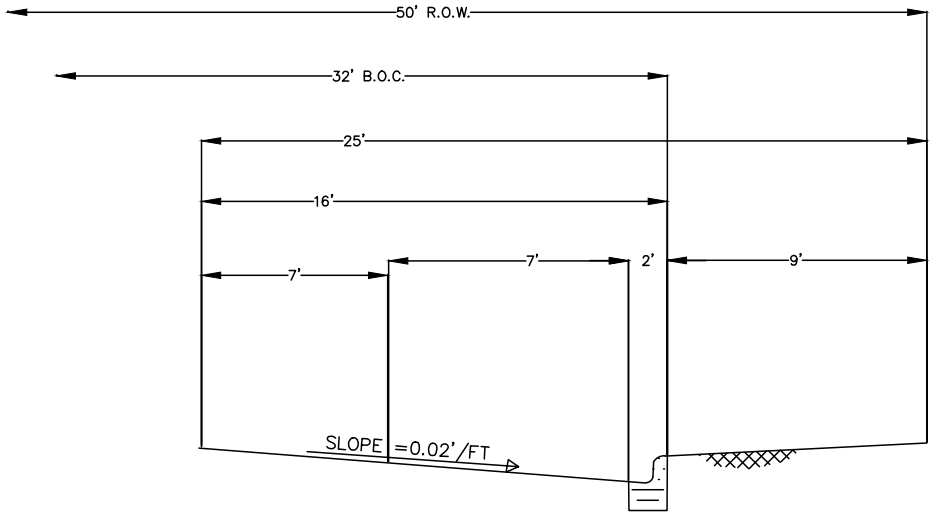
III-AU



STREET PARKING WITH 2 LANES OF TRAFFIC

HALF SECTION

III-BU



STREET PARKING WITH 1 LANE OF TRAFFIC

HALF SECTION

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE III LOCAL STREET (A)

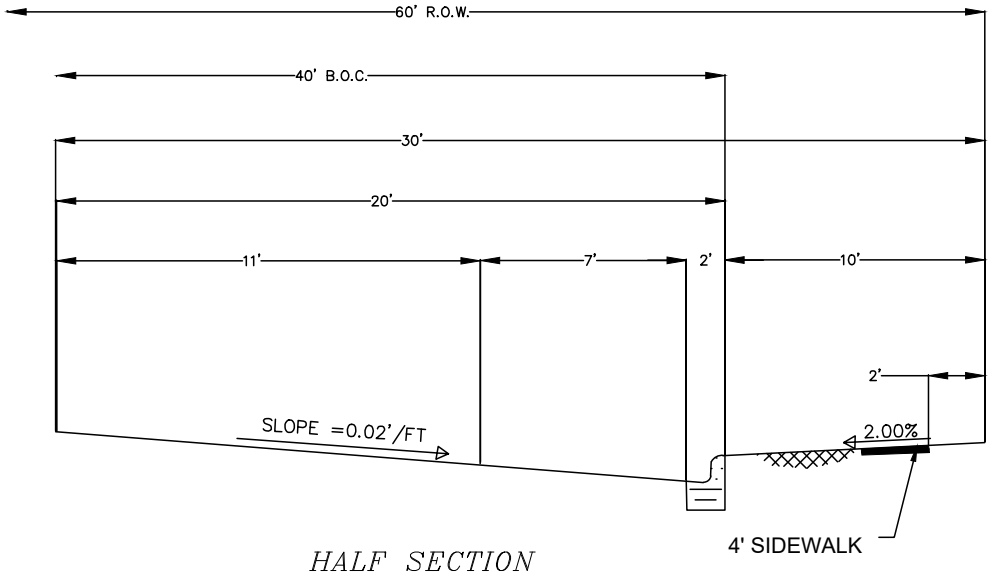
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.3

NOTE:
R.O.W. FOR CROSS-SECTIONS OTHER THAN SHOWN HERE SHALL EQUAL B.O.C WIDTH + 20 FEET ROUNDED TO NEAREST MULTIPLE
EXAMPLE

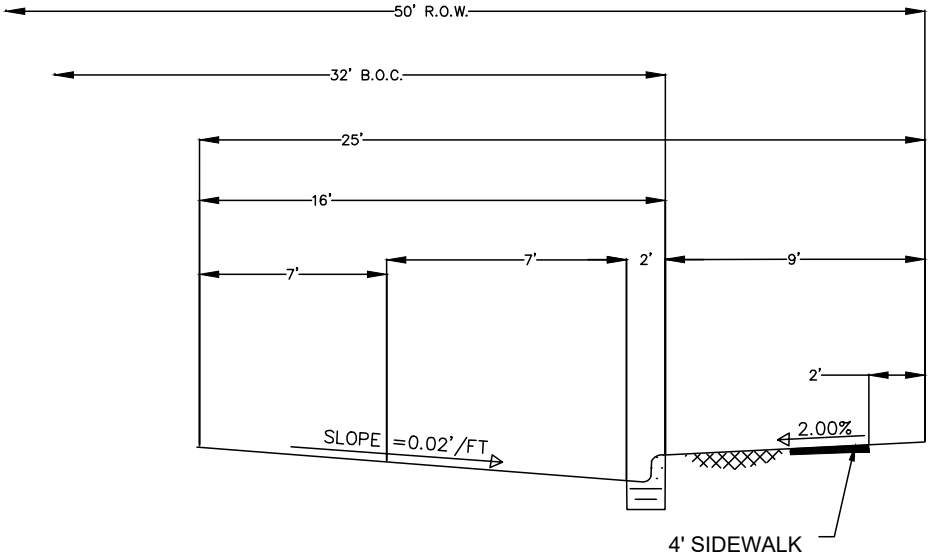
32' B.O.C.	32+20=52	ROUNDED TO 50
37' B.O.C.	37+20=57	ROUNDED TO 60

III-AU



HALF SECTION

III-BU



HALF SECTION

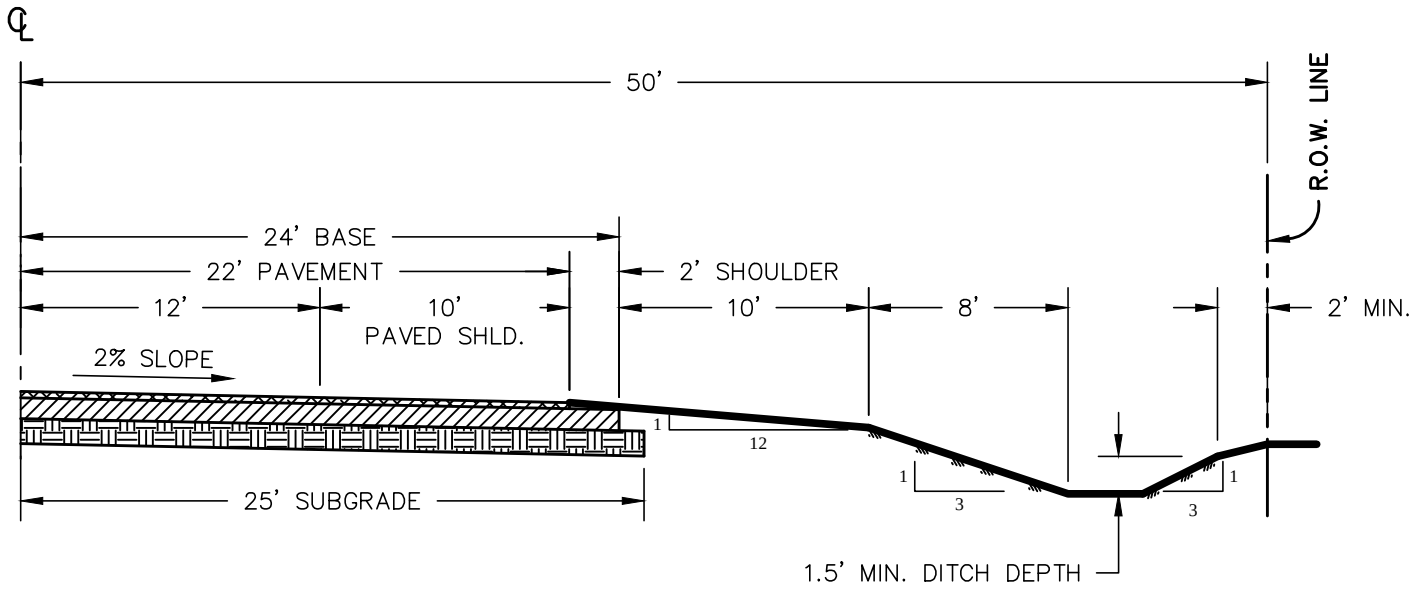
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION - TYPE III LOCAL STREET (A)(S)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.3AS

I – AR



HALF SECTION

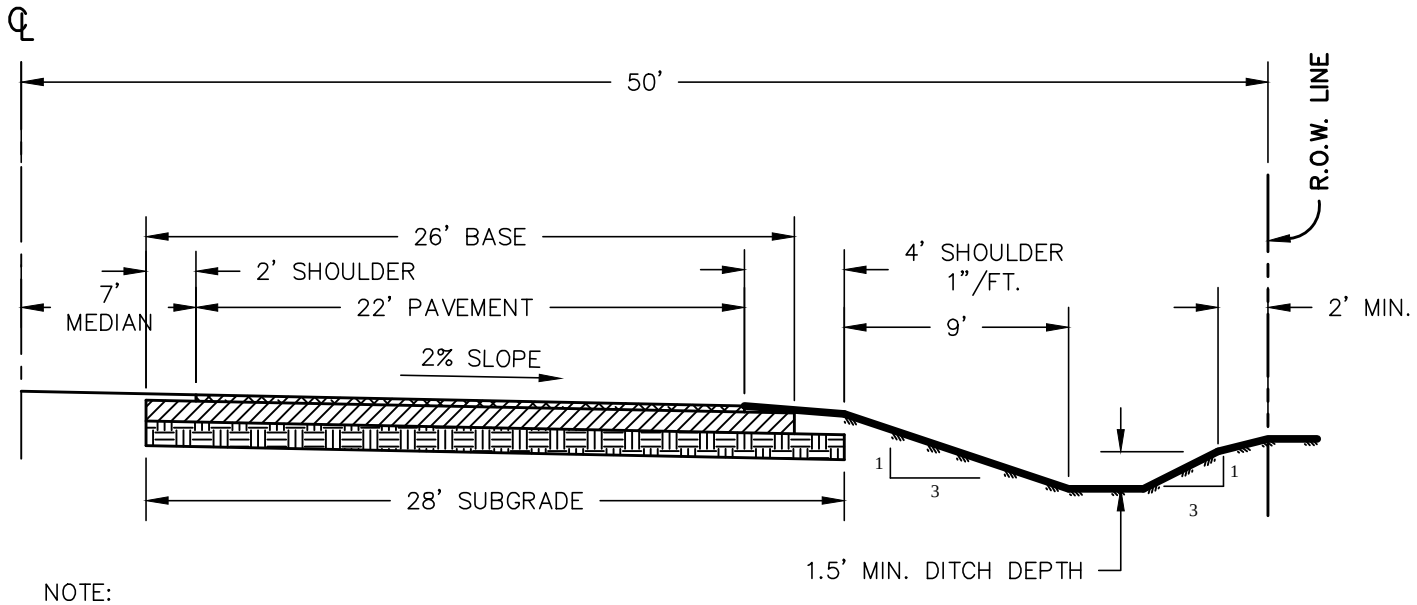
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

RURAL SECTION - TYPE I ARTERIAL (A)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.4A

I – BR



NOTE:
MEDIAN MAY BE PAVED
FOR LEFT TURN BAY.

HALF SECTION

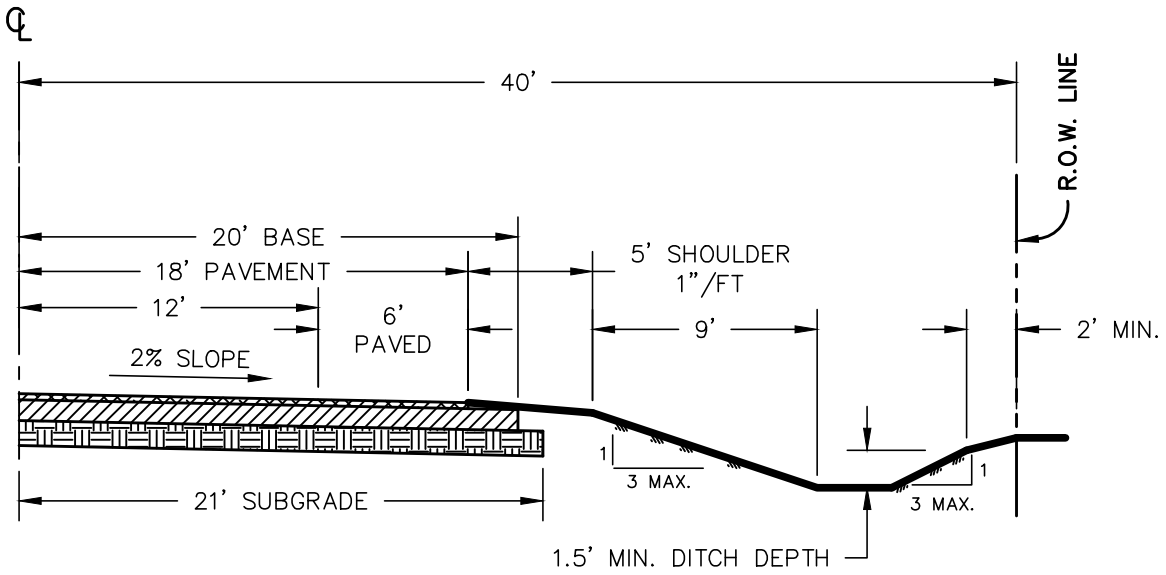
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

RURAL SECTION - TYPE I ARTERIAL (B)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.4B

II – CR



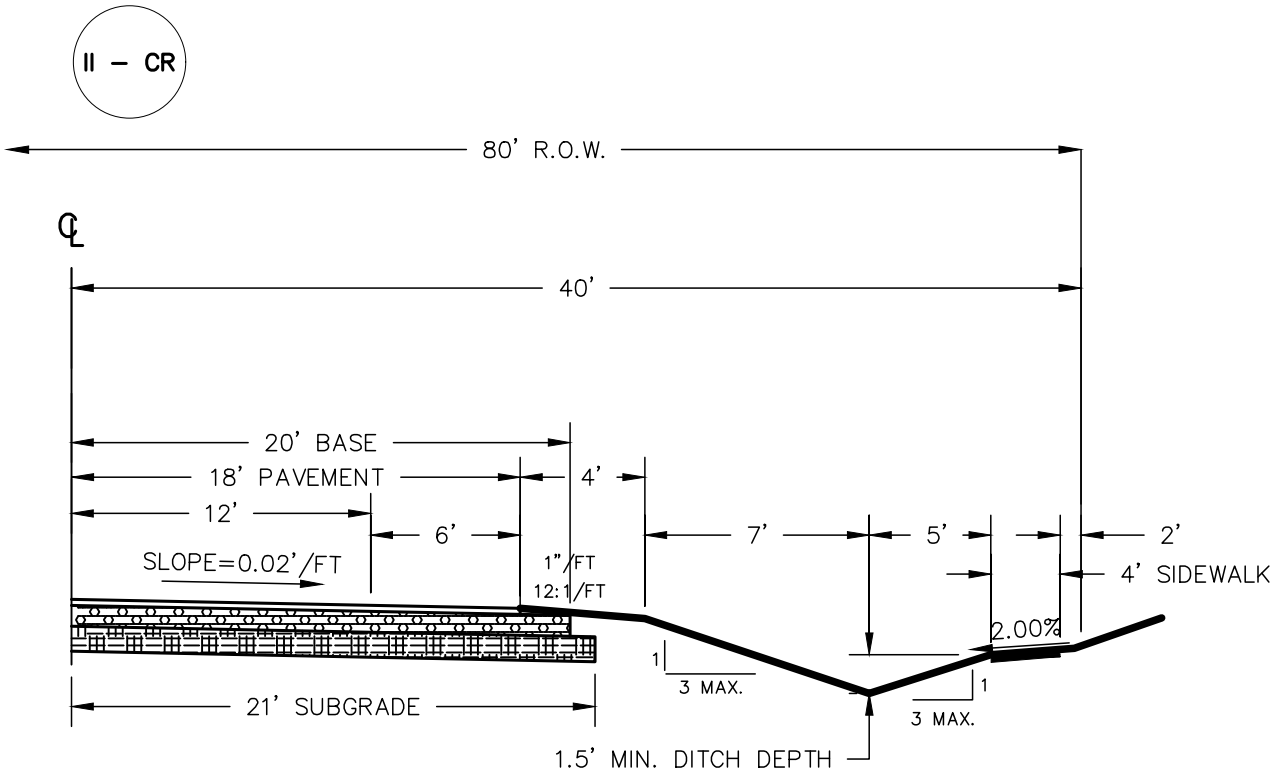
HALF SECTION

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

RURAL SECTION - TYPE II COLLECTOR

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.5



HALF SECTION

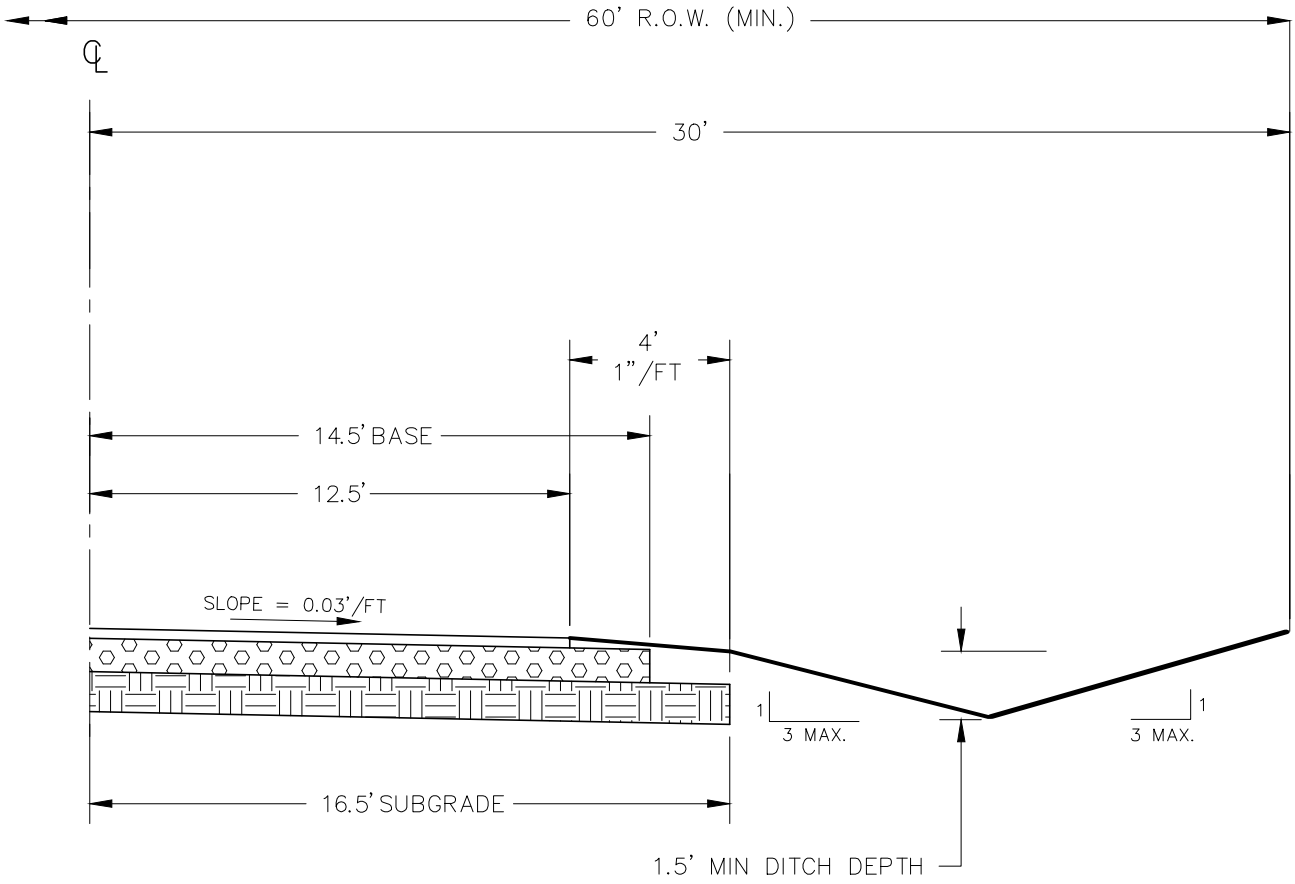
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

RURAL SECTION - TYPE II COLLECTOR (S)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.5S

III – AR



HALF SECTION

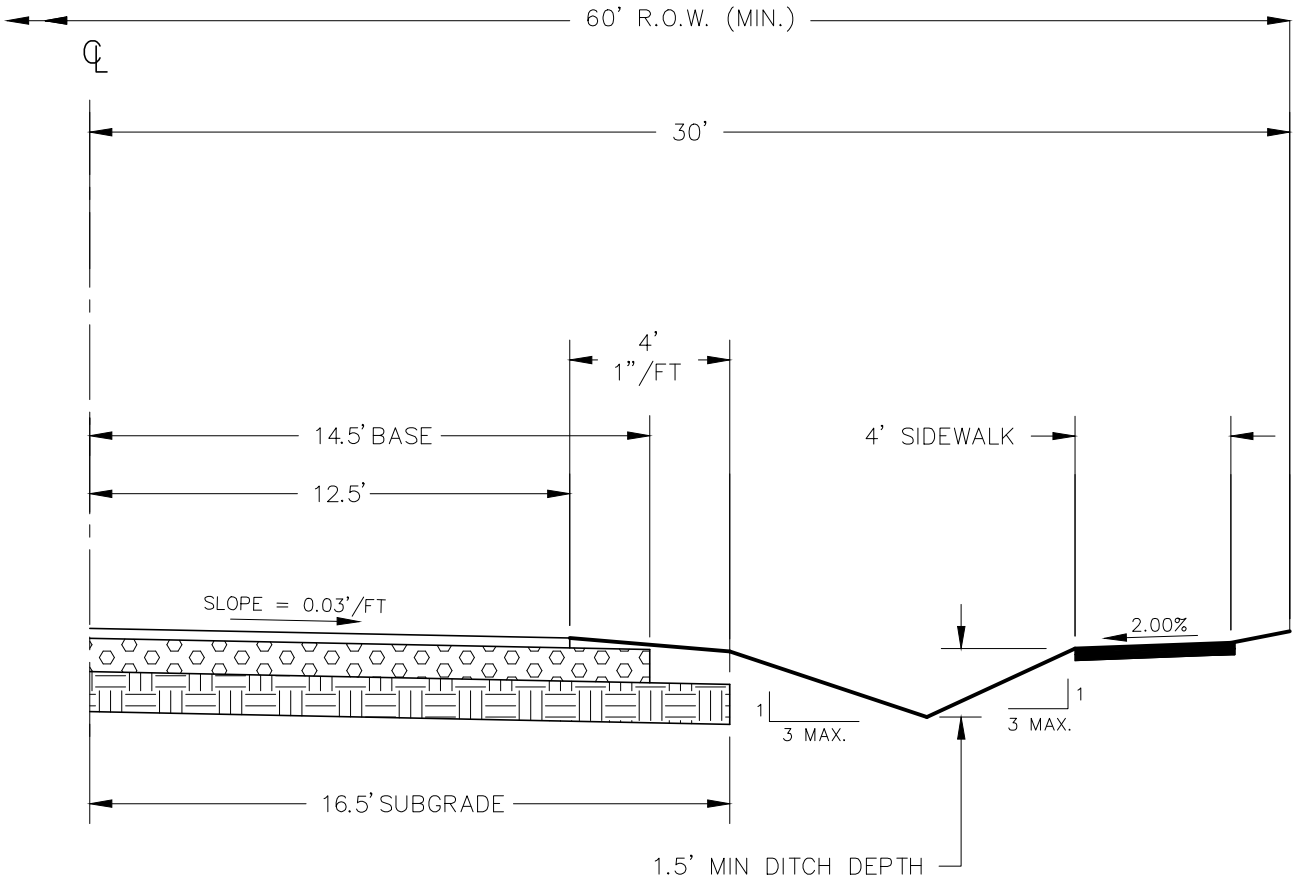
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

RURAL SECTION - TYPE III LOCAL STREET

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.6

III – AR



HALF SECTION

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

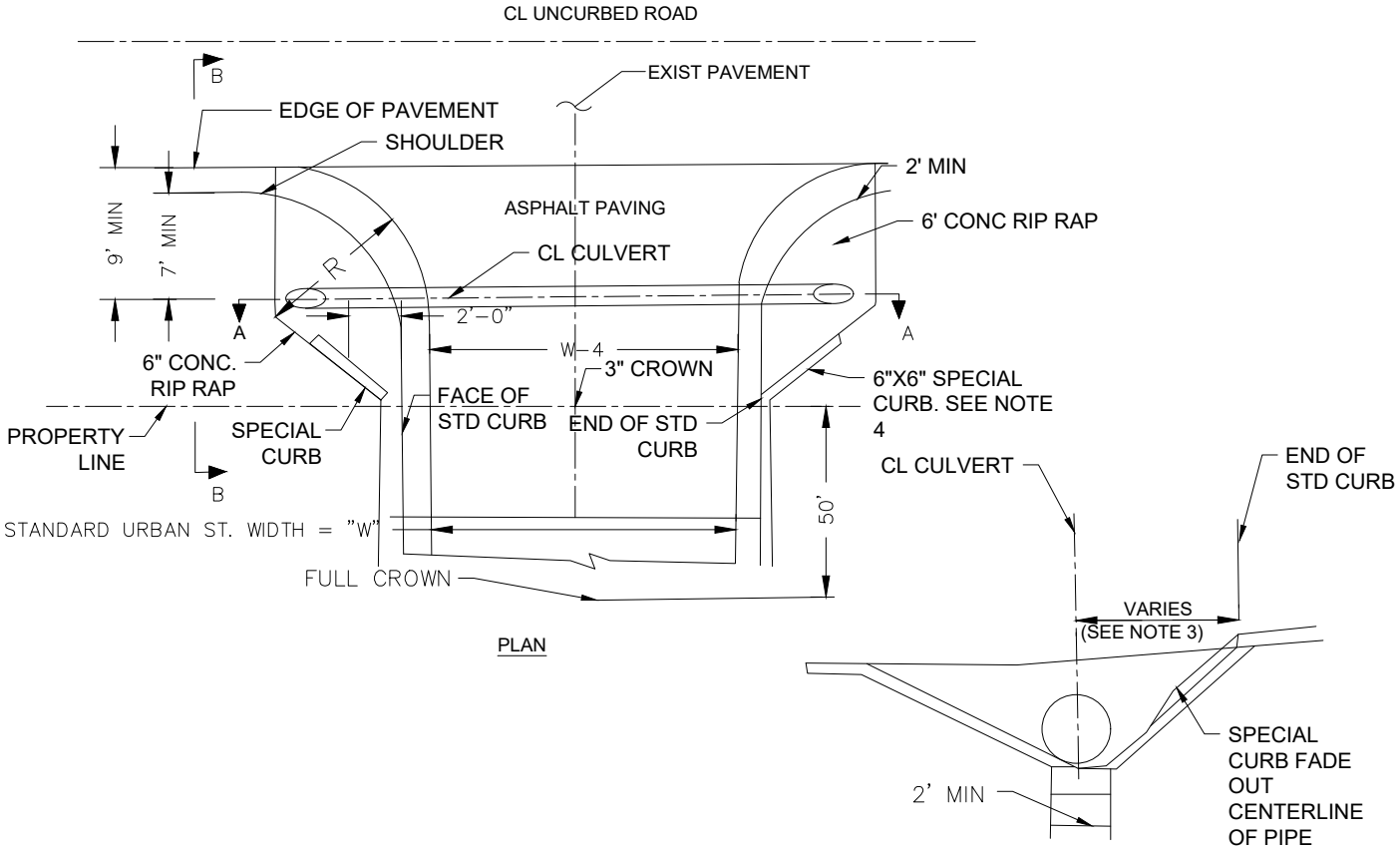
RURAL SECTION - TYPE III LOCAL STREET (S)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

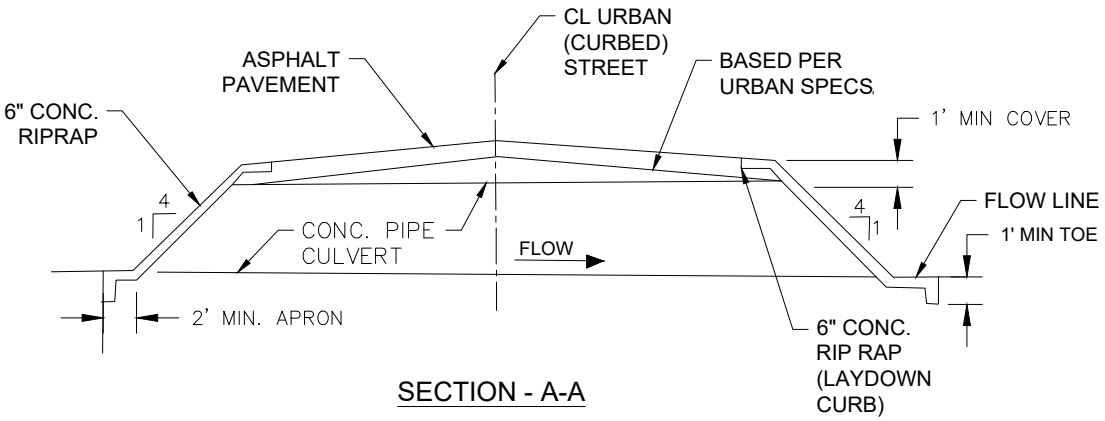
APPENDIX A.2
STANDARD 2.6S

TYPICAL DETAILS - PIPE SIZE TO 30" (31" RISE)
(FOR LARGER PIPE SPECIAL SECTIONS MAY BE NECCESSARY)

NOTE:
1. FOR "W" LESS THAN 30", R 20'
2. FOR "W" MORE THAN 30', R 25"
3. RIPRAP: CHANNEL FROM ROAD DITCH TO END OF CURB IF URBAN STREET DRAINS TOWARD UNCURBED ROAD, 3' MIN. OTHERWISE.
4. PLACE 6"X6" SPECIAL CURB TO DIRECT FLOW WHEN DRAINAGE IS TOWARD UNCURBED ROAD



SECTION - B-B



SECTION - A-A

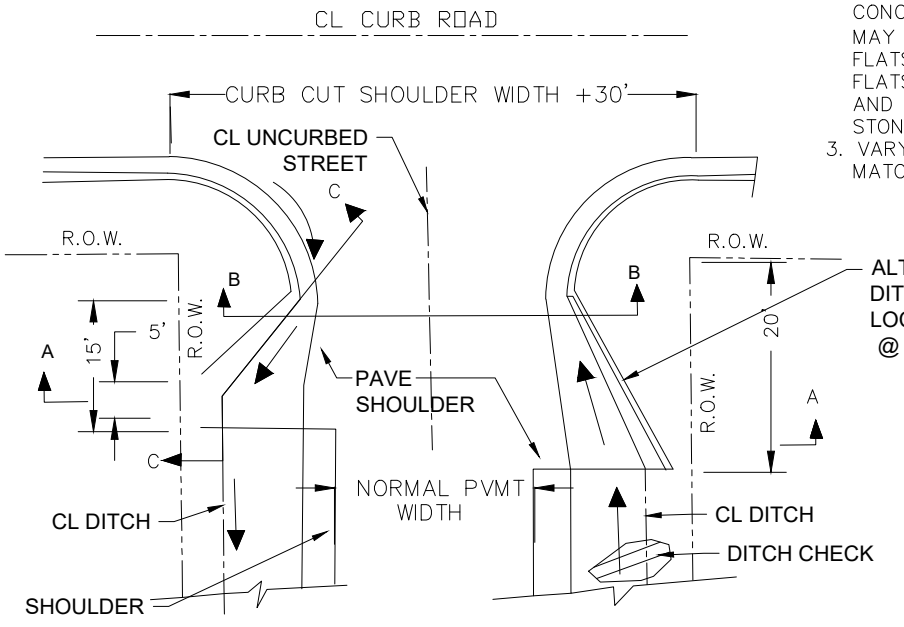
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CURBED STREET - UNCURBED STREET INTERSECTION

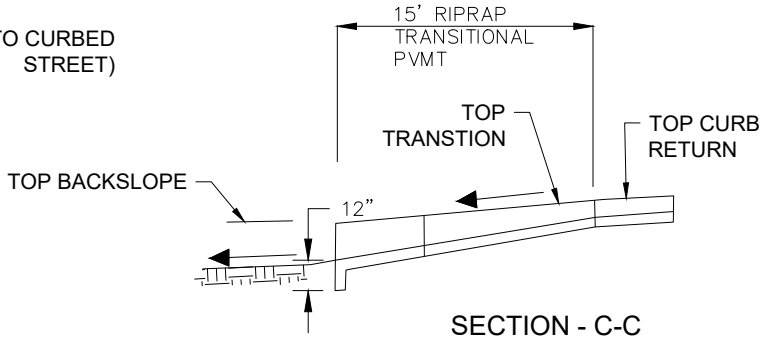
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.7

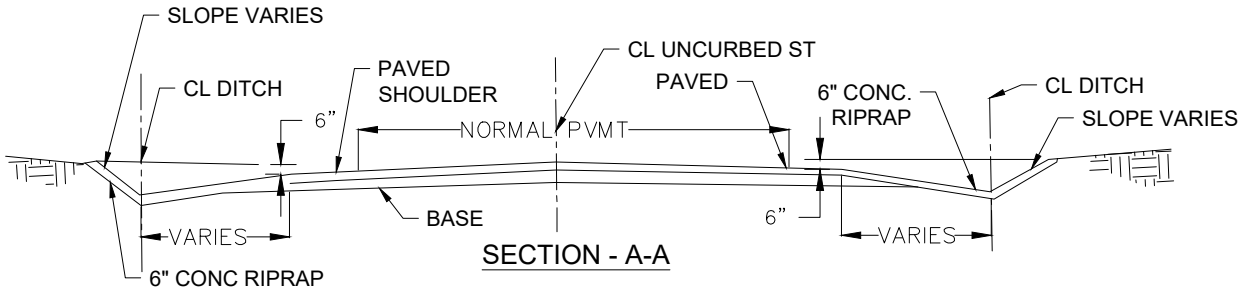
NOTES:
1. R=20' FOR LOCAL STREET
2. CONC. RIPRAP TRANSITION SHALL BE G"–300" CONC. REINFORCE WITH WWF OR MAY BE 3" OR MAY BE 3" FIBER CONCRETE, OR MAY.BE LAYED FLATSTONE WITH CONCRETE, OR MAY BE LAYED FLATSTONE WITH CONCRETE FILL PROVIDED TOE AND TRANSITION TOP ARE INTEGRALLY TIED INTO STONE.
3. VARY SLOPE OF TRANSITION BACKSLOPE TO MATCH NORMAL DITCH SLOPE TO CURB FACE.



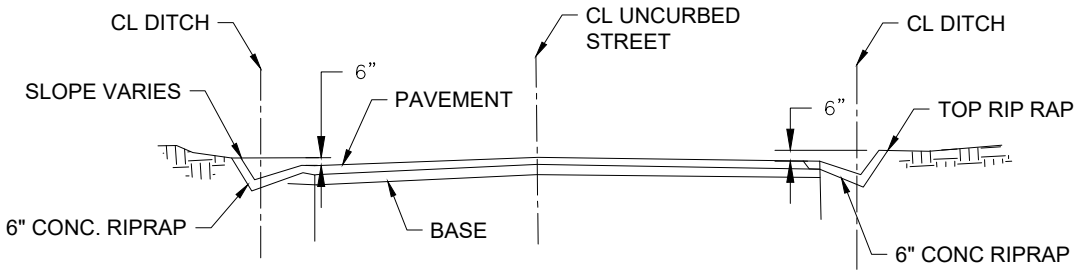
PLAN



SECTION - C-C



SECTION - A-A



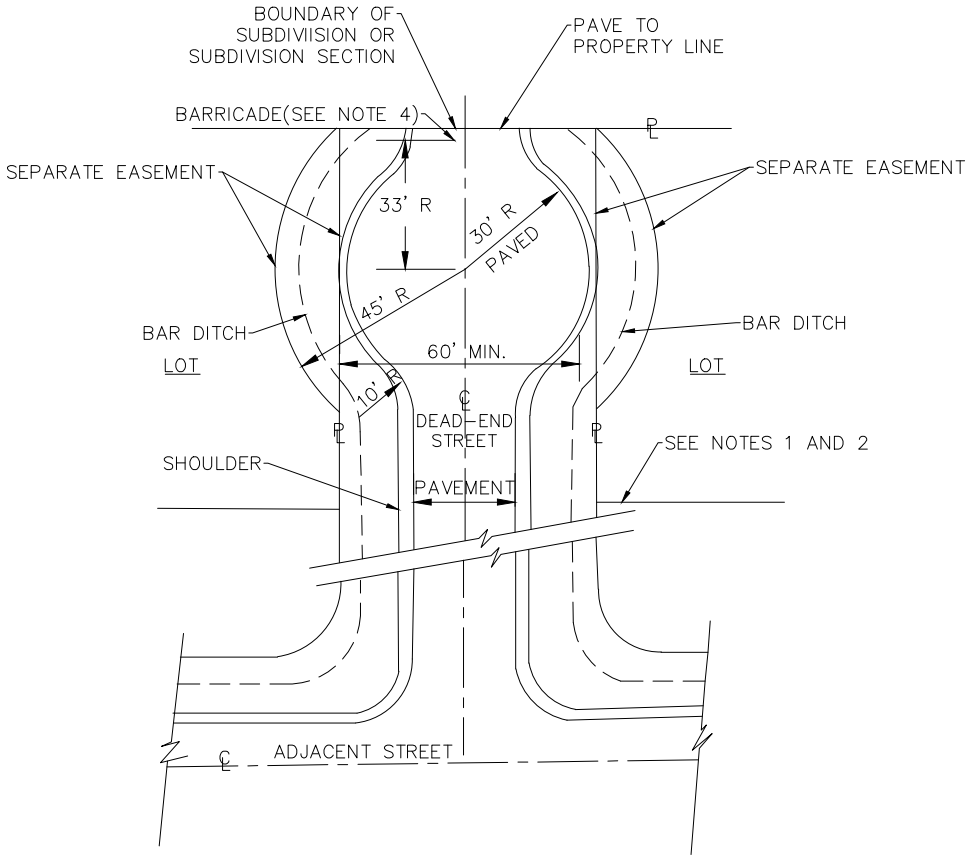
SECTION - B-B

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

UNCURBED STREET- CURBED STREET INTERSECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.8



NOTES:

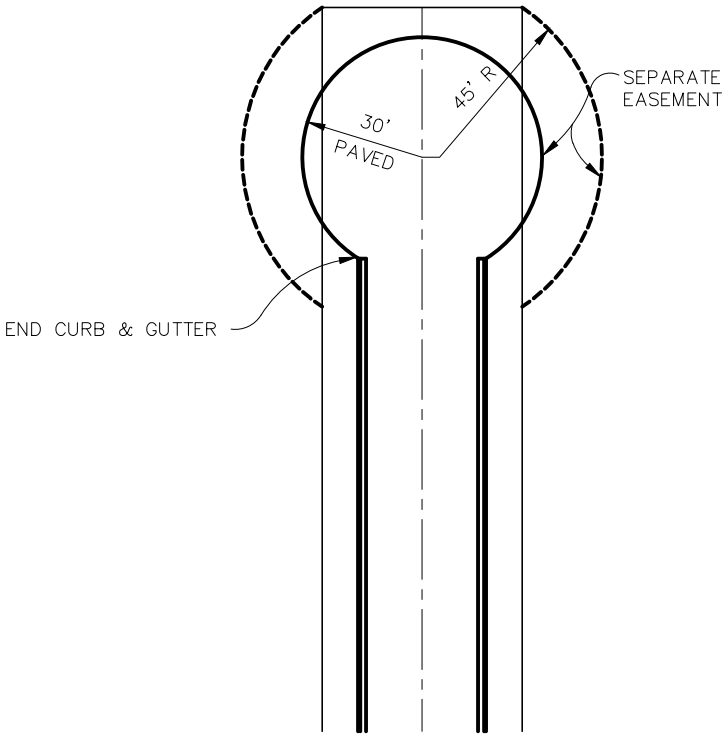
1. TEMPORARY TURN AROUND CONSTRUCTION AND EASEMENTS MAY BE WAIVED IF ALL LOTS BOUNDING DEAD END STREET ALSO FRONT OTHER ADJACENT STREETS.
2. IF TEMPORARY TURNAROUND IS WAIVED ACCESS TO DEAD END STREET FROM BOUNDING LOTS SHALL BE PROHIBITED.
3. SEPARATE EASEMENT SHALL BE SHOWN AS A RESTRICTION ON BOUNDING LOTS WHICH MAY BE REMOVED BY SEPARATE ACTION ON CONTINUATION OF DEAD END STREET.
4. STANDARD TYPE III BARRICADE SHALL BE PLACED AT END OF DEAD-END STREETS.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TEMPORARY CUL-DE-SAC (RURAL)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.9



NOTES:

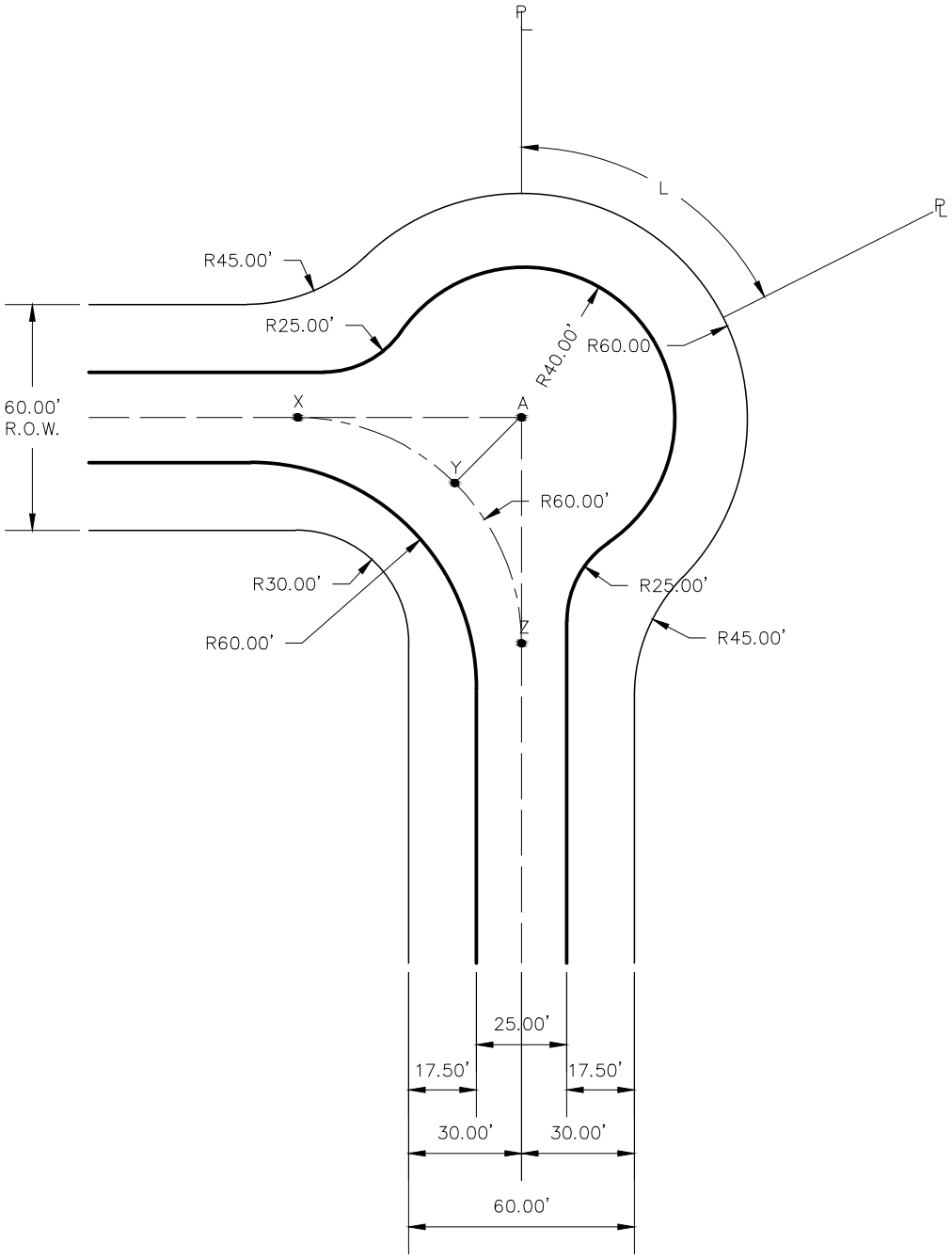
1. TEMPORARY TURN AROUND CONSTRUCTION AND EASEMENTS MAY BE WAIVED IF ALL LOTS BOUNDING DEAD END STREET ALSO FRONT OTHER ADJACENT STREETS.
2. IF TEMPORARY TURNAROUND IS WAIVED ACCESS TO DEAD END STREET FROM BOUNDING LOTS SHALL BE PROHIBITED.
3. SEPARATE EASEMENT SHALL BE SHOWN AS A RESTRICTION ON BOUNDING LOTS WHICH MAY BE REMOVED BY SEPARATE ACTION ON CONTINUATION OF DEAD END STREET.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TEMPORARY CUL-DE-SAC (URBAN)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.10



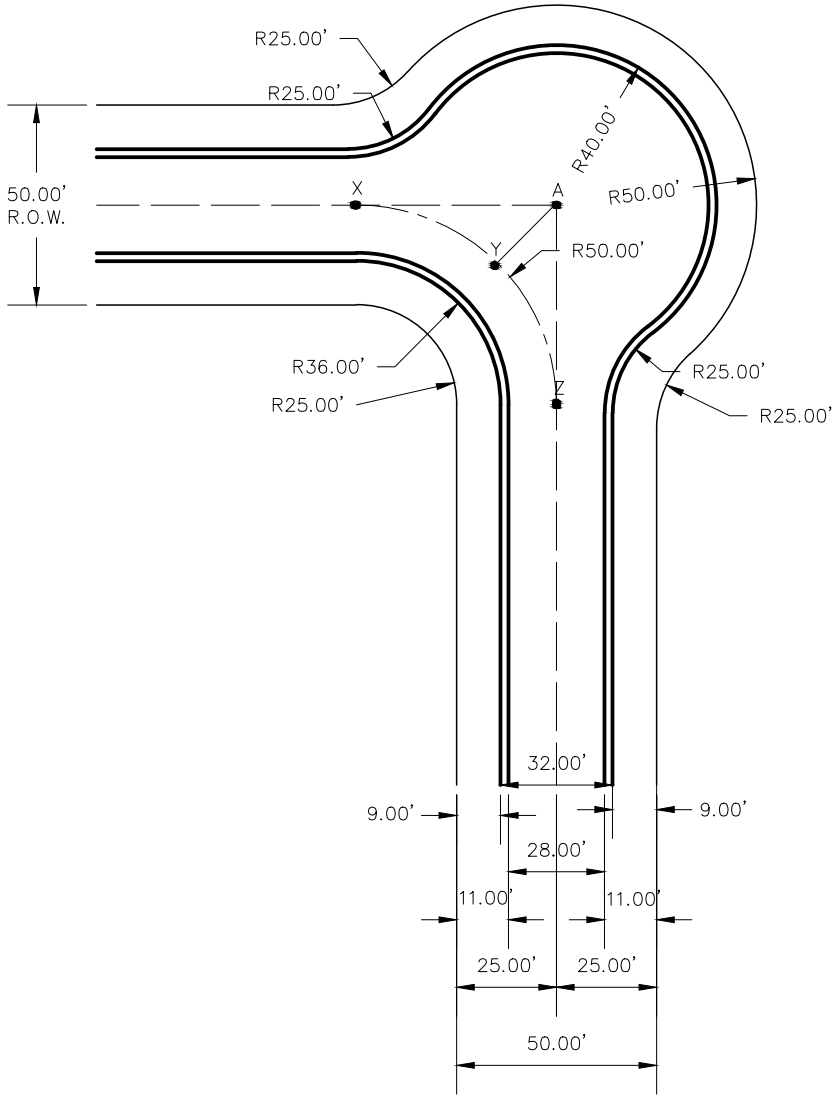
NOTE: WHERE L < 50', CURB AND GUTTER OR A CONCRETE GUTTER SECTION IS REQUIRED.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL ELBOW - RURAL SECTION (60' R.O.W.)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.11



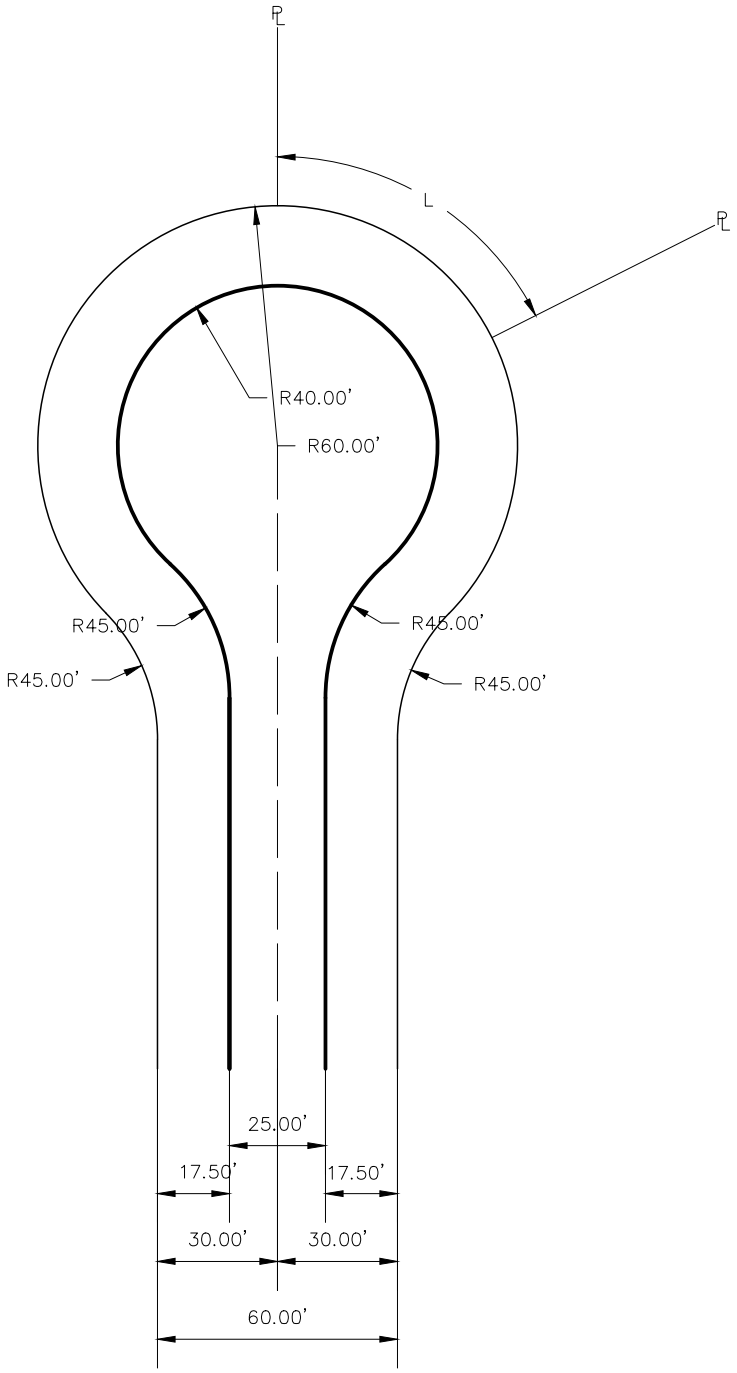
NOTE: THE POINT OF RADIUS MAY BE RELOCATED ALONG THE LINES INDICATED BY LETTERS ON THE FIGURE ABOVE (LINES AX, AY AND AZ). THE POINT OF RADIUS SHALL NOT EXCEED TWENTY–FIVE (25) FEET FROM POINT A.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL ELBOW - URBAN SECTION (50' R.O.W.)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.12



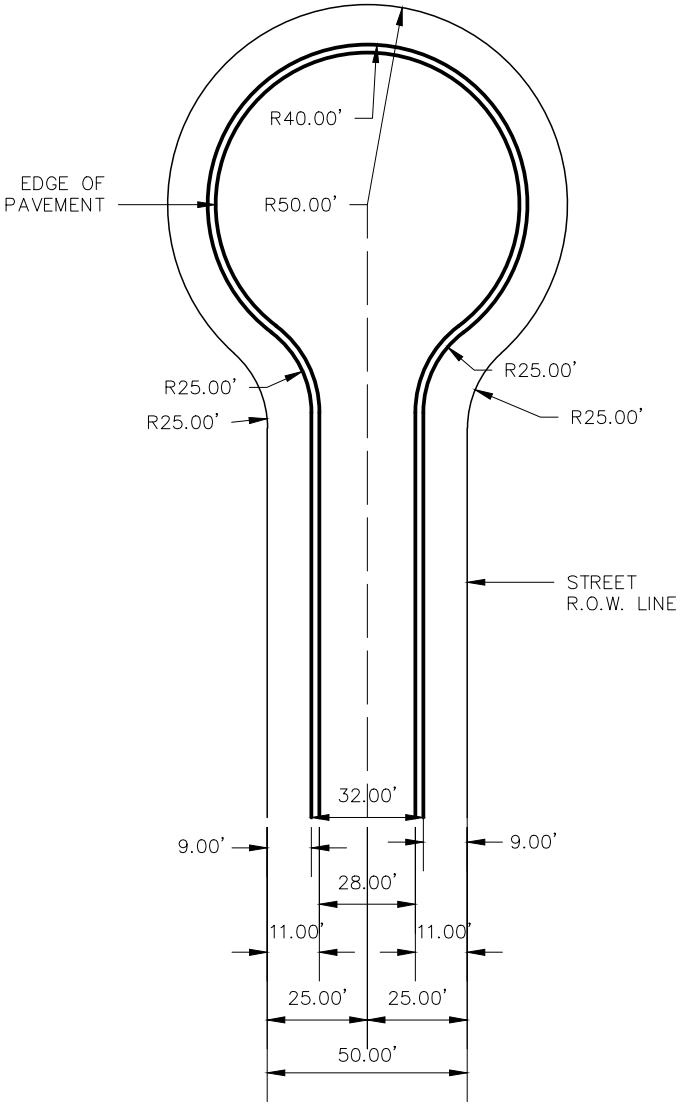
NOTE: WHERE L < 50', CURB AND GUTTER OR A CONCRETE GUTTER SECTION IS REQUIRED.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL CUL-DE-SAC RURAL (60' R.O.W.)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.13

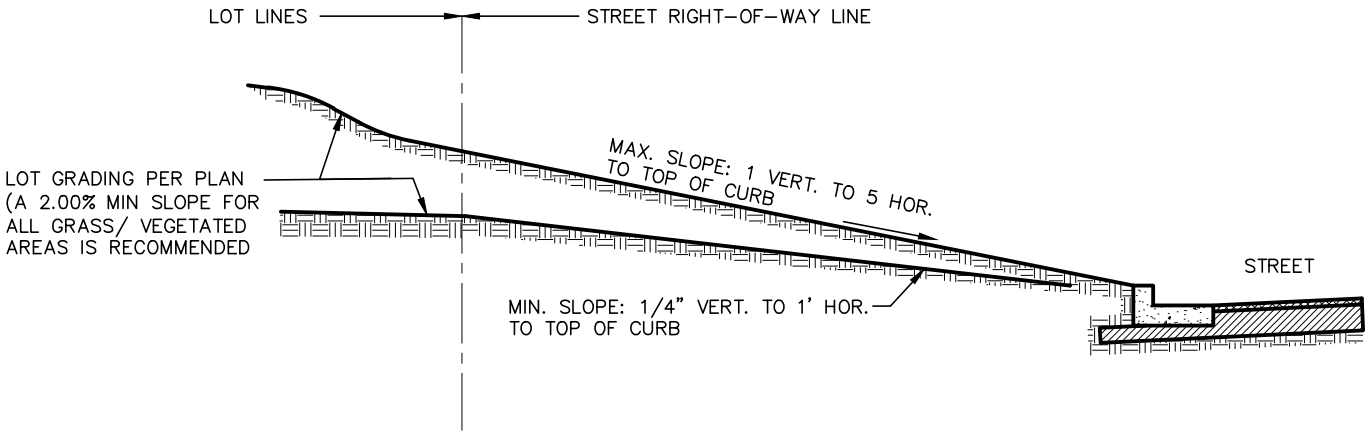


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL CUL-DE-SAC URBAN (50' R.O.W.)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.14



NOTES:

1. RIGHT OF WAY (R.O.W.) GRADING SHALL HAVE A MINIMUM CROSS-SLOPE OF $\frac{1}{4}$" PER FOOT TO THE TOP OF CURB.
2. R.O.W. GRADING SHALL NOT EXCEED FIVE HORIZONTAL TO ONE VERTICAL SLOPE.
3. SIDEWALKS, WHEN REQUIRED, SHALL HAVE A MAXIMUM CROSS-SLOPE OF $\frac{1}{4}$" PER FOOT AND DRAIN TO THE TOP OF CURB.

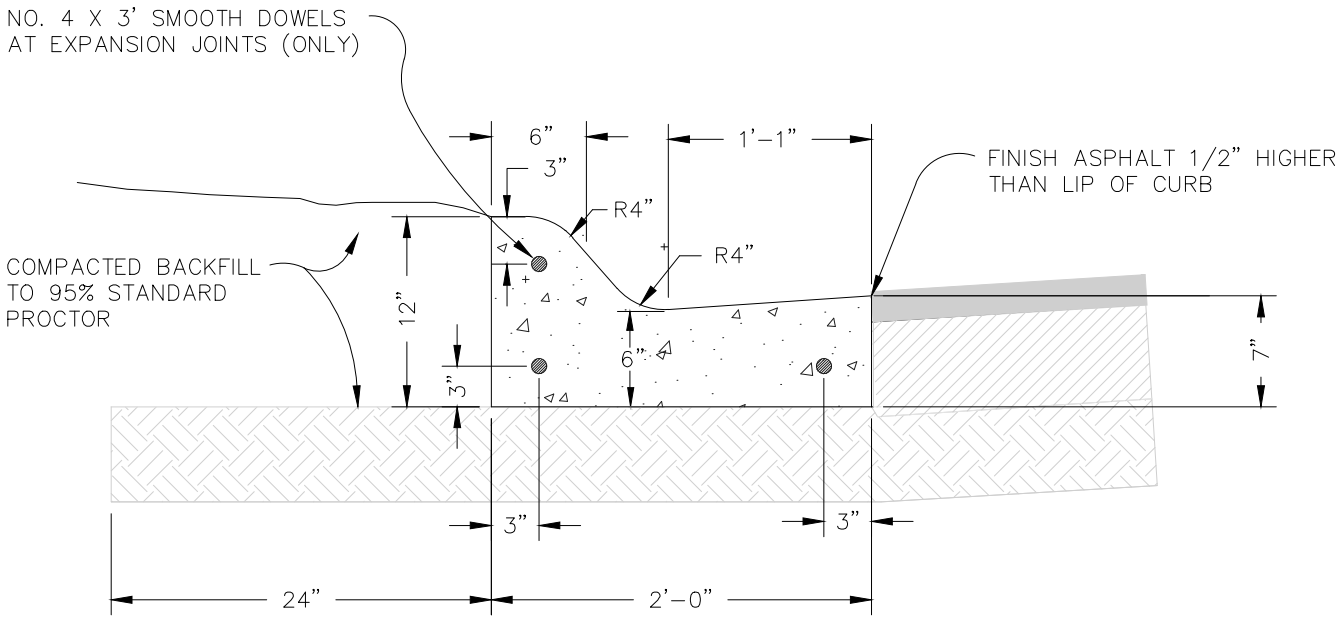
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

URBAN SECTION R.O.W. GRADING

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.2
STANDARD 2.15

A.3 ROADWAY CONSTRUCTION DETAILS



NOTES:

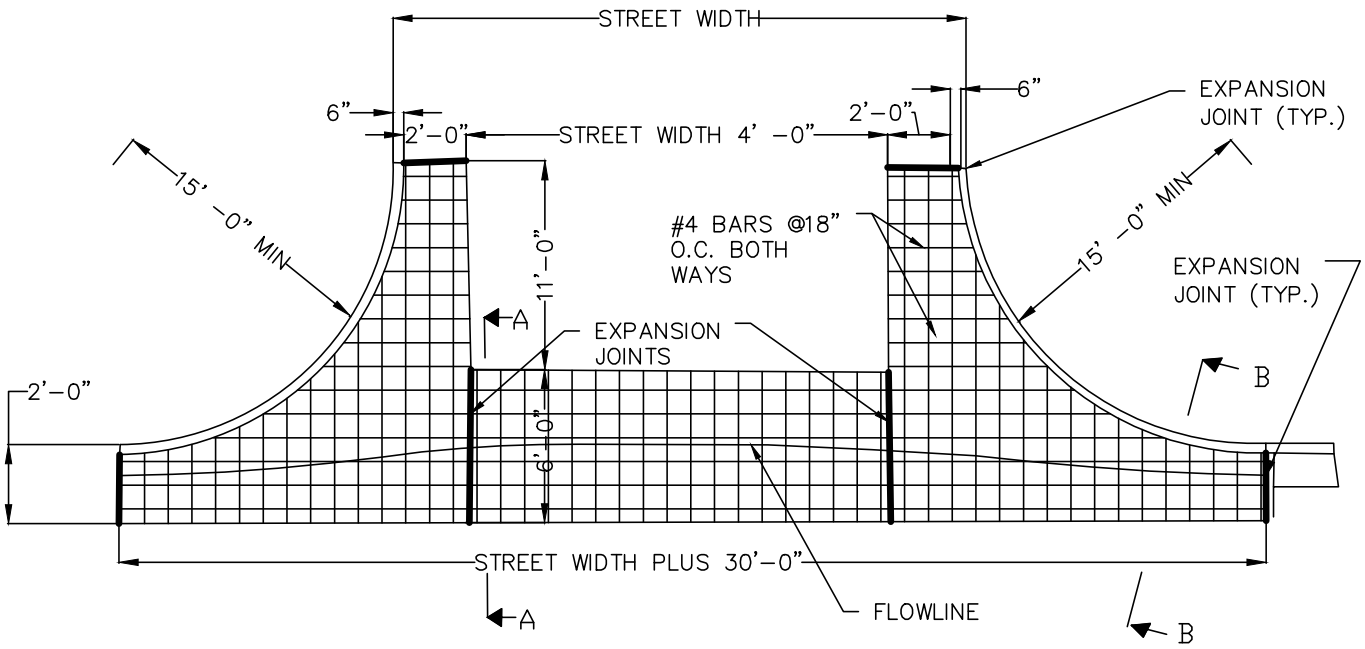
1. EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS, AND END OF EACH POUR WITH INTERVALS NOT TO EXCEED 60 L.F. JOINTS WILL CONSISTS OF 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL WITH 3 - 36" X 1/2" DOWELS, ONE END GREASED AND WRAPPED. CARE MUST BE TAKEN THAT THE DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE "PLUGS" OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL THAT WOULD PREVENT JOINT FROM OPERATING AS AN EXPANSION JOINT. EXPANSION JOINT MATERIAL SHALL BE PRE-MOLDED ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL CONFORMING TO ASTM D 994 (NOT WOOD FIBER TYPE).

2. DUMMY JOINTS SHALL BE 2" DEEP AND PLACED AT 10 FT. INTERVALS.

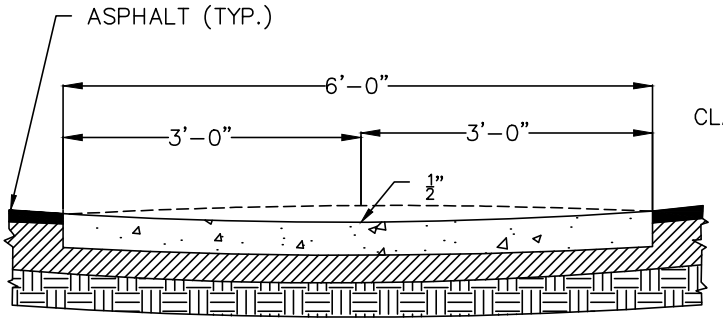
3. CONCRETE SHALL BE 3000 PSI CONFORMING TO THE REQUIREMENT OF "REINFORCED CONCRETE STRUCTURES", WHEN NOT SHOWN ON THE DRAWINGS, AND SHALL ALSO CONTAIN 1.5 LBS. OF FIBERMESH PER CUBIC YARD.

4. ALL EXPOSED CONCRETE SURFACES, (SIDEWALKS, CONCRETE PAVEMENT, CURB & GUTTER, ETC.) SHALL BE TREATED WITH CURING COMPOUND, RESIN BASE ASTM C 309, TYPE 2 WITH PIGMENTED TINT OF FUGITIVE DYE.

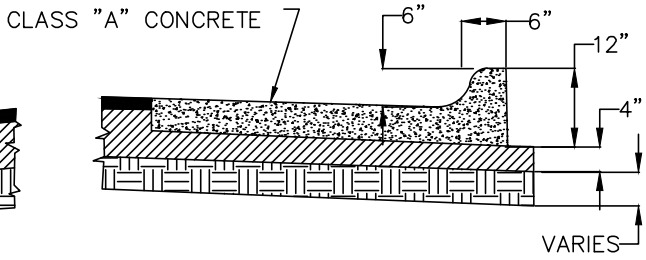
5. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY CAMERON COUNTY INSPECTOR, CURB AND GUTTER SHALL BE REPLACED.



PLAN



SECTION A-A



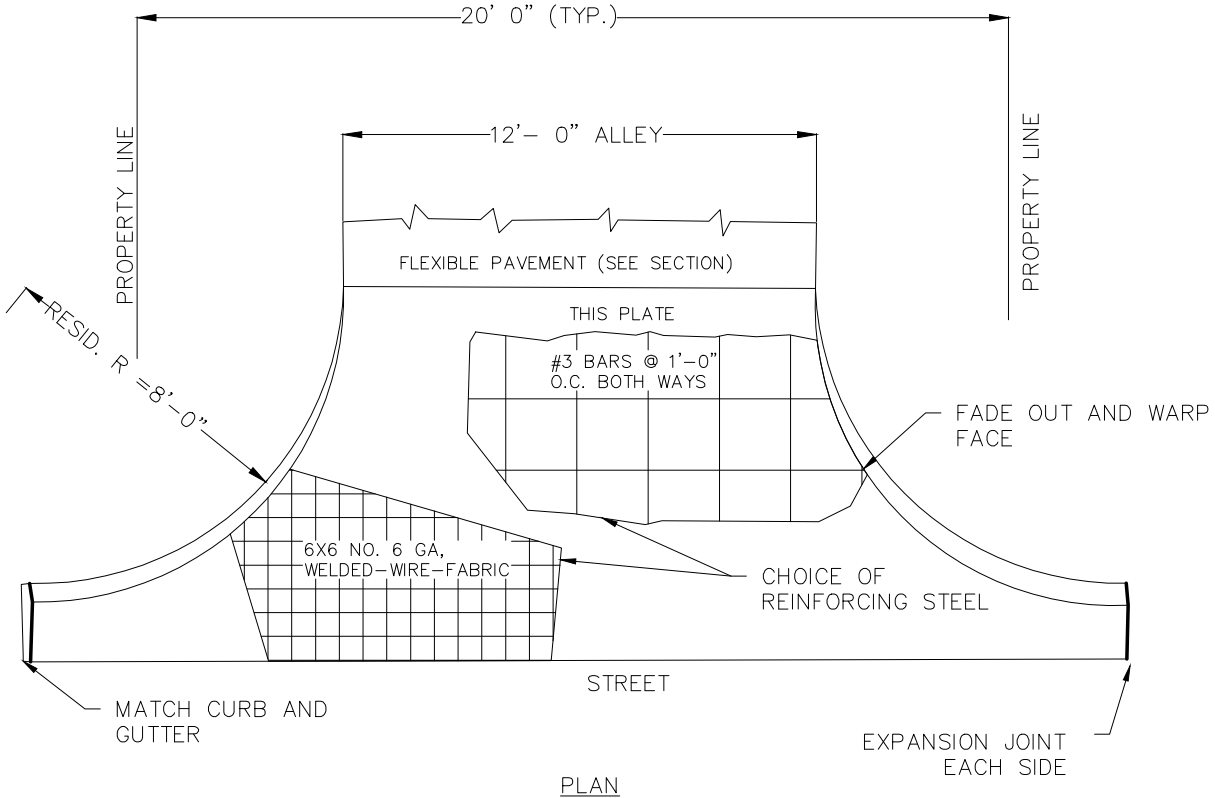
SECTION B-B

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

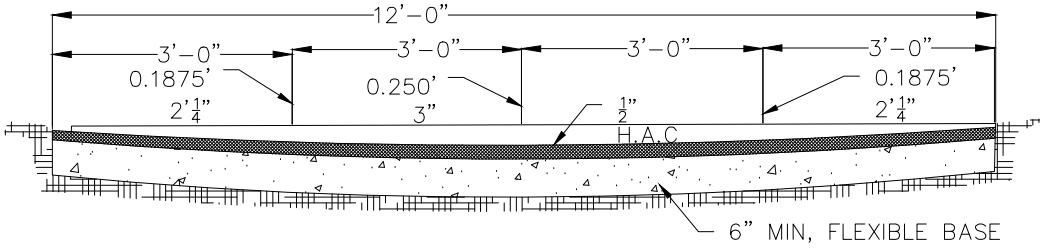
CONCRETE VALLEY GUTTER

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.2



PLAN



ALLEY FLEXIBLE PAVEMENT SECTION

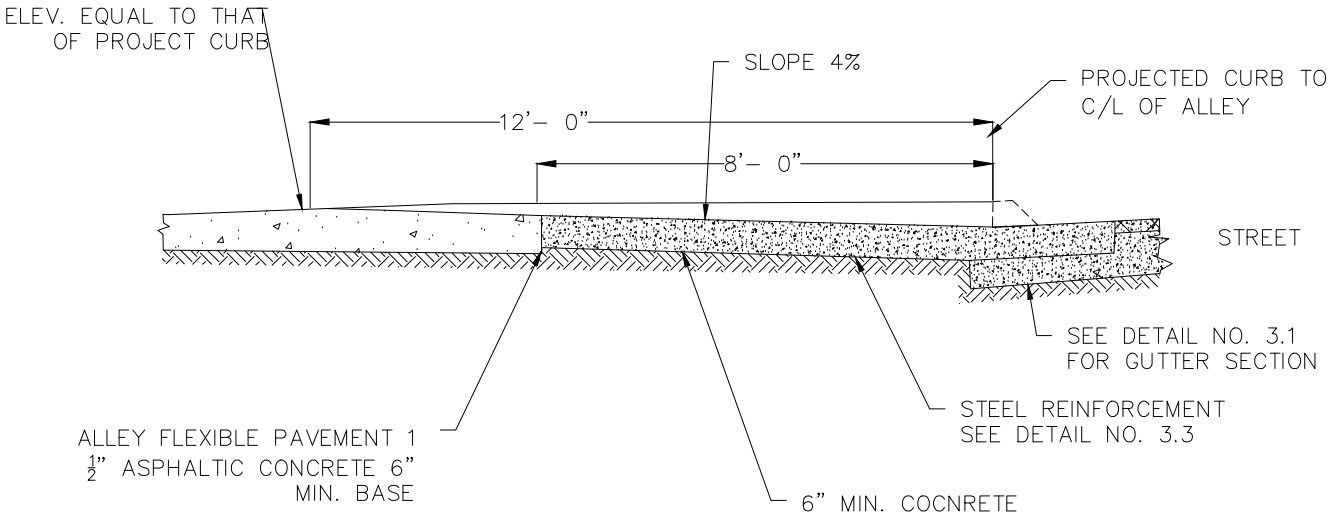
NOTE: CONCRETE APPROACH SHALL BE CLASS "A" (3000 PSI)
SEE DETAIL NO. 3.4 FOR SECTION PERPENDICULAR TO STREET

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL ALLEY APPROACH

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.3



NOTES:

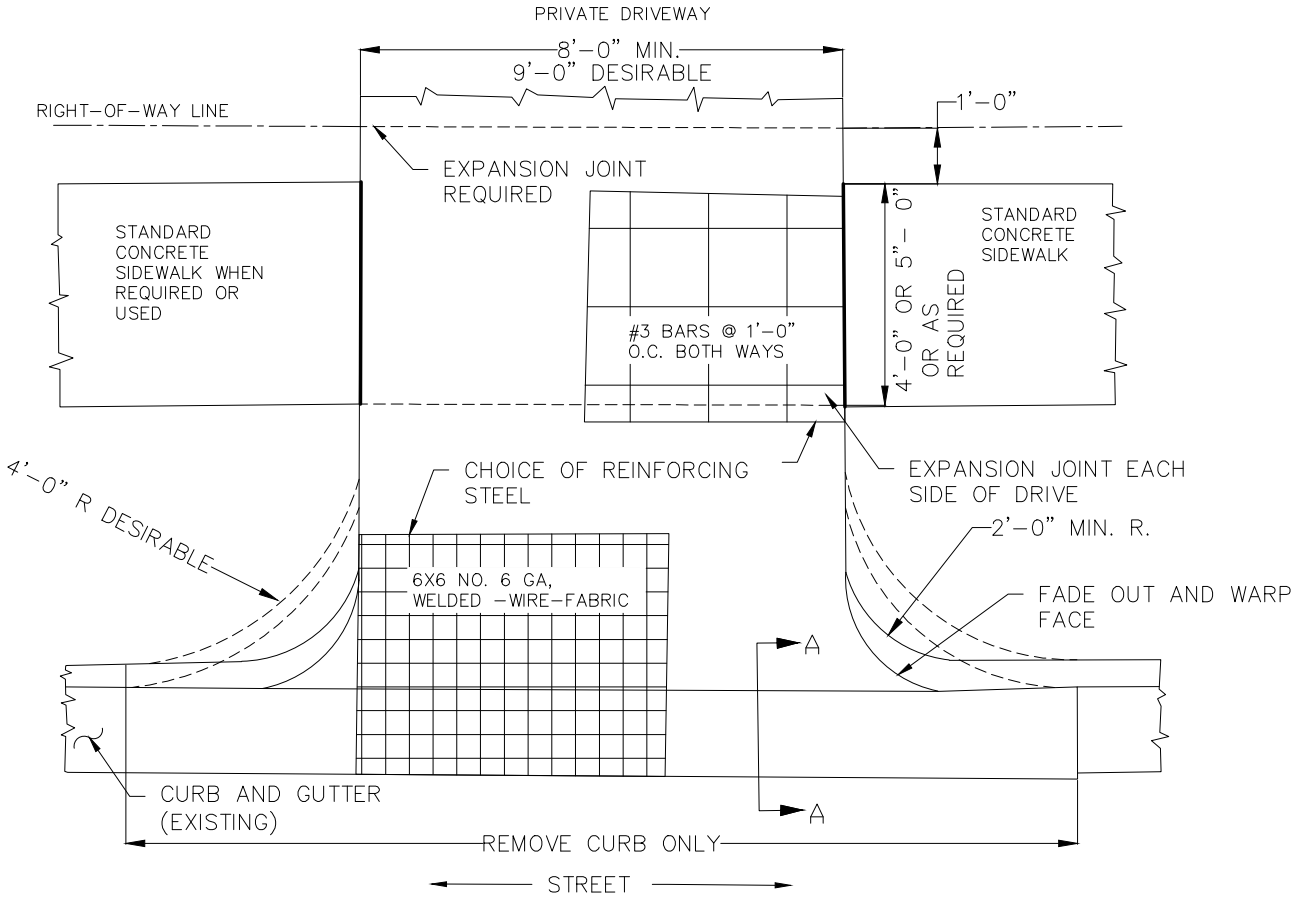
1. DETAIL SHOWS ALLEY ENTRANCE CENTER SECTION WHEN STREET WATER IS EXCLUDED.
2. DOWN STREAM ALLEY APPROACH SAME AS ABOVE EXCEPT THAT APPROACH GRADE SHALL MATCH ALLEY GRADE.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

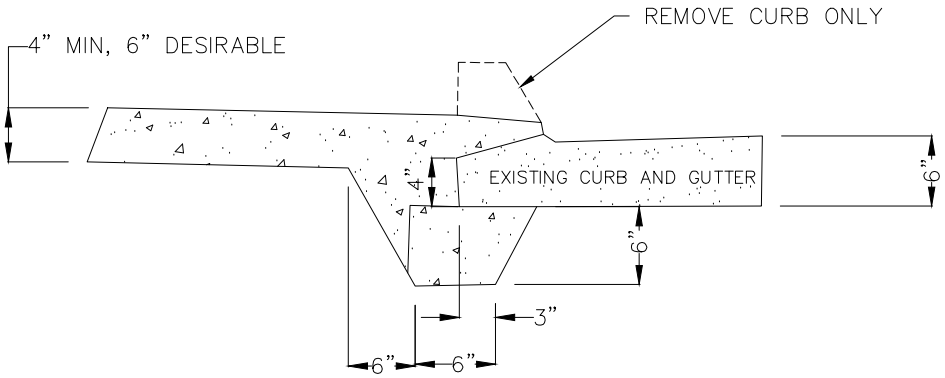
TYPICAL ALLEY APPROACH SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.4



PLAN



NOTE: DRIVEWAY CONCRETE SHALL BE CLASS "A" (300PSI)

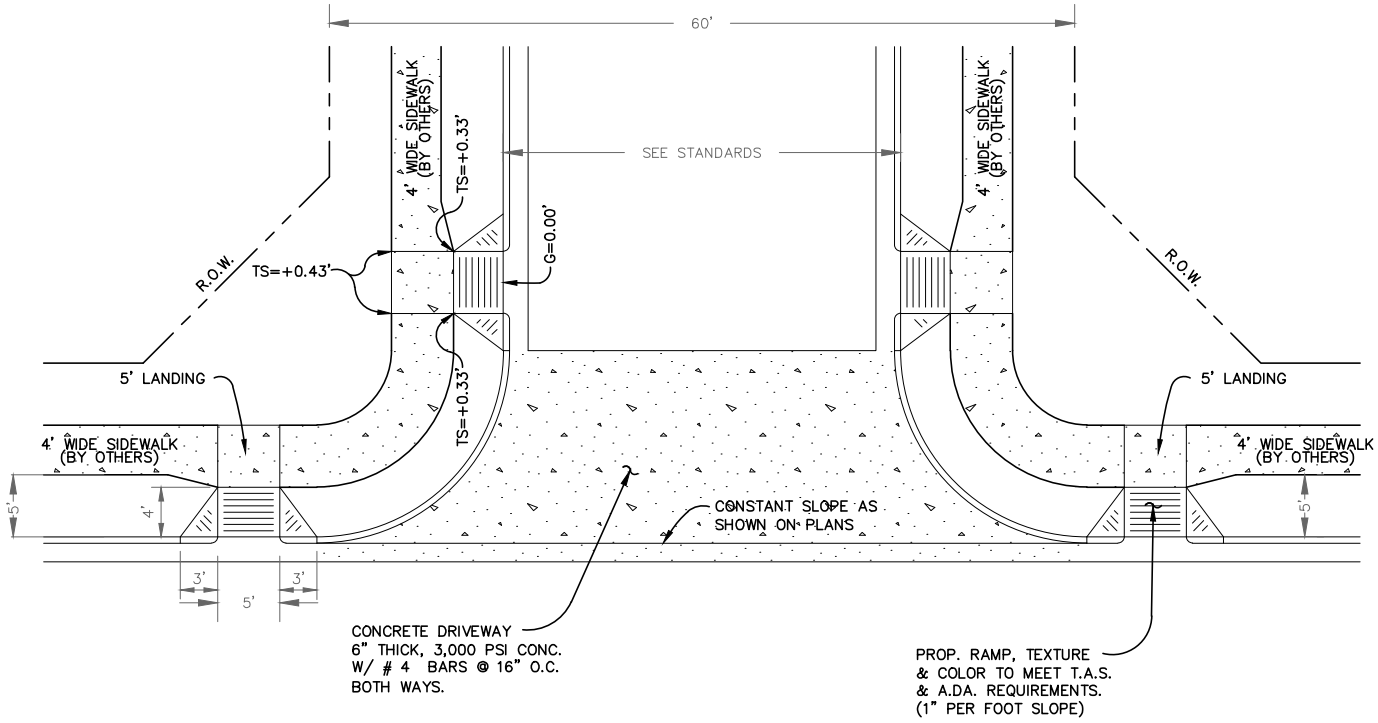
SECTION A-A

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL PRIVATE DRIVEWAY APPROACH URBAN STREET

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.5



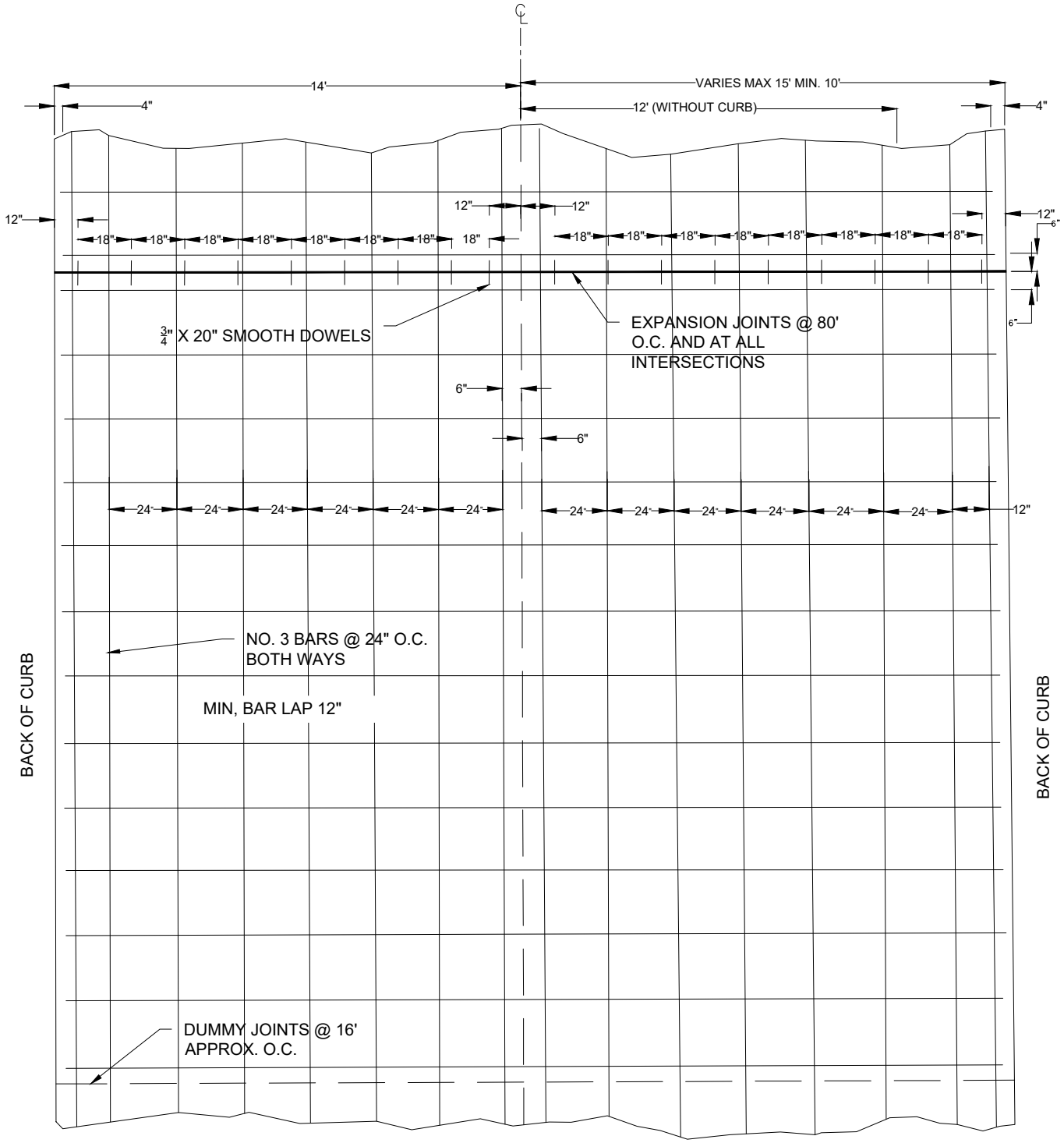
NOTE:
ALL SIDEWALKS SHALL COMPLY WITH APPLICABLE CODES

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

DRIVEWAY APPROACH (RURAL STREET)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.6

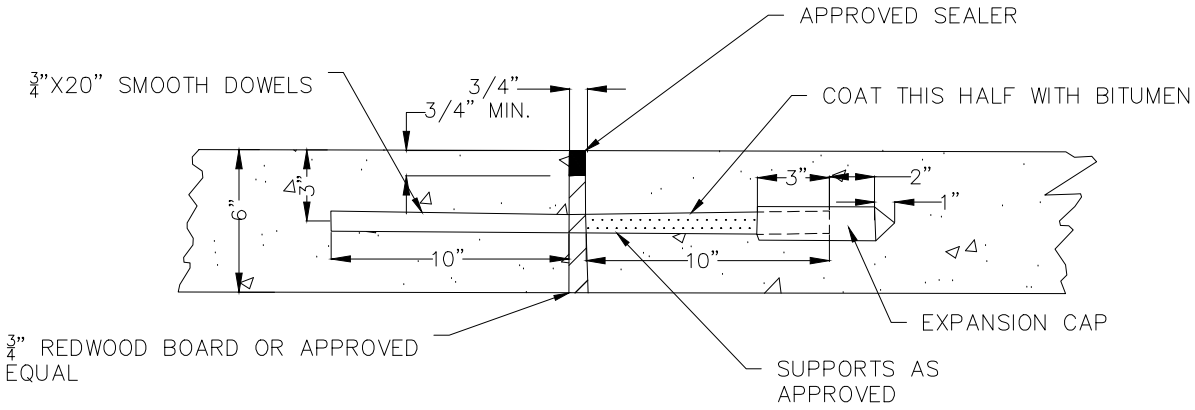


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

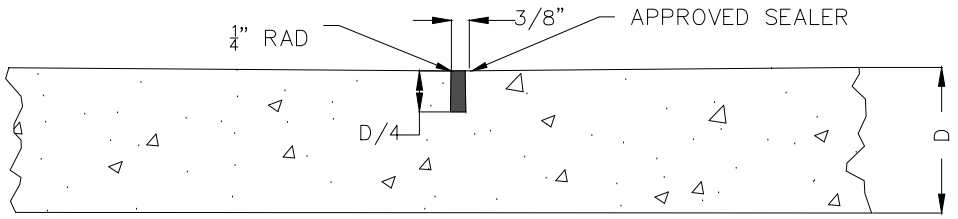
CLASS 'A' PAVEMENT REINFORCING

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.7A

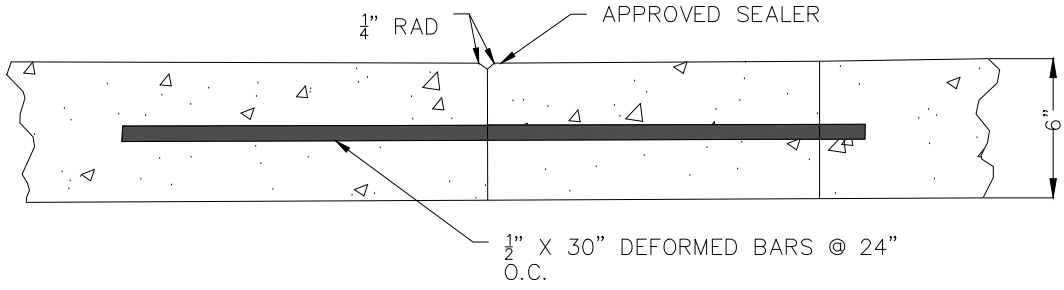


TRANVERSE EXPANSION JOINT



NOTE: OPTIONAL FLEXPLANE OR EQUAL,BITUMEN SATURATED FIBER BOARD, ⅛" X 2" ZIP STRIP OR EQUAL 10 MANUFACTURES RECOMMENDATIONS. DUMMY JOINTS MUST BE FORMED OR CUT NOT MORE THAN 24 HOURS AFTER PLACING CONCRETE.

TRANVERSE DUMMY JOINT



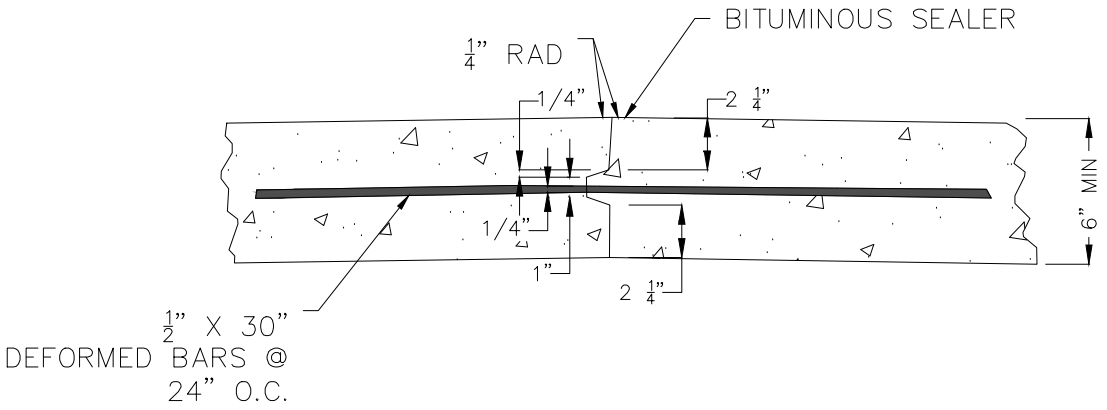
TRANVERSE CONSTRUCTION JOINT

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CLASS 'A' PAVEMENT JOINT DETAIL 1

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.7B



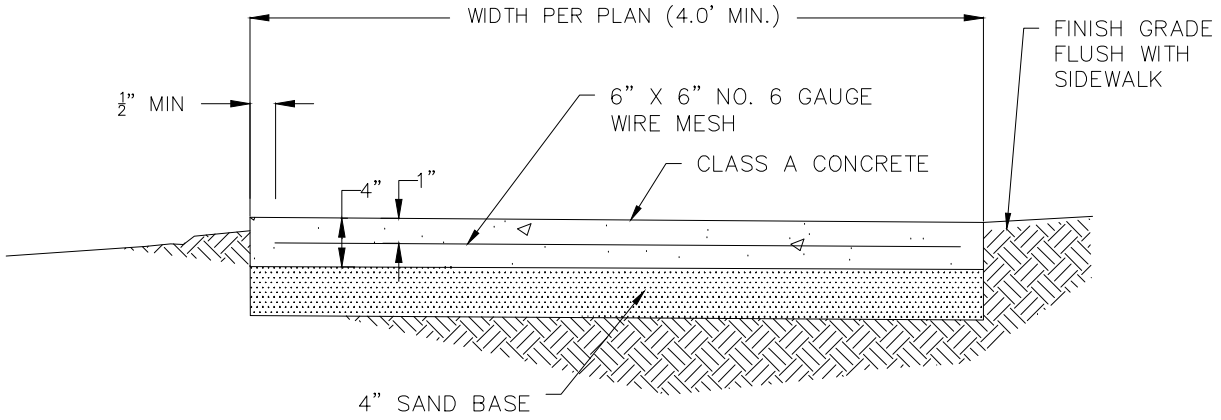
KEY LONGITUDINAL CONSTRUCTION JOINT

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

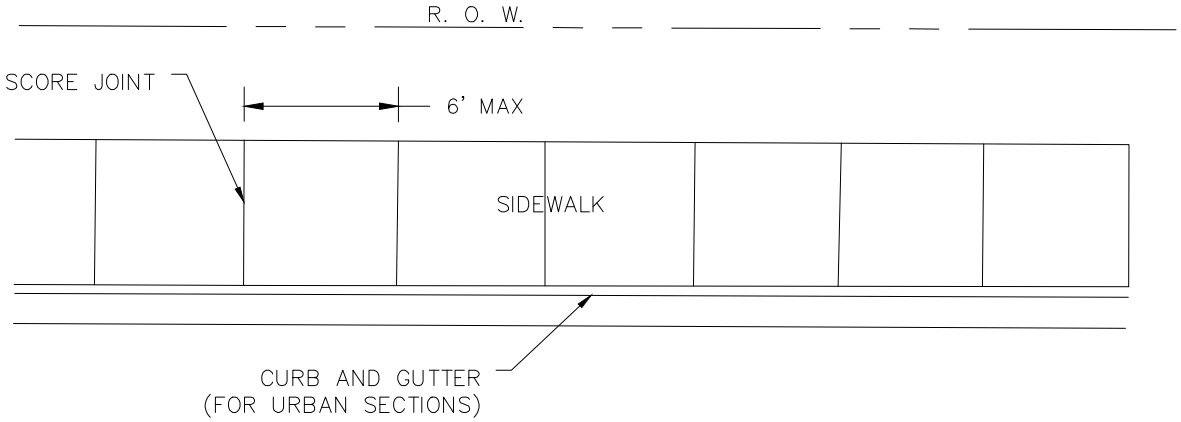
CLASS 'A' PAVEMENT JOINT DETAILS 2

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.7C



SECTION



SCORE JOINTS ¼" THICKNESS OF SIDEWALK EXPANSION JOINT EVERY 30'. PLACE JOINT IN CENTER OF THE SIDEWALK IF OVER 15' WIDE.

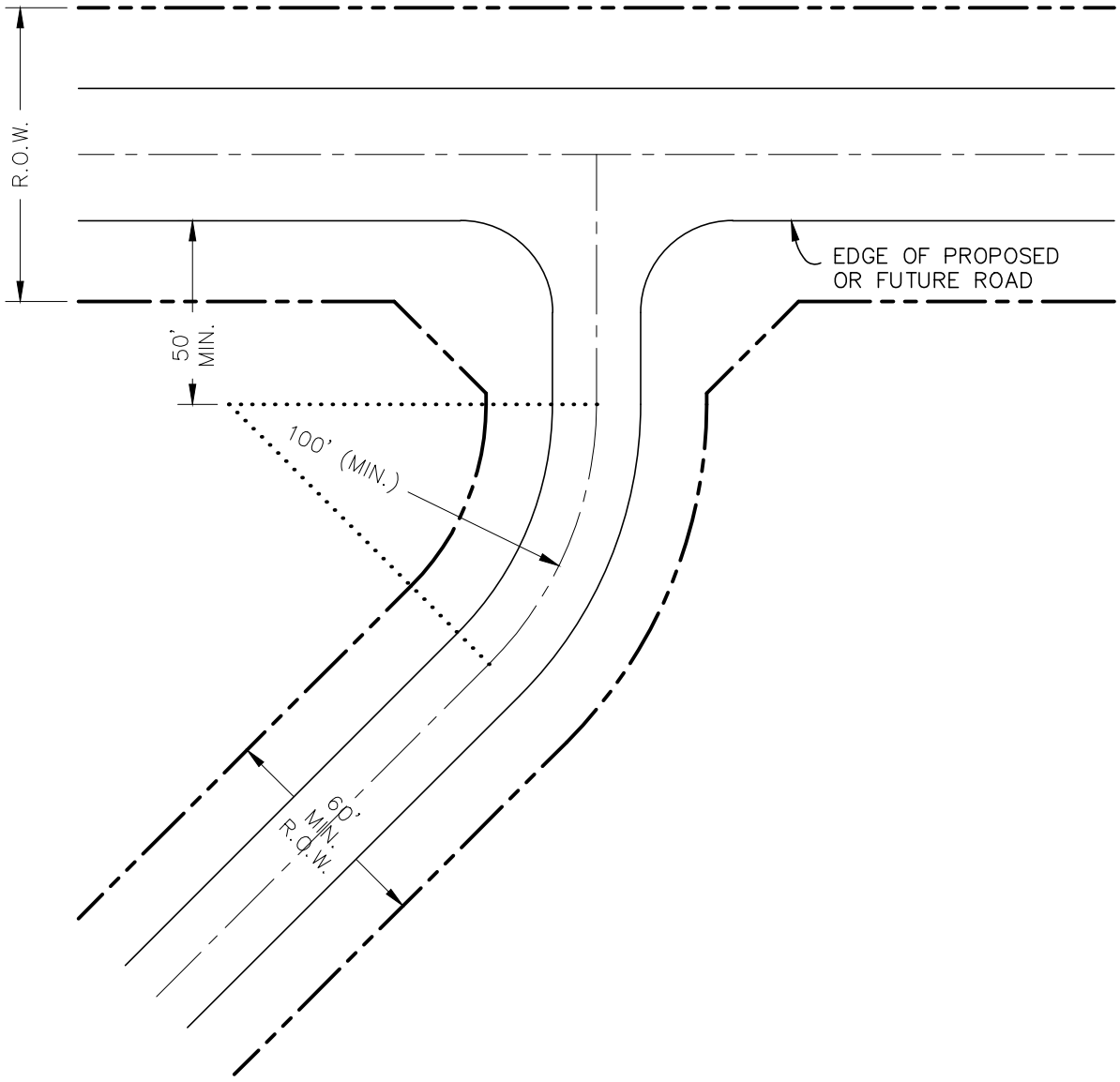
PLAN VIEW

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL SIDEWALK

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.8



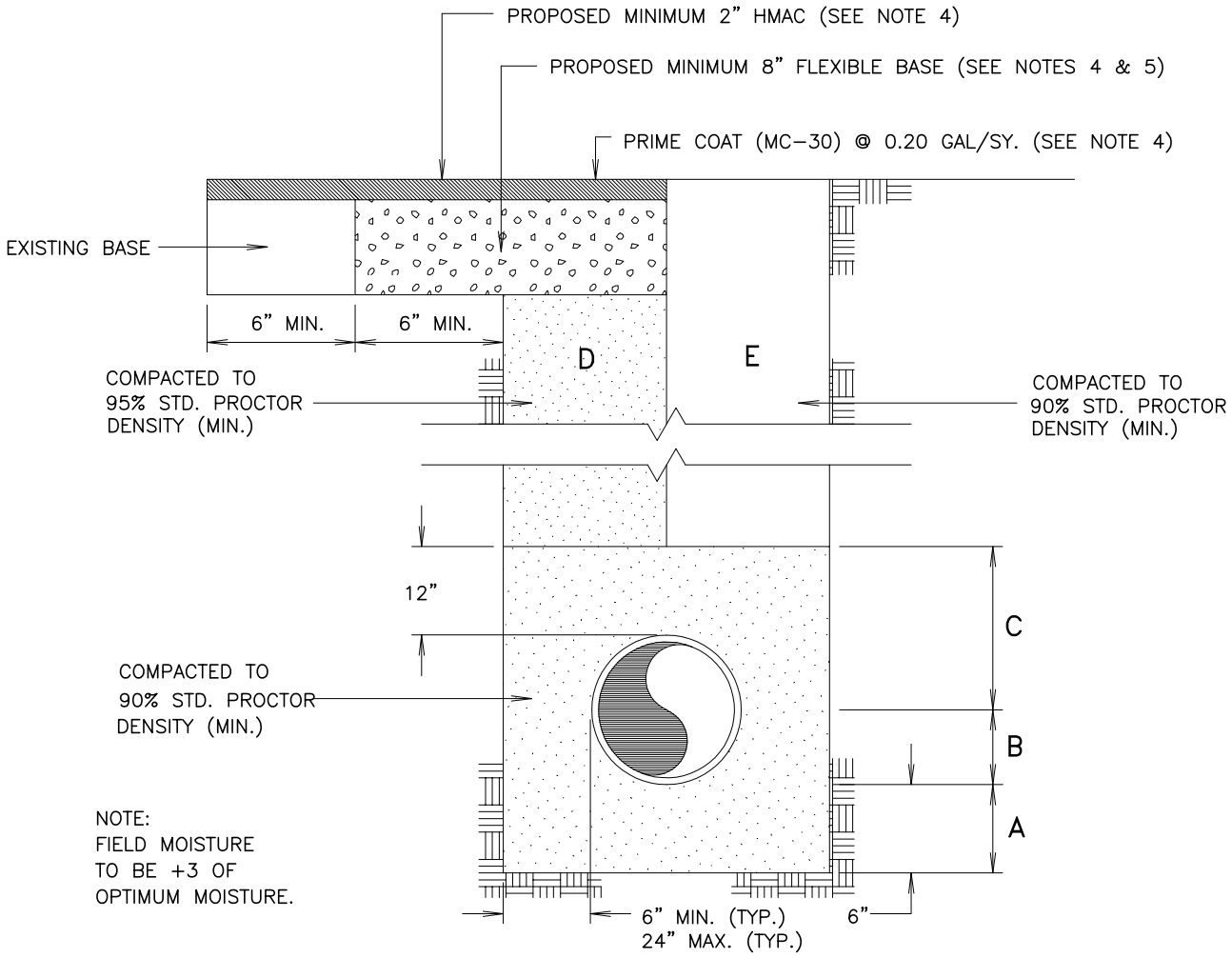
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

ALIGNMENT FOR 90 DEGREE INTERSECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.3
STANDARD 3.9

A.4 DRAINAGE DETAILS



A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").

B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).

C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).

D SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).

E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED BACKFILL MATERIAL.

NOTES:

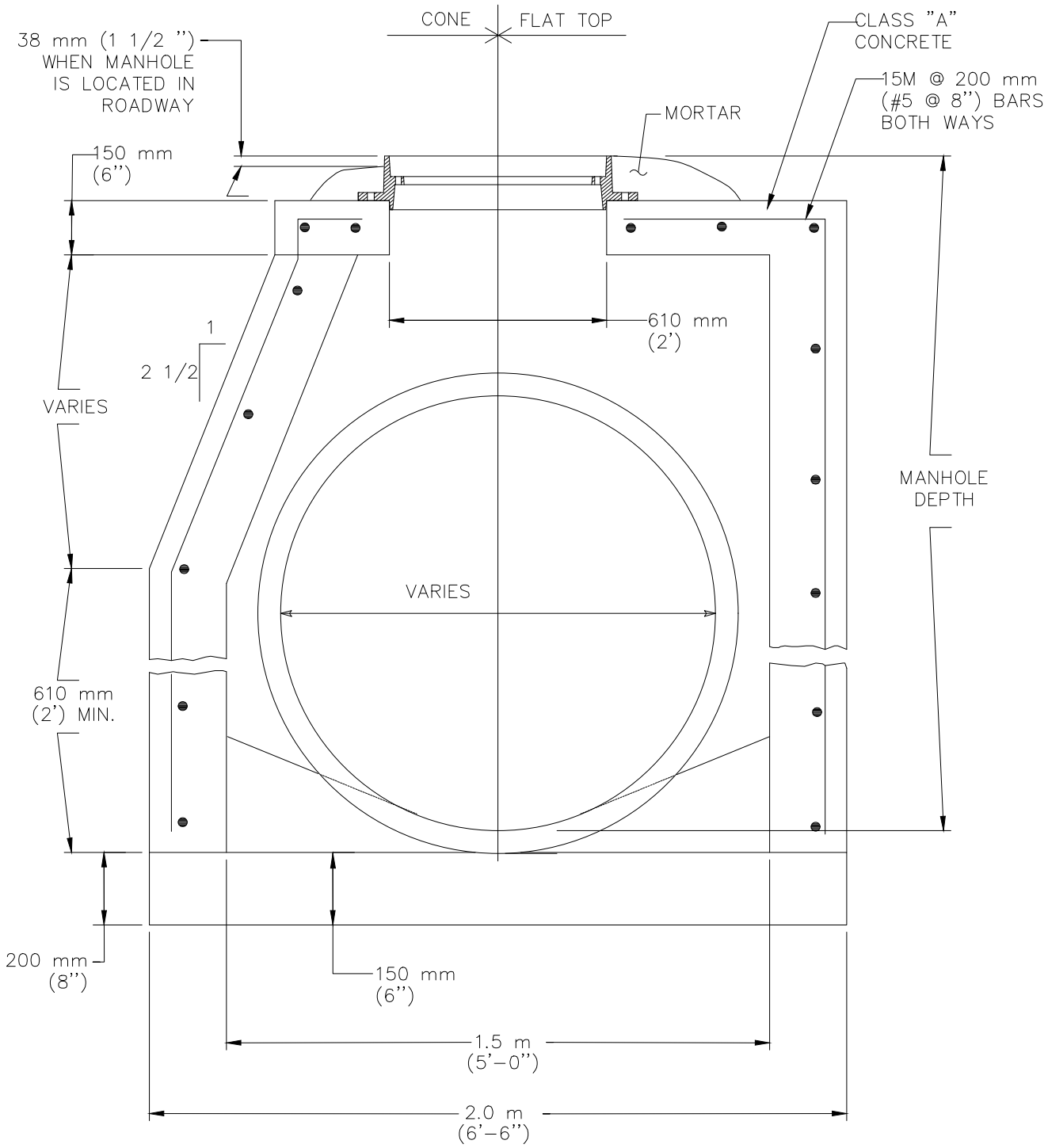
1) NO OPEN CUTS ARE ALLOWED ON PAVED COUNTY ROADS.
2) ALL UTILITY WORK WITHIN COUNTY ROWS REQUIRE A PERMIT.
3) ALL DIMENSIONS ARE FROM THE OUTSIDE DIAMETER OF THE PIPE UNLESS SPECIFIED OTHERWISE.
4) ROAD BASE AND SURFACE MATERIALS IN THE TRENCH SHALL BE REPLACED IN KIND OF EQUAL THICKNESS OR AS STATED ON THE PLANS, WHICHEVER IS GREATER.
5) ROAD BASE SHALL BE COMPACTED TO 95% STD. PROCTOR DENSITY OR AS STATED ON THE PLANS, WHICHEVER IS GREATER.
6) ALL DAMAGED AREAS OF PAVEMENT OUTSIDE OF THE TRENCH CUT SHALL BE REMOVED AND REPLACED AND SHALL COMPLY WITH ALL SPECIFICATIONS NOTED IN THIS DETAIL.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD PIPE BEDDING

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.1

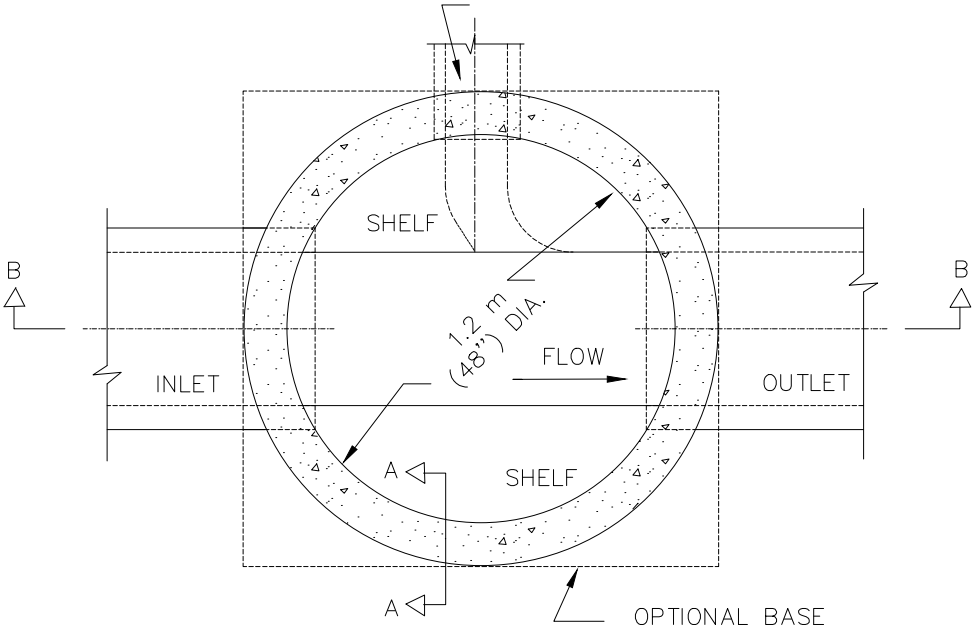


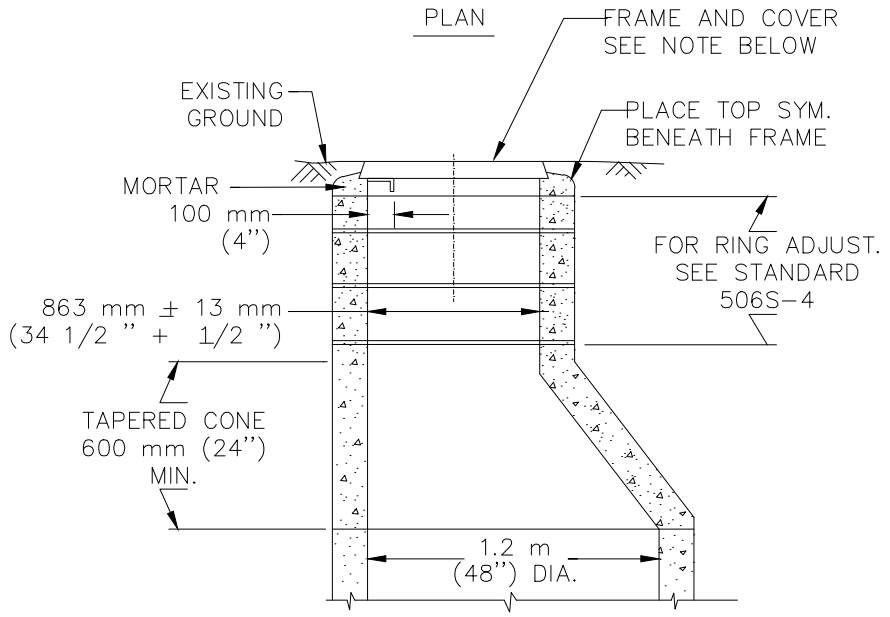
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STORM DRAIN MANHOLE DETAIL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.2A





ALTERNATE SECTION
MAY BE SUBMITTED FOR APPROVAL

NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

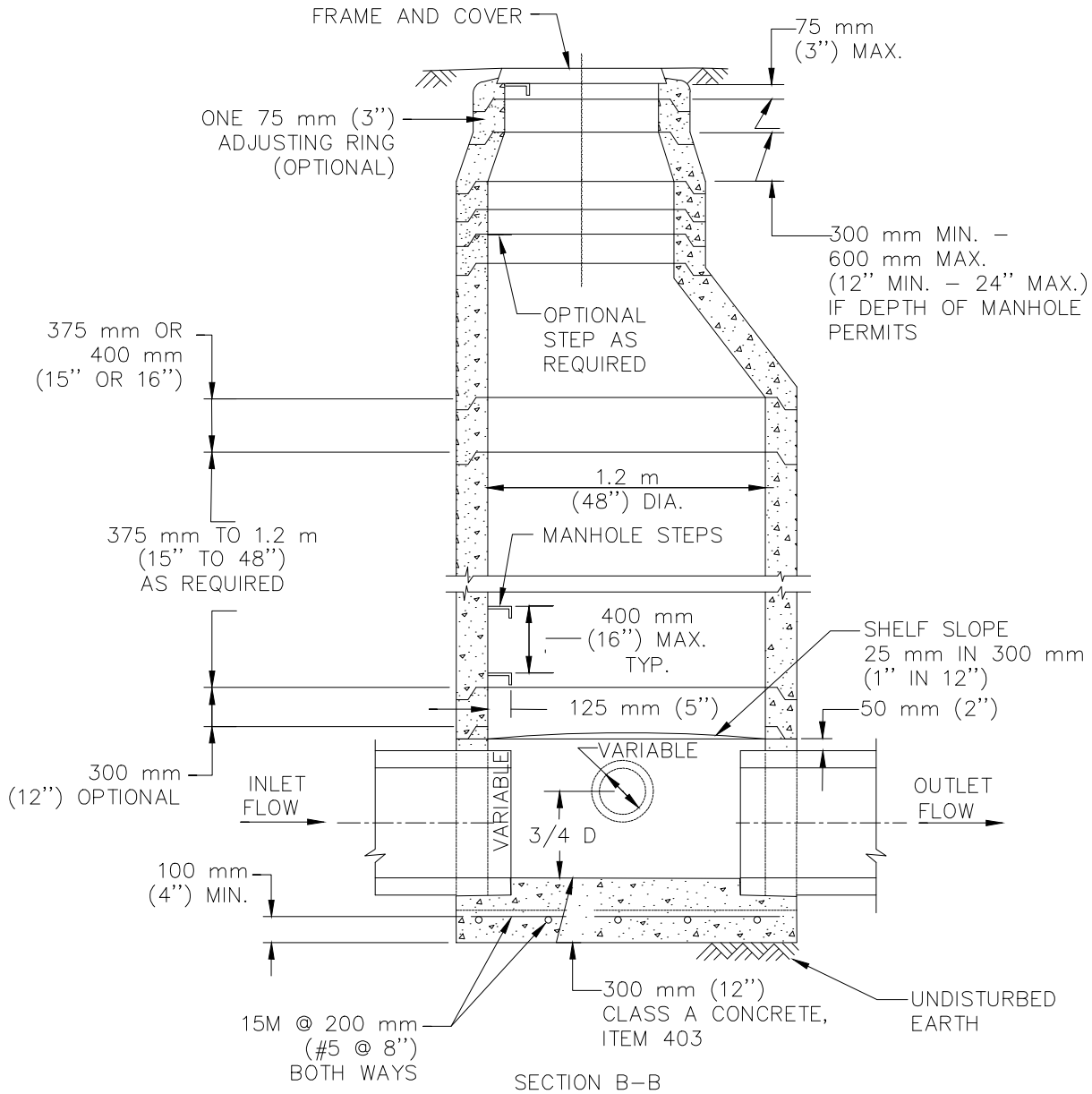
SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

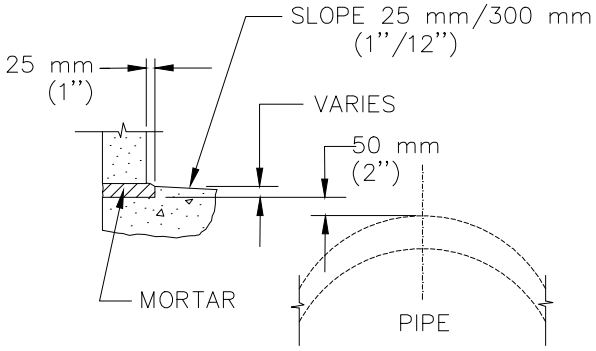
PRECAST STORM DRAIN MANHOLE 1 OF 2

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.2B



SECTION B–B



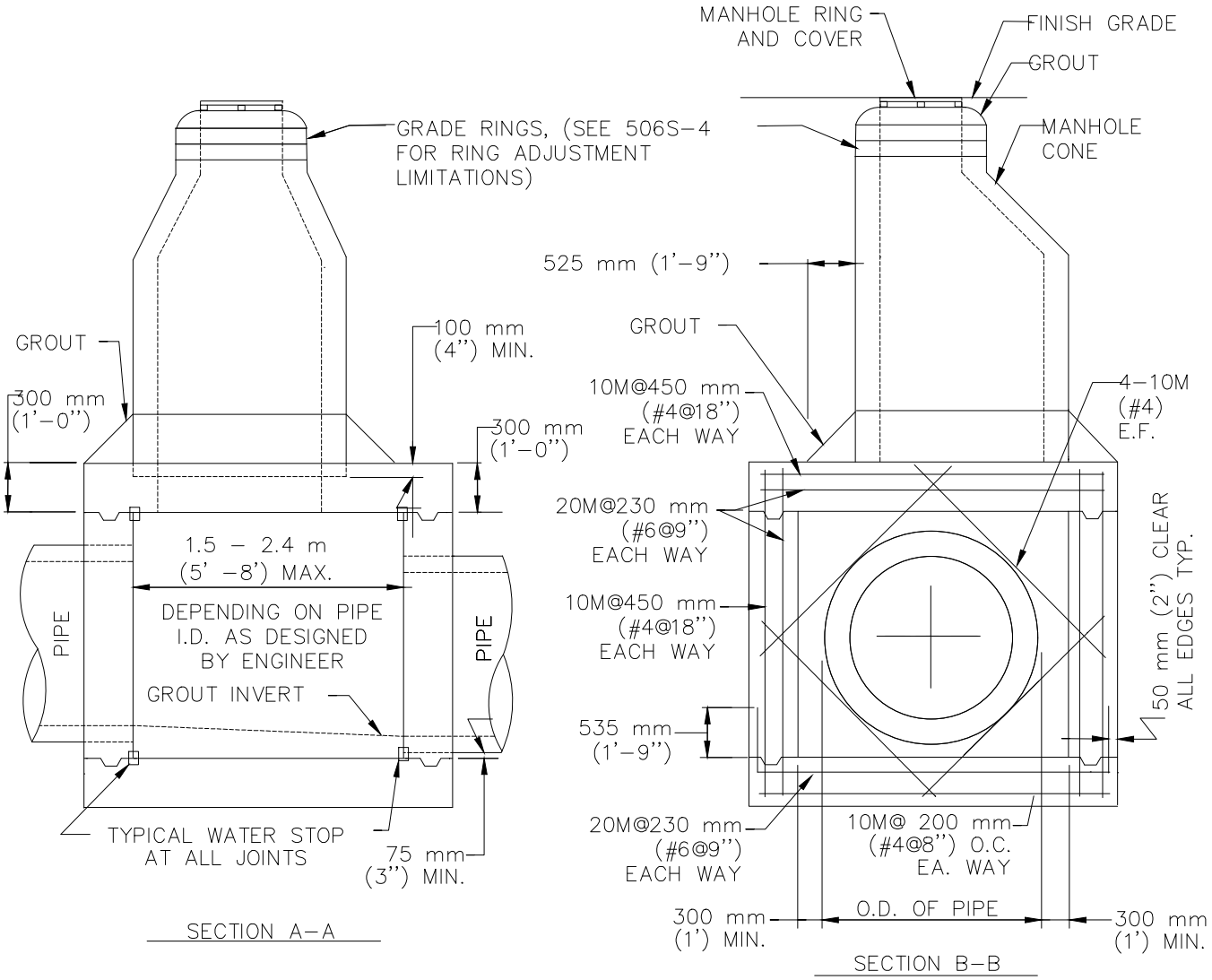
SECTION A–A

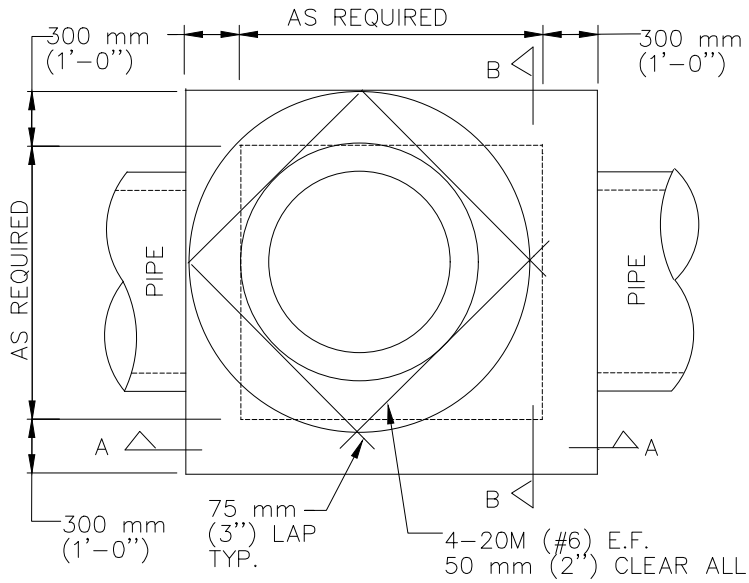
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

PRECAST STORM DRAIN MANHOLE 2 OF 2

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.2C





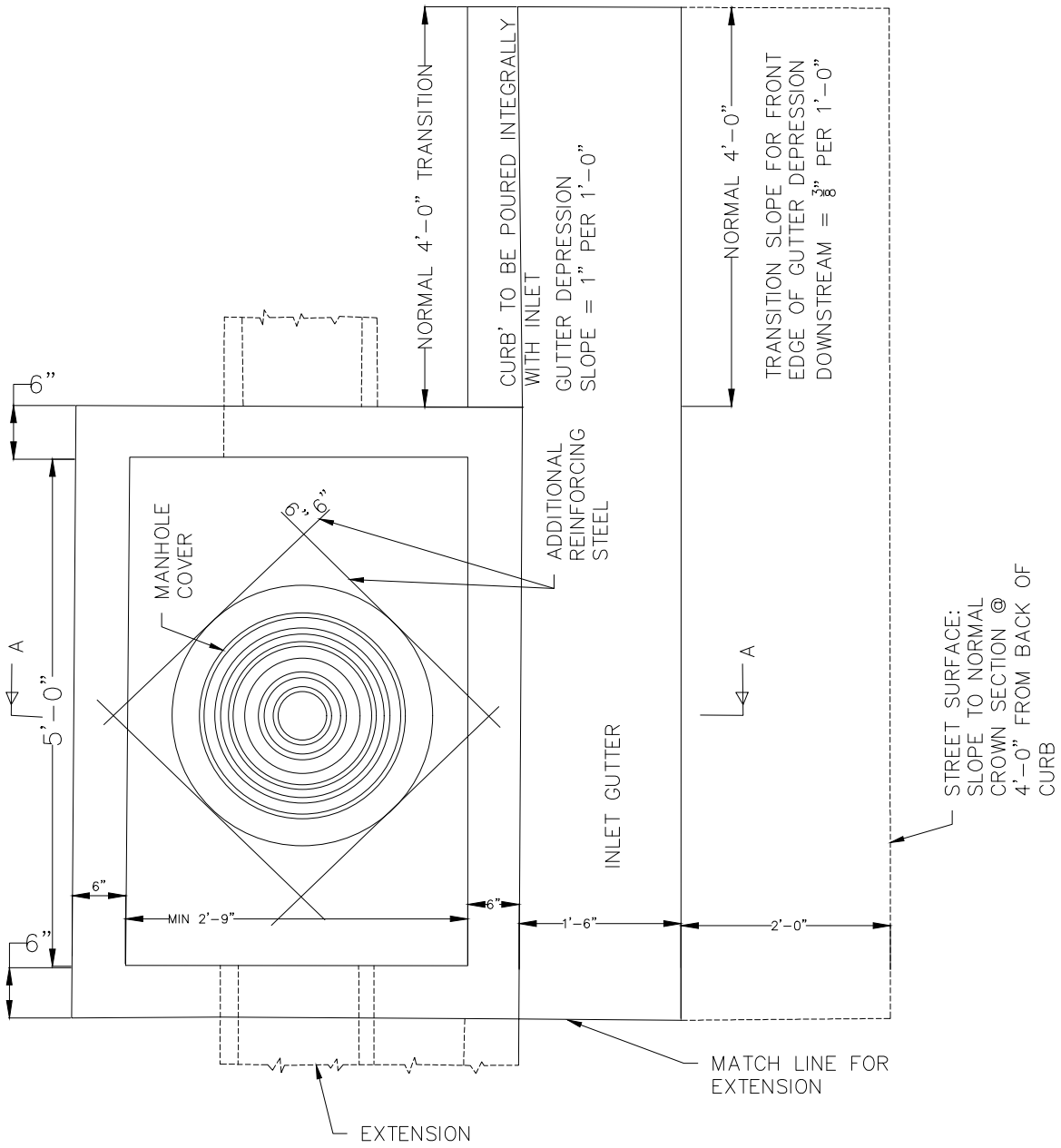
1. BOX WALLS MUST BE FORMED INSIDE AND OUTSIDE WITH APPROVED MATERIALS.
2. USE CLASS "A" CONCRETE. SEE ITEM 403.
3. TYPICAL CAST IN PLACE BOX FOR 760 mm (30") OR LARGER PIPE.
4. REINFORCING STEEL SHALL MEET ITEM 406, REINFORCING STEEL.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

TYPICAL BOX MANHOLE 30 INCH OR LARGER PIPE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.2D

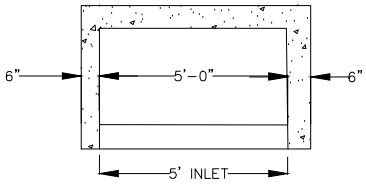


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

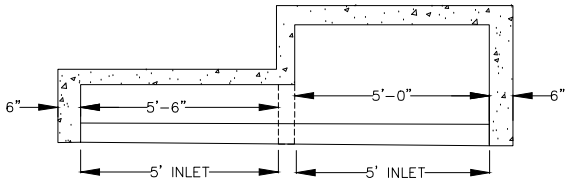
STANDARD CURB INLET

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

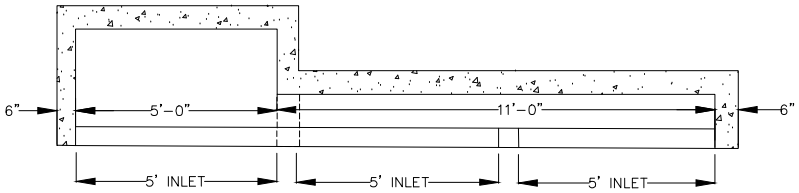
APPENDIX A.4
STANDARD 4.3A



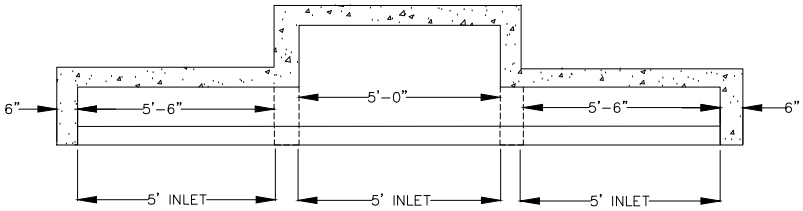
5'-0" INLET



5'-0" INLET WITH 1 - 5'-6"EXT.



5'-0" INLET WITH 1 - 11'-0" EXT.



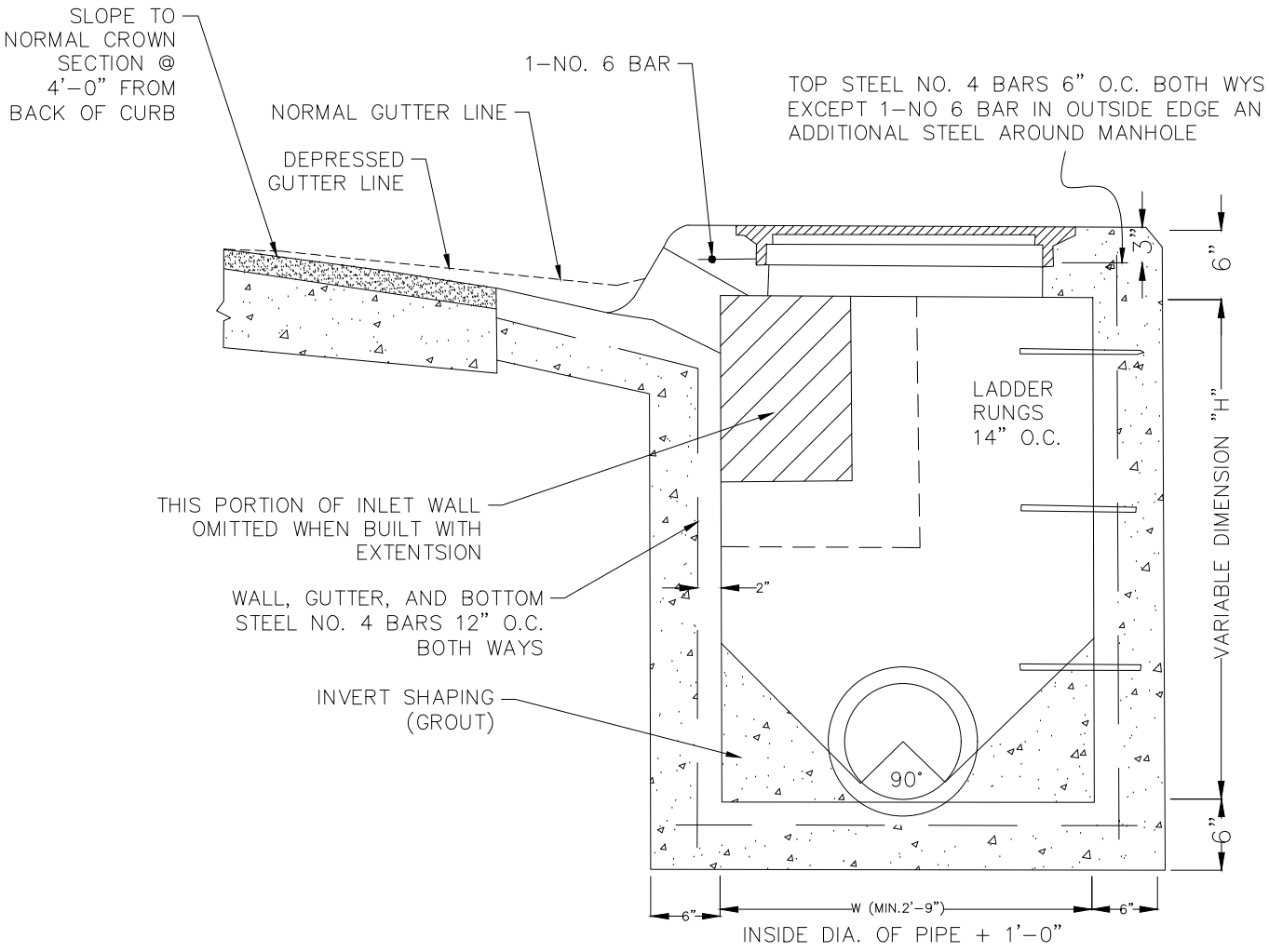
5'-0" INLET WITH 2 - 5'-6" EXTS.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET EXTENSIONS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3B

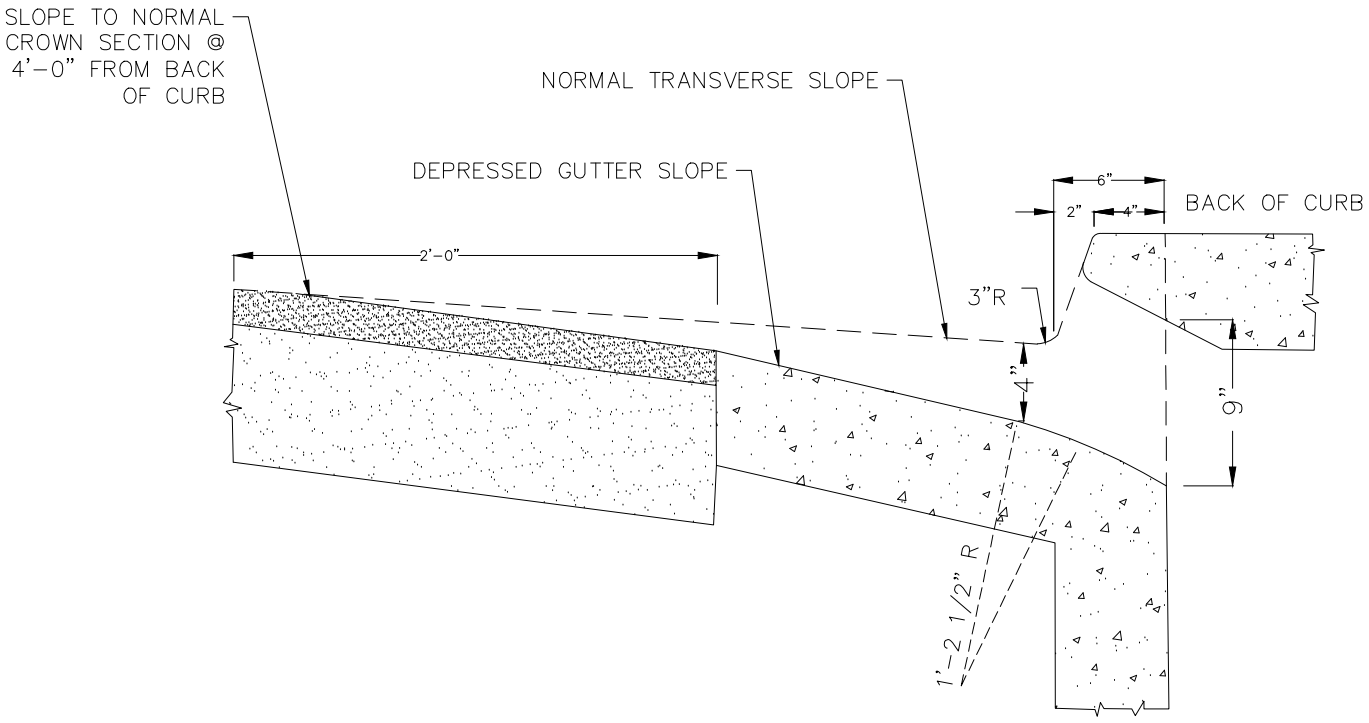


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3C

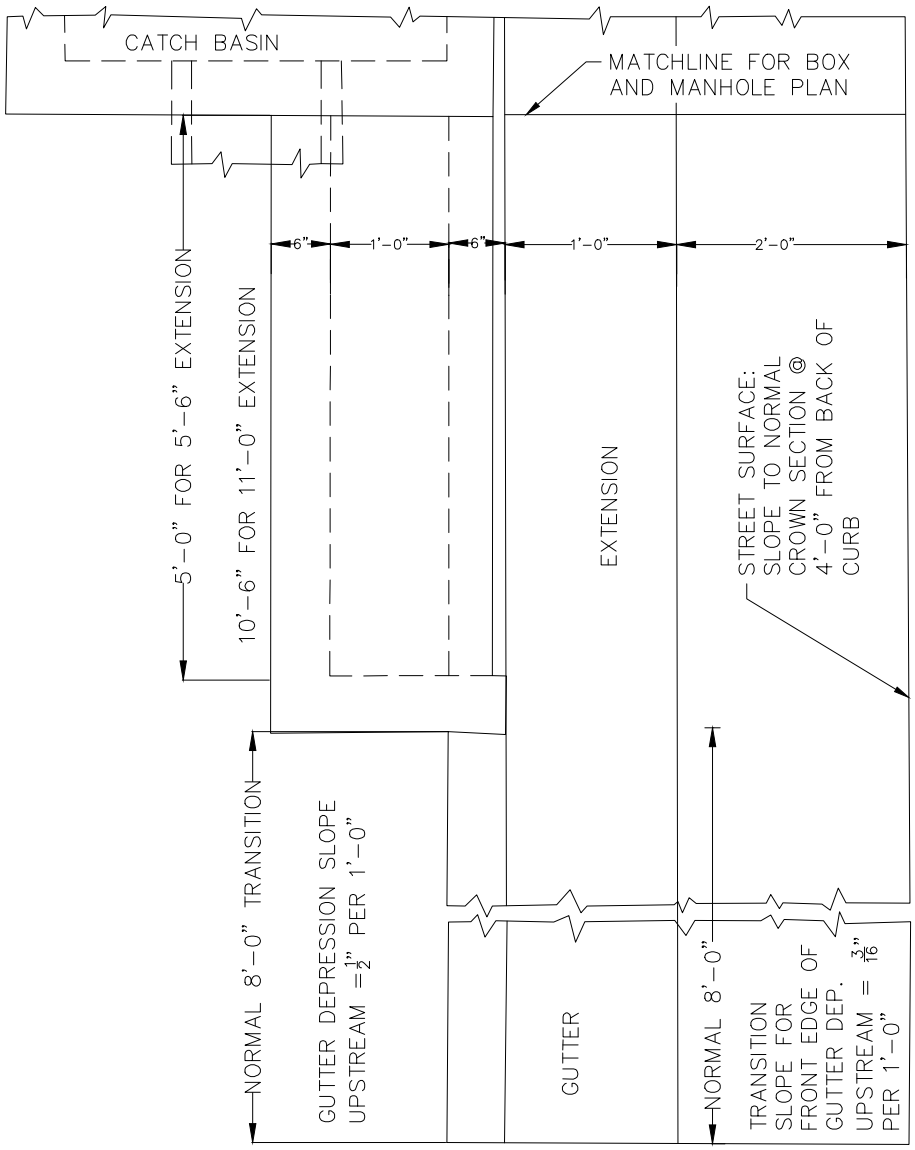


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET THROAT DETAIL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3D

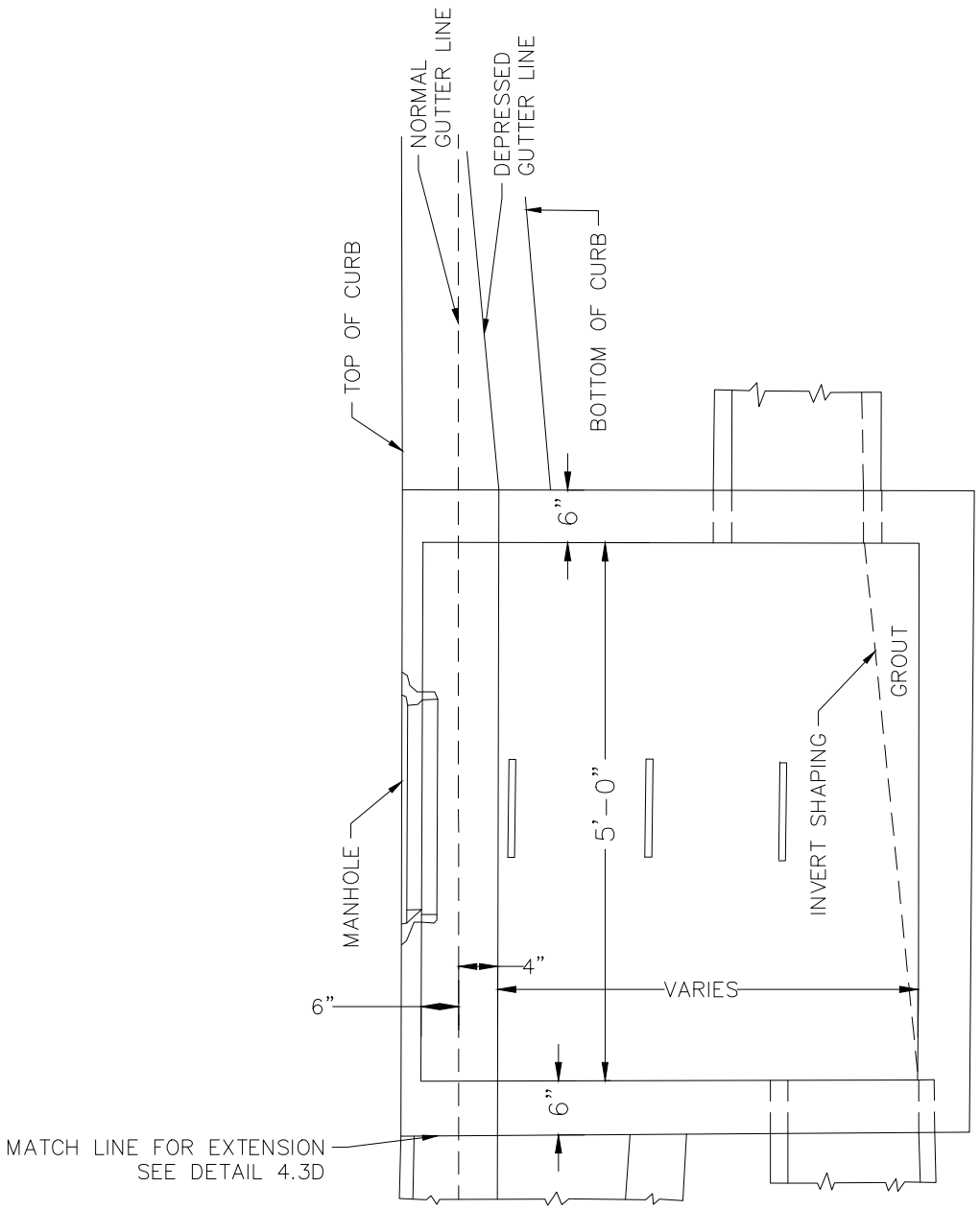


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET GUTTER AND EXTENSION PLAN

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3E

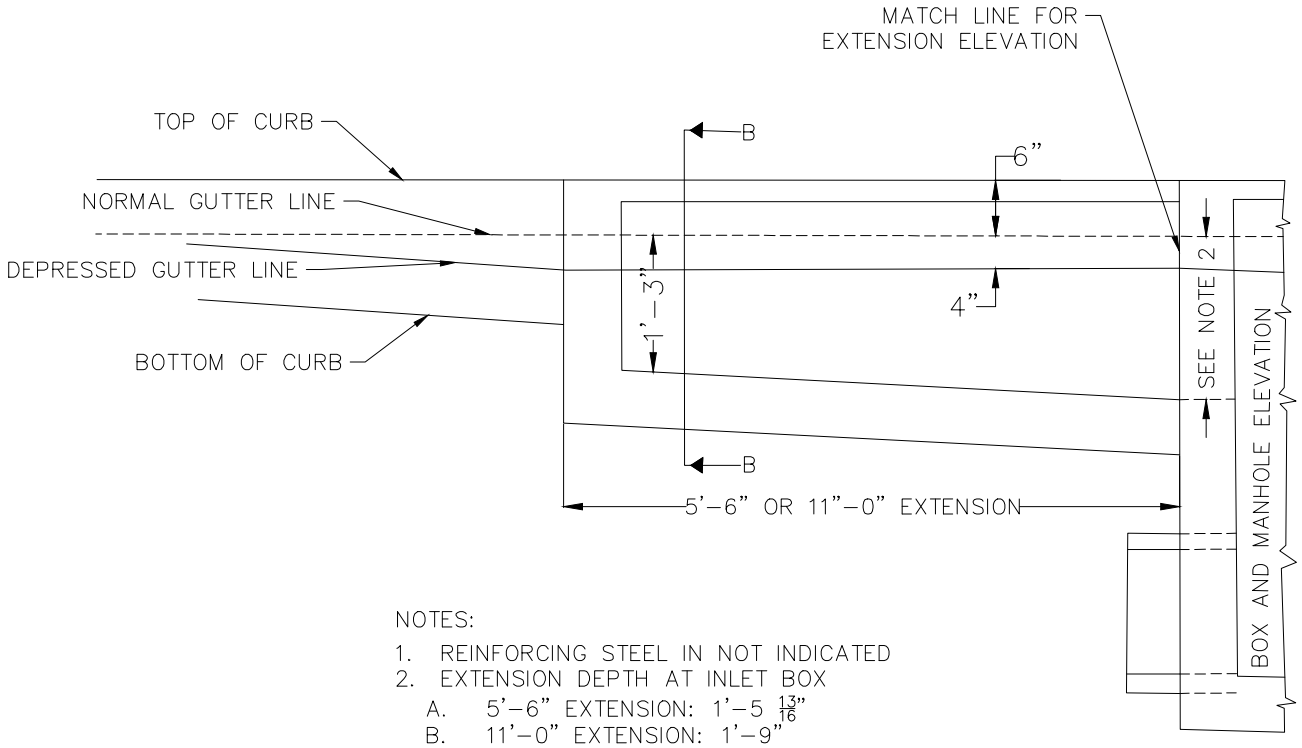


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET BOX AND MANHOLE ELEVATION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3F



NOTES:

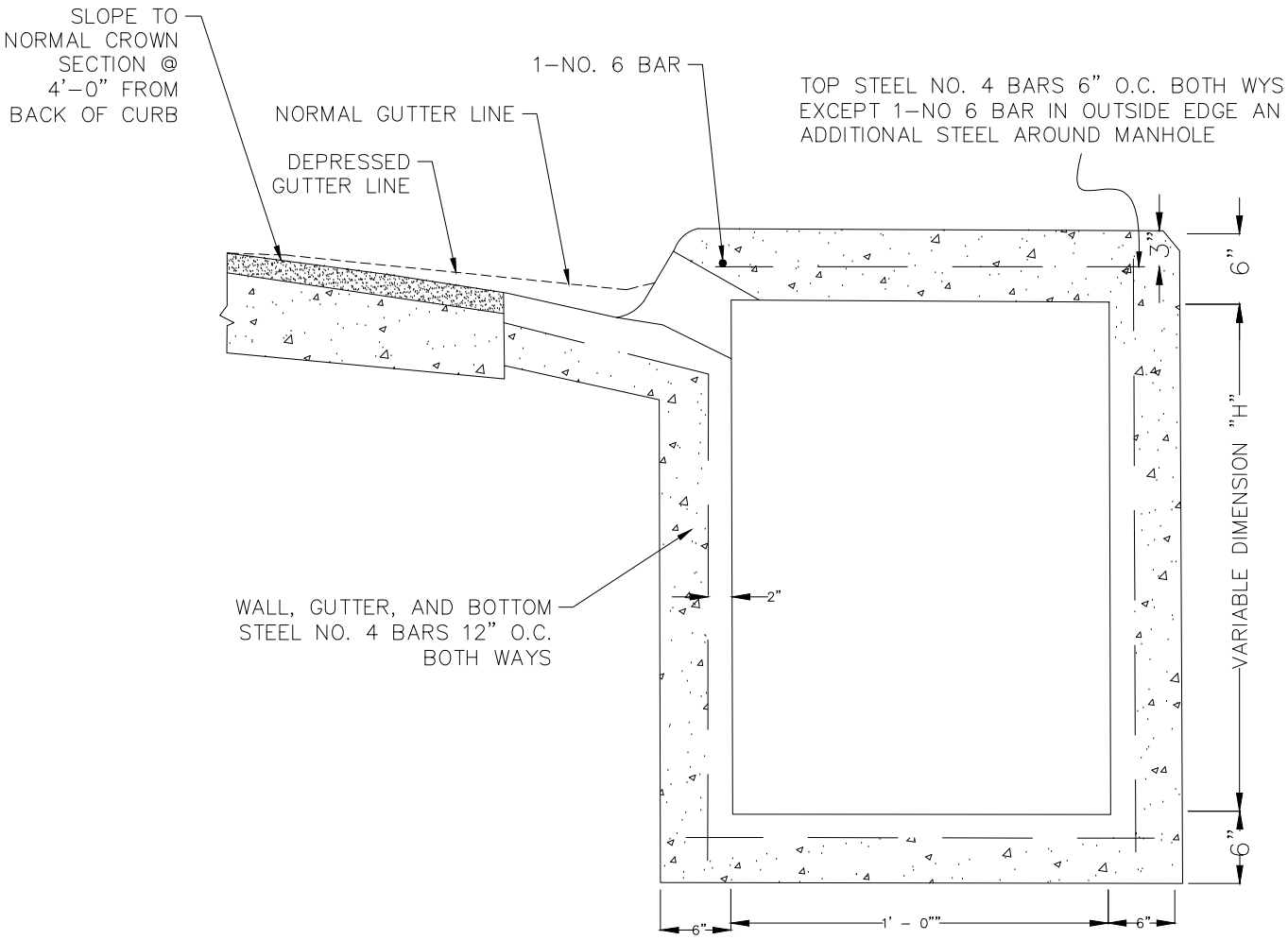
1. REINFORCING STEEL IN NOT INDICATED
2. EXTENSION DEPTH AT INLET BOX
   A. 5'-6" EXTENSION: 1'-5 $\frac{13}{16}$"
   B. 11'-0" EXTENSION: 1'-9"

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET EXTENSION ELEVATION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3G

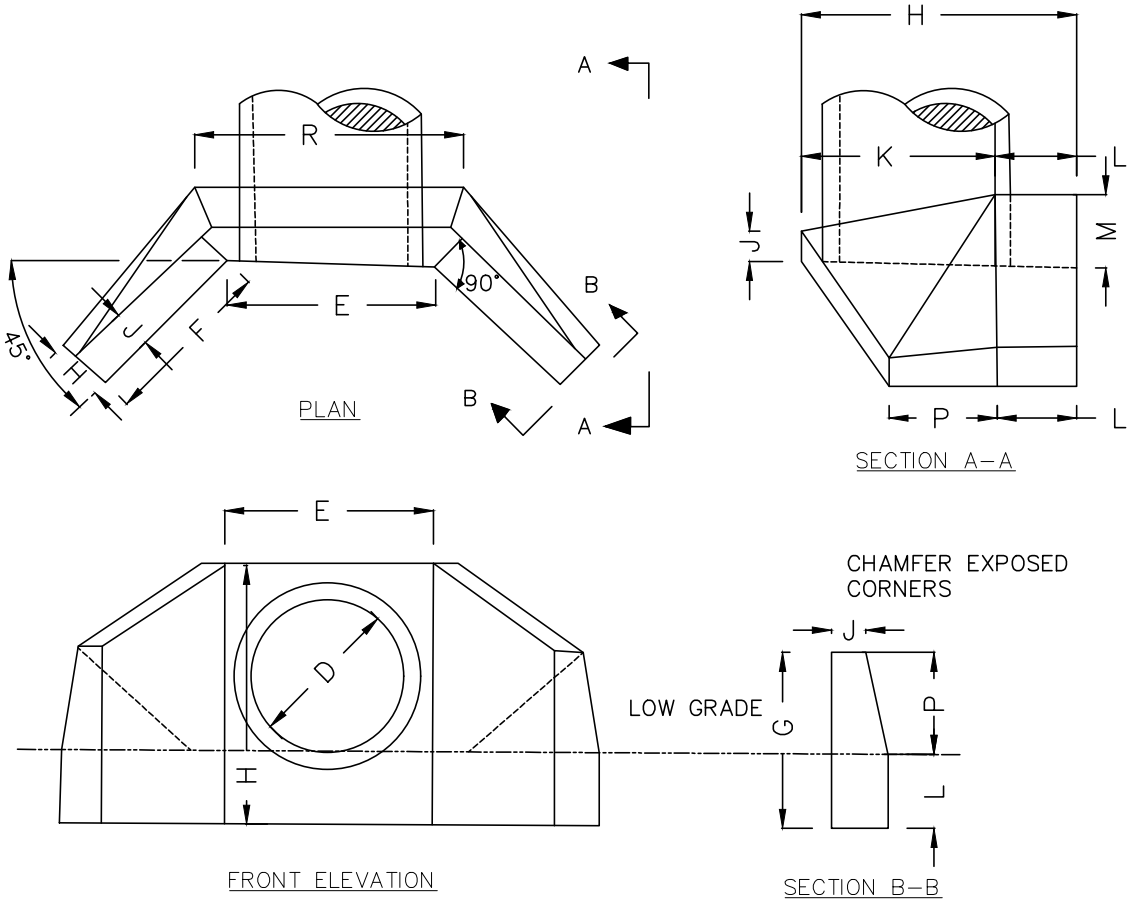


CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

STANDARD CURB INLET EXTENSION SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.3H



DIMENSIONS:

FOR MULTIPLE PIPE HEADWALLS ALL DIMENSIONS ARE SAME EXCEPT $E_{MULTIPLE\ PIPE}$ (E_M) AND $R_{MULTIPLE\ PIPE}$ (R_M) BELOW:

$1-\frac{1}{2}$:1 SLOPE=(S–1) AND 2:1 SLOPE =(S–2)												
D	E	G	H	J	K	L	M	N	P	R	F(S–1)	F(S–2)
24"	3'–6"	3'–9"	5'–0"	1'–0"	3'–0"	2'–0"	1'–6"	1'–6"	1'–9"	4'–8"	2'–8"	3'–6"
36"	4'–6"	4'–3"	6'–0"	1'–0"	4'–0"	2'–0"	1'–8"	1'–6"	2'–3"	5'–11"	3'–6"	5'–0"
48"	5'–0"	4'–9"	7'–0"	1'–0"	5'–0"	2'–0"	2'–0"	1'–6"	2'–9"	7'–2"	4'–6"	6'–6"
60"	6'–6"	5'–3"	8'–0"	1'–0"	6'–0"	2'–0"	2'–4"	1'–6"	3'–3"	8'–5"	5'–6"	8'–0"

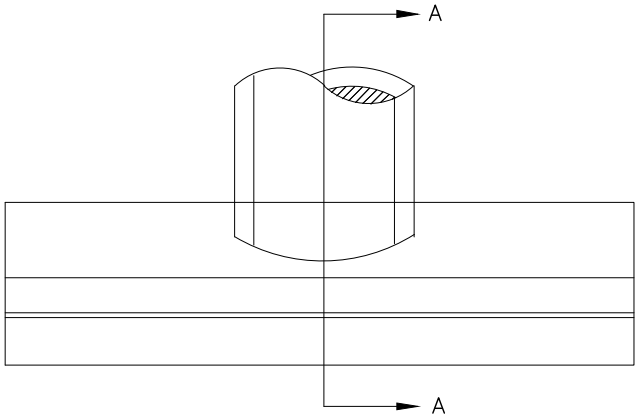
E_M = E + NO. PIPES(0 + 1'–0") R_M = R + NO. PIPES(0 + 1'–0")

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

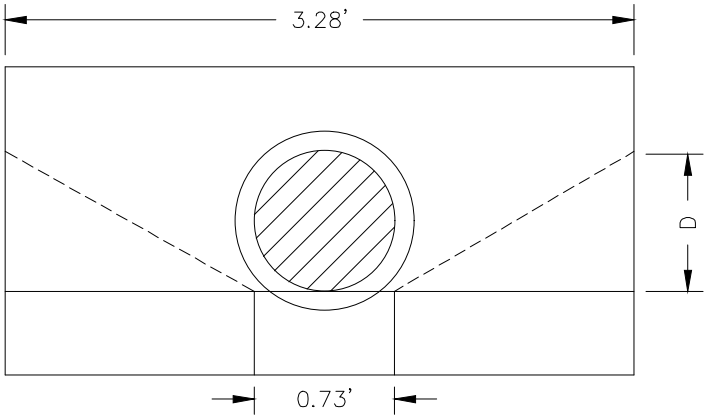
MASS CONCRETE TYPE HEADWALL - FLARED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

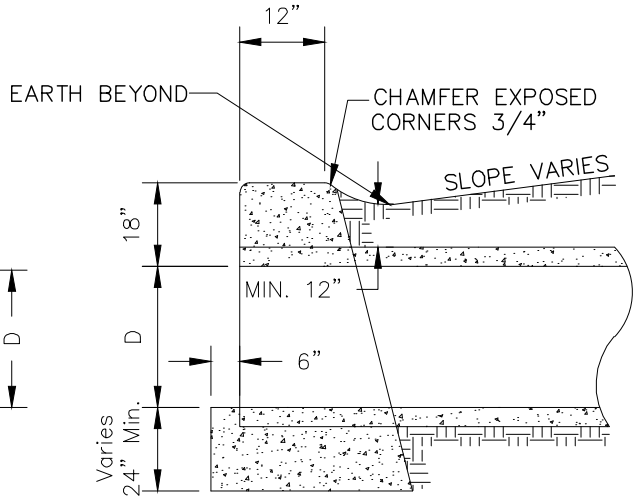
APPENDIX A.4
STANDARD 4.4



PLAN



ELEVATION



SECTION A – A

NOTES:

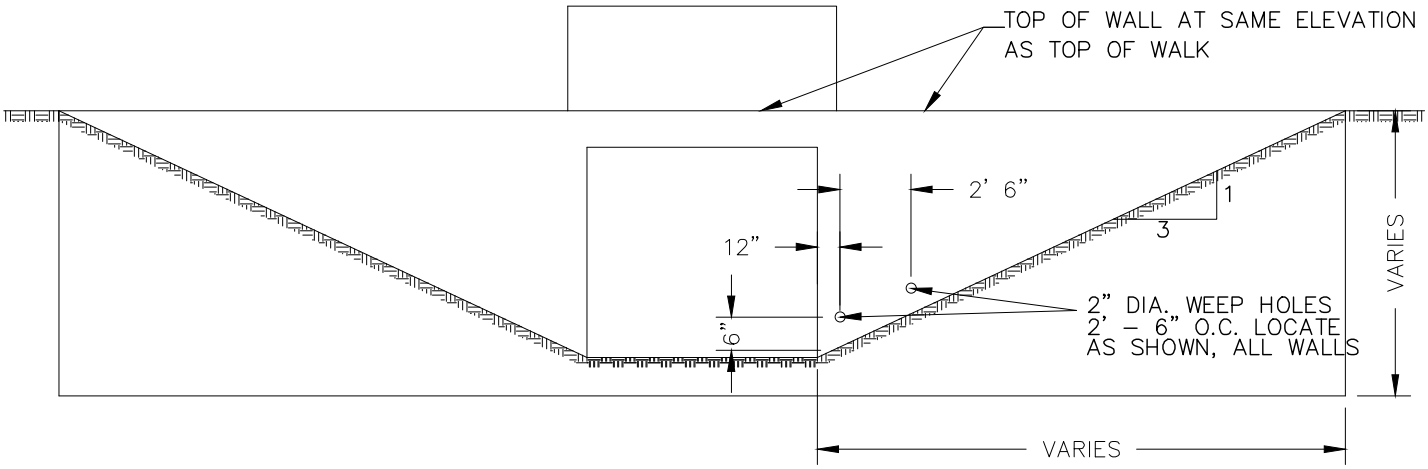
1. DETAIL IS FOR INLET OR OUTLET.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

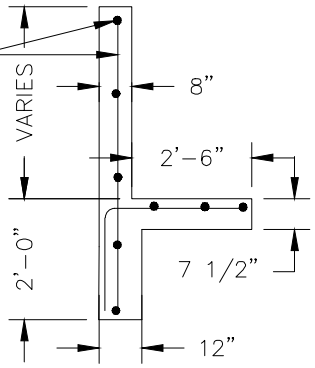
MASS CONCRETE HEADWALL - STRAIGHT

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.5

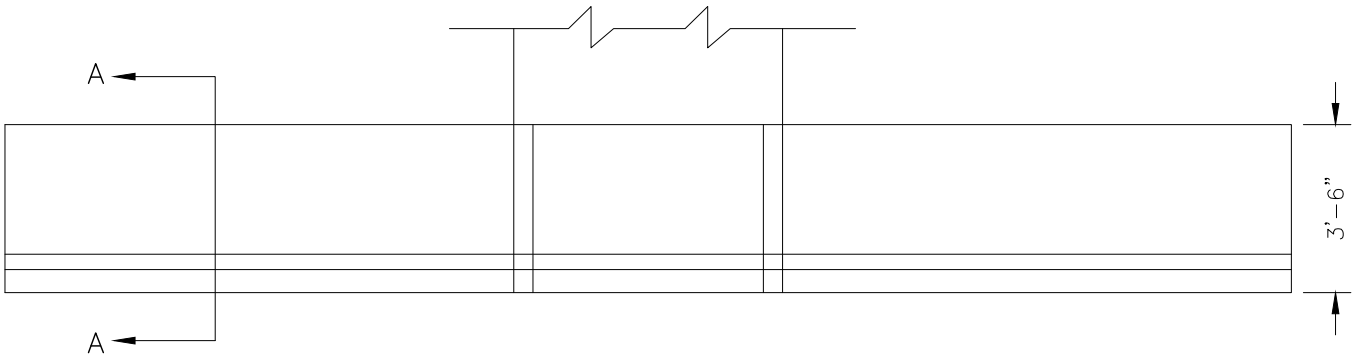


1/2" DIA. BARS, 12" O.C.
BOTH WAYS



1/2" DIA. BARS, 12" O.C.
BOTH WAYS
SHORT BARS BENT AS SHOWN

SECTION A – A

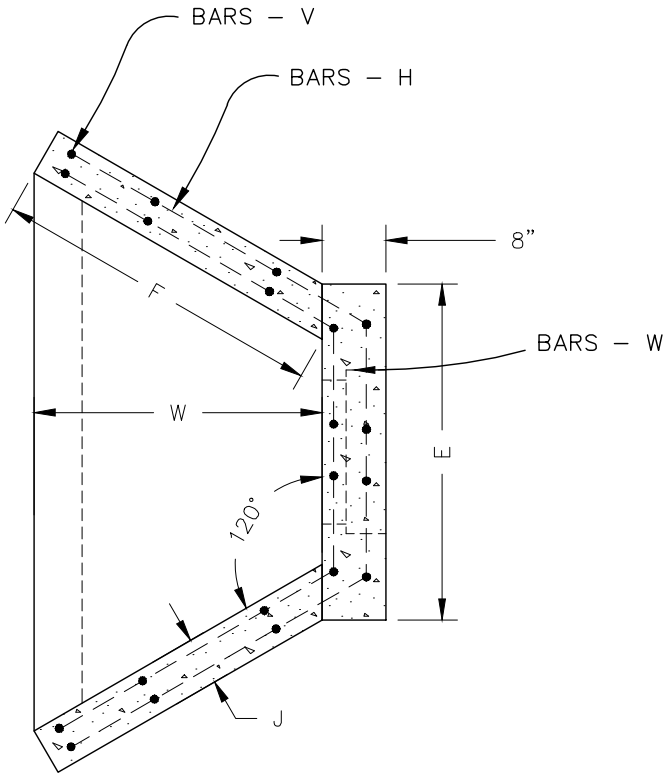


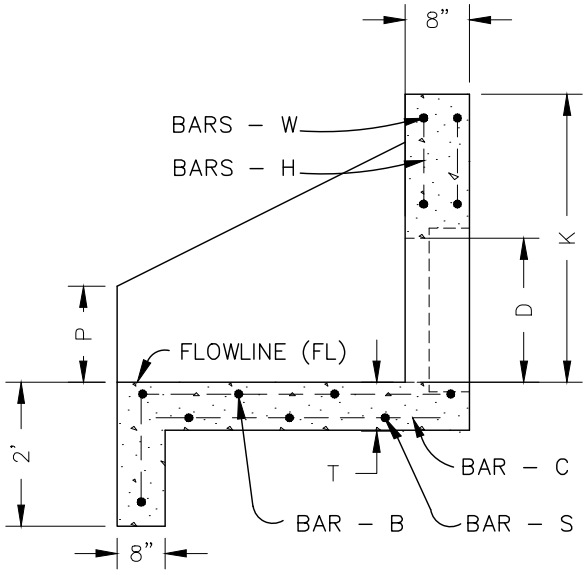
CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

REINFORCED CONCRETE STRAIGHT HEADWALL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.6





CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

REINFORCED CONCRETE HEADWALL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.7A

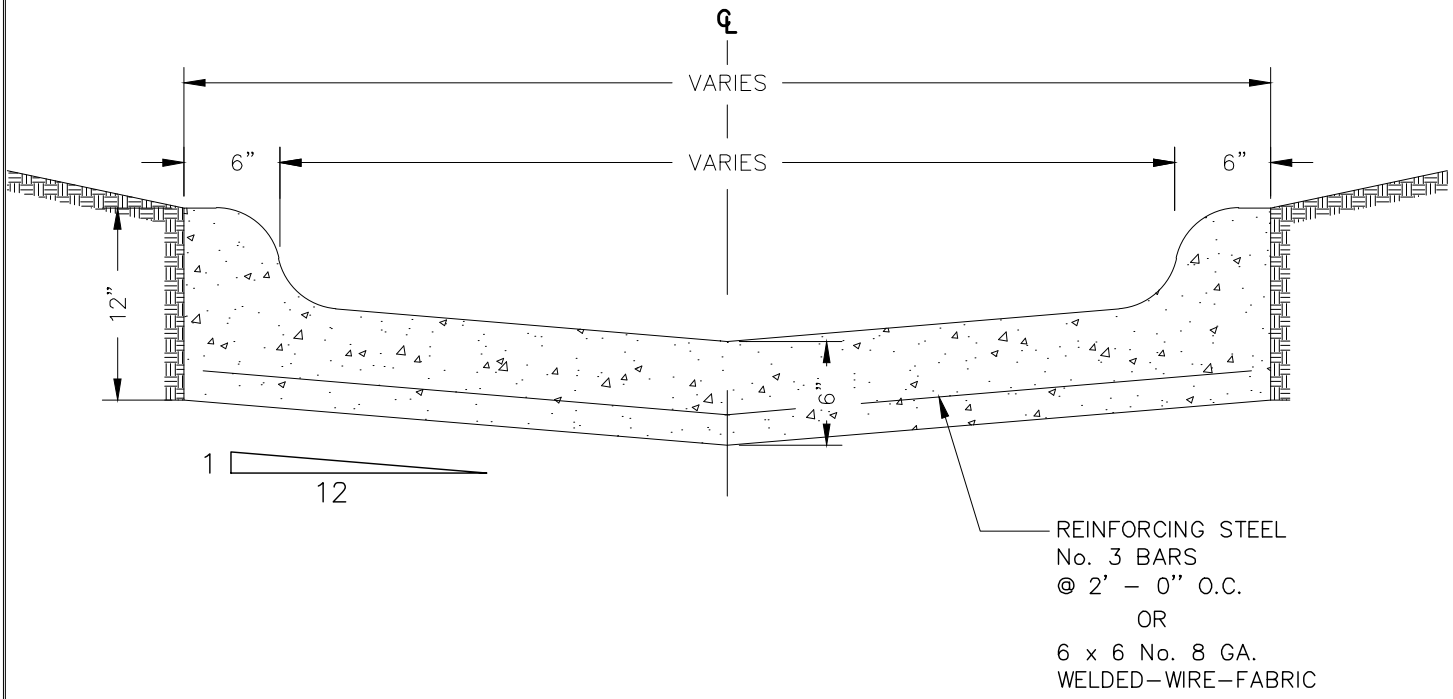
TABLE OF DIMENSIONS : SEE DETAIL 4.7A

SLOPES 1 – 1/2 : 1 = (S–1) AND 2 : 1 = (S–2)						S – 1	S – 2	S – 1	S – 2
D	E	J	K	P	T	W	W	F	F
18"	3'–0"	6"	2'–6"	1'–6"	6"	1'–6"	2'–0"	2'–1"	2'–10"
24"	3'–6"	6"	3'–0"	1'–9"	6"	1'–11"	2'–6"	2'–8"	3'–6"
30"	4'–0"	6"	3'–6"	2'–0"	6"	2'–3"	3'–0"	3'–2"	4'–3"
36"	4'–6"	6"	4'–0"	2'–3"	6"	2'–8"	3'–6"	3'–9"	5'–0"
42"	5'–0"	7"	4'–6"	2'–6"	7"	3'–0"	4'–0"	4'–3"	5'–8"
48"	5'–6"	7"	5'–0"	2'–9"	7"	3'–4"	4'–6"	4'–9"	6'–4"
54"	6'–0"	8"	5'–6"	3'–0"	8"	3'–9"	5'–0"	5'–4"	7'–1"
60"	6'–6"	8"	6'–0"	3'–3"	8"	4'–2"	5'–6"	5'–11"	7'–9"

TABLE FOR REINFORCING STEEL : SEE DETAIL 4.7A

D	BARS – B		BARS – C		BARS – H		BARS – S		BARS – V		BARS – W
	SIZE	SPACE O.C.	SIZE	SPACE O.C.	SIZE	SPACE O.C.	SIZE	SPACE O.C.	SIZE	SPACE O.C.	
18"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	12"	1/2"
24"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	12"	1/2"
30"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	12"	1/2"
36"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	12"	1/2"
42"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	10"	1/2"
48"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	1/2"	8"	5/8"
54"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	5/8"	12"	5/8"
60"	1/2"	12"	1/2"	12"	1/2"	12"	1/2"	10"	3/4"	12"	5/8"

FOR MULTIPLE PIPE HEADWALLS ALL DIMENSIONS ARE SAME EXCEPT
EM = E + NO. PIPES (D + 1' – 0")



NOTE:
EXPANSION AND CONTROL JOINTS ARE REQUIRED THE SAME AS FOR CONCRETE PAVING.

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

CONCRETE DRAINAGE FLUME

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD

APPENDIX A.4
STANDARD 4.8

A.5 CONSTRUCTION GUIDELINE

A.5 CONSTRUCTION GUIDELINE FOR ROAD AND OTHER SUBDIVISION IMPROVEMENTS

Date: _____

Name of Subdivision:_____

Location Description:_____

ETJ: _____

NOI: Developer: Yes _____ No_____
Contractor: Yes _____ No_____

The purpose of this form is for key project participants to formally agree on minimum construction requirements before construction begins. The contents may be discussed and changed during the pre-construction meeting.

1. The **contractor's schedule** shall be based on working days. Unless agreed otherwise with the county, no work shall be done on county holidays and weekends. The county's construction inspector shall be notified 24 hours prior to contractor commencing construction.

2. **Storm water drainage structures**, i.e. ditches, culverts, grading, silt traps, seeding sodding, and detention basins are to be finished and inspected before work begins on the sub-base.

3. The sub-base, base, hot mix asphalt concrete will be tested by _____
(name of lab)

4. **Sub-base**

   - The results of the plasticity index (PI) tests shall govern the percent lime added to the soil
   - Compaction shall be 95% standard proctor > optimum moisture content
   - Type of stabilization to be used shall be: _____ (if EN-1 is used, must perform CBR tests for PI results and compaction)
   - The lime stabilized sub-base shall cure for at least 24 hrs.
   - Depth shall be 6 inches. Compaction results of the sub-base are to be measured only through this depth.

5. **Base**

   - The results of the sieve analysis of the base material shall be provided by the supplier (stock yard)

- The base material will be_____ (i.e. caliche, limestone)
- Compaction shall be 98% standard proctor > optimum moisture content
- Depth shall be _____inches. Compaction results of the base are to be measured only through this depth.

6. The **prime coat** (pc) will be _____ (i.e. MC-30)

   - The cure period shall be 48 hours.
   - During curing no traffic shall be allowed on the surface (including the contractor's equipment).

7. The **hot mix asphalt concrete** (HMAC) will be tested for density

   - The material shall be HMAC, Type D HVEEM, stability 37 min. The gradation test results are to be provided for each day of pavement construction, preferably in the morning.
   - The minimum thickness of the pavement shall be 2 inches.
   - A rolling pattern shall be determined to achieve the target density.
   - No HMAC shall be laid until this pattern is established. This pattern may be adjusted to ensure the target density as work proceeds.
   - The target density for residential streets shall be 93%. A range from 92% to 95% is acceptable. Areas of HMAC with density test results outside this range shall be removed and replaced.
   - No HMAC shall be laid without continuous density results from the thin lift nuclear gauge.
   - The thin lift nuclear gauge (TROXLER 4640-B) or equivalent is to be used to test for compaction of the HMAC at 50 ft. intervals.
   - The lab shall tabulate density results.

8. **Concrete cylinders** shall be made to test for compressive strength for every 100 cy of concrete, every 600 ft. of curb and gutter section, or each valley gutter.
   - The test shall indicate the 7- and 28-day compressive strength.
   - Concrete having test results less than the minimum specification, i.e. 3000 psi, shall be replaced.

9. **Slump tests** shall be performed on every truck load of concrete. Any truck load with test results greater than 5 inches shall be rejected.

10. The county's construction inspector shall be notified of the testing schedule and be present during the tests. Testing procedure and conditions must be approved by the county's construction inspector.

11. A maintenance warranty in the amount equal to fifteen (15%) of the road & drainage improvements construction cost and effective for a one-year period after county approval of road construction and after final plat is approved, shall be provided by:_____

12. The paving and drainage construction cost is: $ _____
    A copy of an executed construction document with bid amount shall be submitted to the County prior to letter of commencement and all change orders submitted before final plat approval.

13. Approved utility permit(s). (Water, Sewer, Storm Drainage, Electrical, etc.)

14. Verify street names after construction is completed.

15. **If the water, wastewater, roads and drainage do not meet minimum standards, under the LGC, the Commissioners court shall refuse to approve the plat or will be subject to Subdivision Construction Agreement.**

The persons involved in the construction improvements have read and agreed to the terms above. Any variations to these terms shall be made in writing and agreed to by the persons who have signed below and must be approved by the Cameron County Engineer.

County Engineer	Date	County Inspector	Date
City Inspector	Date	Project Engineer	Date
Subdivider	Date	Lab	Date
Sewer	Date	Water	Date
Contractor	Date	Project Developer	Date
	Date		Date

Sign-In Sheet

Name	Company	Contact Number

A.6 ROW PERMIT

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION

Benjamin L. Worsham, P.E. ★ County Engineer

Permission is hereby granted for you to install _____

_____

Across or along the right-of-way of:

_____

provided you comply with the following requirements as set out by the Commissioners' Court:

(1) That your line be placed under the existing pavement by boring. Open trenching will be permitted only on dirt roads or in ditches or paved roads within five (5) feet of the pavement edge,

(2) That pipe shall be placed in conduit for the full width of right-of-way, except where concrete or cast-iron pipe is used.

(3) That you observe all safety regulations necessary for the protection of the traveling public, such as the placing of barricades or warning signs, lights or flares, flagmen or watchmen; that you keep road open to traffic and that you shall hold the County harmless from all damages arising from you installation of this line.

(4) That the top of your line shall be a minimum of 18 inches below bottom of road ditches, to allow County Maintainers to work in ditches without interference.

(5) That all excavation shall be properly backfilled and compacted by wetting and tamping and you shall remove all excess earth and debris and leave the right-of-way in a neat, clean condition.

(6) That the maintenance of this line will be the responsibility of the permittee.

(7) That if this line interferes with future highway maintenance, construction, road widening, deepening ditches, relocation of road or other changes or improvements, you will adjust the line at your own expense. The County will not be responsible for damage to this line by maintenance or construction machinery.

(8) That the issuance of this permit grants you permission to work within our right-of-way for the purpose of laying your proposed line, but does not guarantee you a route free of any obstruction such as utility line whether privately owned or commercially owned. In order to prevent damage to these utility lines it will be your responsibility to contact the various utility companies, or private owners, for exact location of any facilities that may be in the path of your work.

(9) That this permit covers only that part of the line to be placed in right-of-way under the jurisdiction of the county. For construction of your line on the right-of-way under the jurisdiction of the Railroad Company, Water District or Drainage District, etc., you must secure necessary approval from the property agency.

(10) That failure to comply with the requirements as set forth in this permit shall automatically VOID permit.

(11) It is specifically understood and agreed that if Cameron County should need to do any improvements or repairs that would require the relocation of the lines, then the relocation of those lines shall be at the expense of the Permit Holder and not Cameron County.

If these special provisions are acceptable, you may proceed with the installation after giving proper notification to the County Road Foreman, at the telephone number noted below.

* PLEASE NOTIFY PRECINCT FOREMAN BELOW, TWO WEEKS IN ADVANCE OF CONSTRUCTION.

I hereby agree to comply with the above conditions.

Recommended for Approval:

Road Administrator	Owners Signature
Date	Address PH: FAX:
County Engineer	
Date	Date
HECTOR CANTU PRECINCT # 1 FOREMAN	(956) 574-8171 CELL # (956) 459-8627 PHONE NUMBER
SANTANA VELLEJO PRECINCT # 2 FOREMAN	(956) 574-8174 CELL # (956) 459-6540 PHONE NUMBER
ROBERTO GARZA PRECINCT # 3 FOREMAN	(956) 361-8224 CELL # (956) 492-7108 PHONE NUMBER
RUBEN RIOS PRECINCT # 4 FOREMAN	(956) 423-1878 CELL # (956) 521-3236 PHONE NUMBER

APPENDIX B

EXHIBITS

APPENDIX B - EXHIBITS

B.1 PLAT REVIEW PROCESS

1.1 RESIDENTIAL PLAT - GENERAL REVIEW PROCESS

1.2 GENERAL PLAT - GENERAL REVIEW PROCESS

B.2 PLAT APPLICATION FORM

B.3 SUBDIVISION PLAT CHECK LIST

B.4 MODEL RULES CHECKLIST – COUNTY VERSION

B.5 SUBDIVISION COMPREHENSIVE DRAINAGE PLAN AND REPORT

B.6 TYPICAL CERTIFICATIONS

6.1 OWNERS ACKNOWLEDGEMENT - GENERAL PLAT

6.2 OWNERS ACKNOWLEDGEMENT - RESIDENTIAL PLAT

6.3 PURCHASE CONTRACT CERTIFICATE

6.4 LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

6.5 NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

6.6 CERTIFICATION FOR ENGINEER OR SURVEYOR

6.7 CERTIFICATION FOR TAX ASSESSOR

6.8 CERTIFICATION FOR HEALTH DEPARTMENT

6.9 CERTIFICATION FOR COUNTY ENGINEER

6.10 CERTIFICATION FOR BUILDING OFFICIAL

6.11 CERTIFICATION FOR COUNTY JUDGE

B.7 CONDITION OF PROPERTY NOTICE

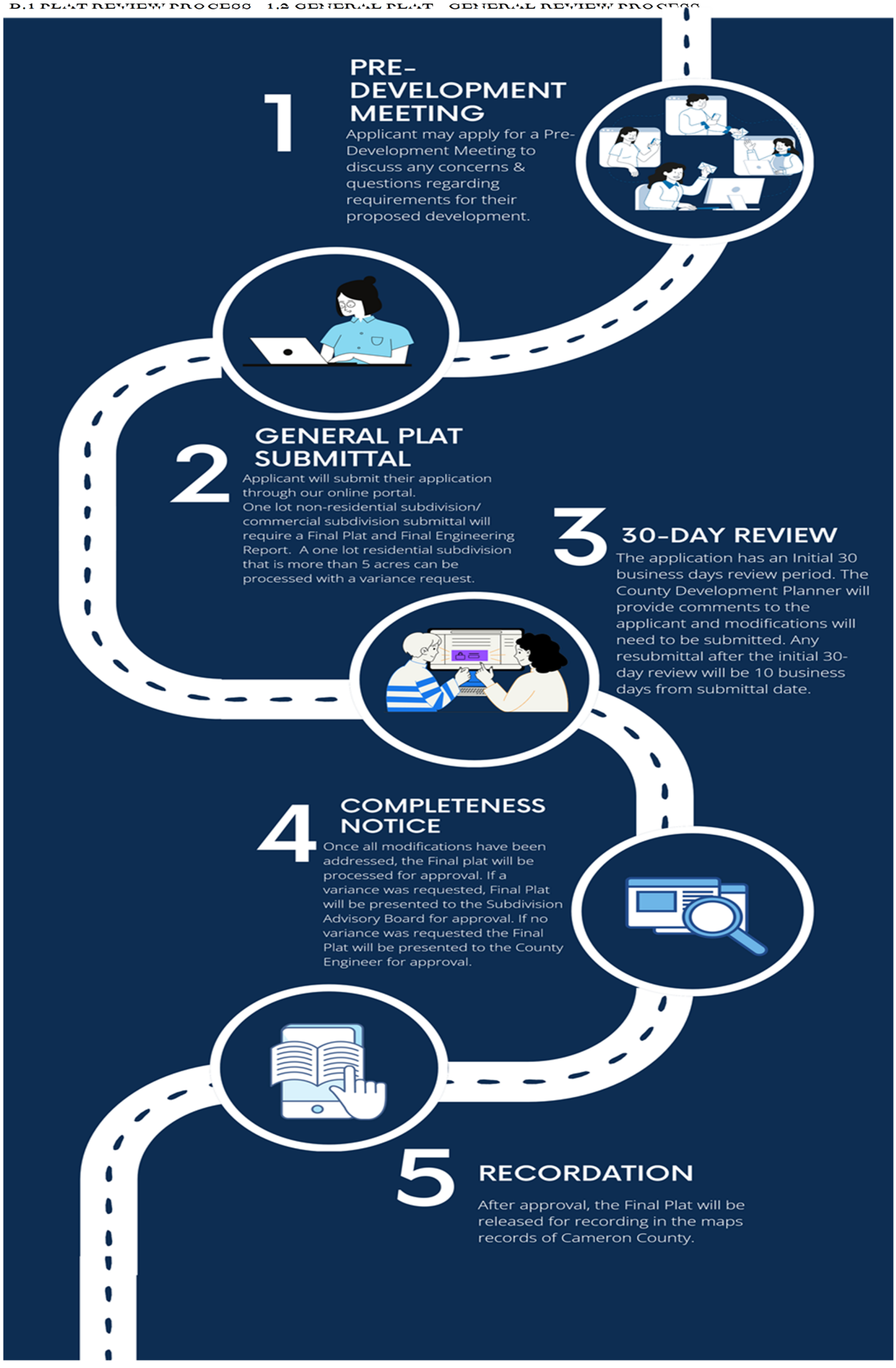
B.8 FREQUENTLY ASKED QUESTIONS

B.9 CERTIFICATE OF UTILITY SERVICE CONNECTION (LGC §232.029)

B.10 SAMPLE GENERAL COUNTY PLAT NOTES

B.1 PLAT REVIEW PROCESS

B.1 PLAT REVIEW PROCESS - 1.1 RESIDENTIAL PLAT - GENERAL REVIEW PROCESS


1
PRE-DEVELOPMENT MEETING
Applicant may apply for a Pre-Development Meeting to discuss any concerns & questions regarding requirements for their proposed development.
2
GENERAL PLAT SUBMITTAL
Applicant will submit their application through our online portal.
One lot non-residential subdivision/ commercial subdivision submittal will require a Final Plat and Final Engineering Report. A one lot residential subdivision that is more than 5 acres can be processed with a variance request.
3
30-DAY REVIEW
The application has an Initial 30 business days review period. The County Development Planner will provide comments to the applicant and modifications will need to be submitted. Any resubmittal after the initial 30-day review will be 10 business days from submittal date.
4
COMPLETENESS NOTICE
Once all modifications have been addressed, the Final plat will be processed for approval. If a variance was requested, Final Plat will be presented to the Subdivision Advisory Board for approval. If no variance was requested the Final Plat will be presented to the County Engineer for approval.
5
RECORDATION
After approval, the Final Plat will be released for recording in the maps records of Cameron County.

B.2 PLAT APPLICATION FORM

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

B.2 PLAT APPLICATION FORM

PLAT TYPE (PRELIMINARY OR FINAL PLAT, GENERAL PLAT OR RESIDENTIAL PLAT):_____

APPROVAL TYPE (CONSTRUCTION OR RECORDING OPTION): _____

NAME OF SUBDIVISION: _____

SUBDIVISION SIZE: _____ (ACRES)

NUMBER OF PROPOSED LOTS: _____
SMALLEST LOT SIZE: _____ (ACRES) LARGEST LOT SIZE_____ (ACRES)

FOR A RESIDENTIAL PRELIMINARY PLAT:

ARE ANY VARIANCES REQUESTED? _____ (YES/NO)

Per Chapter 2, Section 2.6.3:
A request for variance shall be submitted in writing to the County Engineering Department. The letter shall state specifically the code requirement a variance is being requested from and shall contain all information which the subdivider feels supports the requested variance.

A request for an exemption from the requirements of Chapter 1 must be accompanied by an estimate, prepared by an engineer, of the cost for the County to supply the subdivision with water supply and sewer services that meet the standards of Chapter 1.

DEVELOPER:
NAME: _____
ADDRESS: _____
_____
CITY: _____
PHONE NUMBER: _____
EMAIL ADDRESS: _____

CONSULTING FIRM: _____**PHONE NUMBER:** _____

ADDRESS: _____ **EMAIL ADDRESS:** _____
_____ **CONTACT PERSON:** _____

UTILITIES
WATER: _____. DRAINAGE DISTRICT_____.
SEWER: _____. IRRIGATION DISTRICT_____.
ELECTRICAL: _____. SOLID WASTE: _____.

TYPE OF PROPOSED DEVELOPMENT: _____

FEES SUBMITTED:

PRELIMINARY PLAT:

SUBMISSION FEE	$ 30.00
PRELIMINARY PLAT REVIEW FEE	$ 150.00
ADDITIONAL FEE (____ LOT(S) x $ 5.00/ PER LOT)	$ _____
TOTAL FEE:	$ _____

FINAL PLAT:

SUBMISSION FEE	$30.00
FINAL PLAT REVIEW FEE	$100.00
ADDITIONAL FEE (_____LOT (S) x $10.00/ PER LOT)	$_____
TOTAL FEE:	$_____

DEVELOPMENT FEES:

$500 for Developments 5 acres or less
$2,000 for Developments more than 5 acres

Improvements must be permitted and incur a site development fee, whether subdivision of the property is necessary or not.

DEVELOPMENT TOTAL FEE:$_____

(Note: A Construction Inspection Fee of $560/acre for street and drainage improvements or $175/acre for drainage improvements is required in order to schedule the preconstruction meeting.)

MINIMUM ITEMS REQUIRED FOR REVIEW (No review will be conducted until all the above is filled out, fees paid and following items are submitted.)

____ 1. Three copies of (preliminary\final) plat.
____ 2. Copy of the deed or deeds showing the ownership of the land.
____ 3. Location of City Limits and ETJ statement.
____ 4. Verification of Division.
____ 5. Drainage Report.
____ 6. Signature of Developer or Engineer with copy of developer's authorization letter.
____ 7. Two sets of construction plans with specifications (if construction is required).

Owner or Surveyor\Engineer signature:

_____	_____	_____
Name/Title	Signature	Date

NOTE: CAMERON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES– ENVIRONMENTAL HEALTH PROGRAM (OSSF) PLAT APLLICATION IS SEPARATE FROM ENGINEERING PLAT REVIEW PROCESS. IT IS THE RESPONSIBILITY OF THE OWNER/SURVEYOR/ENGINEER TO COMPLY WITH THEIR REQUIREMENTS PRIOR TO SUBMITTING SUBDIVISION FINAL PLAT FOR APPROVAL BY CAMERON COUNTY COMMISSIONERS COURT.

_____

FOR COUNTY USE ONLY:

PLAT TYPE (PRELIMINARY OR FINAL PLAT, GENERAL PLAT OR RESIDENTIAL PLAT): _____

ARE ALL DOCUMENTS PROVIDED TO VERIFY TYPE OF PLAT: _____

FOR A RESIDENTIAL PRELIMINARY PLAT:
ARE ALL LOTS GREATER THAN 5 ACRES AND LESS THAN 10 ACRES? _____

ARE ANY VARIANCES REQUESTED: _____
IF SO, IS ALL DOCUMENTATION PROVIDED PER CHAPTER 2, SECTION 2.6.3: _____

B.3 SUBDIVISION PLAT CHECK LIST

B.3: SUBDIVISION PLAT CHECKLIST

Subdivision Rules and Regulation Reference	Subdivision Requirement	Residential		General
		P	F	F
Subsection 2.3.1	Submit a copy of the deed showing the current owner as the owner; submit Developer's Authorization Letter	X	X	X
Subsection 2.1.3.20	Submit approval from the Environmental Health Department to confirm that the proposed subdivision meets all requirements	X	X	
Subsection 2.1.4.E	Submit approval from Drainage District/Irrigation District if the proposed drainage plan includes improvements within the Districts infrastructure	X		
Subsection 3.1.3.A.6	Submit approval from TxDOT if subdivision is along a TxDOT roadway	X		X
Subsection 2.3.3	Plats must be prepared, signed, and sealed by a surveyor or Engineer registered in Texas	X	X	X
Subsection 2.1.3.D Subsection 2.1.4.B Subsection 2.2.2.B	The plat shall be drawn to a minimum scale of 1" = 100' and presented on 24" x 36" sheets	X	X	X
Subsection 2.1.3.D Subsection 2.1.4.B Subsection 2.2.2.B	Show sheet numbers	X	X	X
Subsection 2.1.3.F.1 Subsection 2.1.4.F.2 Subsection 2.2.2.F.2	Show name, address, and telephone number of the subdivider	X	X	X
Subsection 2.1.3.F.2 Subsection 2.1.4.F.3 Subsection 2.2.2.F.3	Verify the legal description, acreage and name of the proposed subdivision	X	X	X
Subsection 2.1.3.F.3 Subsection 2.1.4.F.4 Subsection 2.2.2.F.4	Show the boundary of the subdivision by a heavy line. Show the bearings and distances of the subdivision	X	X	X
Subsection 2.1.3.F.3 Subsection 2.1.4.F.2 Subsection 2.2.2.F.2	Verify metes and bounds	X	X	X
Subsection 2.1.3.F.5 Subsection 2.1.4.F.3 Subsection 2.2.2.F.3	Show Point of Commencement and Point of Beginnings	X	X	X
Subsection 2.1.3.F.5 Subsection 2.1.4.F.4 Subsection 2.2.2.F.4	Show the Lot Number and the Block Number	X	X	X
Subsection 2.1.3.F.6.a Subsection 2.1.4.F.5 Subsection 2.2.2.F.5	Show name, description, location, and dimensions of existing streets (right-of-way), alley's and easements.	X	X	X
Subsection 2.1.3.F.6.b	Show description, location, dimensions and flow lines of existing water courses, drainage and irrigation structures	X		

P: Preliminary Plat, F: Final Plat, X: Required

B.3: SUBDIVISION PLAT CHECKLIST

Subdivision Rules and Regulation Reference	Subdivision Requirement	Residential		General
		P	F	F
Subsection 2.1.3.F.6.c Subsection 2.1.4.F.7 Subsection 2.2.2.F.7	Show the subdivision name and volume and page for all adjoining properties within 150' of the proposed subdivision	X	X	X
Subsection 2.1.3.F.6.e Subsection 2.1.4.F.8 Subsection 2.2.2.F.8	Show the scale, north arrow, and topography of the property. Note spot elevations on a minimum 100' grid with one-food (1) contour lines.	X	X	X
Subsection 2.1.3.F.7 Appendix B.10	Show the date of preparation	X	X	X
Subsection 2.1.3.F.8 Subsection 2.1.4.F.23 Section 3.2	Show restrictive covenants such as Owners Association. A homeowners or property owners association may be created to assume responsibility for the maintenance of the proposed drainage easements	X	X	
Subsection 2.1.3.F.9 Subsection 2.1.4.F.14 Subsection 2.2.2.F.13	Show U.S.G.S. benchmark used and provide the PID#, location, description, and elevation	X	X	X
Subsection 2.1.3.F.10 Subsection 2.1.4.F.6 Subsection 2.2.2.F.6	Show the location, dimensions, and description of all proposed street right-of-ways, alleys, drainage structures, easements, lots and blocks within the subdivision	X	X	X
Subsection 2.1.3.F.10 Subsection 3.1.3.B	Ensure the proposed street right-of-way complies with the Thoroughfare Map	X	X	X
Subsection 2.1.3.F.10 Subsection 3.1.5.A	Drainage easements shall be a minimum size of 20 feet. A minimum 15 feet shall be reserved on the perimeter of a detention basin for maintenance and must be level and clear of obstructions. Easements along property lines shall be located adjacent to a property line and shall not be centered on a property	X	X	
Subsection 2.1.3.F.11 Subsection 2.1.4.C	Verify the street name is not a duplicate	X	X	
Subsection 2.1.3.F.12 Subsection 2.1.4.F.16 Subsection 3.1.8 Appendix B.10	Show setback lines and provide a plat note of the proposed setbacks; show setbacks as a minimum of 50 feet on a major road	X	X	X
Subsection 2.1.3.F.13 Appendix B.10	Show a plat note of whether the proposed subdivision lies within a City Extraterritorial Jurisdiction (ETF)	X	X	X
Subsection 2.1.3.F.14	Show proposed drainage structures on a separate Preliminary Plat sheet if necessary for clarity	X		
Subsection 2.1.3.F.15 Appendix M Appendix N	Show vicinity map with streets, city limits, and ETF with a minimum scale of 1" = 2,000'	X	X	X
Subsection 2.1.3.F.16 Subsection 2.1.4.F.10 Subsection 2.2.2.F.10	Show net acreage of lots. Gross acreage is acreage excluding right-of-way, and net acreage is gross acreage excluding easements	X	X	X

P: Preliminary Plat, F: Final Plat, X: Required

B.3: SUBDIVISION PLAT CHECKLIST

Subdivision Rules and Regulation Reference	Subdivision Requirement	Residential		General
		P	F	F
Subsection 2.1.3.F.17 Subsection 2.1.4.F.14 Subsection 2.2.2.F.13 Appendix B.10	Show flood hazard area and show proposed finished floor elevation	X	X	X
Subsection 3.1.4.B	Show lot frontage for lot as 50 feet	X	X	X
Appendix B.10	Include Sample General county Plat Notes	X	X	X
Subsection 2.1.3.F.19 Section 3.1.6	Submit Drainage Report requirements **(*see Appendix B.5)**	X		
Subsection 2.1.4.C	The final plat shall incorporate all changes, corrections, and conditions required for the preliminary plat		X	
Subsection 2.1.4.E.2 Subsection 2.2.2.E.2	Submit approval letters from utility providers		X	X
Subsection 2.1.4.F.7 Subsection 2.2.2.F.7 Subsection 2.4.1	Show the type and location of all monuments and whether each was found or set. Provide concrete monuments at subdivision corners		X	X
Subsection 1.3.2 Subsection 2.1.4.F.8	Submit Final Engineering Report		X	
Subsection 2.1.4.F.10 Subsection 2.2.2.F.9	Show unobstructed aerial easements and guy wire easements as may be required for overhead utilities		X	X
Subsection 2.1.4.F.11 Subsection 2.2.2.F.10	Identify the topography of the area		X	X
Subsection 2.1.4.F.16	Submit Subdivision Construction Agreement along with a financial guarantee to cover the proposed water and wastewater improvements; or construction the proposed improvements		X	
Subsection 2.1.3.F.4 Subsection 2.1.4.F.17 Subsection 2.2.2.F.15	Provide note stating any variance granted by the Cameron county advisory Board for Development, along with the date such variance was granted	X	X	X
Subsection 2.1.4.F.19	Submit results of soil analysis conducted for OSSF design		X	
Subsection 2.1.4.F.22	Submit results of water analysis conducted for water well installation, which should be in conformance with TCEQ requirements		X	
Subsection 2.5.4	Required improvements shall be inspected prior to approval of the Final Plat by the County Construction Inspector.		X	
Subsection 2.1.4.F.21	Submit As-Built plans of subdivision improvements		X	
Subsection 2.1.4.E.2 Subsection 2.2.2.E.2 Appendix B.6	Include Typical Certificates and signatures		X	X
Appendix B.5.A	Submit Title of Opinion letter dated a maximum of 30 days prior to recordation of the Final Plat.		X	X
Subsection 2.1.4.B Subsection 2.1.4.F.20 Subsection 2.2.2.F.18 Subsection 2.3.8	Submit Mylar, AutoCAD file, original School and County Tax Certificates, and recording fees.		X	X

P: Preliminary Plat, F: Final Plat, X: Required

B.4. MODEL RULES CHECKLIST
COUNTY VERSION

B.4. Model Rules Checklist - County Version

___A. APPLICABILITY OF MODEL RULES

Landowner divides tract outside city limits in any manner that creates two or more lots of five acres or less intended for residential purposes. A lot is presumed to be for residential purposes unless the final plat and all deeds contain a restriction prohibiting residential use of the lot. (364.11, 364.1S(a), 364.31)

___B. ALTERNATE CRITERIA FOR LAND SUBDIVIDED PRIOR TO SEPTEMBER 1, 1989

If lot was divided into two or more parts to lay out a subdivision before Septemberl,1989, and the sub divider was obligated to but failed to have a plat prepared, approved, and recorded, then the current owner of an individual, occupied lot (other than the sub divider) may, if various conditions· are met (including having available water and sewer services meeting minimum standards), seek the commissioners court's approval of the plat that does not meet some of the standard requirements for plat approval under the Model Rules. Further, a group of owners of individual lots in such an unplatted subdivision may make a joint request. The procedural and substantive requirements for such approvals are set out in 364.57.

___C. NUMBER OF DWELLING UNITS PER LOT

____1. The following restriction shall be placed on the final plat and in all deeds and contracts for deeds: “No more than one single family detached dwelling shall be located on each lot.” 364..37

____2. A proposal for a multi-family residential lot must include adequate, detailed planning materials as required for determination of proper water and wastewater utility type and design. 364.37

___ D. SETBACKS

___ E. FINAL ENGINEERING REPORT- GENERAL CONTENTS FOR ALL OPTIONS

____1. Signed, dated and sealed by Texas professional engineer. 364.52

____2. Discussion of availability and methodology of providing water facilities and wastewater treatment to lots. 364.52

____3. Detailed cost estimate per lot for unconstructed water and wastewater facilities necessary to serve Jots. 364.52

____4. Construction schedule for each significant element needed to provide water or Wastewater facilities, including if financial guarantees are to be provided state dates and completion dates. 364.52

____5. Dedicate the sites for adequate water and sewerage facilities identified in the final plat to the appropriate retail public utility responsible for operation and maintenance of the facilities.

____6. The subdivider must: provide evidence that the water and sewerage facilities have been constructed and installed in accord with criteria set by Chapter 1 (Model Rules) and the approved plans and specifications, OR

(1) obtain all necessary permits for the proposed water and sewerage facilities (except for OSSF permits on individual lots), and

(2) enter into a Subdivision Construction Agreement with the county for the provision of unbuilt water and sewer facilities, and

(3) secure the Subdivision Construction Agreement with a financial guarantee, such as a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit.

___F. WATER FACILITIES: MINIMUM STANDARDS AND ADDITIONAL FINAL ENGINEERING REPORT CONTENTS UNDER VARIOUS SERVICE OPTIONS

OPTION A. Water will be provided by connecting to an existing public water system.

____1. Written agreement between subdivider and an existing public water system [as defined in 364.18(10)] in substantially the form of Appendix D.l. Agreement must state that utility will be able to provide water to fully developed subdivision for at least thirty years. Agreement must state that subdivider has paid the costs of water meters, membership fees, water right fees, and all other fees associated with obtaining service. 364.32(a)(l), 364.52(1)(A)

____2. FINAL ENGINEERING REPORT- Additional Contents under Option A. If groundwater is to be the source of the water supply, include groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for public water supply systems and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to ultimate needs of subdivision. 364.52(1)(A)

OPTION B. Water will be provided by a utility created by the subdivider.

____1. Retail public utility, established by sub divider and certificate of convenience and necessity (CCN) obtained from TCEQ. 364.32(a)(2), 364.52(1)(B)

____2. Water system, water quality, and system design, construction and operation. Meet minimum criteria in 30 TAC 290.38-290.51 and 290.10l-290.120. 364.32(a)(2)

____3. Approval(s), by all entities having jurisdiction over the project, of plans and specifications for proposed water facilities. 364.52(1)(B)

FINAL ENGINEERING REPORT- Additional Contents under Option B.

____4. Groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availabi1ity for public water supply systems and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to needs of subdivision *if groundwater is to be the source of the water supply.* 364.52(1)(B), 364.32(a)(2)

____5. Evidence that sufficient water rights have been obtained and dedicated (through acquisition or wholesale water supply agreement) to provide sufficient supply to subdivision for at least 30 years *if surface water is the source of supply.* 364.52(1)(B), 364.32(a)(2)

OPTION C. Water will be provided by Individual wells or other non-public Systems.

____1. Test wells or wells drilled and located so as to be representative of Quality and Quantity of water generally available from supplying aquifer. 364.32(b)

____2. Groundwater availability study that complies with the requirement of 30 TAC §§230.1 through 230.11 for water availability for individual water suppl.y wells on individual lots and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to ultimate needs of subdivision. 364.32(b)

____3. Complete chemical and bacteriological analysis of sampled water by private laboratory of parameters on which there are drinking water standards. 364.32(b)

____4. Water quality of test well(s) meets water quality standards for community water systems set out in 30 TAC 290.104, 290.106, 290.108, AND 290.109, either (1) without any treatment of the water, or (2) with treatment by an identified and commercially available water treatment system 364.32 (b)

FINAL ENGINEERING REPORT- Additional Contents under Option C

____5. Quantitative and qualitative results of sampling from test wells in accord with 364.32 (Aside: the Model Rules also require that these results be made available to prospective property owners.) 364.52(2)

____6. A statement concerning the availability of groundwater supplies to serve the fully developed subdivision over the next 30 years. Statement may be based on information available from the TWDB's Office of Planning. 364.52(2)

____7. If the water quality of test well does not meet standards in 364.32(b) without treatment, the type of treatment system that will treat the well water to the specified water quality standards, the location of at least one commercial establishment in the county at which the system may be purchased, the cost of such system, the cost of installation of the system, and the estimated monthly maintenance cost of the treatment system. 364.52(2)

____8. Description of the required sanitary control easement (minimum separation distances of wells and water lines from various OSSF facilities -see Table X at 30 TAC 285.91(10). 364.52(2)

____G. WASTEWATER FACILITIES: MINIMUM STANDARDS AND ADDITIONAL FINAL ENGINEERING REPORT CONTENTS UNDER VARIOUS SERVICE OPTIONS

OPTION X. Wastewater will be treated by existing retail public utility.

____1. Written agreement between sub divider and wastewater utility in substantially the form of Appendix D.2. Agreement must state that utility will be able to treat the total wastewater flow from the fully developed subdivision for at least 30 years. Agreement must state that sub divider has paid the costs of all fees associated with connection to the wastewater collection and treatment system. 364.33(a)(2), 364.52(3)(A)

____2. Engineering plans for proposed collection lines comply with 30 TAC Chapter 317.364.33(a)(2)

____3. Permit from TCEQ to dispose of wastes. 364.52(3)(A)

____4. Approval, by all entities having jurisdiction over the proposed project, of plans and specifications for the proposed sewerage facilities. 364.52(3)(A)

____5. Greywater use (if proposed) meets the minimum criteria of 30 TAC Chapter 210. 364.34(a)

OPTION Y. Wastewater collection and treatment by a utility created by Subdivider.

____1. Retail public utility established by sub divider and certificate of convenience and necessity (CCN) obtained from TCEQ. 364.52(3)(B)

____2. Permit obtained from TCEQ by subdivider to dispose of wastes (from ultimate build-out population of subdivision) in accord with TAC Chapter 305. 364.33(a)(l), 364.52(3)(B)

____3. Approval by TCEQ of engineering planning materials for wastewater system under 30 TAC Chapter 317. 364.33(a)(l)

____4. Approval(s), by all entities having jurisdiction over the project, of plans and specifications for the proposed sewerage facilities. 364.52(3)(B)

____5. Greywater use (if proposed) meets the minimum criteria of 30 TAC Chapter 210. 364.34(a)

OPTION Z. Wastewater treatment by on-site sewerage facilities (OSSF).

____1. The disposal system does not utilize a borehole, cesspool, or seepage pit (unauthorized systems under 30 TAC 285.3(i)), or a pit privy or portable toilet. 364.33(b)(3)

____2. If a sewerage facility would dispose of more than 5,000 gallons per day, the facility complies with 30 TAC Chapter 317. 364.33(b)(2)

____3. If the sewerage facility serves single family or multifamily dwellings and the anticipated flow is 5,000 or less gallons per day, the facility complies with 30 TAC Chapter 285.364.33(b)(l)

____4. Review of OSSF proposal and inspection of systems by the TCEQ or its authorized agent as necessary to assure comp1iance with OSSF laws and rules. 364.33(b)(3)

____5. Greywater use (if proposed) accords with the minimum criteria of 30 TAC Chapter 285. 364.34(b)

FINAL ENGINEERING REPORT- Additional Contents under Option Z

____6. Planning materials required by 30 TAC 285.4(c), including site evaluation (30 TAC 285.30) and all other information required by the county's OSSF order. 364.52(4)
____7. Disposal of sludge from water treatment and sewerage facilities shall comply with 30 TAC Chapter 312 and Chapter 317. 364.35

____H. FINANCIAL GUARANTEES FOR IMPROVEMENTS:

If the water and wastewater facilities have not been constructed at the time final plat approval is sought, the commissioners court shall require the sub divider to execute a Subdivision Construction Agreement with the county secured by a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit. 364.54(a)

____1. SUBDIVISION CONSTRUCTION AGREEMENT (SCA)

___a. Name of Subdivision.
___b. Amount of financial guarantee shall be the total of the costs listed in Exhibit B on the SCA and shall be in an amount determined by the commissioners court to be adequate to ensure proper construction or installation of the (not-yet-built-or-paid-for) water and wastewater facilities to serve the subdivision, including reasonable contingencies, but shall not be less than the amount certified on the plat by the subdivider's engineer. 364.54(b)(2), 364.52(d)
___c. Signatures of parties, with appropriate acknowledgments added
___d. Exhibit A. Metes and bounds description of the land being subdivided
___e. Exhibit B. Description of the required improvements, the estimated cost of completion for each improvement (including contingencies, as determined by commissioners court), and the date by which the particular improvement will be completed (The completion date is expected to be three years after the plat is approved by the commissioners court). This operability date will thus be no sooner than the latest of the completion dates. The operability date may be extended by a city or county Under the circumstances set out in 31 TAC 364.65 (see checklist, below) and the parallel statutory provisions in Local Govt. Code 212.0105(c), 232.026, or 232.075.

____2. FINANCIAL GUARANTEE

___a. Lists as sole beneficiary the county judge, in his official capacity, or the judge's successor, and must be approved by county judge. 364.54(c)(3)
___b. Conditioned on completion of water and wastewater facilities meeting the minimum standards of the model rules, within the time stated on the plat (or within any extension of time granted by commissioner's court). (Expiration date will be the same as the operability date). 364.54(c)(4)

____3. EXTENSION OF OPERABILITY DATE

Commissioners court may extend the date stated on plat by which required water and sewer facilities will be fully operable if:

(1) the extension would not allow a residence to be inhabited without water and sewer services meeting the model rule standards, and

(2) a financial guarantee (original or new) covers the period of extension, and

(3) the court finds the extension is reasonable and not contrary to the public interest. 364.56

No more than two extensions are allowed.

___I. DISAPPROVAL

If a plat does not meet the requirements prescribed by or under Chapter 1 (Model Rules), the commissioners court shall refuse to approve the plat. 364.55(b)

B.5 SUBDIVISION COMPREHENSIVE DRAINAGE PLAN AND REPORT CHECKLIST

B.5: SUBDIVISION COMPREHENSIVE DRAINAGE PLAN AND REPORT CHECKLIST

____1. Cover Sheet with the following information:
- ___a. Project name
- ___b. Property ID
- ___c. Project location map
- ___d. Engineering Firm Information (Name/Address/Firm Reg. #)
- ___e. Engineer's Information (Name/PE#)
- ___f. Engineering seal and date

____2. Sheet index

____3. Drainage (narrative)
- ___a. Legal description
- ___b. Project location description (ETJ, Drainage District, etc.)
- ___c. Existing use and existing drainage conditions/drainage patterns.
- ___d. Statement regarding whether any portion on the project is located within the FEMA floodplain. Include community panel number and zone information.
- ___e. Statement regarding the soil conditions/types in the area
- ___f. Proposed use and proposed drainage improvements, runoff routing and detention

____4. Floodplain map – FEMA floodplain map showing location of subdivision including NFHL FIRMette with community panel, zone description, and site location.

____5. USDA Web Soil Survey – Soil conditions, map symbol, soil name, group and class (Web Soil Survey – usda.gov)

____6. Drainage Area Map including:
- ___a. Contour map showing the drainage basin the subdivision is part of and the location of the subdivision. The contour map shall also show streets, street names, ditches, general drainage flow direction to ultimate outfall, city limits, ETJ, and any other major land features. All existing elevation shall be one foot contours extending 500 feet outside subdivision boundary. (The National Map – Advanced Viewer, may be used; to show flow arrows turn on National Hydrography Dataset layer; to show contours turn Elevation Contours layer on)
- ___b. Existing drainage areas (within the drainage basin the subdivision is part of)
- ___c. Existing drainage outfall location

____7. Proposed Drainage Area Map including:
- ___a. Proposed drainage areas
- ___b. One inlet per drainage area

____8. Calculations for Drainage within the Basin this subdivision is part of:
- ___a. Drainage calculations for each drainage area including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)

___b. Pre-development 10-year flow in cubic feet per second (cfs) for all existing drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)

___c. Analyze and provide calculations showing that the drainage way receiving drainage from the final drainage outfall is adequate, including flows from other drainage contributors within the drainage basin.

____9. Calculations and Design Requirements for Subdivision Drainage including:

___a. Drainage calculations for each drainage area including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)

___b. One inlet per drainage area

___c. Pipe and inlet capacity calculations

___d. Hydraulic grade line calculations for the design storm. The hydraulic grade line shall be a minimum of 6" below the lowest gutter elevation for the design storm. The hydraulic grade line shall also be a minimum of 6" below the lowest gutter elevation at the peak water surface elevation (WSE) for any drainage infrastructure that outfalls into a pond and/or at the base flood elevation (BFE) where applicable.

___e. The engineer shall strive to achieve a minimum cover of 3 feet over all storm sewer in paved or unpaved areas where possible. If a minimum cover of 3 feet is not possible, the engineer shall provide a storm sewer type that is structurally capable of supporting the proposed loads.

___f. Flow capacity calculations per these rules of all existing and proposed drainage ways and drainage structures within the subdivision to the final drainage outfall acceptable by the County Engineer. All proposed roadways and drainage systems shall be designed based on proposed/post-developed conditions.

___g. Analyze and provide calculations showing that conveyance to the final drainage outfall is adequate for the flow from the subdivision.

___h. The minimum slope for curb & gutter is 0.20% and 0.15% for roadside ditches.

___i. For grass-line channels, including roadside channels/ditches, the maximum permissible velocity for the design storm is six (6) feet per second and includes all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the design storm must be non-erosive. The minimum permissible velocity is two (2) feet per second.

___j. The maximum velocity in the drain ditches shall be 3 fps for bare ground and 6 fps for vegetated ground.

____10. Calculation for Roadway Drainage Streets

____11. Calculations for Major Storm Water Conveyances

____12. Calculations for Detention Pond

___a. If detention ponds are proposed, provide required storage and proposed volume calculations.

___b. Detention is required for all residential subdivisions of five (5) or more acres in addition to all commercial development. The detention basin shall be designed to collect the post-development 50-year rainfall event and release at the pre-development 10-year rainfall event. If the project is required to release less than the pre-development 10-year flow (e.g., along a TxDOT roadway), the actual

discharge rate shall be used to calculate the required storage of the detention basin.

___c. The Modified Rational Method (MRM) shall be used to determine stormwater storage requirements. The calculations are carried out iteratively in a tabular form until a duration yields the greatest storage volume required.

___d. Pre-development 10-year flow in cubic feet per second (cfs) for all proposed drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc)

___e. All pipes used to drain stormwater management/detention basins shall be reinforced concrete pipe (RCP) with a minimum diameter of 18". If the size of pipe necessary to drain such basins is small enough such that it is not readily available as RCP, alternative pipe materials (i.e.,PVC, HDPE) may be proposed for consideration by the County Engineer.

___f. If widening roadside ditch, provide required storage and proposed volume calculations.

___g. If widening/excavation a drain ditch, provide required storage and proposed volume calculations

___h. Storm runoff may be detained within parking lots. However, the engineer should be aware of the inconvenience to both pedestrians and traffic. The location of ponding areas in a parking lot shall be thoroughly planned to minimize this condition. Stormwater ponding depths in parking lots are limited to an average of eight (8) inches with maximum of twelve (12) inches

____13. Proposed drainage plans including:

___a. All drainage standard details and specifications shall be in accordance with current TxDOT standard details and specifications, unless otherwise provided in these rules.

___b. Flow directions arrows with slope labels

___c. All lot grading shall have a desired slope of 2.00%, and a minimum slope of 0.10%, for drainage over land.

___d. Adequate drainage in the subdivision to avoid the concentration of storm drainage from lot to lot. All plans of the drainage improvement of modifications necessary to provide positive drainage away from all buildings and coordinate individual lot drainage with the proposed storm drainage pattern for the area.

___e. High points

___f. Storm sewer and/or open channel plan and profiles with existing and proposed ground.

___g. Hydraulic grade line for the design storm, shown in storm sewer and/or open channel profile. The hydraulic grade line shall be a minimum of 6" below the lowest gutter elevation for the design storm. They hydraulic grade line shall also be minimum of 6" below the lowest gutter elevation at the peak water surface elevation (WSE) for any drainage infrastructure that outfalls into a pond and/or at the base flood elevation (BFE) where applicable.

___h. Existing and proposed storm sewer and inlets

___i. All storm sewer and culvert pipes. The minimum diameter of pipe shall be eighteen (18) inches and shall be constructed of reinforced concrete pipe (RCP)

___j. Pipe length, size, class, slope, flow line, flow rate (Q), flow velocity (V), Flow depth (D)

___k. Utility crossings and resolution of any conflicts

___l. Top of cub elevations
___m. Ditch flow line elevations
___n. Manhole rim and invert elevations
___o. Trench protection limits
___p. All applicable details
___q. Proposed drainage outfall locations and owner of outfall locations
___r. All necessary right-of-ways and easements required for drainage improvements shall be shown on the plans.
___s. Detailed plans and specifications for all on-site improvements, in addition to off-site improvements which must be completed prior to final plat approval.
___t. If detention ponds are proposed, provide plans showing pond sizes, locations, and discharge line sizes; and/or other proposed stormwater management measures used to comply with detention requirements, provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation at the peak storage elevation clearly shown and labeled.
___u. If widening roadside ditch, include a plan and profile of the proposed and existing roadside ditch, street ROW, edge of pavement, slopes, and property line. Provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation (WSE) at the peak storage elevation clearly shown and labeled. Demonstrate by a profile that water will flow to an outfall location, or for a minimum of 1,500 feet or 2 feet in elevation
___v. If widening/excavating a drain ditch, include a plan and profile showing the excavation limits and location of ramps, ditch ROW, irrigation canal and canal ROW (if applicable), property lines, base flow water surface elevation (WSE), flowline, slope, existing ground, and details. Provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation (WSE) at the peak storage elevation clearly shown and labeled.

B.6 TYPICAL CERTIFICATIONS

B.6 TYPICAL CERTIFICATIONS

6.1 OWNERS ACKNOWLEDGMENT - GENERAL PLAT

EXAMPLE FORM

STATE OF TEXAS
COUNTY OF CAMERON

Know all men by these presents, that I, John Doe, owner of the property described and delineated hereon as "John Doe Subdivision" Cameron County, Texas. Do hereby adopt the foregoing map and plan for subdividing the above described property and do hereby dedicate to the public forever, the rights-of-way and easements as shown hereon for the purposes and consideration therein expressed.

John Doe Date

STATE OF TEXAS
COUNTY OF CAMERON

Before me, Joe Doe, a Notary Public on this day personally appeared, John Doe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the _____day of _____20__.

Signature

My Commission Expires:

6.2 OWNERS ACKNOWLEDGMENT - RESIDENTIAL PLAT

EXAMPLE FORM

STATE OF TEXAS
COUNTY OF CAMERON

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, John Doe, as owner of the _____acre tract of land encompassed within the proposed "John Doe Subdivision", hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the streets, parks, and easements shown herein.

I certify that I have complied with the requirements of Texas Local Government Code, Chapter 232.032 and that

(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
(C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
(D) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

John Doe Date

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned notary public, on this day personally appeared, John Doe, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office the ____day of_____20__.

Joe Notary, Notary Public

6.3 PURCHASE CONTRACT CERTIFICATE SAMPLES

1. NON-RESIDENTIAL

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of _ the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision that water is provided by [Name of Water Supplier] and service can be obtained once and will made available when _____.

2. RESIDENTIAL

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision of the following:

Water is provided by_____and will be made available by the____day of_____20____
Sewer is provided by_____and will be made available by the____day of_____20____
Electricity is provided by_____and will be made available by the____day of_____20____
Gas Service is provided by_____and will be made available when_____

6.3 PURCHASE CONTRACT CERTIFICATE SAMPLES

1. NON-RESIDENTIAL

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of _ the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision that water is provided by [Name of Water Supplier] and service can be obtained once ~~and~~ will made available when _____.

2. RESIDENTIAL

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of_____the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision of the following:

Water is provided by_____and will be made available by the____day of_____20____
Sewer is provided by_____and will be made available by the____day of_____20____
Electricity is provided by_____and will be made available by the____day of_____20____
Gas Service is provided by_____and will be made available when_____

This certificate shall be included in the subdivision plat, must be signed by the developer and notarized.

6.4 LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

EXAMPLE FORM

LIENHOLDER

We, One State Bank, owner and holder of a lien against the property described in the plat known as "John Doe Subdivision" do hereby in all things subordinate our interest in said property to the purposes and effects of said plan and dedications and restrictions shown herein, and we do hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By:

One State Bank

6.5 NOTARY PUBLIC ACKNOWLEDGMENT FOR ALL SIGNATURES

EXAMPLE FORM

STATE OF TEXAS
COUNTY OF CAMERON

Before me, Joe Doe, a Notary Public, on this day personally appeared, John Doe, known to me to be the person whose name is subscribed to the forthgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the _____day of _____, 20__.

Signature

My Commission Expires:

Note: Holders of all liens against the property being platted must execute the final plat or prepare separate instruments which shall be filed for record with the plat. All lienholder signatures shall be acknowledged by Notary Public.

6.6 CERTIFICATION FOR ENGINEER OR SURVEYOR

EXAMPLE FORM

STATE OF TEXAS
COUNTY OF CAMERON

I, John Doe, a Registered Professional Engineer or Land Surveyor in Texas, hereby certify that the above plat and description of the "John Doe Subdivision". were prepared from a survey of the property made on the ground by me or under my supervision on the _____day of, _____20____.

(SEAL)
John Doe Date

6.7 CERTIFICATION FOR TAX ASSESSOR

STATE OF TEXAS
COUNTY OF CAMERON

The undersigned hereby certifies that all ad valorem taxes owed to all of the taxing units represented by the undersign are currently paid in full for the area inside the boundaries of "John Doe Subdivision" witness by my hand on the _____day of _____20____.

_____
Assessor and Collector of Taxes
County of Cameron

6.8 CERTIFICATION FOR HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF CAMERON

This plat of "John Doe Subdivision", has been submitted to and considered by the Health Department of Cameron County, Texas, which hereby certifies that this subdivision plat conforms to all the requirements of the County Health Department regulations under the Health and Safety Code, Chapter 366, On-Site Sewage Disposal Systems. Dated the _____day of_____, 20___.

_____
Sanitarian, Cameron County, Texas

6.9 CERTIFICATION FOR COUNTY ENGINEER

1. RESIDENTAL PLAT

I, the undersigned County Engineer of the County of Cameron hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required.

_____ _____

Name of Engineer Date
Cameron County Engineer

2. GENERAL PLAT

I, Name of Engineer, County Engineer of Cameron County, Texas, under the authority granted me by the Cameron County Commissioners Court, in Court Order #2023O10006, and in accordance with the Texas Local Government Code §232.0022, Subchapter A. do hereby certify this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required.

Date this ____day of _____, 20___.

_____

Name of Engineer, P.E., Cameron County Engineer

6.10 CERTIFICATION FOR BUILDING OFFICIAL

I, the undersigned Building Official of the County of Cameron hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required.

_____ _____

Name of Building Official Date
Cameron County Building Official

6.11 CERTIFICATION FOR COUNTY JUDGE

Approved by the Commissioner's Court of Cameron County, Texas at _____ meeting on this the _____ day of _____ 20____.

_____
Name of County Judge
County Judge

B.7 CONDITION OF PROPERTY NOTICE

B.7 CONDITION OF PROPERTY NOTICE

WARNING

IF ANY OF THE ITEMS BELOW HAVE NOT BEEN CHECKED, YOU MAY NOT BE ABLE TO LIVE ON THE PROPERTY.

CONCERNING THE PROPERTY AT (street address or legal description and city). THIS DOCUMENT STATES THE TRUE FACTS ABOUT THE LAND YOU ARE CONSIDERING PURCHASING.

A. CHECK OFF THE ITEMS THAT ARE TRUE:

1. THE PROPERTY IS IN A RECORDED SUBDIVISION.
2. THE PROPERTY HAS WATER SERVICE THAT PROVIDES POTABLE WATER.
3. THE PROPERTY HAS SEWER SERVICE OR A SEPTIC TANK SYSTEM.
4. THE PROPERTY HAS ELECTRIC SERVICE.
5. THE PROPERTY IS NOT IN A FLOOD-PRONE AREA.
6. THE ROADS ARE PAVED.

B. NO PERSON OTHER THAN THE SUBDIVIDER:

1. OWNS THE PROPERTY;
2. HAS A CLAIM OF OWNERSHIP TO THE PROPERTY; OR
3. HAS AN INTEREST IN THE PROPERTY.
4. NO PERSON HAS A LIEN FILED AGAINST THE PROPERTY.
5. THERE ARE NO BACK TAXES OWED ON THE PROPERTY.

NOTICE

C. SELLER ADVISES PURCHASER TO:

1. OBTAIN A TITLE ABSTRACT OR TITLE COMMITMENT REVIEWED BY AN ATTORNEY BEFORE SIGNING A CONTRACT OF THIS TYPE; AND
2. PURCHASE AN OWNER'S POLICY OF TITLE INSURANCE COVERING THE PROPERTY.

_____ _____

SIGNATURE OF SUBDIVIDER DATE

_____ _____

SIGNATURE OF PURCHASER DATE

B.8 FREQUENTLY ASKED QUESTIONS

B.8 FREQUENTLY ASKED QUESTIONS

A. May I divide my lot and sell a portion of it?

To divide your lot and sell off a portion of it; you must obtain approval of a subdivision plat by Cameron County whether it is for residential or nonresidential uses. When platting a residential lot, you will generally be required to provide water and sewer service (or financial guarantee for them).

B. May I lease my land without filling a plat?

The State has defined a subdivision to be an area of land that has been subdivided into lots for sale or lease. Therefore you will need to submit a subdivision plat showing each lease space (i.e. all spaces to lease a house, mobile home or an RV will need to be platted).

C. May I legally sell my lot?

The property you sell must be platted before you sell your lot or a determination certificate has been issued. Also, even a platted lot, if it lacks water and sewer service (or financial guarantee), you may not sell it unless (1) you reside on it and (2) you are not the subdivider or subdivider's agent.

Also note that sell means an offer to sale. A subdivider cannot offer a lot for sale or take a down payment to reserve a lot if the subdivision has not been recorded. Any offer to sell will constitute selling an illegally subdivided lot and the subdivider or subdivider's agent is subject to civil and criminal penalties stated in LGC §232.035 and §232.036.

D. Who is the Subdivider's Agent?

Cameron County has determined an agent of a subdivider to be a surveyor or any other entities who have been contracted to represent the subdivider and that caused, allowed or permitted a lot of a subdivider to be sold.

E. What can I do if I bought an illegally subdivided lot?

Under LGC §232.038, you may bring suit against the subdivider in the district court to (1) declare the sale of the property void and require the subdivider to return the purchase price of property and (2) recover from the subdivider (a) the market value of any permanent improvement you placed on the property (b) actual expenses incurred as a direct result of failure to provide adequate water and sewer facilities on residential lots (c) court fees and (d) reasonable attorney's fees.

You also can have the Attorney General of Texas or district attorney, criminal district attorney on behalf of the state or on behalf of residents to enjoin the violation or threatened violation of the LGC, Model Subdivision Rules and/or Cameron County Rules and Regulations.

F. Can I subdivide my illegally subdivided lot?

In order to comply with State regulations the entire part of the tract the divided lot is out of will need to be platted. The buyer is urged to contact the original subdivider and have the division platted. If the buyer(s) would still like to create the subdivision, all the lots created by the subdivider will need to be included on the plat and all the new owners will need to acknowledge the plat.

B.9 CERTIFICATE OF UTILITY SERVICE CONNECTION

B.9 CERTIFICATE OF UTILITY SERVICE CONNECTION (LGC §232.029)

1. OWNER OF PROPERTY_____
   MAILING ADDRESS_____
   _____
   _____

   PHONE #_____

2. LEGAL PROPERTY DESCRIPTION

   NAME OF SUBDIVISION: _____
   LOT_____ BLOCK_____ ACRES_____

   ASSUMED SUBDIVISION NAME: _____

3. EXCEPTION TYPE: LAND WAS NOT SUBDIVIDED AFTER SEPTEMBER 1, 1995_____, AGRICULTURAL WILDLIFE USE_____, 10 ACRE TRACT_____, STATE AGENCY_____, SCHOOL FUND_____, FAMILIY PARTITION_____, FAMILY "SITE" PLAN_____, OTHER_____.

4. COMMENTS:_____

This certificate authorizes all utilities to provide service to the property described above. If any discrepancies between this certificate and the person requesting service, the utility company should notify Cameron County and should not provide service or disconnecting service to the property.

APPROVED BY:_____
Cameron County Authorized Agent

B.10 SAMPLE GENERAL COUNTY PLAT NOTES

B.10 SAMPLE GENERAL COUNTY PLAT NOTES

General County Plat Notes: The following plat notes **shall** be provided on all subdivisions, as applicable, in accordance with these rules. The General Notes sample is being provided as guidance to the requirements to comply with the Texas Local Government Code, Texas Water Development Board Model Subdivision Rules, and Cameron County Subdivision Rules and Regulations. These plat notes may be amended to meet specific needs as approved by the Cameron County Engineering Department.

CAMERON COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE **"X"** & "**X"(SHADED)**

   THIS PROPERTY IS LOCATED IN FLOOD ZONE_____, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO COMMUNITY PANEL NUMBER: ##########, EFF. DATE: _____ AS PREPARED BY FEMA, BASED ON GRAPHOCAL REPRESENTATION.

2. DATE OF PREPARATION:

3. NO TOPOGRAPHIC CHANGES ARE REQUIRED FOR THIS SUBDIVISION.

4. SETBACKS:
   FRONT: 25 FT.
   BACK/REAR: 10 FT.
   SIDE: 5 FT
   COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. GENERAL NOTE FOR RESIDENTIAL LOTS:
   NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS_____THROUGH _____AND LOTS_____THROUGH_____.
   THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE ENGINEERING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

6. GENERAL NOTE FOR COMMERCIAL LOTS:
   LOTS_____THROUGH_____SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS _____THROUGH_____ IS FOR NONRESIDENTIAL USE.
   THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE ENGINEERING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

8. THIS SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNCECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
   - WATER WILL BE PROVIDED BY:
   - ELECTRICAL WILL BE PROVIDED BY:
   - WASTEWATER SERVICE WILL BE PROVIDED BY:
   - GARBAGE WASTE WILL BE DISPOSED OF BY:

9. ALL INTERIOR LOT CORNERS ARE MARKD BY A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED _____.

10. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

11. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

12. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

13. ALL LOTS WITHIN THIS SUBDIVISION WILL REQUIRE ON-SITE DETENTION AS PER CAMERON COUNTY STANDARDS.

14. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOSCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOODPLAIN MANAGEMENT REGULATIONS.

15. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHING DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

16. THIS SUBDIVISION LIES WITHIN THE E.T.J. OF THE CITY OF ____

17. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
    BENCHMARK INFORMATION:
    USGS BENCHMARK DESIGNATION = XXXX
    PID = XXXX
    STATE/COUNTY = TX/CAMERON
    USGS QUAD = ( )
    ELEVATION = 39.94 (FEET)
    AT THE CORNER OF THE JUNCTION OF (ROAD NAME) AND (ROAD NAME). AT A BUILDING OCCUPIED BY THE ( ), ADDRESS IS ( ), SET VERTICALLY IN THE SOUTHEAST FACE OF THE BUILDING, 2.1KM (7.0FT), NORTHEAST OF THE SOUTH DOOR, 0.46 METERS (1.5FT), SOUTHWEST OF THE SOUTHWEST END OF A PLATE GLASS WINDOW. THE MARK IS 1.3M ABOVE SIDEWALK.

18. OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ADJACENT TO ANY IRRIGATION AND/OR DRAINAGE EASEMENT, DITCH, GULLY, CREEK, RESACA OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION AND DRAINAGE EASEMENTS AND/OR RIGHT OF WYAS CLEAR OF ANY FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE DISTRICTS OPERATIONS AND MAINTENANCE OF ITS FACILITIES. ANY UNAUTHORIZED STRUCTURE OR OBSTRUCTION IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO PART OF THIS PROPERTY SHALL BE PERMITTED TO DRAIN INTO ANY IRRIGATION OR DRAINAGE FACILITY OF THIS DISTRICT.

APPENDIX C

EXCEPTIONS

C.1 AGRICULTURAL USE

C.1 AGRICULTURAL USE
DEVELOPER'S STATEMENT

I\We the undersigned, do hereby certify that [I\We] we are creating lots to be used primarily for _____ and we are not laying out streets, alleys, squares, parks or other parts of tract intended to be dedicated to public use (i.e. ingress and egress easement or similar) or for the use of purchasers or owners of lots fronting on or adjacent to streets, alleys, squares, parks, or other parts. We also certify that all deed records will clearly state the use of these lots. We understand that any violation of this exemption automatically creates a subdivision and may be subject to civil and criminal penalties.

[Provide notarized signatures]

APPENDIX D

SAMPLE FORMS

APPENDIX D – SAMPLE FORMS

D. 1 SAMPLE FORM FOR WATER SERVICE AGREEMENT
D. 2 SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT
D. 3 SUBDIVISION CONSTRUCTION AGREEMENT
D. 4 IRREVOCABLE LEITER OF CREDIT SAMPLE FORM
D. 5 REQUEST TO EXTEND DATE WATER AND WASTEWATER SERVICE FACILITIES MUST BE FULLY OPERABLE

D.1 SAMPLE FORM FOR WATER SERVICE AGREEMENT

D.l: SAMPLE FORM FOR WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which supplies of drinking Water known as_____.

The Subdivider is_____
who is the owner, or the authorized agent of the owner, of a tract of land in_____
County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as_____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____County for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $_____ which sum represents the total costs of water meters, water rights acquisition fees, and all membership or other fees associated with connecting the individual lots in the Subdivision to the Utility's water supply system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by_____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement. the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____. 20_____.

The Utility

By: _____
Printed Name:_____
Office or Position:_____
Date_____

The Subdivider

By: _____

Printed Name: _____

Office or Position: _____

Date:_____

D.2 SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT

D.2: SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as _____.

The Subdivider is _____,
who is the owner, or the authorized agent of the owner, of a tract of land in _____ County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____ County for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow, and that it will treat that wastewater flow for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

Insert the following paragraph if the Utility imposes any fees for connection of individual lots to the Utility's wastewater collection and treatment system:

The Subdivider has paid the Utility the sum of $_____ which sum represents the total costs of tap fees, capital recovery charges, and other fees associated with connecting the individual lots in the Subdivision to the Utility's wastewater collection and treatment system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by _____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____20 _____

The Utility

By: _____

Printed Name: _____
Office or Position:_____
Date:_____

The Subdivider

By: _____

Printed Name:_____
Office or Position: _____
Date:_____

D.3 SUBDIVISION CONSTRUCTION AGREEMENT

D.3 SUBDIVISION CONSTRUCTION AGREEMENT

[SUBDIVISION NAME]

1. Parties. This Subdivision Construction Agreement (the Agreement) is by and between the County and the Subdivider. The County is Cameron County, Texas, acting by and through its Commissioners Court, or authorized representative as designated by the Commissioners' Court. The Subdivider is _____, who is the owner, or the authorized agent of owner, of a tract of land located within the geographic area and jurisdiction of the County.

2. Effective Date. This Agreement is effective on the date the County approves the final plat for the subdivision described in Paragraph 3 of this agreement (the Effective Date).

Recitals

3. Subdivider is the owner of the land included in the proposed final subdivision plat of the subdivision, as shown in County's File Number (the Subdivision) and more particularly described by the metes and bounds description attached and incorporated into this Agreement as Exhibit A (the Property); and

4. Subdivider seeks authorization from the County to subdivide the Property in accordance with the requirements imposed by Texas statute and the County's regulations and other requirements; and

5. County regulations require the completion of various improvements in connection with the development of the Subdivision to protect the health, safety, and general welfare of the community and to limit the harmful effects of substandard subdivisions; and

6. The purpose of this Agreement is to protect the County from the expense of completing subdivision improvements required to be installed by the Subdivider; and

7. This agreement is authorized by and consistent with state law and the County's regulations and other requirements governing development of a subdivision.

IN CONSIDERATION of the foregoing recitals and the mutual covenants, promises, and obligations by the parties set forth in this Agreement, the parties agree as follows:

Subdivider's Obligations

8. Improvements. The Subdivider agrees to construct and install, at Subdivider's expense, all subdivision improvements required to comply with County orders, regulations, and policies governing subdivision approval, specifically including without limitation those improvements listed on Exhibit B attached and incorporated by reference into this Agreement (collectively, the Improvements, any one of which is an Improvement). All Improvements shall be constructed in conformity to the County's requirements, procedures, and specifications, pursuant to construction plans, permits, and specifications approved by the County prior to commencement of construction, and subject to inspection, certification, and acceptance by the County.

9. Completion. Unless a different time period is specified for a particular Improvement in Exhibit B, construction of all the Improvements shall be completed no later than three (3) years after the Effective Date (the Completion Date); provided, however, that if the Subdivider or the Issuer delivers to the County no later than the Completion Date a substitute Letter of Credit satisfying the criteria established by Paragraph 11 and which has an expiration date no earlier than one year from the Completion Date, then the Completion Date shall be extended to the expiration date of that substitute Letter of Credit or any subsequent substitute Letter of Credit provided in accordance with this Paragraph. Upon completion of each of the Improvements, the Subdivider agrees to provide to the County a complete set of construction plans for the Improvements, certified as builts by the engineer responsible for preparing the approved construction plans and specifications.

10. Warranty. The Subdivider warrants the Improvements constructed by Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees will be free from defects for a period of one (I) year from the date the County accepts the dedication of a completed Improvement or group of Improvements (the Warranty Period), as such Improvement or group of Improvements is separately identified and listed on Exhibit B, except the Subdivider does not warrant the Improvements for defects caused by events outside the control of the Subdivider or the Subdivider's agents, contractors, employees, tenants, or licensees. The Subdivider agrees to repair any damage to the Improvements before and during the Warranty Period due to private construction-related activities. As a condition of the County's acceptance of dedication of any of the Improvements, the County may require the Subdivider to post a maintenance bond or other financial security acceptable to the County to secure the warranty established by this Agreement. If the Improvements have been completed but not accepted, and neither the Subdivider nor Issuer is then in default under this Agreement or the Letter of Credit, at the written request of the Subdivider or the Issuer the County shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to an amount equal to the face amount of the maintenance bond or other financial security acceptable to the County.

11. Security. To secure the performance of Subdivider's obligations under this Agreement, Subdivider agrees to provide adequate financial guarantees of performance in the form of a surety bond acceptable to the County, a cash deposit to be held by the County in escrow, or an irrevocable letter of credit in the amount of _____ ($ _____) (the Stated Amount), which amount is the estimated total cost of constructing each of the Improvements as shown on Exhibit B. If a letter of credit is provided pursuant to this Agreement, it shall be in a standard form acceptable to the County, shall have an expiration date no earlier than one year from the date of its issuance, and shall be issued by a financial institution having a rating equivalent to the minimum acceptable rating established under the County's financial institution rating system in effect at the time the initial letter of credit is issued pursuant to this Agreement (the Issuer). During the term of this Agreement and subject to the terms of Paragraph 22 of this Agreement, the County may revise the standard form letter of credit it reasonably considers acceptable and necessary to secure the performance of Subdivider's obligations under this agreement. A letter of credit satisfying the criteria of this Paragraph (and any substitute or confirming letter of credit) is referenced to in this agreement as the Letter of Credit.

12. Reduction In Letter of Credit. After the acceptance of any Improvement, the amount which the County is entitled to draw on the Letter of Credit shall be reduced by an amount equal to ninety percent (90%) of the Quoted cost of the accepted Improvement, as shown on Exhibit B. Upon completion of an Improvement, at the written request of Subdivider or Issuer, and if neither the Subdivider nor Issuer is then in default under this agreement or the Letter of Credit, the County shall complete, execute, and deliver to the Issuer a reduction letter verifying the acceptance of the Improvement and documenting that the Stated Amount has been reduced by stating the balance of the Stated Amount remaining after the reduction required by the first sentence of this Paragraph. No later than sixty (60) days after its receipt of a written request to reduce the Stated Amount submitted by the Subdivider or the Issuer, the County shall determine the Estimated Remaining Cost and shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to the Estimated Remaining Cost if the County determines the Stated Amount exceeds the Estimated Remaining Cost. Notwithstanding the preceding sentence, the County shall not be required to authorize reductions in the Stated Amount more frequently than every ninety (90) days. As used in this Paragraph, Estimated Remaining Cos,ts means the amount the County estimates to be the cost of completing all Improvements which are incomplete as of the time of such estimate.

County's Obligations

13. Inspection and Certificate. The County agrees to inspect Improvements during and at the completion of construction and, if completed in accordance with the standards and specifications for such Improvements, to certify the Improvements as being in compliance with County standards and specifications. The inspections and certifications will be conducted in accordance with standard County policies and requirements. The Subdivider grants the County, its agents, employees, officers, and contractors an easement and license to enter the Property to perform such inspections as it deems appropriate.

14. Notice of Defect. The County will provide timely notice to the Subdivider whenever inspection reveals that an Improvement is not constructed or completed in accordance with the standards and specifications for health or safety, and if the notice of defect includes a statement explaining why the defect creates such immediate and substantial harm, the cure period may be shortened to no less than five (5) days and the County may declare a default under this Agreement if not satisfied that the defect is cured after the cure period. Any cure period should be reasonable in relation to the nature of the default.

15. Use of Proceeds. The County will disburse funds drawn under the Letter of Credit only for the purposes. of completing the Improvements in conformance with the County's requirements and specifications for the Improvements, or to correct defects in or failures of the Improvements. The Subdivider has no claim or rights under this Agreement to funds drawn under the Letter of Credit or any accrued interest earned on the funds. All funds obtained by the County pursuant to one or more draws under the Letter of Credit shall be maintained by the County in an interest bearing account or accounts until such funds, together with accrued interest thereon (the Escrowed Funds), are disbursed by the County. The County may disperse all or portions of the Escrowed Funds as Improvements are completed and accepted by the County, or in accordance with the terms of a written construction contract between the County and a third party for the construction of Improvements. Escrowed Funds not used or held by the County for the purpose of completing an Improvement or correcting defects in or failures of an Improvement, together with interest accrued thereon, shall be paid by the County to the Issuer of the Letter of Credit no later than sixty (60) days following the County's acceptance of the Improvement or its decision not to complete the Improvement using Escrowed Funds, whichever date is earlier.

16. Return of Excess Escrowed Funds. No later than sixty (60) days after its receipt of a written request from the Subdivider or the Issuer to return Excess Escrowed Funds to the Issuer, the County shall disburse to the Issuer from the Escrowed Funds all Excess Escrowed Funds. For purposes of this Paragraph, Excess Escrowed Funds means the amount of Escrowed Funds exceeding one hundred ten percent (110%) of the estimated cost of constructing Improvements the County intends to construct but which have not been accepted, as such cost is shown on Exhibit B. Notwithstanding the first sentence in this Paragraph, the County shall not be required to disburse Excess Escrowed Funds more frequently than every ninety (90) days.

17. Cost Participation by County. If the County and Subdivider agree the County will participate in the expense of installing any of the Improvements, the respective benefits and obligations of the parties shall be governed by the terms of a Community Facilities Construction Agreement executed by the parties thereto, and the terms of that agreement shall control to the extent of any inconsistency with this Agreement.

18. Conditions of Draw on Security. The County may draw upon any financial guarantee posted in accordance with Paragraph I 1 upon the occurrence of one or more of the following events:

(a) Subdivider's failure to construct the Improvements in accordance with Paragraph 8 of this Agreement;
(b) Subdivider's failure to renew or replace the Letter of Credit at least forty-five (45) days prior to the expiration date of the Letter of Credit;
(c) Subdivider's failure to replace or confirm the Letter of Credit if the Issuer fails to maintain the minimum rating acceptable to the County, in accordance with Paragraph 11 of this Agreement; or
(d) Issuer's acquisition of the Property or a portion of the Property, through foreclosure or an assignment or conveyance in lieu of foreclosure.

The County shall provide written notice of the occurrence of one or more of the above events to the Subdivider, with a copy provided to the Issuer. Where a Letter of Credit has been provided as the financial guarantee, with respect to an event described by subparagraph (a), the County shall provide notice to the Subdivider and the Issuer of the specific default and the notice shall include a statement that the County intends to perform some or all of Subdivider's obligations under Paragraph 8 for specified Improvements if the failure is not cured. The notice with respect to a default under subparagraph (a) shall be given no less than twenty (20) days before presentation of a draft on the Letter of Credit, unless, in the reasonable opinion of the County, the failure creates an immediate and substantial harm to the public health or safety, in which case the notice shall state why the failure creates an immediate and substantial harm to the public health or safety, and shall be given no less than five (5) days before presentation of a draft on the Letter of Credit. In the event of a draw based on subparagraph (a), the County shall be entitled to draw in the amount it considers necessary to perform Subdivider's obligations under Paragraph 8, up to the amount allocated according to Exhibit B for any Improvement it states its intent to construct or complete in accordance with the standards and specifications for such improvement. The subdivider hereby grants to the County, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such Improvements. Where a Letter of Credit has been provided as the financial guarantee, with respect to an event described by subparagraphs (b), (c), or (d), the notice shall be given no less than twenty (20) days before presentation of a draft on the Letter of Credit.

In lieu of honoring a draft based on an event described in subparagraphs (b) or (c), the Issuer or the Subdivider may deliver to the County a substitute Letter of Credit if the event is described by subparagraph (b) or a substitute or confirming Letter of Credit if the event is described by subparagraph (c). H the Issuer has acquired all or a portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure, in lieu of honoring a draft based on an event described in subparagraph (d), the Issuer may deliver to the County a substitute or confirming Letter of Credit.

19. Procedures for Drawing on the Letter of Credit. The County may draw upon the Letter of Credit in accordance with Paragraph 18 by submitting a draft to the Issuer in compliance with the terms of the Letter of Credit governing such draft. The Letter of Credit must be surrendered upon presentation of any draft which exhausts the Stated Amount of such Letter of Credit. The County may not draft under a Letter of Credit unless it has substantially complied with all its obligations to the Issuer under this Agreement and has properly completed and executed the draft in strict accordance with the terms of the Letter of Credit.

20. Measure of Damages. The measure of damages for breach of this Agreement by the Subdivider is the reasonable cost of completing the Improvements in conformance with the County's requirements, procedures, and specifications. For Improvements upon which construction has not begun, the estimated cost of the Improvements shown on Exhibit B will be prima facie evidence of the minimum cost of completion; however, neither that amount or the amount of the Letter of Credit establishes the maximum amount of the Subdivider's liability.

21. Remedies. The remedies available to the County, the Subdivider, and Issuer under this Agreement and the laws of Texas are cumulative in nature.

22. Provisions for the Benefit of Issuer. The provisions of Paragraphs 9, 10, 11, 12, 15, 16, 18, 19, 21, 22, 23, 25, 26, 27, 28, 29, 30, 32, and 36 of this Agreement for the benefit of the Issuer may not be modified, released, diminished, or impaired by the parties without the prior written consent of the Issuer.

23. Third Party Rights. No person or entity who or which is not a party to this Agreement shall have any right of action under this Agreement, nor shall any such person or entity other than the County (including without limitation a. trustee in bankruptcy) have any interest in or claim to funds drawn on the Letter of Credit and held in escrow by the County in accordance with this Agreement. Notwithstanding the preceding sentence, the Issuer shall have a right of action to enforce any provision of this Agreement where the Issuer is specifically named as a beneficiary of such provision pursuant to Paragraph 22.

24. Indemnification. The Subdivider hereby expressly agrees to indemnify and hold the County harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees for the defense of such claims and demands, arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements. The Subdivider further agrees to aid and defend the County if the County is named as a defendant in an action arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act of negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements, except where such suit is brought by the Subdivider. The Subdivider is not an employee or agent of the County.

Notwithstanding anything to the contrary contained in this agreement, the Subdivider does not agree to indemnify and hold the County harmless from anyclaims, demands, costs, or liabilities arising from any act or negligence of the County, its agents, contractors, employees, tenants, or licensees.

25. No Waiver. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute continuing waiver unless expressly provided for by a written amendment to this Agreement; nor will the waiver of any default under this agreement be deemed a waiver of any subsequent defaults of the same type. The failure at any time to enforce this Agreement or covenant by the County, the Subdivider, or the Issuer, their heirs, successors or assigns, whether any violations thereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

26. Attorney's Fees. Should either party or the Issuer, to the extent Issuer is named as specific beneficiary, be required to resort to litigation to enforce the terms of this agreement, the prevailing party, plaintiff or defendant, shall be entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs in their entirety.

27. Assignability. The benefits and burdens of this Agreement are personal obligations of the Subdivider and also are binding on the heirs, successors, and assigns of the Subdivider. The Subdivider's obligations under this Agreement may not be assigned without the express written approval of the County. The County's written approval may not be withheld if the Subdivider's assignee explicitly assumes all obligations of the Subdivider under this Agreement and has posted the required security. The County agrees to release or reduce, as appropriate, the Letter of Credit provided by the Subdivider if it accepts substitute security for all or any portion of the Improvements. The County, in its sole discretion, may assign some or all of its rights under this Agreement, and any such assignment shall be effective upon notice to the Subdivider and the Issuer.

28. Expiration. This Agreement shall terminate upon the expiration of the approval of the proposed final plat of the Subdivision or if the Subdivision is vacated by the Subdivider.

29. Notice. Any notice required or permitted by this Agreement is effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to Subdivider:

Attn:_____

Printed Name:_____
Printed Name:_____
Address:_____
_____

if to County:
Attn:_____
Printed Name:_____
Printed Name:_____
Address:_____
_____

if to the Issuer: at Issuer's address shown on the Letter of Credit.

The parties may, from time to time, change their respective addresses listed above to any other location in the United States for the purpose of notice under this Agreement. A party's change of address shall be effective when notice of the change is provided to the other party in accordance with the provisions of this Paragraph.

30. Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parities will be construed as if the part, term, or provision was never part of this Agreement.

31. Personal Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement or the Issuer, whether arising out of or relating to the Agreement or the Letter of Credit, will be deemed to be proper only if such action is commenced in District Court for Cameron County, Texas, or the United States District Court for the _____ District of Texas, _____ Division. The Subdivider expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal. The Issuer, by providing a Letter of Credit pursuant to the terms of-this Agreement, expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal.

32. Release Upon Completion. Upon acceptance of all Improvements, the County agrees: (a) to complete, execute and deliver to the Subdivider and the Issuer a release in recordable form releasing the Subdivider and Subdivider's heirs, successors and assigns, and the Property from all provisions of this Agreement except those contained in Paragraph 10, and (b) to return to the Issuer the Letter of Credit and any Escrowed Funds not expended or obligated by the County for the completion of the Improvements.

33. Captions Immaterial. The numbering, order, and captions or headings of the paragraphs of this agreement are for convenience only and shall not be considered in construing this agreement.

34. Entire Agreement. This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties, and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement shall be of no force or effect excepting a subsequent written modification executed by both parties.

35. Authorization to Complete Blanks. By signing and delivering this agreement to the appropriate official of the County, the Subdivider authorizes completion of this Agreement by filling in the Effective Date below.

36. Binding Agreement. The execution and delivery of this agreement and the performance of the transactions contemplated thereby have been duly authorized by all necessary corporate and governmental action of the County. This Agreement has been duly executed and delivered by each party, and constitutes a legal, valid, and binding obligation of each party enforceable in accordance with the terms as of the effective Date. These representations and agreements are for the benefit of the Issuer, and have been relied on by the Issuer in issuing the Letter of Credit.

EXECUTED by the parties to be effective as of the _____day of _____, 20____.

IN WITNESS WHEREOF, the parties of the present have executed this SUBDMSION CONSTRUCTION AGREEMENT FOR [SUBDIVISION NAME] in the year and day first above written.

_____
Subdivider

_____
CAMERON COUNTY
(County Judge Name)
(County Judge Address)
(County Judge Phone Number)

SUBSCRIBED AND SWORE BEFORE
ME ON THIS_____DAY OF _____, 20___.

_____
Signature of Notary

ATTESTED BY:

_____
(County Clerk Name), County Clerk

My Commission Expires: _____

EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY

(Insert Metes and Bounds)

EXHIBIT B: SUBDIVISION IMPROVEMENTS

Subdivision Improvements. Subdivider and County agree the following improvements are required in connection with the approval and development of the Subdivision (collectively, the Subdivision Improvements). Subdivider agrees to deliver a financial guarantee acceptable in form and substance to the County in an amount equal to the Estimated Cost of Completion listed below, as follows:

Description of Improvement(s)	Estimated Cost of Completion	Completion Date
a) _____	_____	_____
b) _____	_____	_____
c) _____	_____	_____

D.4 IRREVOCABLE LETTER OF CREDIT SAMPLE FORM

APPENDIX D.4

IRREVOCABLE LETTER OF CREDIT SAMPLE FORM

IRREVOCABLE LETTER OF CREDIT NO.

TO:_____, Texas

DATE:_____,20____

We hereby authorize you to draw at sight on [NAME AND LOCATION OF BANK] , for the account of [NAME OF CUSTOMER] (the Customer), up to the aggregate amount of_____DOLLARS ($_____) (the Stated Amount) available by our draft, accompanied by a certification by the county judge, any county commissioner, or the county treasurer that the following condition exists: [NAME OF SUBDNISION] is lacking [NUMBER OF IMPROVEMENTS] of [TYPE OF IMPROVEMENT] at [COST PER IMPROVEMENT].

A Condition of Draw exists under Subdivision Construction Agreement dated , 20_, by and between Subdivider and the County of Cameron (the Agreement). County is in substantial compliance with the terms of said Agreement and has calculated the amount of this draft in accordance with the terms of the Agreement.

Drafts must be drawn and presented by or on [EXPIRATION DATE] by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that drafts drawn and presented in accordance with this credit shall be duly honored. Partial draws are permitted and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit, the original of this credit will be surrendered to us.

Except as expressly stated, this credit shall be subject to the Uniform Customs and Practice for
Documentary Credits (1993 Revision), International Chamber of Commerce (Publication No. 500).

This credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

Address of Issuer:

Officer

Signature of Issuers Authorized

Printed Name:

Title:

D.5 REQUEST TO EXTEND DATE WATER AND WASTEWATER SERVICE FACILITIES MUST BE FULLY OPERABLE

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

D.5 REQUEST TO EXTEND DATE WATER AND WASTEWATER SERVICE FACILITIES MUST BE FULLY OPERABLE

APPROVAL TYPE (CONSTRUCTION OR RECORDING OPTION):_____

NAME OF SUBDIVISION: "_____ "

SUBDIVISION SIZE:_____ . (ACRES)

NUMBER OF PROPOSED LOTS:_____ .
SMALLEST LOT SIZE:_____ (ACRES) LARGEST LOT SIZE_____ (ACRES)

DEVELOPER:
NAME: _____
ADDRESS: _____

_____
CITY: _____
PHONE NUMBER: _____
EMAIL ADDRESS: _____

CONSULTING FIRM: _____**PHONE NUMBER:** _____
ADDRESS: _____ **EMAIL ADDRESS:** _____
_____ **CONTACT PERSON:** _____

REASON FOR EXTENSION (INCLUDING REASON SEPTIC SYSTEMS HAVE NOT BEEN INSTALLED, AS APPLICABLE): _____
_____
_____
_____
_____

COST TO CONSTRUCT SEPTIC SYSTEMS (IF APPLICABLE) $_____

(Note: The construction cost of the septic systems shall match the County's current and actual cost of the septic system at the time of the extension request.)

ADDITIONAL ITEMS REQUIRED FOR REVIEW (No review will be conducted until all of the above is filled out, fees paid, and the following items are submitted.)

____ 1. Copy of plat for which the extension is requested .
____ 2. Copy of current financial guarantees.
____ 3. Updated Service Agreement.
____ 4. Updated Subdivision Construction Agreement with current costs.

(Note: No more than two consecutive one-year extensions are allowed.)

Owner or Developer signature:

_____	_____	_____
Name/Title	Signature	Date

APPENDIX E

CHAPTER 1 DEFINITIONS (MODEL SUBDIVISION RULES)

The following words and terms, when used in these rules (Chapter 1) (Model Subdivision Rules), shall have the following meanings, unless the context clearly indicates otherwise.

(1) Commission - The Texas Commission on Environmental Quality and any of its predecessor or successor entities.

(2) Commissioners court (or court) - The Commissioners Court of Cameron County, Texas.

(3) County - Cameron County, Texas.

(4) Drinking water - All water distributed by any agency or individual, public or private, for the purpose of human consumption, use in the preparation of foods or beverages, cleaning any utensil or article used in the course of preparation or consumption of food or beverages for human beings, human bathing, or clothes washing.

(5) Engineer - A person licensed and authorized to practice engineering in the State of Texas under the Texas Engineering Practice Act.

(6) Final plat - A map or drawing and any accompanying material of a proposed subdivision prepared in a manner suitable for recording in the county records and prepared as described in these regulations.

(7) Lot - An undivided tract or parcel of land.

(8) Non-public water system- Any water system supplying water for domestic purposes which is not a public water system.

(9) OSSF- On-site sewage facilities as that term is defined in rules and/or regulations adopted by the Commission, including, but not limited to, 30 TAC Chapter 285.

(10) Platted - Recorded with the county in an official plat record.

(11) Public water system - A system for the provision to the public of water for human consumption through pipes or other constructed conveyances, which includes all uses described under the definition for drinking water. Such a system must have at least 15 service connections or serve at least 25 individuals at least 60 days out of the year. This term includes any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system; and any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system. Two or more systems with each having a potential to serve less than 15 connections or less than 25 individuals but owned by the same person, firm, or corporation and located on adjacent land will be considered a public water system when the total potential service connections in the combined systems are 15 or greater or if the total number of individuals served by the combined systems total 25 or more at least 60 days out of the year. Without excluding other meanings of the terms individual or served, an individual shall be deemed to be served by a water system if he lives in, uses as his place of employment, or works in a place to which drinking water is supplied from the system.

(12) Purchaser - Shall include purchasers under executory contracts for conveyance of real property.

(13) Retail public utility - Any entity meeting the definition of a retail public utility as defined in Water Code 13.002.

(14) Sewerage facilities - The devices and systems which transport domestic wastewater from residential property, treat the wastewater, and dispose of the treated water in accordance with the minimum state standards contained or referenced in these rules.

(15) Subdivider - Any owner of land or authorized agent thereof proposing to divide or dividing land so as to constitute a subdivision.

(16) Subdivision - Any tract of land divided into two or more parts that results in the creation of two or more lots of five acres or less intended for residential purposes. A subdivision includes re-subdivision (replat) of land which was previously divided.

(17) TAC - Texas Administrative Code, as compiled by the Texas Secretary of State.

(18) Water facilities - Any devices and systems which are used in the supply, collection, development, protection, storage, transmission, treatment, and/or retail distribution of water for safe human use and consumption.

APPENDIX F

DEFINITIONS
(ALL OTHER CHAPTERS AND RULES)

The following words and terms, when used in these rules, shall have the following meanings:

1. Acceptable Outfall - Tidewater or that point as determined by the County Engineer where storm water can be released to a channel without causing erosion, or resulting sedimentation to the receiving channel or its flood plain. Where necessary the outlet shall include structural and vegetative measures to assure non-erosive velocities.

2. Accessory Dwelling Unit (ADU) - A smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Does not include manufactured home, mobile home, hotels, boarding houses, trailers, motor coaches, or other recreational vehicles.

3. Alley - A passageway designed primarily to provide access to or from the rear or side of property otherwise abutting on a public street.

4. Arterial Street – A public street designed to carry high volumes of through traffic. Access is usually limited to intersections and major driveways. Arterial streets serve as a link between major activity centers within the urban area.

5. Automotive Wrecking and Salvage Yard - An outdoor place where person stores three or more vehicles for the purpose of dismantling or wrecking the vehicles to remove parts for sale or for use in automotive repair or rebuilding

6. Base Flood Elevation (BFE) - The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.

7. Block - A Block is a piece or parcel of land surrounded by public streets, on no less than three (3) sides normally containing several lots or the equivalent area.

8. Border Area- As used in these explanations, a Texas county, any part of which is located within 50 miles of the Texas-Mexico border. These are also called "Subchapter B" counties, because in them residential subdivisions outside city limits are subject to the colonias-prevention provisions in Subchapter B of Chapter 232, Local Govt. Code.

9. Building Line - The line within a Lot or Tract defining the minimum permissible horizontal distance between a building and a lot line or a building and the adjacent Street or Alley right- of-way line.

10. Build it or bond it - A shorthand term for the requirement (common to several colonias-prevention laws) that when creating a new residential subdivision, the subdivider must either (1) install water and sewer service facilities prior to approval of the subdivision plat, or (2) provide a financial guarantee (such as a bond or a letter of credit) to cover the utilities' cost if they are not installed by a promised operability date stated on the plat.

11. Cameron County Standard Specifications - Refers to the standards for streets, alleys, storm sewers, drain ditches, utility crossings, and appurtenant structures as set forth and as may have been or may be adopted by the Commissioners Court, and which may be amended from time to time as required to promote orderly and safe development. The standard specifications are listed in Appendix A.

12. Certificate for utilities - The paperwork issued by a city or county often required before a lot is eligible for utility service of one kind or another. Several of different kinds of certificates are provided for in the statutes.

13. Chapter 212, Local Govt. Code - The main Texas law governing city regulation of subdivisions and property development (but not land use or building construction).

14. Chapter 232, Local Govt. Code - The main Texas law governing county regulation of subdivisions. Colonias-prevention laws are found in Subchapters B, C, and E of Chapter 232.

15. Collector Street - A public street which provides for expeditious movement of vehicular traffic within a neighborhood, collecting traffic from local streets and connecting to other major streets.

16. Colonia - Typically, a residential area lacking some basic infrastructure like a drinking water supply, sewage treatment, paved roads, adequate drainage, etc. "Colonia" is a Spanish word for neighborhood.

17. Common Promotional Plan - Any plan or scheme of operation undertaken by a single subdivider or group of subdividers acting in concert, either personally or through an agent, to offer for sale or lease lots when the land is:
    a) contiguous or part of the same area of land; or
    b) known, designated or advertised as a common unit or by common name

18. Conservation Easement - An easement on real property for the purpose of limiting or restricting development activities on the property subject to said easement. To qualify as a Conservation Easement, the easement shall be granted to the public and shall be held by the County or other non-profit legal entity recognized by the County as custodian for the County. A Conservation Easement shall be in such form and under such conditions as are acceptable to the County.

19. Construction Cost Estimate (or Bid Estimate) - Calculation of the cost and quantities of all items required in connection with the construction of the proposed improvements.

20. Contract for deed - An agreement under which land is sold through installment payments, with the seller providing a deed to the land only after all the payments have been made.

21. County Engineer - A Registered Professional Engineer licensed to practice in the State of Texas, who shall be appointed by the Commissioners Court and who shall be responsible for all engineering matters concerning compliance of proposed subdivisions with these rules. In the absence of the County Engineer, the Chief Building Official, or other such person duly appointed by Commissioners Court, shall have the authority to act in so far as this regulation is concerned.

22. Cul-De-Sac - A public street having but one opening or access to another public street and terminating in a vehicular turn-around.

23. Day(s) - Calendar day(s) unless specified otherwise.

24. Dead-End Street - A street which terminates without connections to another open, unobstructed,

public road or which does not terminate in a cul-de-sac.

25. Development - Refers to the construction of one or more new buildings or structures on one or more building lots and the servicing to such with streets and utilities in order to make them inhabitable or useful. "To develop" is to create a development. A "developer" is any individual, association, corporation, government agency or political subdivision who develops land and/or buildings in accordance with this section. (also see "Subdivision")

26. Easement - An interest in land granted to the County, another political subdivision, to the public generally, and/or to a utility corporation for a specific purpose or purposes over, across or under private land, together with the right to enter therein with vehicles and machinery necessary for the maintenance of said interest. Unless the easement is dedicated and accepted in writing, the County shall not be obligated for maintenance.

27. Easement (Ingress/Egress) - An easement on someone else's property that provides purchasers or owner of lots fronting on or adjacent to said easement the right to enter and exit their property through said easement. Under LGC §232.001, an owner who creates an ingress/egress easement will be required to obtain approval of a subdivision plat by the Commissioners Court.

28. Economically Distressed Areas Program (EDAP) - A program of the Texas Water Development Board through which financial assistance is provided to local governments for water and wastewater projects in economically distressed areas. Counties eligible are those along the Texas-Mexico border and those having high unemployment and low per-capita income.

29. Extraterritorial jurisdiction (ETJ) - The area surrounding an incorporated city within which the city can exercise various powers as authorized by several laws. Its purpose is "to promote and protect the general health, safety, and welfare of persons residing in and adjacent to" cities. As defined in Chapter 42 of the Local Government Code, a city's ETJ generally extends from ½ to 5 miles beyond the city limits, depending upon the number of its inhabitants. In border counties, a city with a population by federal census of 5,000 or more has a special 5-mile ETJ for subdivision review and approval purposes, as provided by Local Government Code § 212.001.

30. Farm to Market Road - A road designated so by the Texas Department of Transportation.

31. Final Engineering Report - A report concerning the water and sewer facilities that will serve lots in a planned residential subdivision. Required by the TWDB's Model Subdivision Rules to accompany a plat when final approval is sought, the report must contain the information described in 31 TAC § 364.52.

32. Flea Market - An outdoor market for selling secondhand articles or antiques.

33. Flood Hazard Boundary Map - An official map or plat approved by the Federal Insurance Administrator, on which the boundaries of the flood-plain areas having special flood hazards have been drawn for the purpose of the Emergency Flood Insurance Program as developed by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Act of 1968 (42 U.S.C. Ch.50 Sec 4001, et. seq.).

34. Flood Plain - Any area in the 100-year floodplain that is susceptible to being inundated by water from any source or that is identified by the Federal Emergency Management Agency under the

National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 through 4127).

35. Flood Plain Hazard Area - Generally means the maximum area of the flood plain which is likely to be flooded once every 100 years. For the purpose of this regulation, it is the area delineated on the official Flood Hazard Map.

36. Flood Prone Area - An area, usually a relatively flat or low land area, adjoining a river, stream, water course, gulf, bay, Resaca, estero, or lake, which has been or can reasonably be expected to be covered temporarily by flood. It is an area delineated by either local history of flooding or the County Engineer.

37. Floodway - The minimum areas of a riverine flood plain reasonably required for passage of flood waters. The limits of the floodway will vary according to conditions within the flood plain.

38. Foundation - The lowest division of a building or residence, usually consisting of a masonry slab or a pier and beam structure, that is partly or wholly below the surface of the ground and on which the building or residential structure rests.

39. Hardship - A special circumstance of unusual occurrence wherein some physical condition peculiar to the site renders the strict application of a provision to be impractical and would be injurious to a substantial property right of the applicant or surrounding properties, or to the public health, safety or welfare of the community at large. Pecuniary hardship to the applicant shall not be deemed to constitute undue hardship.

40. Junk - Copper, brass, iron, steel, rope, rags, batteries, tires, or other material that has been discarded or sold at a nominal price by a previous owner of the material. The term does not include a wrecked vehicle.

41. Junkyard - A place where a business that owns junk, and is operated to store, buy, or sell junk, keeps all or part of the junk outdoors until the business disposes of the junk.

42. Local Street - A street which is used primarily for access and circulation to abutting residential properties and which is intended to serve traffic within a limited area.

43. LGC or TLGC – Texas Local Government Code.

44. Manufactured Home Rental Communities - 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.

45. Minimum State Standards - The minimum standards set out for (A.) Drinking Water by or under Tex. Water Code § 16.343(b)(l); (B.) adequate Sewer Facilities by or under Tex. Water Code § 16.343(C)(1); or (C.) facilities for the treatment, disposal, and management of solid waste by or under Chapters 361 and 364, Tex. Health & Safety Code, as applicable.

46. Mobile Home or Pre-manufactured Housing - A transportable single-family dwelling unit which is or may be mounted on wheels or a hauler, suitable for year-round occupancy and convenience

as immobile housing and containing not less than 400 square feet.

47. Model Rules or Model Subdivision Rules - Rules developed by the Texas Water Development Board under Water Code § 16.343, primarily to assure water and sewer services in new residential subdivisions in certain parts of the state. These colonias-prevention rules were first mandated by the original Economically Distressed Areas Program legislation in 1989. Initially the model rules were required to be adopted and enforced just by counties and cities seeking EDAP funding, but now they must be enforced by all counties within 50 miles of the border. The first version was published in May 1990. Revised Model Subdivision Rules, effective 2/10/2000, are codified in the Texas Administrative Code at 31 TAC Chapter 364.

48. Monuments - Monuments shall conform to the Texas Land Surveying Act.

49. Municipality- The term used in Texas statutes to refer to an incorporated city. For simplicity, "city" is used herein.

50. OAG - Office of the Attorney General of Texas

51. One-hundred (100) Year Flood - A flood of such magnitude as may reasonably be expected to be equaled or exceeded on an average of once every 100 years; the term also means that level of flooding having a one (1) percent probability of occurrence in any year.

52. On-site sewage facility (OSSF) - A sewage disposal system handling 5,000 gallons or less of sewage daily and located (at least partially) on the site where sewage is produced. Commonly an OSSF is a "septic system" with a septic tank and a drain field, but more sophisticated systems are permitted. OSSF are regulated by state law (Chapter 366, Health and Safety Code) and TCEQ rules (30 TAC Chapter 285). Many local governments have been delegated as the authorized agents of the TCEQ to implement and enforce the rules within their boundaries.

53. Person(s) - The word “person” when used in this order means every individual, firm, co-partnership, association, partnership, corporation or society or legal entity; and the term “person” shall include both singular and plural, and the masculine shall embrace the feminine gender.

54. Plan - Including “Preliminary Plan” is the drawing or map on which is presented the subdivider's or developer's plan for the subdivision of all contiguous parcels under single ownership, which conforms to the provisions of the Subdivision Regulations for the County of Cameron, Texas, for the review of the Commissioners Court.

55. Plat - Including the “Final Plat” is the official drawing or map, which conforms to the provisions of these Subdivision Regulations for Cameron County, Texas, which the subdivider or developer submits for approval and a copy of which he intends to be recorded in the Map Records of Cameron County. A replat or resubdivision shall be considered a plat as herein defined.

56. Political Subdivision - A County, City, or District.

57. Preliminary Plan - the first official submission of a subdivision scheme to the County Engineer which consists of an application and drawing showing general lot and street layout and other pertinent features of a proposed subdivision for the purpose of discussion prior to the formal subdivision platting process.

58. Private Street - A vehicular access way under private ownership and maintenance providing access to buildings containing residential dwelling units or any park located more than 300 feet from an approved public street right of-way. A private street shall also include any vehicular access to three or more residential units. Parking lots and private driveways within shopping centers, institution, commercial areas and industrial yards will not be considered as private streets. A private street is used only by the owner and persons who have the owner's express or implied permission.

59. Public Street - Is an area, parcel, strip or land which provides primary vehicular access to adjacent property or land and provides general community circulation whether designed as a street, highway, freeway, thoroughfare, avenue, boulevard, road, place, drive, or otherwise designated, or which is dedicated or granted for public purposes.
    a) U.S. Highway, State Highway, or Farm to Market Road - A road so designated by the Texas Department of Transportation.
    b) Main Arterial Street - A public street which provides for the major vehicular circulation, or cross-towns, loops, by-pass or radial routes of a region, county or city. Such streets are those which are typically over five miles.
    c) Collector Streets - Public streets which provide for expeditious movement of vehicular traffic within a neighborhood, collecting traffic within a neighborhood, collecting traffic from minor streets and connecting to other major streets. Such streets typically have a length of two to five miles in length.
    d) Minor Street - Used primarily for access and circulation to abutting residential properties and which is intended to serve traffic within a limited area. Such streets typically have a length of less than two miles long.
    e) Cul-de-sac - A short public street having but one opening or access to another public street and is terminated by a vehicular turn-around.
    f) Dead-End - A portion of a public street not terminating in a cul-de-sac that initially has only one opening or access to another public street and which will be extended at a later date.
    g) Non-applicability to Various Driveways and Parking Lots.
    The following shall not be considered purview of these regulations:
        i) Any driveway designed or used principally to provide vehicular access to the outbuildings to any principal building, or to provide vehicular access to delivery platforms or entrance of a building appropriate for the delivery thereto of goods or merchandise, and located wholly on private property.
        ii) An area appurtenant to a store or a group of stores, a theater, a church, or any similar establishment, designed or used primarily for a vehicular parking lot or vehicular parking facilities by customers, patrons, or employees of the establishments in questions.
        iii) An entrance or roadway designed or used to provide either vehicular entrance to or communication or passage between the several units of a single industrial or commercial establishment or group of such establishments which are under common control or management; provided such industrial or commercial entranceway or roadway shall be considered a public street. under the terms of these regulations if it has entrance upon two or more public streets unless there are at each of such entrances, gates, chains, or watchmen by which all persons are prevented from using the same except those employed by or having business to conduct at such industrial or commercial establishment in questions.
        iv) An entrance or driveway, designed or used to provide principal or primary vehicular access to any apartment building or a group of apartment buildings designed for multi-family

occupancy and under one ownership. Such entrance or driveway shall not be used to provide public access to adjacent areas.

60. Recreational Vehicle - A vehicle which is: a) built on a single chassis; b) 400 square feet or less when measured at its largest horizontal projection; c) designed to be self-propelled or towed by a light duty truck; and d) designed as temporary living quarters for recreation, camping, travel or seasonal use.

61. Recreational Vehicle (RV) Park - Any parcel or tract of land under the control of any person, organization, or governmental entity wherein two or more camping unit sites are offered for the use of the public or members of an organization by rent or lease, including park-owned recreational vehicles held out for rent. RV parks are primarily designed to accommodate recreational vehicles.

62. Recycling Business - A business primarily engaged in the business of:
    a) converting metal or other material into raw material products that have:
        i) prepared grades; and
        ii) an existing or potential economic value;
    b) using raw material products described by Paragraph (A) in the production of new products; or
    c) obtaining or storing metal or other material for a purpose described by Paragraph (A) or (B).

63. Recorded Plat- A plat that has been recorded with the county clerk's office following approval by the appropriate local governments (city and/or county).

64. Residential Use - The term “residential use" shall be construed to include single-family residential uses; two-family uses; and multi-family residential apartment, mobile home parks, RV parks, or townhouse uses.

65. Sanitarian - A person registered as a Professional Sanitarian by the Texas Department of Health under the authority of Vernon's Ann. Tex. C.V. Stat. Article 4477-3, and TAC Sections 337.181, et. seq.

66. Sell or Sale - To convey or offer to convey title to real property.

67. Shall and May - As herein, the word “shall” is mandatory and the word “may” is permissive.

68. Subchapter A, Chapter 212, Local Govt. Code - The primary Texas statute regarding city approval of subdivisions. It consists of sections 212.001 through 212.018.

69. Subchapter A, Chapter 232, Local Govt. Code - The law under which counties statewide typically regulate subdivisions of land. In border-area counties, Subchapter A applies only to non-residential subdivisions, because residential subdivisions are subject instead to Subchapter B. It consists of sections 232.001 through 232.010.

70. Subchapter B, Chapter 232, Local Govt. Code - The special colonias-prevention law with enhanced requirements for platting, selling, and connecting utilities to residential land outside city limits in any county within 50 miles of the Texas-Mexico border. This subchapter was first enacted in 1995 with the passage of HB 1001. It consists of sections 232.021 through 232.043.

71. Subchapter C, Chapter 232, Local Govt. Code - The special colonias-prevention law requiring water and sewer facilities in new subdivisions outside city limits in economically-distressed counties that are not near the border. It consists of sections 232.071 through 232.080.

72. Subchapter D, Chapter 5, Property Code- A recently-amended Texas law governing use of contracts for deeds when the real property being sold will be the residence of the buyer or a close relative of the buyer. It consists of sections 5.061 through 5.080.

73. Subchapter E, Chapter 232, Local Govt. Code- A new law expanding the powers of certain populous counties and adjoining counties to make rules for subdivisions. Along the border, the law applies to Cameron, Hidalgo, El Paso, and Webb Counties. It consists of sections 232.100 through 232.107.

74. Subdivide- Typically speaking, to divide the surface area of land into lots for sale or lease.

75. Subdivider - An individual, firm, corporation, or other legal entity that owns land and that directly or indirectly subdivides land into lots, including lots that are part of a common promotional plan.

76. Subdivision - An area of land that has been subdivided into lots for sale or lease.

77. Subdivision Construction Agreement - An agreement (required by the TWDB's Model Subdivision Rules) between a subdivider and a county or city, though which the subdivider promises to construct, by a chosen operability date, the water and sewer improvements not built at the time of final plat approval. The promise is backed up with a financial guarantee (bond, letter of credit, etc.) to cover the costs of the improvements if they are not constructed by the subdivider by the promised operability date but instead must be completed by the county or city. Appendix 2A to the Model Rules [attached as a graphic to 31 TAC § 364.54(a)] contains a sample form for the subdivision construction agreement.

78. Surveyor - A licensed State Land Surveyor or a Registered Professional Land Surveyor, as authorized by the State Statutes to practice the profession of surveying.

79. TAC - Texas Administrative Code, the official compilation of rules of Texas state agencies, maintained by the Texas Secretary of State. It can be found on the web by going to www.sos.state.tx.us/tac/index.shtml, and then clicking (see right side of screen) on "TAC Viewer."

80. TCEQ - Texas Commission on Environmental Quality.

81. These Rules / These Regulations / these rules / these regulations – The Cameron County Subdivision Rules and Regulations in their entirety.

82. Total Costs - The total costs that are to be incurred by a Subdivider in dividing a tract of land into a Subdivision, including but not limited to, cost of all construction, development, professional fees and expenses that are required for a Subdivider to fully comply with the terms and conditions of the Subdivision Regulations.

83. TWDB - Texas Water Development Board.

84. TxDOT - Texas Department of Transportation.

85. Unimproved Road - Roads that could accommodate a motor vehicle but are not surfaced or maintained expressly for motor vehicle travel, lacking surface drainage controls, or lacking the appropriate width for motor vehicle travel in two, opposing directions. Unimproved roadway typically has characteristics that include, but are not limited to:
    a) dirt, gravel, caliche, or any other surface not included in the current County design standards
    b) non-existent, improper, or under capacity drainage facilities based on current County standards
    c) inadequate traffic control devices
    d) roadway widths below current County standards, or
    e) a roadway classified as "Poor" or lower in the County's most recent roadway condition assessment.

86. Unplatted subdivision – A subdivision for which a plat has not been prepared or has not been recorded with the County Clerk's office.

87. Utility - A person, including a legal entity or political subdivision, that provides the services of:
    a) an electric utility, as defined by Section 31.002, Utilities Code;
    b) a gas utility, as defined by Section 101.003, Utilities Code; and
    c) a water and sewer utility, as defined by Section 13.002, Water Code.

88. Water Surface Elevation Data - The elevation in relation to mean sea level expected to be reached by floods of various magnitudes and frequencies at pertinent points along a stream or in the flood plains of coastal areas.

89. Wrecked Vehicle – A discarded, junked, damaged, or worn-out automotive vehicle that is not in a condition to be lawfully operated on a public road.

APPENDIX G

ZONING ORDER FOR PADRE ISLAND

Order No. 201407018

ZONING ORDER

Amendment

FOR

PADRE ISLAND, CAMERON COUNTY, TEXAS

THE STATE OF TEXAS §

CAMERON COUNTY §

WHEREAS, On November 8, 2012, the Cameron County Commissioners Court adopted the Padre Island Zoning Order as authorized by Local Government Code, Subchapter B, Sections 231.001 et. seq.;

WHEREAS, the Cameron County Commissioners Court believes it is in the best interest of the County to appoint a seven member Padre Island Zoning Commission to study the existing Zoning Ordinance and make recommendations, as appropriate, for amending the zoning districts boundaries and zoning regulations of each district as authorized by Local Government Code, Sections 231.001 & 231.017; and

WHEREAS, by Order No. 200908034, Cameron County Commissioners' Court appointed the Padre Island Zoning Commission. The Commission is charged with making a final report to the Cameron County Commissioners Court as prescribed by Section 231.017, and in accordance with a comprehensive plan as set out in Section 231.014;

NOW, THEREFORE, BE IT ORDERED by the Commissioners Court of Cameron County, Texas:

1. In accordance with the authority granted it by Local Government Code, Section 231.017 the following are appointed to the Padre Island Zoning Commission:

   Mr. Herb Houston, Chairman
   Mr. Stanford Knowles, Vice Chairman
   Mr. Doyle Wells,
   Mr. Luis Hernandez,
   Mr. Roman Esparza;
   Mr. Cris Freeland;
   Mr. Gary Meschi.

THEREFORE be it, and it is hereby ORDERED as follows:

AN ORDER ESTABLISHING ZONING DISTRICTS, REGULATING THE HEIGHT AND SIZE OF BUILDINGS AND OTHER STRUCTURES AND PRECENTAGE OF LOT THAT MAY BE OCCUPIED AND FOR WHAT PURPOSES, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USES OF BUILDINGS, STRUCTURES AND LAND, FOR TRADE, INDUSTRY, COMMERCE, RESIDENCE OR OTHER PURPOSES, AND THE ERECTION,

CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES, SIGNS OR LAND, WITHIN SUCH DISTRICTS; PROVIDING FOR A METHOD OF ENFORCEMENT; FOR A CERTIFICATE OF OCCUPANCY AND COMPLIANCE; FOR THE INTERPRETATION OF THIS ORDER; DEFINING CERTAIN WORDS; PROVIDING FOR A BOARD OF ADJUSTMENT; FOR PENALTIES; FOR AMENDMENT AND CHANGES AND A SAVING CLAUSE; AND FOR PUBLICATION; AND STATING THE EFFECTIVE DATE.

IT IS HEREBY ORDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF CAMERON COUNTY, TEXAS:

ARTICLE 1

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan and design to lessen congestion in the streets and roads, secure safety from fire, panic and other dangers, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate adequate provisions for transportation, water, sewers, other public facilities, promote development of parks, playgrounds, and recreational areas for public use, and otherwise provide for the health and the general welfare and safety of all residents of this State and other states and nations who reside in or visit South Padre Island, Cameron County, Texas. They have been designed by giving reasonable consideration to the character of the district, and its suitability for particular uses with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout Island areas under County zoning jurisdiction.

ARTICLE 2

This Order shall be known and may be cited and referred to as the "PADRE ISLAND ZONING ORDER"

ARTICLE 3

DISTRICTS AND BOUNDARIES THEREOF

SECTION 1. That portion of Padre Island in Cameron County, Texas, is hereby divided into eight (8) types of "Districts." The Use, Height, and Area regulations are uniform in each district; these districts shall be known as:

"A" Single-family Dwelling District
"B" Single-family Dwelling District
"C" Townhouse
"D" Multi-family
"E" Motel and Hotel District
"F" Business District
"G" Resort Area District
"H" Industrial District

SECTION 2. The boundaries of these districts are indicated upon the Zoning Maps (Exhibit A sheets 1-9) and which said maps are made part of this Order.

SECTION 3. No land shall be used for and no building shall be erected for or converted to any use other than provided in the regulations prescribed for the district in which it is located except as hereinafter provided.

ARTICLE 4

"A" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS

Single family dwelling districts are hereby designated as "A" districts. Within single-family dwelling districts, "A" districts, land shall not be used and buildings shall not be erected, converted or used except for the following purposes:

1. single family residence, church, or school;
2. public park;
3. flower and vegetable gardens, orchard or nursery for the growing of plants, vegetables, fruits, nuts, shrubs or trees for personal consumption or use;
4. accessory buildings, including private garages, guest quarters, boat house, pool house and similar structures;
5. temporary real estate sales, construction and security offices which shall be removed when their work is final except for PUD (planned unit developments);
6. bulletin boards and signs for churches and schools not exceeding thirty two (32) square feet in area when attached to the building or erected in the front yard between the building and the building line;
7. temporary signs pertaining to the sale or rental of property not exceeding thirty two (32) square feet in area are permitted behind the building line but shall be removed by agent or owner immediately upon sale or rental of the property, provided that no signs advertising the sale or lease of any premises shall advertise the premises for a purpose for which it is not legally zoned. One large sign announcing or describing a legally approved subdivision or development may be temporarily erected on each development provided, however, that such sign shall not exceed one hundred twenty eight (128) square feet in area provided that the location of such sign be approved by the building inspector; that it shall be placed so as not to interfere with the occupancy or use of any lots in the subdivision and that it shall be removed upon the sale of 95 percent of the lots or dwellings in the subdivision as referenced in table 21-1; and
8. Incidental uses: uses customarily incident to any of the above uses, when situated in the same dwelling and not involving the conduct of business, including customary home occupations when engaged in by the occupants of the dwelling; such as dressmaker, the office of a physician, surgeon, dentist, musician or artist, when used as his or her private dwelling. Said incidental use, however shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the

enjoyment of the premises for any of the uses permitted by this section and actually made of the premises but not otherwise.

The following uses are prohibited:

1. Rentals of personal or real property or improvements;
2. Retail or wholesale business except as expressly set forth above;
3. Animals, including poultry and livestock, other than normal house pets; and
4. Public business and improvements, such as a fire station, water supply reservoir, water pumping plant, and tower, and repair or storage facilities.

SECTION 2. HEIGHT REGULATIONS.

1 No building shall exceed three (3) standard stories in height.

SECTION 3. AREA REGULATIONS

1. Front yard.
   (A) There shall be a front yard having a minimum depth of twenty five (25) feet from the back of curb or property line, whichever is greater; and
   (B) Where lots have double frontage, running through from one street to another the required front yard shall be provided on both streets.
2. Side yards. There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, not including projections of side of building, such as eaves, cornices, porches, stairways, carports, etc. The side yard adjacent to a street shall not be less than twenty five (25) feet, but a one (1) foot roof projection will be allowed on the side street side.
3. Rear Yard. The rear yard shall be a minimum of twenty (20) feet.
4. Area of Lot. The minimum area of each lot shall be nine thousand three hundred and seventy five (9,375) square feet.
5. Width of Lot. The minimum width of the lot shall be seventy five (75) feet, plus an additional fifteen (15) feet for a residential side street or twenty five (25) feet for collector side street.
6. Depth of Lot. The minimum depth of lot shall be one hundred and twenty-five feet (125) feet.
7. Area of Building. The minimum area of a dwelling structure permitted shall be one thousand (1,000) square feet.
8. Parking Regulations.
   (A) Off street parking space shall be provided on the lot to accommodate two (2) vehicles for each dwelling unit, however, no supporting member of any garage, carport, or any garage structure shall be located within the required front yard;
   (B) Churches shall provide off street parking per accepted County Code; and
   (C) Schools shall provide off street parking space on the lot sufficient to accommodate one (1) automobile for each fifteen (15) students, plus one for each four (4) non-resident members of faculty, per accepted County Code.
9. Sanitation per accepted County Code.

ARTICLE 5

"B" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS

1. In a "B" district no land shall be used and no building shall be erected for or converted to any use other than uses permitted in an "A" district.

SECTION 2. HEIGHT REGULATIONS

1. No building shall exceed three (3) standard stories in height.

SECTION 3. AREA REGULATIONS.

1. "B" District area regulations are the same as those set forth in the "A" District area regulations above with the exception that the minimum area of each lot shall be five thousand (5,000) square feet and the minimum width of each lot shall be fifty (50) feet.

ARTICLE 6

"C" TOWNHOUSE

SECTION 1. USE REGULATIONS

1. In a "C" district no land shall be used and no buildings shall be erected for or converted to any use other than the uses permitted in an "A" or "B" District.

SECTION 2. HEIGHT REGULATIONS

1. No building shall exceed three (3) standard stories in height.

SECTION 3. AREA REGULATIONS

1. "C" District area regulations are the same as those set forth in the "A" District area regulations above with the exception that;
   A. the minimum area of each lot shall be two thousand five hundred (2,500) square feet;
   B. and the minimum width of each lot shall be twenty five (25) feet;
   C. the minimum depth of each lot shall be one hundred (100) feet; and
   D. there shall be at least one side yard having a clear width of not less than five (5) feet not including projections of side building, such as eaves, porches, stairways, carports, etc. The side yard adjacent to a side street shall be not less than ten (10) feet. A one (1) foot roof projection will be allowed in the side yard.

ARTICLE 7

"D" MULTI-FAMILY DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS

1. In a "D" district no land shall be used and no buildings shall be erected for or converted to any use other than the uses permitted in an "A" or "B" or "C" Districts with the exception that:
   (A) multi-family use is permitted;
   (B) apartment buildings of which rooms and apartments are rented to resident guests, but excluding all retail business;
   (C) day nurseries; and
   (D) flower and vegetable gardens, orchard or nursery for the growing of plants, vegetables, fruits, nuts, shrubs or trees for personal consumption or use are not permitted unless permitted to all residents in common.

SECTION 2. HEIGHT REGULATIONS.

1. No Building shall exceed six (6) standard stories in height unless set back from all street lines one (1) foot for each two (2) feet of its height above such six (6) story limit.

SECTION 3. AREA REGULATIONS.

1. Front yard.
   (A) There shall be a front yard having a minimum depth of twenty five (25) feet from the back of curb or property line, whichever is greater; and
   (B) Where lots have double fronting, running from one street to another, the required front yard shall be provided on both streets.
2. Side yard. There shall be a side yard on each side of the lot with minimum dimensions as follows: There shall be at least one side yard having a clear width of not less than five (5) feet not including projections of side building, such as eaves, porches, stairways, carports, etc. The side yard adjacent to a side street shall be not less than ten (10) feet. A one (1) foot roof projection will be allowed in the side yard.
3. Rear yards. The rear yard should be a minimum of twenty (20) feet.
4. Area of lot. Except as hereinafter provided, all dwellings erected, enlarged, relocated, reconstructed or converted shall be located upon lots containing the following areas:
   A lot on which there is erected a multiple family dwelling shall contain not less than six thousand two hundred fifty (6,250) square feet.
5. Width of lot. The minimum width of the lot shall be fifty (50) feet.
6. Depth of lot. The minimum depth of the lot shall be one hundred twenty five (125) feet.
7. Area of Building. For single family dwellings the requirements will be the same as those in District "B".

8. Parking Regulations.
   (A) The parking regulations for single family dwellings are the same as those in the "B" single family dwelling district;
   (B) Whenever a structure is erected or converted for two family or multiple family dwelling purposes two (2) parking space shall be provided on the lot for each dwelling unit in the structure; and
   (C) Churches and schools per accepted County Code.
9. Sanitation, per accepted County Code.

ARTICLE 8

"E" MOTEL AND HOTEL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS.

In a "E" District no land shall be used and no building shall be erected for or converted to any use other than:

1. Any use permitted in "D" Districts.
2. Boarding and lodging houses.
3. Kindergartens, hospitals, clinics, convalescent homes, children's nurseries.
4. Hotels and motels, hotels and motels may have such businesses as café's, barber shops, beauty parlors and other similar businesses if each business is for the convenience of the occupants of the building and is definitely an integral part of the services that are offered for the residing guests of such hotel or motel.
5. Private clubs, fraternities, sororities, and lodges, except those the chief activity of which is a service customarily carried on as a business. If a single family dwelling is erected in "E" district such a structure shall conform to all the minimum requirements of the "B" district unless stated otherwise.

SECTION 2. HEIGHT REGULATIONS

1. There shall be no maximum height of buildings.

SECTION 3. AREA REGULATIONS

1. FRONT YARD
   (A) There shall be a front yard of twenty-five (25) feet from the back of curb or property line, whichever is greater; and
   (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
2. Side yards. There shall be a side yard on the side of the lot with minimum dimensions as follows:
   (A) For a single family residence and multiple family residences, including motel and hotel, the side yard shall be not less than five (5) feet, not including projections of the side wall of the building, such as eaves, cornices, porches, stairways, carports, etc. One (1) foot roof projections are allowed; and

(B) For multiple family dwellings, institutions, hotels and other similar uses permitted in "E" district that have buildings exceeding six (6) standard stories in height, the side yard shall be increased to a minimum of twenty (20) feet.

In all cases where the side yard is adjacent to a street, the side yard shall be not less than fifteen (15) feet, though on a collector street, the side yard shall not be less than twenty five (25). However if building is greater than six (6) stories it shall be a minimum of twenty (20) feet but every 2 feet in height above 6 stories, the setback shall increase by 1 foot.

3. Rear yard. There shall be a rear yard having a minimum depth of twenty (20) feet.
4. Area of lot. All dwellings erected, enlarged, relocated, reconstructed or converted shall be located upon lots containing the following areas:
   (A) A lot shall contain not less than ten thousand (10,000) square feet.
5. Width of lot. The minimum width of a lot shall be seventy five (75) feet, plus an additional fifteen (15) feet for a residential side street or twenty five (25) feet for collector side street.
5. Depth of lot. The minimum depth of a lot shall be one hundred and thirty five (135) feet.
6. Parking Regulations
   (A) Whenever a structure is erected or converted for single family or multiple family dwelling units, two (2) off street parking space shall be provided on the lot for each dwelling unit in the structure;
   (B) Private clubs and lodges shall provide off street parking space in a ratio of one (1) space for each one hundred and fifty (150) square feet of floor area in the lodge or club, exclusive of storage area;
   (C) Places of assembly shall provide off street parking space per accepted County Code;
   (D) Hospitals shall provide off street parking space per accepted County Code;
   (E) Clinics shall provide off street parking per accepted County Code;
   (F) Hotels and motels shall provide one and two tenths (1.2) parking space or portion thereof for each unit in the building; and
   (G) No parking garage or structure shall be erected in a required front or side yard.
7. Sanitation, per accepted county building code.

ARTICLE 9

"F" BUSINESS DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS

In a "F" business district no land shall be used and no building shall be erected or converted for any use other than:

1. Any use permitted in "E" district.
2. Bank, office, studio
3. Restaurant, Café.
4. Retail store, barber & beauty shops, curio shops.
5. Dry cleaners
6. Bakery

7. Night club
8. Theaters and drive in theaters
9. Drug stores
10. Gasoline service stations
11. Other uses as may be permitted by the Board of Adjustment.

If a single family dwelling is erected in "F" district such structures shall conform to all minimum requirements of a single family dwelling in "E" districts.
If a residence is maintained in a structure that is also used for business purposes in "F" district, such structure shall conform to all minimum requirements of the "E" district

SECTION 2. HEIGHT REGULATIONS.

1. There shall be no maximum height of buildings.

SECTION 3. AREA REGULATIONS.

1. Front Yard
   (A) For off-street parking there shall be a front yard having a minimum depth of twenty-five (25) feet from the back of curb or property line, whichever is greater; and
   (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
2. Side yards. Any structure in which any part is used for residence, the side yard requirement shall comply with the minimum side yard requirements of "E" district. In all cases where the side yard is adjacent to a street, the side yard shall be not less than fifteen (15) feet. However if building is greater than six (6) stories it should be a minimum of twenty (20) feet but on the side street side a one (1) foot projection there should be an additional two (2) foot setback per floor over ten (10) stories will be allowed.
3. Rear yards. No structure of any classification shall be erected any closer than ten (10) feet of the rear lot line.
4. Area of lot. The minimum lot area shall be five thousand (5000) sq. feet. The requirements for single family, two family or multiple family dwelling shall be the same as those in the "D" district. Where dwelling facilities are provided above or in stores, the lot area requirements shall be the same as those required for single family dwellings in the "D" districts. Density requirements for bona-fide hotel are waived in "E" district.
5. Width of the lot. The minimum width of the lot shall be fifty (50) feet, plus an additional fifteen (15) feet for a residential side street or twenty five (25) feet for collector side street.
6. Depth of the lot. The minimum depth of the lot shall be one hundred (100) feet.
7. Parking regulations.
   (A) Parking regulations for all uses heretofore classified as "E" district uses and located in "F" district shall be the same as those outlined in "E" district regulations;

(B) Theaters shall provide off street parking space per accepted County Code;
(C) Night clubs shall provide off street parking space per accepted County Code;
(D) Restaurants and cafés shall provide off street parking space in a ratio of one (1) space for each one hundred and fifty (150) square feet of dining area;
(E) Retail stores and office buildings shall provide off street parking space on the lot in a ratio of one (1) space for each three hundred and fifty (350) square feet of floor; and
(F) Retail, office and service buildings shall provide and maintain off street facilities for the loading and unloading of merchandise and goods such that no part of truck or trailer will be in dedicated street, alley or easement during loading, unloading or parking.

8. Sanitation per accepted County Code.

ARTICLE 10

"G" RESORT AREA DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS

In a "G" resort district no land shall be used and no building shall be used and no building shall be erected or converted for any other use than:

1. Any use permitted in "F" district.
2. Weekend cottage.
3. Yacht club, boat docks, and related services.
4. R.V./Mobile Home parks.
5. Carnivals, Amusement Parks.
6. Skating rinks, miniature golf, bowling alleys.
7. Retail bait stands.
8. Beer Taverns and dance halls.
9. Laundries.
10. Other recreational activities

If a single family or multiple family dwelling is erected in a "G" district, such structure shall conform to all minimum requirements of the "E" district.
If a residence is maintained in a structure that is also used for business or resort in "G" district, such structure shall conform to all minimum requirements of the "E" district.

SECTION 2. HEIGHT REGULATIONS.

1. There shall be no maximum height of buildings.

SECTION 3. AREA REGULATIONS.

1. Front yard.
   (A) For off-street parking there shall be a front yard having a minimum depth of twenty-five (25) feet from the back of curb or property line, whichever is greater; and

(B) Where lots have double frontage running through from one (1) street to another, the required front yard shall be provided on both streets.

2. Side yards. Any structure in which any part is used for residence, the side yard requirement shall comply with the minimum side yard requirements of "E" district.
2. Rear yards.
   No structure of any classification shall be erected any closer than ten (10) feet of the rear lot line.
4. Area of Lot.
   The minimum lot area requirements for single family or multiple family dwelling shall be the same as those in the "E" district.
5. Width of lot.
   The minimum width of the lot shall be fifty (50) feet.
6. Depth of Lot.
   The minimum depth of lot shall be one hundred (100) feet.
7. Parking regulations.
   (A) Parking regulations for all uses permitted in "G" district are the same as those outlined in "F" district regulations.
8. Sanitation, per accepted County Code

ARTICLE 11

"H" " INDUSTRIAL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS.

In an "H" industrial district, no land shall be used and no building shall be erected for or converted to any use other than:

1. Any use permitted in a "G" district.
2. Storage warehouse, wholesale business.
3. Bottling works, ice manufacture.
4. Lumber yard.
5. Garage, machine shop, sheet metal shop.
6. Contractor's plant and storage.
7. Printing plant.
8. Cold storage plant.
9. Motor freight terminal.
10. Transit mix concrete plant, sand, gravel and caliche storage.
11. Gasoline, wholesale storage; inflammable liquids and explosive storage.
12. Boat building and repair.
13. Recycling centers.
14. Meat, poultry and fish processing and packing and animal slaughtering shall not be permitted in any district.
15. Sexually-Oriented Businesses (Cameron County Approved Plan-December 21, 2004)

SECTION 2. HEIGHT REGULATIONS.

1. There shall be no maximum height of buildings.

SECTION 3. AREA REGULATIONS.

1. Front Yard.
   (A) For off street parking there shall be a front yard having a minimum depth of twenty-five (25) feet from the back of curb or property line, whichever is greater; and
   (B) Where lots have double frontage, running through from one (1) street to another, the required front yard shall be provided on both streets.
2. Side yards. Any structure in which any part is used for residence, the side yard requirement shall comply with the minimum side yard requirements of "E" district.
3. Rear yards. No structure of any classification shall be erected any closer than the twenty feet (20) feet of the rear lot line.
4. Width of Lot. The minimum width of the lot for industrial uses shall be one hundred (100).
5. Depth of Lot. The minimum depth of lot shall be one hundred and fifty (150).
6. Parking Regulations.
   (A) Parking regulations for all uses permitted in "H" district are the same as those outlined in "G" district regulations; and
   (B) Manufacturing, industrial and processing establishments, storage building, lumber and supply yards shall provide off-street parking space at a ratio of one (1) space for each four (4) employees. The maximum number of employees on duty at any time, day or night, shall be the basis of determining parking requirements for any establishment.
7. Sanitation, per accepted per County Code.

ARTICLE 12

PUD - PLANNED UNIT DEVELOPMENT

1. The Planned Unit Development (PUD) Zoning District is intended to encourage innovative design.
2. The PUD may be a residential, commercial, or a combination of mixed uses and shall be compatible with the proposed and the existing surrounding land uses. Whether a single use is proposed or combinations of uses are proposed, each use shall meet the standards set forth in these policies.
3. A PUD shall be a minimum of five (5) acres in size.
4. The PUD should encourage the efficient use of land and resources, promote greater efficiency in providing, public use, public utility services, and encourage innovation in the planning and building of all types of development and should:
   (A) justify deviations from standard development requirements;
   (B) ensure that adequate public services are available (utilities, emergency services, etc.),
   (C) demonstrate that exceptions from the Zoning Order are warranted by the design and amenities incorporated in the Development Plan;

(D) ensure that the land surrounding the proposed development can be planned, developed, and compatible in coordination with the proposed development and may provide public/community benefits; and
(E) be in conformance with the goals and objectives of the Local Government Code Section Sub-Chapter B 231.011.

Section 1. PROCEDURE

1. The PUD Zone Change application shall be submitted and processed in accordance with the requirements of the County Zoning Order. This application shall also include a Development Plan. This plan shall indicate zoning related issues as described in this Order and the following:
   (A) proposed land use;
   (B) vicinity/location map;
   (C) gross acreage, net acreage (itemized differences);
   (D) proposed density, allowable density and calculations indicated;
   (E) lot dimensions, setbacks, conceptual designs;
   (F) existing and proposed features of property such as uses, streets, walkways or easements if known;
   (G) location of open space(s) with percentage of total parcel acreage indicated;
   (H) drainage plan; and
   (I) conceptual landscape plan; natural areas to be preserved and any new plantings.

The Zoning Commission or County staff may request additional information at any time during the decision making process. Any costs associated in acquiring said information is the responsibility of the applicant.

Section 2. RESIDENTIAL STANDARDS

1. The allowable density shall be determined by the net acreage or eighty (80%) percent of the gross parcel acreage. The maximum number of dwelling units permitted per gross parcel acreage is as follows:
   (A) lot size, lot width or setback requirements may be waived except for front setbacks on major roadways;
   (B) minimum ten (10%) percent of the gross parcel acreage, none of which shall be part of any yard, shall be allocated to useable, accessible, and consolidated common open space and may include recreational areas, ponds, detention/retention areas, or natural areas;
   (C) utility structures and waste dumpsters shall be sufficiently screened; and
   (D) when abutting a Commercial District a minimum forty (40) feet yard area shall be provided for the perimeter parcels.

Section 3. COMMERCIAL STANDARDS

1. Commercial Development Plans shall be planned with common parking areas and common points of ingress and egress.

(A) minimum the ten (10%) percent of the gross parcel acreage, none of which shall be part of any yard, shall be allocated to usable, accessible and consolidated common open space which may include recreational areas, ponds, detention/retention areas, or natural areas;
(B) lot size, lot width, or setback requirements may be waived except for front setbacks on major roadways;
(C) when abutting a Residential District a minimum forty (40) feet green space area shall be provided for the perimeter parcels;
(D) when abutting a Commercial District a minimum twenty (20) feet green space area shall be provided for perimeter parcels;
(E) landscape shall be provided;
(F) lighting shall be directed downward and away from adjacent residential uses; and
(G) utility structures and waste dumpsters shall be sufficiently screened.

Section 4. APPROVAL PROCESS

1. The Padre Island Zoning Commission shall then recommend approval or recommend denial of a PUD application request and then they may approve or deny the accompanying Development Plan. The Zoning Commission may defer a PUD Zone change request and/or the Development Plan, should modification(s) to zoning related issues be desired on the plan.
2. Upon approval of the PUD application and Development Plan by the Padre Island Zoning Commission, the Development Plan may then be submitted to the Cameron County Commissioners' Court for plat approval in accordance with the Cameron County Subdivision Rules and Regulations.

Section 5. PLAN MODIFICATIONS

1. Minor modifications or alterations to the PUD Development previously approved by the Zoning Commission or the Cameron County Commissioners' Court may be administratively reviewed and approved by the County Building Official, except in the following circumstances:
   (A) change in overall acreage greater than ten percent (10%);
   (B) any change in use;
   (C) ten percent (10%) or greater reduction from the originally approved designated open space. The ten percent (10%) overall open space requirement must be maintained;
   (D) change in street pattern that would affect ingress or egress to an adjoining property or an existing roadway;
   (E) change or a reduction in the landscape plan; and
   (F) an increase in building(s) or building envelope location(s).
2. In the event any of the above actions occur, the applicant shall go before the Padre Island Commission for re-approval of the modified Development Plan prior to receiving Final Plat approval from the Cameron County Commissioners' Court.

Section 6. EXPIRATION

1. If any phase of construction or if site preparation begins within three (3) years after the date in which the Padre Island Zoning Commission granted approval for the PUD Development Plan, the approval shall be valid until the development is complete. If such construction or site development has not begun within three (3) years of the approval date, the PUD shall revert to the original zoning classification and the Development Plan shall be voided.

ARTICLE 13

All new service connections from the electric power supplier and any new installations of utilities of any nature (except electric transmission lines) shall be installed underground.

Section 1. ELECTRIC UTILITIES

1. Any overhead lines with a voltage over 12KV must be placed within the Park Road 100 right-of-way on either the west or east side, but not on both sides of Park Road 100.
2. The property or land developer shall be responsible for obtaining the installation of electric service pursuant to 3 through 6 below.
3. Other than electrical transmission lines or feeder lines, (being a line with a voltage of 12 KV and above) located within Park Road 100 right-of-way, all new installations of electric utilities of any nature made after May 1, 1994 including but not limited to, shall be installed underground in accordance with the current utility standards.
4. All new services first installed or replaced for any reason at a customer's premises after May 1, 1994, shall be underground in accordance with specification of the utility supplying electric power. The landowner or land developer shall be the party responsible for the installation of the services underground. If an existing service is being replaced for any reason, the same shall be installed underground, except if replacement underground will cause an unreasonable interruption of service, then it may be temporarily replaced overhead for a period not to exceed six (6) months.
5. Any violation of this Article may be punished by a fine not to exceed Five Hundred Dollars ($500.00) for each offense or for each day such offense shall continue. The fine shall be assessed to the responsible party, which may include, but is not limited to the utility company (for violations of number 1 above only), utility customer, land developer, or other party.

Section 2. OTHER UTILITIES

1. All new installations of utilities made after, including but not limited to, cable T.V., telephone and any other form of utilities, shall be installed underground in accordance with the current utility standards.
2. If a property owner requests that utility service be installed to his property and such service must be underground service pursuant to this Section, the utility company

installing such underground facilities and service may require a contribution in aid of construction from the property owner which takes into account the higher cost of underground service and other unusual cost considerations which either increase or decrease the cost of providing such service, if such contribution in aid of construction is provided for by its rate tariff approved by the Public Utility Commission of Texas or such other Governmental agency exercising rate tariff approval of the Utility Company.

3. In all other circumstances where a utility is required to place facilities underground as a result of this ordinance, a contribution in aid of contribution or a special rate (tariff), taking into account the above factors, may be required by the utility company if the same is provided for by their rate tariff approved by the Public Utility Commission of Texas or such other Governmental agency exercising rate tariff approval.
4. Any violation of this Article may be punished by a fine not to exceed Five Hundred Dollars ($500.00) for each offense or for each day such offense shall continue. The fine shall be assessed to the responsible party, which may include, but is not limited to the utility company, utility customer, land developer, or other party.

ARTICLE 14

SPECIAL AREA REGULATIONS

1. On any lot on which a front yard is required by this Order no walls, fence, signboards, or other structure shall be erected and no hedge, tree or shrub or other growth or structure if any kind shall be maintained in such location within the required front yard so as to obstruct the view or sight lines of the building line set-back. Except the planting of ornamental palms or trees along the property line is permitted for highway beautification purposes provided such planting will not constitute a traffic hazard or interfere with adjoining businesses.
2. Any fence, wall, hedge, shrubbery, etc., higher than a base line extending from a point two and one-half feet (2 ½ feet) above walk grade at the depth of front yard required is hereby declared to be an obstruction except the planting of ornamental trees along the property line as outlined in number one (1) above. An open fence at a ratio of two (2) open to one (1) closed shall be allowed to a maximum of seven (7) feet tall.
3. Irrespective of width of utility easements as may be called for in a Deed Restriction, it is the clear intent and understanding that all utilities be placed within or adjacent and underground to the public right of way.

NON-CONFORMING USES

1. Grandfather Clause: Any actual lawful use of real property and any improvements thereon existing at the time of the passage of this Order that do not conform to the regulations prescribed in the preceding sections of this Order shall be permitted to continue after the passage of this Order.
2. The actual lawful use of land existing at the time of the passage of this Order, although such use does not conform to the provisions hereof, may be continued but,

if such grandfathered non-conforming use is discontinued after the passage of this Order, any future use of said premises shall conform with the provisions of this Order. If a non-conforming building is destroyed by fire or the elements, it may not be reconstructed or rebuilt except in conformity with the provisions of this Order.

3. The actual lawful though non-conforming use of a building at the time of the passage of this Order may be continued, and such use may be extended throughout the building provided no structural alteration, except those required by law or Order are made therein. If no structural alterations are made, a non-conforming use of the building may be changed to another non-conforming use of the same or more restricted classification provided that, in the event a non-conforming use of a building is once changed to a non-conforming use of a higher or more restricted classification, it shall not later revert to the former or less restricted classification.
4. All rights to continue an actual legal non-conforming use existing before the passage of this Order shall be subject to such regulations as to maintenance of the premises and conditions of operation as may in the judgment of the Board of Adjustment be reasonably required for the protection of adjacent property.
5. This Order does not prevent post-passage restoration, occupancy and use of a non-conforming building legally and actual used before passage hereof which has lost no more than fifty percent (50%) of its value because of fire, explosion or other casualty, or act of God, or acts of terrorism.

ARTICLE 15

ZONING MAP DESIGNATIONS

1. When definite distances in feet are not shown on the zoning map the district boundaries on the zoning map are intended to be along existing center line of street, property lines or extensions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the map measured from a given line.
2. Where the street layout actually on the ground varies from the street layout as shown on the zoning map, the Board of Adjustment may apply the designation shown on the mapped streets in such a way as to carry out the intent and purpose of the plan for the particular area in question.

ARTICLE 16

BOARD OF ADJUSTMENT

1. There is hereby created a Board of Adjustment consisting of five (5) members, each to be appointed by the Commissioners' Court for a term of two years and removable for cause by the appointing authority. The Commissioners Court shall appoint a suitable person to fill the unfinished term of any member that cannot or does not serve the member's full term for any reason.
2. The Board is hereby vested with power and authority in appropriate cases and subject to appropriate conditions and safeguards to make such exemptions to the terms of this Order that it, in its discretion, considers to be in harmony with this Order's general purpose and intent and in accordance with general or special rules

therein contained for the purpose of rendering full justice and equity to the general public.

3. The Board may adopt rules to govern its proceedings provided those rules are not inconsistent with this Order. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. The chairman, or in his absence, the acting chairman, may administer oath and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent, or failing to vote, indicate such fact and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the Board and shall be a public record.
4. Appeals to the Board of Adjustment may be taken from the decision of an administrative official in accordance with V.T.C.A., Local Government Code §231.020 by (1) a person aggrieved by the decision; or (2) any officer, department, board, or bureau of the county or of a municipality affected by the decision. The appellant must file with the board and the official from whom the appeal is taken a notice of appeal specifying the grounds for the appeal. The appeal must be filed within a reasonable time as determined by the rules of the board. On receiving the notice, the official from whom the appeal is taken shall immediately transmit to the board all the papers constituting the record of the action that is appealed. An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may only be stayed by a restraining order granted by the board or a court of record on application, after notice to the official, if due cause is shown. The board shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The board shall decide the appeal within a reasonable time.
5. The board of adjustment may hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this subchapter or a zoning regulation; hear and decide special exceptions to the terms of a zoning regulation when the regulation requires the board to do so; and authorize in specific cases a variance from the terms of a zoning regulation if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation is observed and substantial justice is done.
6. In exercising its authority the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.
7. The concurring vote of four members of the board is necessary to reverse an order, requirement, decision, or determination of an administrative official; decide in favor

of an applicant on a matter on which the board is required to pass under a zoning regulation; or authorize a variation in a zoning regulation.

8. In accordance with V.T.C.A., Local Government Code §231.021, any of the following persons may present to a court of record a verified petition stating that the decision of the board of adjustment is illegal in whole or in part and specifying the grounds of the illegality:
   (A) a person aggrieved by a decision of the board;
   (B) a taxpayer; or
   (C) an officer, department, board, or bureau of the county or of the municipality.
9. The petition must be presented within ten (10) days after the date the decision is filed in the board's office.
10. On the presentation of the petition, the court may grant a writ of certiorari directed to the board to review the board's decision. The writ must indicate the time within which the board's return must be made and served on the petitioner's attorney, which must be after ten (10) days and may be extended by the court. Granting of the writ does not stay the proceedings on the decision under appeal, but on application and after notice to the board the court may grant a restraining order if due cause is shown.
11. The board's return must be verified and must concisely state any pertinent and material facts that show the grounds of the decision under appeal. The board is not required to return the original documents on which the board acted but may return certified or sworn copies of the documents or parts of the documents as required by the writ.
12. If at the hearing the court determines that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take evidence as directed. The referee shall report the evidence to the court with the referee's findings of fact and conclusions of law. The referee's report constitutes a part of the proceedings on which the court shall make its decision.
13. The court may reverse or affirm, in whole or in part, or modify the decision that is appealed. Costs may not be assessed against the board unless the court determines that the board acted with gross negligence, in bad faith, or with malice in making its decision.

ARTICLE 17

PENALTY FOR VIOLATION

1. In accordance with V.T.C.A., Local Government Code §231.022, the Commissioners' Court may adopt orders to enforce this subchapter, any order adopted under this subchapter, or a zoning regulation.
2. A person commits an offense if the person violates this subchapter, an order adopted under this subchapter, or a zoning regulation. An offense under this subsection is a misdemeanor, punishable by fine, imprisonment, or both, as provided by the Commissioners' Court. The Commissioners' Court may also provide civil penalties for a violation.
3. If a building or other structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained or if a building, other structure, or land is used in violation of this subchapter, an order adopted under this subchapter, or a zoning

regulation, the appropriate county authority, in addition to other remedies, may institute appropriate action to:

(A) prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use;
(B) restrain, correct, or abate the violation;
(C) prevent the occupancy of the building, structure, or land; or
(D) prevent any illegal act, conduct, business, or use on or about the premises.

Any person or corporation who shall violate any of the provisions of this Order or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any buildings in violation of any detailed statement of plan submitted and approved hereunder, shall be guilty of a misdemeanor, and shall be subject to fine of not more than three hundred ($300.00) dollars, and each day such violations shall be permitted to continue shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this Order shall be placed, or shall exist, any architect, builder, contractor, agent, person and/or corporation, employed in connection therewith and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be fined as provided above.

ARTICLE 18

DEFINITIONS

The following shall apply in the interpretation and enforcement of this Order. Words used in the present tense include the future; words in the singular number include the plural number, the words in the plural number include the singular number; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the "shall" is mandatory and not discretionary.

ABANDONED SIGN:
A sign which no longer correctly directs or exhorts any person, advertises a bona fide business or service provided, lessor, owner, project, activity conducted, or product available on the premises where the sign is displayed. (A temporary closing of a business, not to exceed ninety (90) days, shall not be considered an abandoned sign.)

ACCESSORY BUILDING:
A subordinate building customarily incident to and located on the lot occupied by the main building.

AIRBORNE SIGN:
A sign on a balloon, flag, pennant, or inflatable sign.

ALTERED:
A change to a sign's words, symbols, shape, dimensions, height, lighting, configuration or location.

ANIMATED SIGN:
Any sign which includes action or motion to draw attention to the words, figures, symbols or other representations upon it.

APARTMENT:
A room or suite of rooms designed as a residence and generally located in a building occupied by more than one household.

APARTMENT COMPLEX:
A building or portion thereof arranged, designed or occupied by three (3) or more families living independently of each other.

ART IN PUBLIC SPACES:
Art located in places easily seen by the public but which has no direct commercial connection to the structure or location in which this art is located. Reviewed and approved by the Cameron County Engineering Department on a case by case basis.

AVERAGE GRADE:
The grade of the finished ground level at the midpoint of each exterior surface of a sign, or a structure, in the event that the sign is attached to the structure. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure of the zone lot, whichever is lower.

BANNER:
A temporary sign made of fabric, plastic, paper, or other light, pliable, or non-rigid material, not enclosed in a rigid frame (not including a "fabric sign" as defined herein).

BED AND BREAKFAST:
A building other than a hotel where lodging and meals are served for compensation.

BILLBOARD:
Any sign that is freestanding or attached to or part of a building and is an off-premise sign.

BUILDING FACE OR WALL:
All window and wall area of a building in one plane or elevation.

BUSINESS INFORMATION SIGN:
A sign that is permanently and professionally attached to a door or window at the entrance of a business that contains information that may include the Business Name, Address, Phone Numbers, Hours of Operation, and Trade Associations the Business is a member of, e.g. FDIC, SBA, etc. All of the information must be located within the maximum Area of Sign for Business Information Sign as defined in Table 20-1. A Business Information Sign is not a Window Sign or a Wall Sign.

CANOPY:
Any structure attached to a building or a free-standing structure, with one or more supports, meant to provide shelter from the weather and including a sign.

CHANGEABLE COPY SIGN (MANUAL):
A sign on which copy is changed manually in the filed, i.e., reader boards with changeable letters or changeable pictorial panels or symbols.

CHANGEABLE COPY SIGN (AUTOMATIC):
A sign such as an electronically or electrically controlled public service time, temperature and date sign, message center, or reader board where different copy changes are shown on the same lamp or multiple blanks on a sign.

CHARITABLE PROJECT OR BENEFIT:
Proceeds must be for a qualified 501C entity pursuant to the Internal Revenue Code.

COMMERCIAL ART:
Art on commercially-used structures which draws attention from the ROW and which identifies or advertises a product or business. Since this type of art is intentionally located and chosen to draw attention to the store and/or store products, the square footage of the art will be counted towards maximum signage area requirements.

COMMERCIAL SIGN:
A sign other than a real estate "For Sale" or "For Lease" sign, "Open House" sign, political sign, residential nameplate sign, public information sign, traffic control sign, temporary new business opening sign, or exempted sign, which directs the attention of the general public to a business, product, service, or other commercial or business activity.

CONDOMINUM:
A building or complex in which units of property, such as apartments, are owned by individuals and common parts of the property, such as the grounds and building structure, are owned jointly by the unit owners.

CONFORMING SIGN:
Signs built and maintained in accordance with the terms of this Order.

CONTRACTOR'S SIGN:
A sign intended to identify a contractor or subcontractor on the site of a construction project where the contractor or subcontractor is conducting work.

COPY:
The wording or graphics on a sign surface.

CUSTOMARY HOME OCCUPATIONS:
Occupations ordinarily carried on in homes that are not detrimental or injurious to adjoining property.

DEPTH OF REAR YARD:
The mean distance between the rear line of the building and the rear lot line.

DEPTH OF LOT:
The mean distance between the front and the rear lot line.

DISTRICT:
A section of the island for which the regulations governing the area, height and use of buildings are uniform.

DUPLEX DWELLING:
A building for separate accommodations for and occupied by two families.

ERECT:
To build, construct, alter, reconstruct, pour, lay, move upon, attach, hang, place, suspend or affix, and also includes the painting of wall signs, murals or super graphics, or any physical operations on the premises which are required for the construction of a sign including excavation, site clearance, landfill and the like.

FABRIC SIGN:
A sign made of fabric or other non-rigid material, enclosed in a permanent frame and erected as a permanent, on-site sign for a business, service, product, or person.

FACADE:
The front or main part of a building facing a street.

FACE OF SIGN:
The entire area of a sign on which copy could be placed. The area of a sign which is visible from one direction as projected on a place.

FINE ART:
Art, as reviewed and approved by the Cameron County Engineering Department which is created by a recognized artist.

FLASHING SIGN:
Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an extremely mounted intermittent light source.

FREESTANDING SIGN:
Any sign which is not attached to or on the walls, face, or exterior of a building.

FRONT YARD:
An open, unoccupied space on the same lot with a building between the building and the street extending across the front of the lot.

FUTURE PROJECT DEVELOPMENT SIGNS:
Those temporary signs announcing a future business or development on the site which the sign is located. Future Project Development Signs should be allowed only on the site which the project will be located and for only one (1) year. After which time the owner may apply for an extension (but only one extension) of the sign permit for one (1) additional year, but only if the permit holder shows progress in the development of the site.

GRAND OPENING:
The initial opening of an entirely new business.

GREEN SPACE:
A plot of undeveloped land separating or surrounding areas of intensive residential or industrial use that is maintained for visual and/or recreational enjoyment.

GROUND LEVEL:
The immediate surrounding grade.

HEIGHT:
The height of a building or portion of a building shall be measured from the higher of the average established grade at the street lot line or from the average natural ground level, or if no street grade has been established to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs. In measuring the height of a building the following structure shall be excluded; chimneys, cooling towers, radio towers, ornamental cupolas, domes, or spires elevator bulk heads, pent houses, tanks water towers, and parapet walls not exceeding four (4) feet in height.

HEIGHT OF SIGN:
The vertical distance measured from the surrounding grade to the highest point on the sign or sign structure.

HIGH RISE BUILDING:
A structure of more than six (6) stories in height.

HOTEL:
An establishment that provides lodging and usually meals and other services for travelers and other paying guest.

ILLEGAL SIGN:
Signs existing on the effective date of the adoption of this Order or signs, which are not registered in accordance with the terms of this Order, shall be categorized as illegal.

IMAGE SIGN:
A two dimensional picture/poster used in lieu of models or actual merchandise displays, displayed through a window, and which has no wording other than trademark or brand name/brand logo. For example: portraits and brand name posters/product pictures portraying models wearing/using a particular brand name item such as swimming apparel or a model using a boogie board.

INDIRECT LIGHTING:
A light source separated from the surface and illuminating the sign surface by means of spot lights or similar fixtures.

JOINT DIRECTORY SIGN:
A sign which consists of a composite of several individual signs identifying the businesses located in a commercial or office complex.

LANDSCAPING:
For the purposes of this Order, landscaping shall include any combination of shrubs, vines, hedge plantings, plants, trees or palms located in a planting area at the base of the sign. For the purposes of this Order, the term "landscaping" shall not mean solely turf or grass, or the total absence of vegetable matter.

LEGALLY NON-CONFORMING:
Signs existing on the effective date of the adoption of this Order which are not in conformance with the Order but which are registered with the County Building Department in accordance with the terms of this Order shall be categorized as legally non-conforming.

LOGO:
A letter, character, or symbol used to represent a person, corporation, or business enterprise.

LOT:
Land occupied or to be occupied by a building and its accessory buildings, and including such open spaces as are required under this Order, and having its principal frontage upon a public street or officially approved place.
(A) Interior- is a lot other than a corner lot;
(B) Through- a lot having frontage on two (2) parallel or approximately parallel streets;

(C) Fractional- A portion of a lot that has been cut off of a corner lot, having the side line of an adjacent lot as its rear line and the rear line of the remainder of the corner as a side line; and

(D) Front Line- the line of an interior lot which is adjacent to the street. On corner lots it is the prolongation of the front lot line of adjacent interior lots as originally platted.

LOT CORNER (CORNER LOT):
A lot abutting upon two (2) or more streets at their intersection.

LOT LINES:
The lines establishing the boundaries of a lot as defined herein.

MAJOR CORPORATE SPONSOR:
The sponsor of a public event listed on all advertising and other public promotions, resulting from the contribution of funds, equipment, products, and/or in-kind services to the event.

MANUFACTURED HOME PARK:
A unified development of lots arranged on a tract of land under common ownership, which has been planned and improved for the placement of two or more manufactured homes for non-transient occupancy. For purposes of this definition only, a "lot" means a plot of ground within a manufactured home park which is designed to accommodate one manufactured home.

MANUFACTURED HOME SUBDIVISION:
A unified development of lots for the placement of one manufactured home per platted lot for non-transient occupancy, established for the purpose of having individually owned lots.

MARQUEE:
Any permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message(s), and is designed to provide protection from the weather.

MINIMUM SIGHT TRIANGLE:
A triangular area bounded by the right-of-way lines of a corner lot and a line connecting the two points on the right-of-way lines measured twenty (20) feet from the point of intersection of the right-of-way lines. For ingress/egress points and private roads, the minimum sight triangle shall be determined using the intersection of the curb line or edge of pavement for the ingress/egress point or private road and the public right-of-way.

MONUMENT SIGN:
A freestanding sign, other than a pole sign, which has a skirt, dressed base, or other means of enclosing the structural members which support the sign, and which skirting or dressing has been approved by the Cameron County Engineering Department. The base must equal at least fifty percent (50%) of sign width not to exceed one hundred twenty percent (120%) of the width of the sign for signs up to eight (8) feet in height. For signs proposed to be taller than eight (8) feet in height, the width of the approved skirting or dressing must equal a minimum of fifty percent (50%) of the sign width, but shall in no case exceed four (4) feet in width. For the purposes of this Order, the terms "skirting" and/or "dressing" shall mean the enclosing of the structural members which support the sign with materials such as decorative masonry, natural and decorative stone, masonry with a stucco finish, and decorative wood such as redwood or cedar when appropriately finished to prevent decay and discoloration; no skirting may be made from metal or plastic materials. No signage is permitted on the skirting except the street address.

MULTI-FAMILY DWELLING:
A building used or designed as a residence for three (3) or more families or households living independently of each other.

MULTI-POLE, SINGLE POLE SIGN:
A sign whose only structural support consists of exposed poles, posts, beams, or other devices mounted in the ground.

NON-CONFORMING USES:
A building or premises occupied by a use that does not conform to the regulations of the use in the district in which it is situated.

OFFICE COMPLEX/MULTI-TENANT SHOPPING CENTER:
Means two (2) or more offices or stores sharing customer parking area, regardless of whether said offices or office establishments occupy separate structures or are under separate ownership.

OFFICIAL SIGN:
Any sign erected by or at the direction of any governmental body.

OFF-PREMISES SIGN:
Any sign other than an on-premise sign.

ON-PREMISES SIGN:
A sign which advertises only goods, services, facilities, events or attractions available on the premises where located, or identifies the owner or occupant or directs traffic on the premises. All other signs are off-premises signs.

OPEN SPACES:
Area included in any side, rear or front yard of a lot other than the building space which is measured from the outside dimensions of the building. Therefore in determining the Percent of Coverage of buildings allowed on a lot, car ports, etc., are considered as open spaces and not building spaces.

OWNER:
A person recorded as such on official records and including duly authorized agent, notary, purchaser, lessee, devisee, or judiciary; anyone having a vested or contingent interest in the property or business in question.

PAINTING:
The application of paint in the course of normal maintenance which in no way shall alter the message or group of works or letters.

PERMANENT MULTI-FAMILY OR SUBDIVISION IDENTIFICATION SIGN:
A sign which designates the name of a project, subdivision, or other residential district, and which is located at or in close proximity to the main entrance.

PERSON:
The word "persons" when used in this Order shall mean every natural persons, and all business or charitable entities. The term: person" shall include both singular and plural, male and female, and any reference to the masculine or feminine gender shall include the other gender unless otherwise specified.

PLACE OF BUSINESS:
One enclosed structure with a Certificate of Occupancy regardless of the number of commercial uses within. For the purposes of this Order regulating signage, each place of business must be separated from other places of business with non-penetrable walls in such a manner that the public must enter and/or exit the business through an exterior door.

POLITICAL SIGN:
Any sign which is designated to influence the action of voters for or against a candidate for elective office or the passage or defeat of a measure appearing on the ballot in connection with any national, state or local election.

PORTABLE SIGN:
Any sign not permanently affixed to a building, structure or the ground, and designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. This definition includes, but is not limited to, A-frame signs, sandwich signs, curb signs, sail flag signs, feather flag signs and signs on trailers with or without wheels or on other vehicles which are primarily used as signs.

PREMISES:
An area of land, with its appurtenances and buildings, which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

PROJECT DEVELOPMENT SIGN:
A temporary sign for a commercial or multi-family tract during the construction of the proposed development which may identify a project under construction and includes the project's name and address, general contractor, architect, financing, and contact agent, with appropriate phone numbers. These signs should not be allowed until or unless the property owner receives a Building Permit for the site, and should be removed either immediately after receipt of the Certificate of Occupancy or immediately after the expiration or revocation of a Building Permit. (see also Future Project Development Sign)

PROJECTING SIGN:
A wall-mounted sign, erected in lieu of the permitted, free-standing monument sign, which projects from the face of a structure, meeting the following requirements:

1. The sign shall be pinned away from the wall of the structure a minimum of six (6) inches.
2. The sign shall not extend over any adjacent right-of-way or property line,
3. Projecting signs shall be designed as an integral architectural element of the building to which it principally relates. The mounting brackets of such signs will be an integral part of the sign and complementary to the design of the sign. No projecting sign shall be entirely supported by an unbraced parapet wall,
4. No unshielded lights will be permitted. All lighting fixtures shall be placed in such a way as they will not be struck or otherwise damaged by the sign in the event of high wind, and
5. Projecting signs shall be designed to meet the wind resistance requirements of this Order.

PUBLIC INFORMATION SIGN:
Any sign or banner which is intended to identify community, civic and social events, special events, facilities, no-trespassing areas and is not a commercial sign or official sign as defined herein.

READER BOARD:
A sign that has changeable or removable lettering.

REAL ESTATE "FOR SALE", "FOR LEASE", OR "OPEN HOUSE" SIGN:
A temporary sign designating that the premises upon which it is erected is for sale, rent, or lease or that an open house is being held on the day on which the sign is displayed.

REAR YARD:
A space unoccupied except by buildings of accessory use as hereinafter permitted extending for the full width of the lot between a building other than a building of accessory use and the rear lot line.

RECREATIONAL VEHICLE PARK:
A unified development on a tract of land under common ownership designed primarily for transient service, on which recreational vehicles of the general public are parked or situated.

REFLECTIVE SURFACE:
Any material or devise which has the effect of intensifying reflected light, including but not limited to scotch light, day glow, glass beads and luminous paint.

REQUIRED SIGNS:
Any sign required by law for the protection of the general health, safety and welfare of the public. For the purposes of this Order, numbers attached to the front plane of a facing and visible from the adjacent public right-of-way or private ingress/egress for the purpose of identifying the street address of the structure shall be considered a required sign. Such numbers shall be a minimum of four (4) inches in height, shall be of a color in distinct contrast to the color of the wall to which it is attached, and shall be plainly visible from the adjacent public right-of-way or private ingress/egress.

RESIDENTIAL NAMEPLATE SIGN:
A sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name, or identifying the address of the house. The sign may contain no advertising of any kind.

ROOF LINE:
The highest point of the coping on a flat roof, false mansard, or parapet wall; the deckline of a true mansard roof; the ridge line between the upper and lower slopes of a gambrel roof; or the mean height level between the eaves and the ridge of a gable or hip roof.

ROOF SIGN:
A sign attached to, and wholly or partially dependent upon, the roof of a structure for support, or attached to the roof in any way, but not extending above the roof line, as defined by this Order. Such signs will be completely enclosed between the sign and the corresponding roof, and shall be designed to meet the wind resistance requirements of this Order.

SIDE YARD:
A yard between any building and the adjacent side line of the lot, and extending entirely from the front yard to the rear yard.

SIGN:
Anything of visual appearance primarily used for, or having the effect of, attracting attention from the streets, sidewalks, or other curbside public areas for identification purposes, whether illuminated or non-illuminated. An identification logo, description, illustration or device which is affixed to or represented directly or indirectly upon a

building, structure or land, and which directs attention to a product, place, activity, person, service, institution or business, whether illuminated or non-illuminated. For the purposes of removal, the definition of "sign" shall include all of the sign structure. For the purposes of this Order, this definition shall also include paintings directly upon a building, other structure or vehicle and any manufacture incorporated or added to a building or property that is not a normal structural or architectural component of a building shall be considered a "sign" (i.e. to attract attention from public right-of-way) and must comply with all the commercial sign regulations of this Chapter pertaining to either a monument sign or a projecting sign. The basic intent behind this definition is not to discourage product displays, design, or art from epitomizing simplicity, good taste, and compatibility with the community's desired image.

SIGN AREA:
The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning Order regulations and is clearly incidental to the display itself. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one of the faces.

SIGN STRUCTURE:
The sign and all parts associated with its construction.

SINGLE FAMILY DWELLING:
A detached building having accommodations for and occupied by only one family.

SNIPE SIGN (SOMETIMES REFERRED TO AS A BANDIT SIGN):
A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, utility poles, stakes, or fences or to other objects, and whose message is not associated with the premises upon which such sign is located.

STORY/STANDARD STORY:
That portion of a building between the surface of any floor and the surface of the floor next above it, or if there be no floor above it within sixteen (16) feet, then the space between such floor and the ceiling next above.

STREET:
Any public thoroughfare dedicated to the public and not designated as an alley.

STRUCTURAL ALTERATIONS:
Any change on the supporting member of a building such as bearing walls, columns, beams or girders.

TEMPORARY SIGNAGE:
A sign erected for a special purpose and for a specifically stated short term of duration, as regulated.

TRAFFIC CONTROL SIGN:
A permitted sign for the purpose of identifying parking areas and directing the flow of traffic on public or private property.

TOWNHOMES:
A row of homes sharing common walls. Fee simple ownership of lots with two hundred (200) foot maximum combined width of lots.

WALL SIGN:
A sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plan parallel to the face of the wall and not projecting more than nine (9) inches from the face of the wall at any point.

WIDTH OF SIDE YARD:
The distance between the side wall of a building which includes eaves, cornices, porches, stairways, carports or any projection of the building and the side line of the lot.

WINDOW SIGN:
A sign – printed, painted neon or otherwise – no greater than thirty-two (32) square feet, displayed in or through a window or glass door and which can be seen from the front property line / right of way line. All windows signs except open or closed, name of store or business and national product logos.

ARTICLE 19

CHANGES AND AMENDMENTS

1. The Commissioners' Court may from time to time amend, supplement, or change by Order the boundaries of the Districts or the regulations herein established.
2. Before taking action on any proposed amendment, supplement or change, the Commissioners Court shall submit same to the Planning and Zoning Commission for its recommendation and report in the event there is a Planning and Zoning Commission. A public hearing shall be held by the Commissioners Court before adopting any proposed amendment, supplement or change. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in a newspaper of general circulation in Cameron County.

ARTICLE 20

SAVING CLAUSE

If any article, section or provision of this Order shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Order as a whole, or any article, section, provision or part thereof not specifically adjudged to be invalid or unconstitutional.

ARTICLE 21

SIGNS

SECTION 21-1 Purpose

The purposes of these sign regulations are to encourage the effective use of signs as a means of communication in Cameron County, Texas to maintain and enhance the aesthetic environment and Cameron County's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of community standards. This Order is adopted pursuant to Subchapter B, Section 231.001, of the Texas Local Government Code.

SECTION 21-1.1 Review-Amendment

In order to carry out the purpose of this Order, the Cameron County Commissioners' Court in 2009 appointed the Padre Island Zoning Commission which made recommendations to the Cameron County Commissioners Court and which amendments were passed.

Section 21-2 Permits, Renewals, Expiration and Transfers

Permit Required: It shall be unlawful to commence or to proceed with the erection, construction, reconstruction, conversion, alteration, enlargement, extension, placement, or moving of any sign or sign structure or any portion thereof without first having applied in writing to the County Building Official, or his designee, for a sign permit to do so, and a sign permit has been granted therefore. Should any existing sign be enlarged, replaced, moved, or reconstructed, it shall be considered a new sign, requiring a sign permit. Re-painting of a sign face or the replacement of sign panels for ordinary maintenance, shall not constitute such a change as to classify the sign as a new sign, and shall not require a sign permit, providing that the repair and/or replacement shall be in conformance with the height, location, and dimensions as shown in accordance with the original sign permit, and that any damage to the sign shall not be sufficient to make the sign subject to the requirements of this Order. The primary responsibility for securing the necessary permit(s) shall be the property owner's. However, if the property owner should contract part or all of the proposed work, it shall become the responsibility of the person or firm hired to perform that work to ensure that all required permits and approvals have been secured prior to any work being

initiated. For the purposes of this Order, through the acceptance of the contract to perform the work, the third party so contracted shall become equally liable for all fees, fines, and penalties prescribed by this Order arising from violations resulting from that work.

1. Applications shall be submitted to the Cameron County Building Permit Department for review and approval. Said application shall consist of a scale drawing showing the detail and dimensions of said sign along with the dimensions of the building and proposed location of the sign(s).
2. All signs which are electrically illuminated by neon and other means shall require a separate electrical permit and inspection.
3. All signs shall be erected within ninety (90) days of issuance of the permit; otherwise the permit shall become null and void.
4. Signs erected and maintained by the County shall require a permit and be restricted by the provisions of this Order.
5. The County Building Official or designee shall cause an inspection of the sign for which each permit for a new sign or for modification of an existing sign is issued during the fourth (4th) month after the issuance of such permit or at such earlier date as the owner may request. If the construction is not substantially complete at the time of inspection, the permit shall lapse and become void. If the construction is complete and in full compliance with this Order and with the building and electrical codes, the County Building Official or designee shall affix to the premises a permanent symbol identifying the sign(s) and the applicable permit by number or other reference. If the construction is substantially complete, but not in full compliance with this Order and applicable codes, the County Building Official or designee shall give the owner or applicant notice of the deficiencies and shall allow an additional thirty (30) days from the date of inspection for the deficiencies to be corrected. If the deficiencies are not corrected by such date, the permit shall lapse. If the construction is then complete, the County Building Official or designee shall affix to the premises the permanent symbol described above.

Section 21-3 Administrative Procedures

1. All applicants for a sign permit shall use forms provided by the County Building Official or designee. The applicant shall answer all questions and, if required, include a site plan indicating the location of all structures in relation to property lines.
2. All signs shall conform to the standards contained in this Order, unless otherwise provided herein.
3. All fees shall be approved by the Cameron County Commissioners Court and may be amended from time to time.
4. Voiding of Sign Permit: Any Sign permit may be revoked by the County Building Official or their designee, at any time prior to the completion of the sign for which the same was issued, when it shall appear to him/her that there is departure from the plans, specifications or conditions as required under the terms of the permit, that the same was procured by false representation, or that any one or more of the provisions of this Order are being violated. Written notice of such revocation shall

be served upon the owner, his agent, or contractor, via a stop-work order, which shall be posted in a prominent location, and thereafter, no such construction shall proceed.

5. Replacement of Permanent Signs: In those instances where a permit is requested to replace an existing permanent sign, the original sign shall be completely removed prior to erection of the replacement sign. The sign structure of the original sign may be maintained in those instances where the replacement sign merely involves replacement of the sign lens or face, and where the replacement of the original sign does not invoke the requirements of this Order.

Section 21-4 Certain Signs Prohibited

The following signs shall be prohibited in Cameron County:

1. Airborne signs, except pennants and flags.
2. Illegal signs as defined by the terms of Section 21-2, above, or any other sign constructed after the enactment of this Order and which is not in compliance with the terms of this Order.
3. Moving, Swinging.
4. Off-Premise signs.
5. Portable signs, except those used for temporary purposes as authorized by this Order.
6. Banners except those used for temporary purposes as authorized by this Order.
7. Snipe signs also known as bandit signs.
8. Signs which contain characters, cartoons, or other representation, or statements, words or pictures of an obscene, or contain "fighting words" under First Amendment free speech law.
9. Signs which contain or are an imitation of an official traffic sign or signal, or which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which may hide from view any traffic or street sign or signal.
10. Any sign construed or located in such a manner that is or becomes an immediate hazard or danger to persons or property because of being in an unsafe condition, or which obstructs any window, door, or fire escape of any building. Such signs will be subject to immediate removal by the County Building Official or his designee, without notice, at the expense of the owner.

Section 21-5 Sign Types Permitted

The following signs shall be permitted under the provisions of this Order.

1. Residential Signs:
   (A) Residential nameplate signs.
   (B) Permanent multi-family or subdivision identification signs.
   (C) Pole Sign.
2. Commercial Signs for Multi-Tenant Centers and Office Complexes: (See Sec. 21-7 Sign Standards)
   (A) Monument signs.

(B) Awning and wall signs.
(C) Joint directory commercial signs.
(D) Nameplate Signs.
(E) Roof Sign.
(F) Pole Sign.
(G) Window Signs.

3. Commercial Signs for Single Business Use:
   (A) Monument signs.
   (B) Awning and wall signs.
   (C) Nameplate Signs.
   (D) Projecting Sign.
   (E) Roof Sign.
   (F) Window Signs
4. High Rise Building Signs.
5. Traffic-Control Signs upon private property.
6. Political Signs.
7. Temporary Signage:
   (A) Future and Project Development Signs – only allowed on the site which the project will be located for a term of one (1) year. After which time the owner may re-apply for the sign permit for annual extension. The sign should be removed either immediately after receipt of the Certificate of Occupancy or ten (10) days after the expiration or revocation of a Building Permit,
   (B) Real Estate, For Sale, or For Lease signs shall be removed after ten (10) days from the day of sale or lease,
   (C) Open House signs – The day of the Open House only,
   (D) Contractor's Sign,
   (E) Advertising a "grand opening," sign,
   (F) For general business purposes,
   (G) For charitable projects and benefits, and
   (H) For recognized events and holidays.
8. Electronic Display: Electronic display signage may include but is not limited to animated signs.
9. Any sign not specifically listed as being permitted herein, is expressly prohibited.

Section 21-6 Sign Standard

1. General:
   A. All signs, temporary or permanent, must appear to be professionally made and/or printed.
   B. The following tables contain standards which are applicable to all signs permitted under the terms of this Order.
   C. Backlit signs with removable letters shall be allowed.

TABLE 21-1

Sign Number, Area and Height Regulations**

SIGN TYPE	MAX. No. SIGNS PER LOT	MAX. AREA OF SIGN	MAX. HEIGHT	SETBACK
Residential Signs				
1) Residential Nameplate signs	1 per dwelling unit	2 sq. ft per residence or 0.5 sq. ft per multi-family unit	Per ADA-TAS Code	15 ft from ROW & Property Line (PL)
2) Permanent multi-family or subdivision identification signs	1 per project or subdivision	100 sq. ft	16 ft from average grade	15 ft from ROW & PL
Commercial Signs for Multi-Tenant Centers & Office Complexes				
1) Monument Signs (Doubled Faced)	1 sign per entrance	400 sq. ft per face	30 ft from average grade	15 ft from ROW & PL
2) Awning, Wall & Roof Signs	As determined per tenant*	5 sq. ft. per linear foot of store frontage		15 ft from ROW & PL
Commercial Signs for Single Business Use				
1) Monument (Double Faced)	1 sign per entrance	400 sq. feet per face	30 ft from average grade	15 ft from ROW & PL
2) Awning, Wall, Roof Signs	As determined per tenant	5 sq. ft. per linear foot of store frontage		15 ft from ROW & PL
3) Window Sign	4	32 sq. ft. per sign		No closer than 6 inches from glass of window or door
4) Business Info. Sign	1 Per Business*	9 sq. ft. & no portion of the sign more than 5 ft. from the entrance		
Traffic Control Signs located on Private Property				
	Comply with state standards	2 sq. ft.	Per ADA-TAS Code	
Temporary Signage				
1) Future and Project Development Signs (issued prior to construction of project)	1 per Development (not allowed in addition to Project Development Sign	128 sq. ft.	20 ft from average grade	15 ft from side property line
2) Freestanding Real Estate Signs, For Sale, or For Lease	1 per lot	Sites with less than 1 acre = max of 32 sq. ft Sites greater than 1 acre max of 128 sq. ft.	3 ft. from average grade 8 ft from average grade	15 ft from ROW & PL
3) Open/Model House Signs	1 per lot	32 sq. ft	10 ft. from average grade	15 ft from ROW & PL
4) Contractor's Signs	1 per contractor and subcontractor	32 sq. ft.	10 ft. from average grade	15 ft from ROW & PL

* Single businesses and tenants of multi-tenant centers and office complexes may have any number of awning, wall, or roof signs, as defined and permitted by this Order provided the total square footage of all such signs does not exceed the allowed square footage as defined by this Order as seen from the public right of way from any line of sight.

** A variance of the requirements of this Table may be granted by the Board of Adjustments-See Section 21-13 (B)

TABLE 21-2

Review, Lighting, Landscaping, and Duration Requirements for Signs**

SIGN TYPE	REVIEW REQUIRED?	OPTIONAL LIGHTING TYPE	DURATION LIMIT
Residential Signs			
1) Residential Nameplate	No	Direct or Indirect	None
2) Permanent multi-family or subdivision identification	Yes	Direct or Indirect	None
Commercial Signs for Multi-tenant Centers and Office Complexes			
1) Monument	Yes	Direct or Indirect	None
2) Awning, Wall, Roof	Yes	Direct or Indirect	None
Commercial Signs For Single Business Use			
1) Monument Double-Faced	Yes	Direct or Indirect	None
2) Awning, Wall, Roof	Yes	Direct or Indirect	None
High Rise Buildings			
1) Monument Double-Faced	Yes	Direct or Indirect	None
2) Awning, Wall, Roof	Yes	Direct or Indirect	None
Traffic Control Signs Located on Private Property			
	Yes	Not Applicable	
Political Signs			
	No.	Not permitted	
1a) Future Project Development Signs (issued prior to construction of project) 1b) Project Development Signs (Issued during construction of project; after receipt of Building Permit)	Yes	Direct or Indirect	Up to one year OR until receipt of Building Permit for project, whichever is the lesser time period. Extensions may be granted with proof of satisfactory progress of on-site development Valid for the life of the project until/unless the Building Permit expires, OR no longer than 10 days after receipt of Certificate of Occupancy
2) Freestanding Real Estate Signs, For Sale , For Lease	If less than 6 sq. ft. - No. Over 6 sq.ft.- Yes.	Direct or Indirect	10 days after sale or lease
3) Open House signs	No	Not permitted	The day of the Open House Only
4) Contractor's Sign	No	Not permitted	With issuance of certificate of occupancy OR 15 days if building permit not required

** A variance of the requirements of this Table may be granted by the Board of Adjustments See Section 21-13 (B)

Section 21-7 Signs Exempt from Regulation

The provision of this Order shall not apply to the following signs:

1. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal provided that such signs shall not exceed six (6) square feet,
2. Official Governmental Notices and notices posted by governmental officers in the performance of their duties, governmental signs to control traffic or for other regulatory purposes, or to identify streets, or to warn of danger,
3. Temporary decorations or displays, when they are clearly incidental to and are customarily and commonly associated with any national or local holiday or celebration; provided, that such decorations are maintained in an attractive condition, do not constitute a fire or traffic or pedestrian hazard, and are removed within a reasonable time after the event or celebration has occurred,
4. Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices,
5. Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of business, indicating the name of the owner, business and location, (e.g. moving vans, delivery trucks, rental trucks and trailers and the like); provided that they are parked in areas appropriate to their use as vehicles, are normally used in the course of business, are in operable condition, and carry a current and valid license plate and state inspection tag, and
6. "Open" and "Closed" signs, Credit Card signs, ATM signs, and "Help Wanted" signs, provided that the sign does not exceed five (5) square feet. No more than one (1) such sign is allowed per Building Face or Wall.

Section 21-8 Signs exempt from permitting requirements

1. Political signs.
2. Real Estate "For Sale" Signs.
3. Required signs.
4. Contractor's Sign.

Section 21-9 Wind Pressure Load Requirements for Signs

Minimum Wind Load Pressure Resistance in Pounds Per Square Foot, shall conform to Texas Department of Insurances' most current revisions to the International Residential and International Building Code.

Section 21-10 Fees, Maintenance of and Abandoned Signs

1. Cameron County shall approve all fees for issuance of permits pursuant to Article 21. A current list of fees shall be maintained in the Office of the Cameron County Engineering Department and the Building Department. The Cameron County Commissioners' Court may change and alter these fees at any time,

2. All signs, sign supports and skirting shall be maintained in good repair so as to prevent rust, peeling, flaking, or fading. Broken panels, missing letters, flaking and peeling paint, sign lighting not maintained in operating condition, and all other visual damage to a sign shall be repaired and all dead landscaping associated with the sign shall be replaced within thirty (30) days of notification by the Cameron County Building Department, and
3. Any sign structure which advertises a business, or use no longer conducted or service no longer rendered, or a product no longer offered on the premises where the sign is located shall be classified an abandoned sign, and shall be removed by the owner, agent, or person having beneficial use of the property upon which the sign is located within ten (10) days of notification by the Cameron County Building Department concerning the removal. "Removal" shall not include the subject sign, the sign structure, poles, and other supporting members, so long as said structure is in good repair.

Section 21-11 Special Provisions for Recognized Events and Holidays

Notwithstanding any provision to the contrary, for the duration of recognized special events and holidays, the Cameron County Commissioners' Court, or its designee, may grant permits for temporary signage.

Section 21-12 Legally Non-Conforming Signs - Abatement

1. Any existing non-conforming sign legally registered, as required by this Order, may continue to be maintained and used subject to the following provisions:
   (A) Enlargement - No non-conforming sign shall be enlarged, expanded, or extended to occupy a greater square footage or height than was occupied on the date of its registration.
   (B) Relocation - No non-conforming sign shall be moved in whole or in part to any other portion of the lot, parcel, or building on the date of its registration. Any legally non-conforming sign that is removed from its original location may not be reinstated at any other location, unless it shall conform to all of the requirements of this Chapter.
   (C) Discontinuance - If the business, service, product, or person advertised or identified by a legally non-conforming on-site sign ceases to be conducted at that site, all signs must be brought into conformance with the requirements of this Order prior to utilization by any new business, service, product or person.
   (D) Destruction – Should any non-conforming sign be damaged or destroyed by any means to an extent that repairs exceed sixty percent (60%) of the cost of erecting a new sign of the same type; it shall not be reconstructed except in conformance with all of the requirements of this Chapter.
   (E) Removal - If a legally registered non-conforming sign is removed for any reason it shall not be replaced except with a conforming sign.
   (F) Wind Load Pressure Requirements – If a legally non-conforming sign or sign structure is damaged by the wind exceeding sixty percent 60% of the cost of

erecting a new sign of the same type, the sign or sign structure shall be brought to current wind load standards or removed.

2. Determination of Non-Conformance - In any instance of cases of doubt or a specific question raised as to whether a non-conforming sign exists, it shall be a question of fact and shall be determined on appeal to the Board of Adjustment, in accordance with the policy and procedures of the Board of Adjustments in affect at the time of any appeal.

Section 21-13 Penalty Provisions.

Any person convicted of a violation of any provision of this Chapter shall be fined in an amount not to exceed Five Hundred Dollars ($500.00) and each day that the violation continues shall be a separate violation.

ARTICLE 22

EFFECTIVE DATE

This Order shall be in effect on and after the 31st day of July, 2014, A.D.

Sofia C. Benavides
Cameron County Commissioner Pct 1

David Garza
Cameron County Commissioner Pct 3

Alex Dominguez
Cameron County Commissioner Pct 2

Dan Sanchez
Cameron County Commissioner Pct 4

Carlos H. Cascos, CPA
Cameron County Judge

Attested By:

Joe G. Rivera, Jr.
Cameron County Clerk

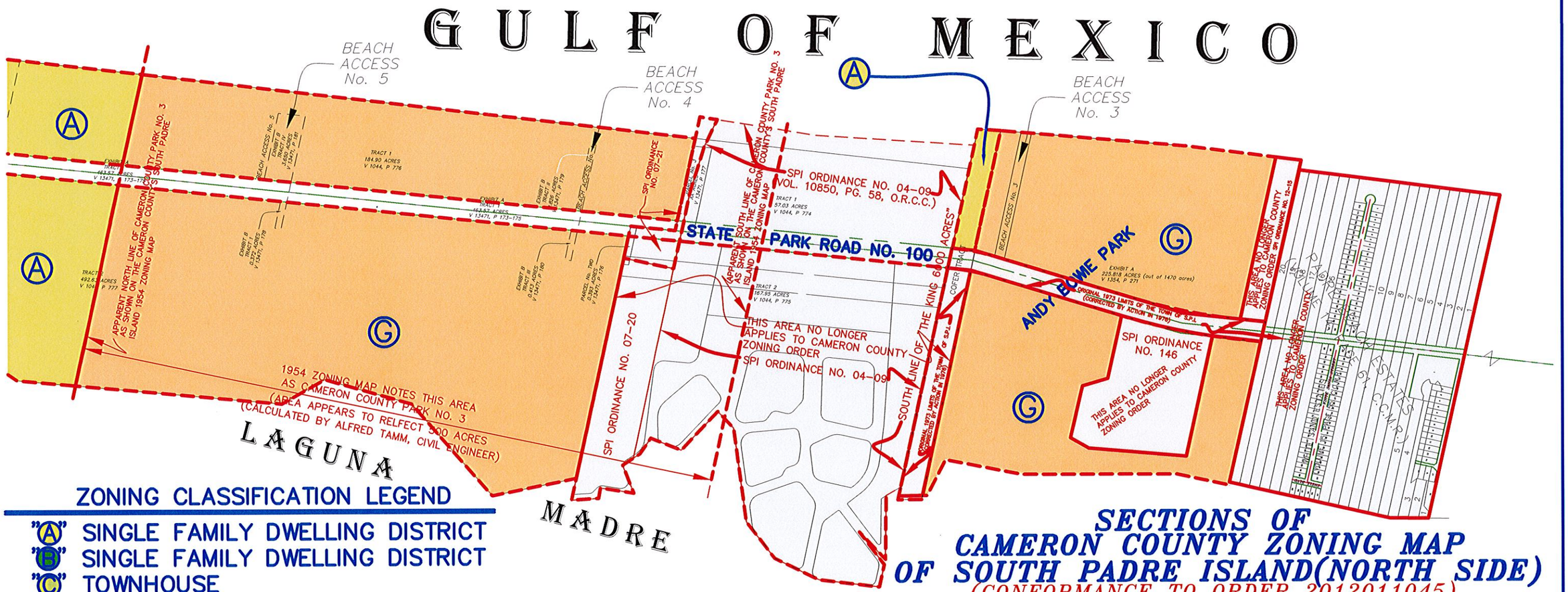
COMMISSIONERS COURT CAMERON COUNTY, TEXAS

G.1 ZONING MAP OF SOUTH PADRE ISLAND

NOTES:
GRAY SHADED " " AREAS DENOTE AREAS WITHIN THE CORPORATE LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
THIS MAP DOES NOT INCLUDE THE ZONING AREAS OF ISLA BLANCA PARK.
THIS MAP DOES NOT REFLECT THE MOST CURRENT SUBDIVISIONS WITHIN THE CITY LIMITS OF SOUTH PADRE ISLAND.

SCALE: 1"=1000'

NOTE FOR SHEETS 1 THRU 9:
THE INFORMATION PROVIDED HEREIN HAS NOT BEEN REVIEWED NOR PREPARED BY A REGISTERED PUBLIC LAND SURVEYOR. NO EXPRESSED OR IMPLIED WARRANTIES ARE MADE BY CAMERON COUNTY FOR THE ACCURACY, COMPLETENESS, RELIABILITY, USABILITY OF THE DATA PERTAINING TO THESE MAPS. THE CAMERON COUNTY ASSUMES NO RESPONSIBILITY FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM THE USE OF THIS DATA.



ZONING CLASSIFICATION LEGEND

- "A" SINGLE FAMILY DWELLING DISTRICT
- "B" SINGLE FAMILY DWELLING DISTRICT
- "C" TOWNHOUSE
- "D" MULTI-FAMILY DISTRICT
- "E" MOTEL AND HOTEL DISTRICT
- "F" BUSINESS DISTRICT
- "G" RESORT AREA DISTRICT
- "H" INDUSTRIAL DISTRICT

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

MAPPING INFORMATION SHOWN IS BASED OFF THE CAMERON COUNTY OFFICIAL 1954 SOUTH PADRE ISLAND ZONING MAP AND IS HEREBY UPDATED ACCORDINGLY.
(PREPARED MAY 7, 2014)

THIS MAP IS FOR INFORMATION PURPOSES ONLY.

THE COUNTY OF CAMERON BROWNSVILLE, TEXAS
CAMERON COUNTY ENGINEERING
"Building a Better Community"
1390 West Expressway 83
San Benito, Tx. 78586
(956) 247-3516 Fax (956) 361-8278

SCALE: 1"=1000'

BEACH ACCESS No. 6

BEACH ACCESS No. 6

GULF OF MEXICO

PARK ROAD NO. 100

TRACT 1
224.08 ACRES
V 1044, P 779

TRACT 2
669.21 ACRES
V 1044, P 780

EXHIBIT A
TRACT 2
119.97 ACRES
V 13471, P 175-176

5.5 ACRES
V 1044, P 238

TRACT 2A

6.67 ACRES
V 19886, P 251-254

DOC # 21992

10.51 ACRES
V 13471, P 167

EXHIBIT A

TRACT 3
492.6 ACRES
V 1044, P 777

EXHIBIT A
TRACT 1
463.57 ACRES
V 13471, 173-175

APPARENT NORTH LINE OF CAMERON COUNTY PARK NO. 3 AS SHOWN ON THE CAMERON COUNTY SOUTH PADRE ISLAND 1954 ZONING MAP

LAGUNA MADRE

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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(PREPARED MAY 7, 2014)

THIS COUNTY OF CAMERON BROWNSVILLE, TEXAS

CAMERON COUNTY ENGINEERING

"Building a Better Community"

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(956) 247-3516 Fax (956) 361-8278

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GULF OF MEXICO

SCALE: 1"=1000'

SOUTH PADRE ISLAND INVESTMENT COMPANY SUBDIVISION, SECTION 1

BEACH ACCESS No. 6

BEACH ACCESS No. 6

PARK

OCEAN BLVD

PADRE BLVD

SOUTH PADRE ISLAND (UNIT 16 SECTION 1) ANNEXATION, C.C.A.R.

RESERVE AREA (CABINET 1, SLOT 288-A, C.C.M.R.)

RESERVE AREA

RESERVE AREA

LAGUNA MADRE

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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SHEET 3

THIS MAP IS FOR INFORMATION PURPOSES ONLY.

GULF OF MEXICO

:NT COMPANY
1

SOUTH PADRE ISLAND INVESTMENT COMPANY SUBDIVISION, SECTION 1

SCALE: 1"=1000'

PARK ROAD NO. 100

SOUTH PADRE ISLAND (CAMERON COUNTY)

OCEAN BLVD

PADRE BLVD

LAGUNA BLVD

LAGUNA MADRE

SECTIONS OF
CAMERON COUNTY ZONING MAP
OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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THE COUNTY OF CAMERON BROWNSVILLE, TEXAS

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SHEET 4

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GULF OF MEXICO

SOUTH PADRE ISLAND INVESTMENT COMPANY SUBDIVISION, SECTION 1

ACCESS ROAD AND PARKING AREA No. 2

SCALE: 1"=1000'

OCEAN BLVD

PADRE BLVD

LAGUNA BLVD

SOUTH PADRE ISLAND INVESTMENT CO. SECTION II (VOLUME X, PAGE 16, C.C.M.R.)

SUDDELL (VOLUME 181 PAGE 624, C.C.M.R.)

LAGUNA MADRE

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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GULF OF MEXICO

MATCH LINE "A"

ACCESS ROAD AND PARKING AREA No. 2

SCALE: 1" = 1000'

82

LAGUNA MADRE

THE COUNTY OF CAMERON BROWNSVILLE, TEXAS

CAMERON COUNTY ENGINEERING

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SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

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(PREPARED MAY 7, 2014)

GULF OF MEXICO

SCALE: 1"=1000'

PARK ROAD NO. 100

MATCH LINE "B"

MATCH LINE "A"

LAGUNA MADRE

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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THIS MAP IS FOR INFORMATION PURPOSES ONLY.

GULF OF MEXICO

Ⓐ

Ⓐ

Ⓐ

Ⓐ

MATCH LINE "C"

MATCH LINE "B"

LAGUNA MADRE

SCALE: 1"=1000'

ZONING CLASSIFICATION LEGEND

- "A" SINGLE FAMILY DWELLING DISTRICT
- "B" SINGLE FAMILY DWELLING DISTRICT
- "C" TOWNHOUSE
- "D" MULTI-FAMILY DISTRICT
- "E" MOTEL AND HOTEL DISTRICT
- "F" BUSINESS DISTRICT
- "G" RESORT AREA DISTRICT
- "H" INDUSTRIAL DISTRICT

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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THE COUNTY OF CAMERON BROWNSVILLE, TEXAS

CAMERON COUNTY ENGINEERING

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San Benito, Tx. 78586

(956) 247-3516 Fax (956) 361-8278

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GULF OF MEXICO

SCALE: 1"=1000'

PARKING AREA No4

WILLACY COUNTY
CAMERON COUNTY

SOUTH PADRE SHORES

10 9 8 7 6 5 4 3 2 1

WILLACY COUNTY
CAMERON COUNTY

MATCH LINE "C"

LAGUNA MADRE

SECTIONS OF CAMERON COUNTY ZONING MAP OF SOUTH PADRE ISLAND(NORTH SIDE)

(CONFORMANCE TO ORDER 2012011045)

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San Benito, Tx. 78586

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THIS MAP IS FOR INFORMATION PURPOSES ONLY.

G.2 PADRE ISLAND ZONING COMMISSION MEMBERS

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

PADRE ISLAND ZONING COMMISSION MEMBERS

1. Stanford Knowles – Chair
   61 BethPage Dr.
   Laguna Vista, Texas 78578
   Phone: (956) 434-9535
   E-mail: knowlesaia@aol.com
   Term: 1-year term (07/13/21-07/13/22)
   Appointment for: Comm. Garza

2. Luis R. Hernandez
   950 E. Van Buren Street
   Brownsville, Texas 78520
   Phone: (956) 546-5060
   E-mail: luisrhdz.hernandez@gmail.com
   Term: 2-year term (07/13/21-07/13/23)
   Appointment for: Judge Treviño

3. Tre Peacock
   801 E. Grimes Street
   Harlingen, TX 78550
   Cell: (956) 279-5656 / (956) 423-6733
   E-mail: trepeacock@hotmail.com
   Term: 1-year term (07/13/21-07/13/22)
   Appointment for: Comm. Ruiz

4. Jimmy Hawkinson
   110 E. Lantana Street
   South Padre Island, Texas 78597
   Cell: (956) 434-1153
   E-mail: jimmy@beachparktx.com
   Term: 2-year term (07/13/21-07/13/23)
   Appointment for: Comm. Benavides

5. George Barr
   14891 Ewing Drive
   Harlingen, Texas 78552
   Cell: (956) 572-1940
   E-mail: georgeellisbarr@gmail.com
   Term: 1-year term (07/13/21-07/13/22)
   Appointment for: Comm. Lopez

6. Roxanne Ray
   47 Laguna Madre Dr.
   Laguna Vista, Texas 78578
   Cell: (956) 545-4379
   E-mail: roxannelucy17@gmail.com
   Term: 2-year term (07/13/21-07/13/23)
   Appointment for: Judge Treviño

7. Bettina Tolin
   110 N. Tarnava St.
   Port Isabel, Texas 78578
   Cell: (956) 371-6444 / (956) 943-7611
   E-mail: btolin@mac.com
   Term: 2-year term (07/13/21-07/13/23)
   Appointment for: Judge Treviño

APPENDIX H

ROAD ABANDONMENT PROCEDURE

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

Road Abandonment

PROCEDURE IN PETITIONING THE COMMISSIONERS' COURT

1. The person requesting a road abandonment should submit a request in writing to the Cameron County Department of Transportation (CCDOT). In the letter, he or she will need to provide brief reason as to why the road is to be abandoned.
2. Once the office reviews the petitioners' request, all of the following forms will be mailed to the petitioner
    - Petition for Abandoning road
        i. Original document must be notarized
        ii. Petition must be signed by eight (8) landowners living in the precinct of which the road is located
    - Location Map
    - Notice
    - Affidavit
3. The person requesting a road abandonment must take the original notarized petition together with the location map to the County Clerk's office for recording.
4. Once recorded, petitioner will create three (3) posters. Containing the following:
    - The recorded document from the County Clerk's Office.
    - Notarized Petition
    - Location Map
    - Notice

    Poster Location
    - One (1) must be posted at the Cameron County Courthouse
        i. 974 E Harrison St, Brownsville, TX 78520
    - Two (2) must be posted on the vicinity of the road
5. Next, obtain a signed and notarized affidavit from the person who did the posting and submit to the CCDOT.
6. Twenty (20) days after the posting, the CCDOT will place an item on the Commissioner's Court Agenda for:
    - A public hearing concerning the road abandonment
    - Action item for the Commissioners' Court to either approve or reject the road abandonment

APPENDIX I

ROAD NAME CHANGE PROCEDURE

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

ROAD NAME CHANGE

PROCEDURE IN PETITIONING THE COMMISSIONERS' COURT

1. The person requesting the road name change should submit a request in writing to the Cameron County Department of Transportation (CCDOT). In the letter, he or she will need to provide a brief reason as to why the road name is being changed along with a location map.
2. Once the office reviews the petitioners' request, all of the following forms will be mailed to the petitioner
    - Petition for Road Name Change
        i. Original document must be notarized
        ii. Petition must be signed by eight (8) landowners living in the precinct of which the road is located
    - Notice
    - Affidavit
3. The person requesting the road name change must take the original notarized petition together with the location map to the County Clerk's office for recording.
4. Once recorded, petitioner will create three (3) posters. Containing the following:
        i. The recorded document from the County Clerk's Office.
        ii. Notarized Petition
        iii. Location Map
        iv. Notice

    Poster Location
    - One (1) must be posted at the Cameron County Courthouse
        i. 974 E Harrison St, Brownsville, TX 78520
    - Two (2) must be posted on the vicinity of the road
5. Next, obtain a signed and notarized affidavit from the person who did the posting and submit to the CCDOT.
6. Twenty (20) days after the posting, the CCDOT will place an item on the Commissioner's Court Agenda for:
    - A public hearing concerning the road name change.
    - Action item for the Commissioners' Court to either approve or reject the road name change.

1390 West Expressway 83
San Benito, TX 78586

(956) 247-3500
www.cameroncounty.us

APPENDIX J

CAMERON COUNTY FEE SCHEDULE

CAMERON COUNTY FEE SCHEDULE - DEVELOPMENT FEES

Development Fees	
Road Cutting Fee	$500.00 each
Pre – Development Conference Meeting	$25.00
South Padre Island Rezone Request (Unincorporated)	$500.00
Construction Inspection Fee	
Street and drainage improvement	$560/acre
Drainage improvement	$175/acre
Recording fee	As Determined by County clerk [3]
Submission Fee	
Preliminary Plat Submission Fee	$30.00
Final Plat Submission Fee	$30.00
Plat Review	
Preliminary Plat Review Fee	$150 + $5.00 per lot
Final Plat Review Fee	$100 + $10.00 per lot
Site Development Fees[1]	
Developments 5 acres or less	$500.00
Developments more than 5 acres	$2,000.00
Plat Determination	
Application of Property Owner	$30.00[2]
Application by Other than Property Owner	$500.00

(1) Improvements must be permitted and incur a site development fee, whether subdivision of the property is necessary or not (Maximum fee capped)
(2) Or matching fee imposed by appropriate municipality, as determined by property location within Extra Territorial Jurisdiction, whichever is greater
(3) See www.cameron.tx.gov/county-clerk/

APPENDIX K

CHANGES AND AMENDMENTS

Changes and amendments to these rules are noted in the table below:

Amendment Number	Date of Amendment	Chapter/Section	Type of Amendment
1	10/25/2022	Chapter 2: 2.1.3 (B.7) 2.1.3 (F.1) 2.1.3 (F.7) Chapter 3: 3.1.6 (F.2) 3.1.12 (A) Appendix A: A.2 (2.3B) A.2 (2.3BS) A.2 (2.6) A.2 (2.6S) Appendix F: (2)	Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision
2	03/14/2023	Chapter 2: 2.1.1 (M) 2.5.4 (B.1) 2.5.4 (C) 2.5.5 2.5.5 (F.1.a) 2.5.5 (F.3) 2.5.5 (F.5) 2.7.2 Chapter 3: 3.1.6 (B)	Revision Revision Revision Revision Revision Revision Revision Revision Revision
3	06/20/2023	Chapter 2: 2.1.4(F.18) 2.5.2(A): Appendix A: A.5 Appendix B: B.6.3	Revision Revision Revision Revision
4	11/19/2024	Chapter 1: 1.1.15 Chapter 2: 2.1.4 2.2.1 2.2.2 Chapter 3: 3.1.6 3.1.12 Appendix A: A.2 Appendix B B.2 B.3 B.4 B.5 B.6 B.10 Appendix J: J	Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision Revision

APPENDIX L

CAMERON COUNTY
COMMISSIONER'S COURT ORDERS
(REGARDING DEVELOPMENT)

ORDER No.

ORDER
ADOPTION OF THE RULES AND REGULATIONS FOR SUBDIVISIONS AND BUILDING WITHIN THE UNINCORPORATED AREA OF THE COUNTY
FOR
CAMERON COUNTY, TEXAS

WHEREAS, on May 10, 2005, the Cameron County Commissioners Court adopted the current Subdivision Regulations, last amended on January 5, 2021,

WHEREAS, the Cameron County Commissioners Court published a 30-day notice in English and Spanish, circulated in a local newspaper as prescribed by Texas law and held public meetings on April 18, 2022, April 25, 2022, and on May 25, 2022; and

WHEREAS, on the Cameron County Commissioners Court seeks to adopt new Rules and Regulations for Subdivisions and Building within the County, pursuant to the Texas Local Government Code Chapter 232, 233, and 240, and other state laws, for the governing plats, subdivisions of land, and building within the unincorporated area of the County to promote the health, safety, morals, or general welfare of the county and the safe, orderly, and healthful development and construction of the unincorporated area of the county: These regulations are to:

1. Ensure the establishment of rules and guidelines for the subdivision of property, and to ensure that newly created parcels of land conform to legal statutes.
2. Manage the use of structures and development in flood-prone areas of the County in order to reduce the extent of damage caused by flooding
3. Prevent Cameron County from being burdened with substandard streets and roadways in the future, thereby protecting the taxpayers from unnecessary maintenance costs.
4. Ensure that the residents of Cameron County receive from developers the necessary services for the supply of water, adequate sewage treatment systems, and drainage facilities.
5. Provide information to the developer and builder, and assist in the preparation of plats, construction plans, and approvals of future development.

NOW THEREFORE, be it resolved that the Cameron County Commissioners Court makes the finding necessary under state law to adopt the Subdivision and Building Rules and Regulations. This Order shall be in full force upon its passage and approval.

ADOPTED this the 5th of July, 2022.

THE COUNTY OF CAMERON

Eddie Treviño, Jr.
County Judge

ATTEST:

Sylvia Garza-Perez, County Clerk
Cameron County, Texas

ORDER No. 2022006031

ORDER
ESTABLISHMENT OF PLANNING ADVISORY BOARD
FOR
CAMERON COUNTY, TEXAS

WHEREAS, the Cameron County Commissioners Court believes it is in the best interest of the County to appoint a five-member planning advisory board to study the existing development and building regulations and make recommendations, as appropriate, for granting variances, amending rules and regulations, and revising fees as authorized by Local Government Code, Chapter 232, Subchapters A, B, and D, Chapter 233, Subchapters B, F, and Z, and Chapter 240, Section 240.901;

WHEREAS, to promote the general public welfare, the Cameron County Commissioners Court, when necessary, may authorize the planning advisory board to act on behalf of the Commissioners Court in matters relating to the duties and authority of the commissioners' court under Subchapter A or B, and land use, health and safety, planning and development, or other enforcement provisions specifically authorized by law.

WHEREAS, the Cameron County Commissioners Court shall appoint a board consisting of five members, appointed for staggered terms of two years, where each member shall:

(a) be a citizen of the United States and reside in the county.

(b) before undertaking the duties of the office:

(1) take the official oath; and

(2) swear in writing to promote the interest of the county as a whole and not only a private interest or the interest of a special group or location in the county.

(c) serve at the pleasure of the commissioners' court and is subject to removal.

WHEREAS, the Cameron County Commissioners Court in appointing members to the Planning Advisory Board shall strive for a balance between members with and without economic interests in the building and development process regulated by the County. Commissioners Court will make every effort to appoint members who have technical background, expertise or understanding of the rules and regulations and shall strive to appoint candidates that represent the diverse population of Cameron County.

WHEREAS, the Cameron County Commissioners Court has determined that the general welfare will be promoted, appoints five freeholders of the county on the Planning Advisory Board to serve as the Board of Building Line Adjustment for the County.

WHEREAS, the board shall hear an appeal in a case in which, because of exceptional and extraordinary situation or condition of a specific piece of property, the strict application of a rule or regulation established by the County would result in peculiar and exceptional difficulties or hardships to the owner of the property. On appeal, the board may advise the Cameron County Commissioners Court a variance from the strict application of the rule or regulation, under conditions recommended by the board, to relieve the hardship or difficulty if that relief can be granted without substantially impairing the intent and purpose of the rule or regulation, or without violation of State Statute.

NOW, THEREFORE, BE IT ORDERED by the Commissioners Court of Cameron County, Texas, establishes the Planning Advisory Board for Cameron County.

ADOPTED this the 5th of July, 2022.

THE COUNTY OF CAMERON

Eddie Treviño, Jr.
County Judge

ATTEST:

Sylvia Garza-Perez, County Clerk
Cameron County, Texas

COMMISSIONER'S COURT
CAMERON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF CAMERON

2022 R07071
RESOLUTION

A RESOLUTION OF THE COMMISSIONERS' COURT OF CAMERON COUNTY, TEXAS, ADOPTING CONSTRUCTION AND PUBLIC SAFETY CODES

BE IT RESOLVED THAT ON THE 2ND DAY OF AUGUST 2022, THE CAMERON COUNTY COMMISSIONERS' COURT CONVENED IN REGULAR SESSION, AND UPON THE REQUEST OF THE CAMERON COUNTY COMMISSIONERS, THE FOLLOWING ITEM WAS PLACED ON THE AGENDA OF THE SAID COURT FOR SUCH MEETING, PURSUANT TO GOVERNMENT CODE SECTION *551 041 ET SEQ.*, VERNON'S TEXAS CIVIL STATUTES (THE TEXAS OPEN MEETING ACT) TO BE CONSIDERED:

CONSIDERATION AND APPROVAL OF RESOLUTION ADOPTING CONSTRUCTION AND PUBLIC SAFETY CODES

WHEREAS, CAMERON COUNTY COMMISSIONERS COURT RECOGNIZES THE IMPORTANCE OF SAFE, SUSTAINABLE, AFFORDABLE, AND RESILIENT STRUCTURES FOR THE BENEFIT, ENJOYMENT, AND SAFETY OF ITS RESIDENTS AND VISITORS OF CAMERON COUNTY; AND

WHEREAS, AS A COUNTY BORDERING ON THE GULF OF MEXICO AND MAY ADOPT AND ENFORCE RULES THAT REGULATE THE MANAGEMENT AND USE OF LAND, STRUCTURES, AND OTHER DEVELOPMENT IN THE COUNTY, IN ACCORDANCE WITH V.T.C. A., LOCAL GOVERNMENT CODE §240.901; AND

WHEREAS, AS A POLITICAL SUBDIVISION WHICH QUALIFIES FOR THE NATIONAL FLOOD INSURANCE PROGRAM, THE COUNTY MAY ADOPT AND PROMULGATE REASONABLE RULES, PURSUANT TO V.T.C.A., WATER CODE §16.315 AND 16.318; AND

WHEREAS, CAMERON COUNTY HAS JURISDICTION AND INSPECTION AND PERMITTING RESPONSIBILITIES FOR THE UNINCORPORATED AREAS OF THE COUNTY; AND

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS' COURT OF CAMERON COUNTY, TEXAS THAT THE INTERNATIONAL CODES (I-CODES) FROM THE 2015 FAMILY, DEVELOPED BY THE INTERNATIONAL CODE COUNCIL, AND THE NATIONAL ELECTRIC CODE, DEVELOPED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, ARE ADOPTED IN AND FOR CAMERON COUNTY, TEXAS ON THIS 2ND DAY OF AUGUST, 2022, AND WHICH SHALL BECOME EFFECTIVE SUCH DATE, AND ARE AS FOLLOWS:

1. 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2. 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
3. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

4. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
5. 2015 INTERNATIONAL FIRE CODE (IFC)
6. 2015 INTERNATIONAL BUILDING CODE (IBC)
7. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
8. 2015 INTERNATIONAL PLUMBING CODE (IPC)
9. NFPA 70 NATIONAL ELECTRICAL CODE (NEC)

COMMISSIONERS' COURT OF CAMERON COUNTY, TEXAS

EDDIE TREVIÑO, JR.
COUNTY JUDGE

SOFIA C. BENAVIDES
COMMISSIONER PRECINCT 1

DAVID A. GARZA
COMMISSIONER PRECINCT 3

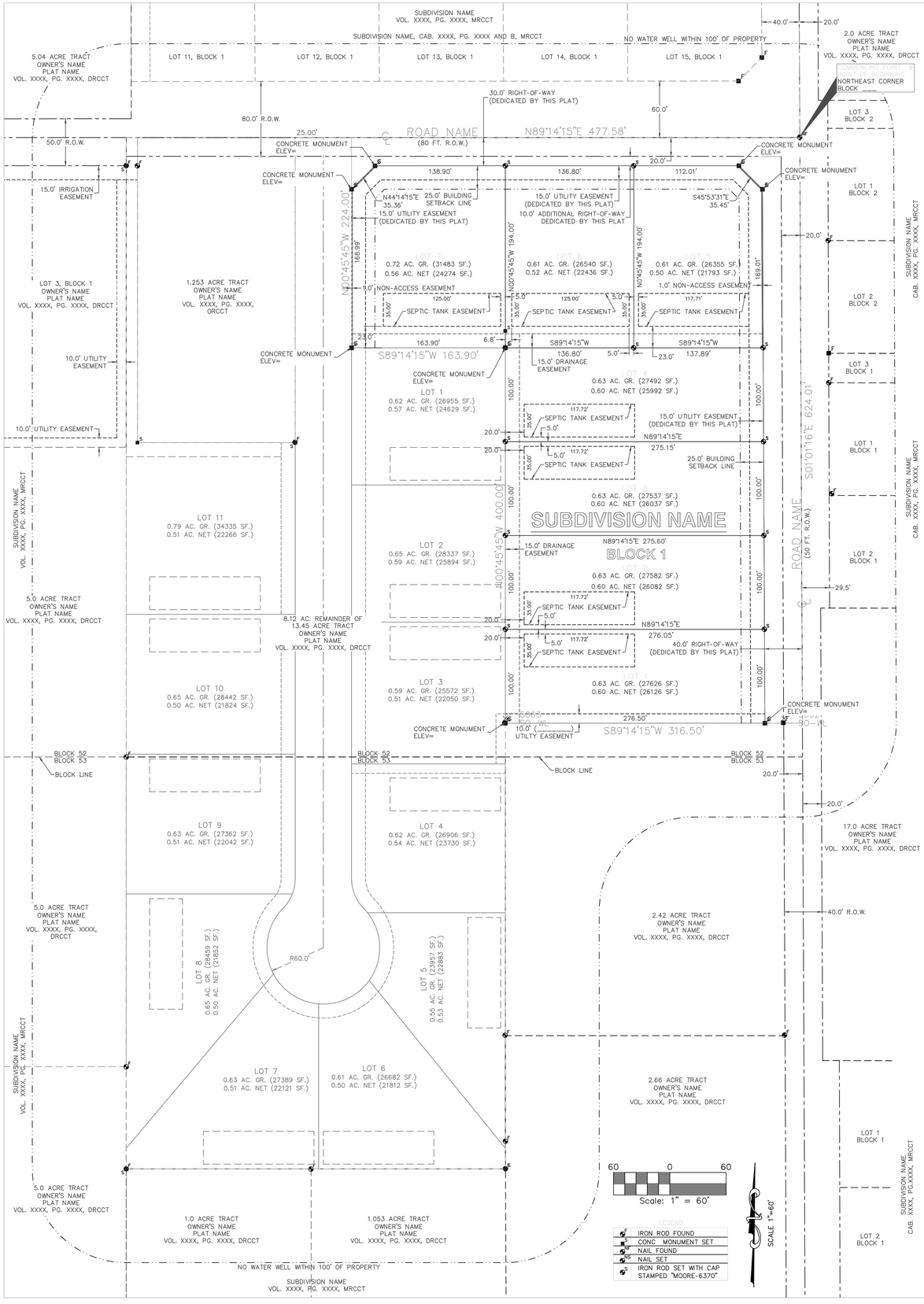
ABSENT
JOEY LOPEZ
COMMISSIONER PRECINCT 2

GUS RUIZ
COMMISSIONER PRECINCT 4

ATTEST:
SYLVIA GARZA-PEREZ
COUNTY CLERK

APPENDIX M

EXAMPLE RESIDENTIAL PLAT



STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS (SUBDIVISION NAME) TO THE , TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE , ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE .

(OWNERS NAME)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MRS. , KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

PURCHASE CONTRACT CERTIFICATE

I, (OWNER'S NAME), AS OWNER OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED (SUBDIVISION NAME), HEREBY BIND OURSELVES TO NOTIFY ALL PROSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION THAT WE WILL PROVIDE ALL WATER AND SEWER SERVICES (WATER AND SEWER SERVICE COMPANY NAME) WHICH WE HAVE ALREADY INSTALLED AS OF THIS DATE; ELECTRICITY IS TO BE PROVIDED BY AND WILL BE MADE AVAILABLE UPON REQUEST FROM THE LOT OWNER. GAS SERVICE: THERE IS NO GAS SERVICE AVAILABLE IN THIS AREA.

(OWNERS NAME)

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY (OWNER'S NAME), WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR
CAMERON COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (OWNER'S NAME), AS OWNER OF THE 5.36 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED , HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENT OF STATE STANDARDS;

(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

(OWNERS NAME)___ DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED (OWNER'S NAME) PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR
CAMERON COUNTY, TEXAS

CAMERON COUNTY BUILDING OFFICIAL

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

BUILDING OFFICIAL

COUNTY ENGINEER

I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THESE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

COUNTY ENGINEER BENJAMIN WORSHAM, PE, PTOE DATE

CAMERON COUNTY PUBLIC HEALTH

THIS PLAT OF (SUBDIVISION NAME) HAS BEEN SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY PUBLIC HEALTH OF CAMERON COUNTY, TEXAS, WHICH HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS SET FORTH BY CAMERON COUNTY PUBLIC HEALTH REGULATIONS.

DATED THIS _____ DAY OF _____, 20__.

APPROVED BY:
GUSTAVO OLIVARES
ENVIRONMENTAL HEALTH DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20__, AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

COMMISSIONERS COURT

APPROVED BY THE COMMISSIONER'S COURT AT A SPECIAL / REGULAR MEETING ON THE _____ DAY OF _____, 20__.

EDDIE TREVIÑO, JR., COUNTY JUDGE
CAMERON COUNTY, TEXAS

WATER SYSTEM PROVIDER

THIS PLAT WAS APPROVED BY _____ WATERWORKS SYSTEM ON THIS _____ DAY OF _____, 20__.

_____ WATERWORKS

CITY REPRESENTATIVE

I, THE UNDERSIGNED, CITY REPRESENTATIVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY OF_____ REPRESENTATIVE, (CITY REPRESENTATIVE NAME)

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING

I, THE UNDERSIGNED, MAYOR OF THE CITY OF HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

ATTEST:
CITY SECRETARY

DRAINAGE STATEMENT

I, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, ACKNOWLEDGE THAT THE IRRIGATION DISTRICT HAS NO RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY OR FOR ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDS NOW OR AT ANY TIME IN THE FUTURE.

OWNER:_____

THE STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT, (SUBDIVISION NAME), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE IRRIGATION DISTRICT OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT THE EXPENSE OF THE OWNER. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1 RIGHT-OF-WAY OR EASEMENT. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 202__.

APPROVED: _____, PRESIDENT

ATTEST BY: _____, SECRETARY

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 20___ FOR THE AREA INSIDE THE BOUNDARIES OF (SUBDIVISION NAME).

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20__.

TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

BY: _____
DEPUTY

METES AND BOUNDS DESCRIPTION

BEING 5.36 ACRES OF LAND OUT OF (SUBDIVISION NAME), CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; SAID 5.36 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ____ AND BEING THE INTERSECTION OF (ROAD NAME) (HAVING 80.00 FEET RIGHT-OF-WAY) AND (ROAD NAME) (HAVING 50.00 FEET RIGHT-OF-WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

1) THENCE ALONG THE CENTERLINE OF (ROAD NAME), SOUTH 01 DEG. 01 MIN. 16 SEC. EAST A DISTANCE OF 624.01 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE LEAVING THE CENTERLINE OF (ROAD NAME), SOUTH 89 DEG. 14 MIN. 15 SEC. WEST AT DISTANCE OF 20.00 FEET PASS A CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF (ROAD NAME), A TOTAL DISTANCE OF 316.50 FEET TO A IRON ROD FOUND ON THE NORTHWEST CORNER OF A 2.42 ACRE TRACT DESCRIBED ON VOLUME XXXX, PAGE XXXX, DEED RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE NORTH 00 DEG. 45 MIN. 45 SEC. WEST A DISTANCE OF 400.00 FEET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE SOUTH 89 DEG. 14 MIN. 15 SEC. WEST A DISTANCE OF 163.90 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

5) THENCE NORTH 00 DEG. 45 MIN. 45 SEC. WEST A DISTANCE OF 224.00 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

6) THENCE ALONG ON THE CENTERLINE OF (ROAD NAME), NORTH 89 DEG. 14 MIN. 15 SEC. EAST A DISTANCE OF 477.58 FEET TO THE POINT OF BEGINNING; CONTAINING 5.36 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS
COUNTY OF CAMERON

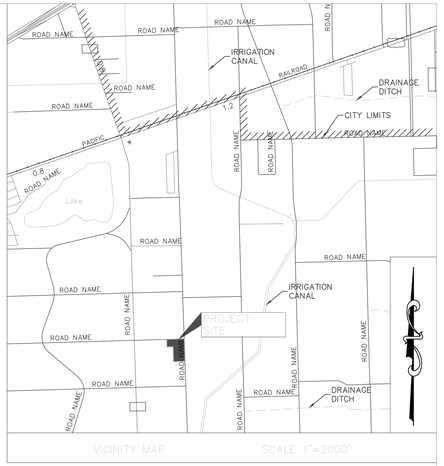
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

R.P.L.S. NAME
REGISTERED PROFESSIONAL
LAND SURVEYOR NO.

DATE

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION GXXXX/PID ABXXXX
ELEV. XXXX' (DATUM IS NAVD XXXX)
A STAINLESS STEEL ROD LOCATED
APPROXIMATELY 1.85 MILE EAST OF
(_____) AT THE NORTHEAST CORNER
OF
(_____), ON THE SOUTH SIDE
OF (_____).



NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F)

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 54.00 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY:_____

B) ELECTRICAL WILL BE PROVIDED BY:_____

C) WASTEWATER SERVICE WILL BE PROVIDED BY:_____

D) ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY THE CITY OF _____, OWNERS SHALL MAINTAIN A CONTAINER AND ENSUE PAYMENTS ARE CURRENT WITH THE CITY OF _____ AT ALL TIMES

6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED _____

7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

9. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

10. THIS TRACT LIES WITHIN THE 3 ½ MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF (_____).

11. ALL LOTS SHALL BE REQUIRED TO INSTALL A SEPTIC TANK SYSTEM IN ACCORDANCE WITH REGULATIONS AS SET BY THE TEXAS DEPARTMENT OF HEALTH.

12. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THIS PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION). IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED, THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

13. IN THE EVENT THAT A PUBLIC GRAVITY SEWER IS SUBSEQUENTLY EXTENDED TO SERVE SUCH SUBDIVISION, THE OWNERS OF ALL LOTS ABUTTING A GRAVITY SEWER MAIN SHALL CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN SIX MONTHS OF PUBLIC NOTIFICATION OF THE AVAILABILITY OF SAID SERVICE.

14. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

15. THE 15.00' DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

16. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

17. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS, SO LONG AS ALL DRAINAGE COURSES AND CHANNELS ARE ROUTINELY AND PERPETUALLY MAINTAINED BY THE ENTITY OR INDIVIDUAL THAT OWNS THEM, AND THEY ARE NOT CHANGED OR ALTERED AFTER APPROVAL OF THIS PLAT SO AS TO ALTER THE DRAINAGE PATH DESCRIBED IN THE ASSOCIATED DOCUMENTS.

FINAL PLAT OF:

(SUBDIVISION NAME)

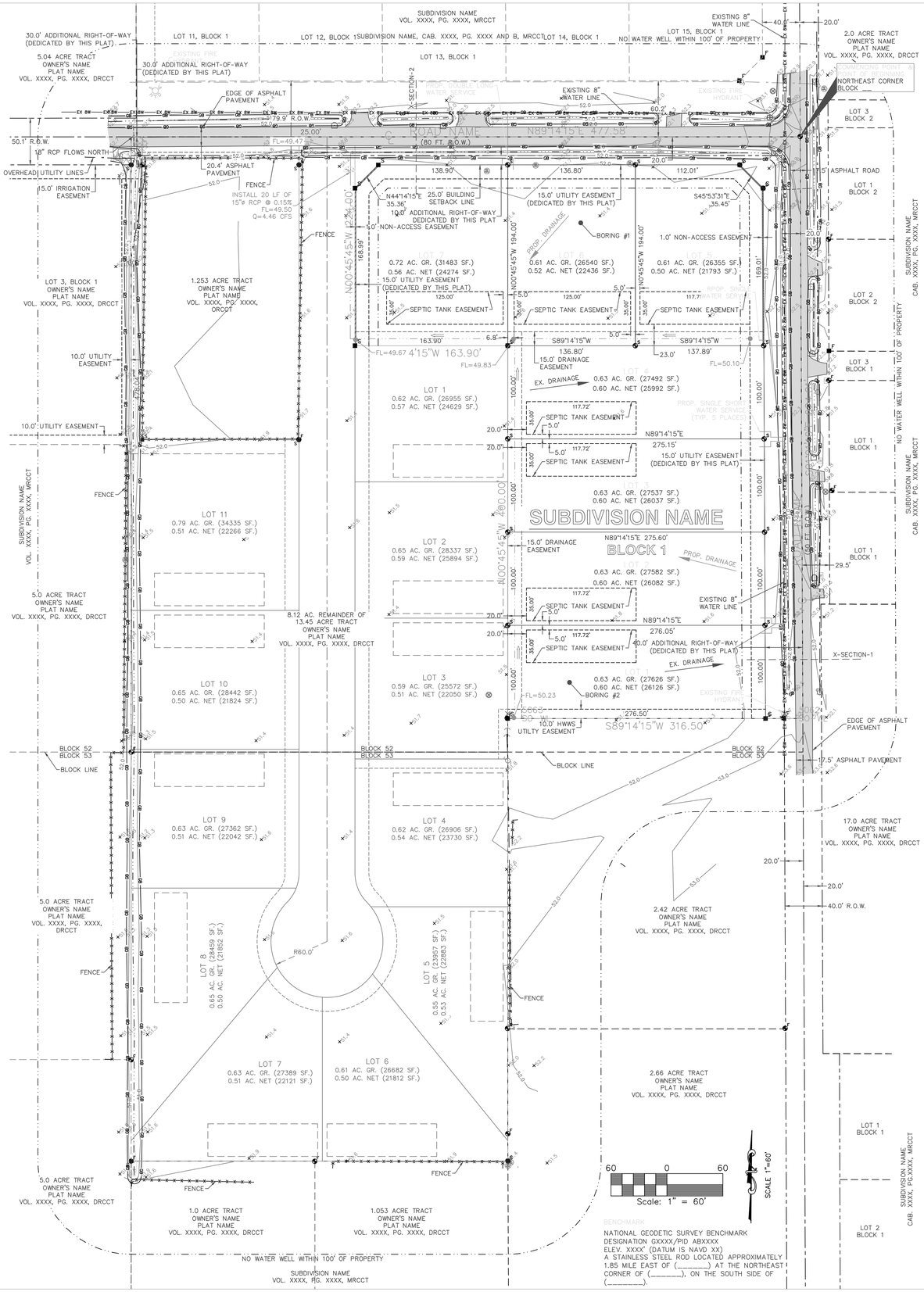
5.36 ACRES OF LAND OUT OF BLOCK 52,
(ROAD NAME)
CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR: NAME
ADDRESS
CITY, STATE
PHONE NUMBER

PLOT DATE: DATE, MONTH, YEAR | JOB NO: XXXX

ENGINEER/SURVEYOR
INFO

SHEET 1 OF 2



WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
(SUBDIVISION NAME) WILL BE PROVIDED WITH POTABLE WATER BY (WATER PROVIDER). THE SUBDIVIDER AND (WATER PROVIDER) HAVE ENTERED INTO A CONTRACT IN WHICH (WATER PROVIDER) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND (WATER PROVIDER) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE (SUBDIVISION NAME) CONSISTS OF ONE -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO ¾" DIAMETER SERVICE LINES AND FIVE -¾" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICE AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $0,000.00, OR $0,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID (WATER PROVIDER) THE SUM OF $0,000.00, WHICH COVERS THE $0,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO (WATER PROVIDER) UPON REQUEST BY THE LOT OWNER, (WATER PROVIDER) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY (WATER PROVIDER) AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT (DATE)

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM DOMINION ESTATES-PHASE I WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE CAMERON COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $0,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN PRE-PAID BEFORE APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $0,000.00. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (DATE) THEN THE SUBDIVIDER WILL OBTAIN THE PROPER PERMIT AND INSTALL A SEPTIC SYSTEM BY (DATE).

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $0,000.00 WHICH EQUALS TO $0,000.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $0,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $0,000.00 FOR THE ENTIRE SUBDIVISION.

_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

_____
DATE

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN (SUBDIVISION NAME) RECIBIRÁ SU PROVISIÓN DE AGUA DE LA (WATER PROVIDER). EL DUEÑO DE LA SUBDIVISIÓN Y ____ HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. (WATER PROVIDER) HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN DOMINION ESTATES-PHASE I CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA (STREET NAME), Y UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA (STREET NAME).

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN UN DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE. Y CINCO CONDUCTO INDIVIDUALES DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE ¾ DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $ 0,000.00 O $ 0,000.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A (WATER PROVIDER) $ 0,000.00, QUE CUBRE EL COSTO PARA CADA LOTE DE, $0,000.00 DEL MEDIDOR MECÁNICO DE AGUA.

ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE CAMERON (DATE).

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:
SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE CAMERON (CAMERON COUNTY PUBLIC HEALTH DEPARTMENT)

INFORME DE EVALUACIÓN DE SUELOS
CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN. EL SUBDIVISIÓN TIENE SUELOS ARENOSO ARCILLOSO. NO EXISTE EVIDENCIA DE AGUA ____ PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON $0,000.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL, A UN COSTO TOTAL DE $0,000.00. SI EN UN LOTE QUE PERTENECE AL DUENO DE LA SUBDIVISION NO SE HA INSTALADO UNA FOSA SEPTICA PARA _____, EL DUENO DE LA SUBDIVISION TENDRA QUE OBTENER EL PERMISO ADECUADO PARA INSTALAR UNA FOSA SEPTICA PARA 01JUN02022

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $0,000.00 O $0,000.00 POR LOTE
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $0,000.00 A UN COSTO TOTAL DE $0,000.00 TODA LA SUBDIVISIÓN.

_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

_____
6/1/21
DATE

DRAINAGE REPORT FOR (SUBDIVISION NAME):

BEING A ____ AC SUBDIVISION OUT OF (ORIGINAL SUBDIVISION), CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME/CABINET _____, PAGE _____ OF THE MAP RECORDS OF CAMERON COUNTY , THE PROPOSED LOTS OF SAID SUBDIVISION WILL MEET MINIMUM DESIGN STANDARDS TO PROVIDE ADEQUATE FLOW OFF OF EACH LOT AND ONTO EXISTING ROADSIDE DITCH ALONG (STREET NAME), AND THE EXISTING (STORM WATER SYSTEM) STORM DRAIN WHICH WILL COLLECT AND CONVEY IT SOUTH OF (SUBDIVISION NAME) ULTIMATELY OUTFALLING INTO THE ARROYO COLORADO AND THENCE TO THE LAGUNA MADRE.

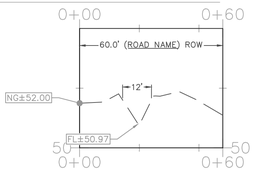
THE FINISHED FLOOR ELEVATIONS OF ALL PROPOSED RESIDENCES ARE REQUIRED TO BE AT LEAST 24 INCHES ABOVE CENTERLINE OF (STREET NAME) OR ELEVATION ____ MSL. MEASURES SHALL BE EMPLOYED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS AND COORDINATE OVERALL RUNOFF WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.

CERTIFICATION

UNDER LOCAL GOVERNMENT CODE 232.0214, FLOOD PLAIN MEANS ANY AREA IN THE 100 YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE AS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS DESCRIBED IN THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY NUMBER 480101 PANEL NUMBER 0250 SUFFIX F, EFFECTIVE FEBRUARY 16, 2018 AND THAT THE PROPOSED DRAINAGE FACILITIES WILL PROVIDE DRAINAGE ADEQUATE SUCH THAT THE 100 YEAR STORM WILL NOT CAUSE FLOODING OF THE PROPOSED HOMES PROVIDED PERPETUAL AND CONSISTENT MAINTENANCE OF BORROW, SEEPAGE AND DRAINAGE DITCHES BY THE GOVERNING ENTITIES.

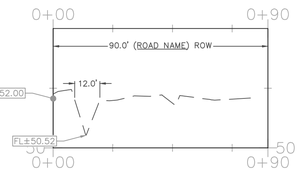
_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

_____
DATE



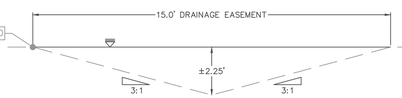
X-SECTION-1
EXISTING CAPACITY = 4.00 CFS
Q(5) PROP. = 6.55 CFS

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



X-SECTION-2
EXISTING CAPACITY = 7.64 CFS
Q(5) PROP. = 6.55 CFS

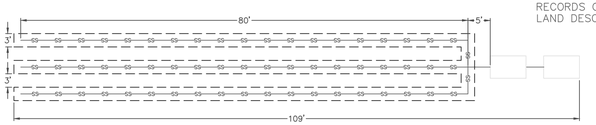
SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'



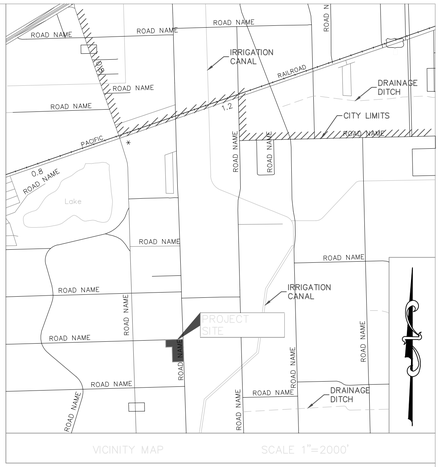
TYPICAL DRAINAGE EASEMENT SWALE

LEGEND

●	IRON ROD FOUND	FH	FIRE HYDRANT
■	CONC MONUMENT FOUND	WV	WATER VALVE
▲	NAIL FOUND	GM	GAS METER
✕	"X" MARK FOUND	GV	GAS VALVE
○	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	EJB	ELECTRIC JUNCTION BOX
		TP	TELEPHONE PEDESTAL
	TREE	SI	STORM INLET
WM	WATER METER	S	SIGN
TR	TRANSFORMER	LP	LIGHT POST
CP	CABLE PEDESTAL	MH	MANHOLE
AC	A/C UNIT	IV	IRRIGATION VALVE
MB	MAILBOX	IS	IRRIGATION STANDPIPE
CO	CLEANOUT	ST	SEPTIC TANK
PP	POWER POLE	P	POST
GW	GUY WIRE ANCHOR	GI	GRATE INLET



STANDARD DESIGN FOR SEPTIC TANK:
SOIL: CLASS II
3 BEDROOM HOUSE - 300 GPD
MINIMUM TANK SIZE - 1000 GAL
Q/Ra=300/.25=1200 SF
1200 SF/SSF/LF=240 LF OF TRENCH (MIN)



VICINITY MAP SCALE 1"=2000'

NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F)

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 54.00 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY:_____

B) ELECTRICAL WILL BE PROVIDED BY:_____

C) WASTEWATER SERVICE WILL BE PROVIDED BY:_____

D) ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY THE CITY OF _____, OWNERS SHALL MAINTAIN A CONTAINER AND ENSUE PAYMENTS ARE CURRENT WITH THE CITY OF _____ AT ALL TIMES

6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED _____

7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

9. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

10. THIS TRACT LIES WITHIN THE 3 ½ MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF (_____).

11. ALL LOTS SHALL BE REQUIRED TO INSTALL A SEPTIC TANK SYSTEM IN ACCORDANCE WITH REGULATIONS AS SET BY THE TEXAS DEPARTMENT OF HEALTH.

12. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THIS PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION). IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED, THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

13. IN THE EVENT THAT A PUBLIC GRAVITY SEWER IS SUBSEQUENTLY EXTENDED TO SERVE SUCH SUBDIVISION, THE OWNERS OF ALL LOTS ABUTTING A GRAVITY SEWER MAIN SHALL CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN SIX MONTHS OF PUBLIC NOTIFICATION OF THE AVAILABILITY OF SAID SERVICE.

14. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

15. THE 15.00' DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT,

16. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

17. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS, SO LONG AS ALL DRAINAGE COURSES AND CHANNELS ARE ROUTINELY AND PERPETUALLY MAINTAINED BY THE ENTITY OR INDIVIDUAL THAT OWNS THEM, AND THEY ARE NOT CHANGED OR ALTERED AFTER APPROVAL OF THIS PLAT SO AS TO ALTER THE DRAINAGE PATH DESCRIBED IN THE ASSOCIATED DOCUMENTS.

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 201__ AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

FINAL PLAT OF:

(SUBDIVISION NAME)

5.36 ACRES OF LAND OUT OF BLOCK XXXX,

SITUATED IN

CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR: NAME
ADDRESS
CITY, STATE
PHONE NUMBER

PLOT DATE: DATE, MONTH, YEAR JOB NO: XXXX

ENGINEER/SURVEYOR INFO

STATE OF TEXAS
COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS _____ TO THE CITY OF _____, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF _____ ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF _____.

_____
(OWNER'S NAME)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER'S NAME), KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

PURCHASE CONTRACT CERTIFICATE

I, (OWNER'S NAME), AS OWNER(S) OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED (NAME OF SUBDIVISION), HEREBY BIND OURSELVES TO NOTIFY ALL PROSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION THAT WE WILL PROVIDE ALL WATER AND SEWER SERVICES, WHICH WE HAVE ALREADY INSTALLED; ELECTRICITY IS TO BE PROVIDED BY _____ AND WILL BE MADE AVAILABLE UPON REQUEST FROM THE LOT OWNER. GAS SERVICE: THERE IS NO GAS SERVICE AVAILABLE IN THIS AREA.

_____
(OWNER'S NAME)

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY (OWNER'S NAME), WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC IN AND FOR
CAMERON COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (OWNER'S NAME), AS OWNER(S) OF THE 1.32 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED (NAME OF SUBDIVISION), HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENT OF STATE STANDARDS;

(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
(OWNER'S NAME) DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED (OWNER'S NAME), PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____, 202__.

_____
NOTARY PUBLIC IN AND FOR
CAMERON COUNTY, TEXAS

CITY OF _____

I, THE UNDERSIGNED, CITY REPRESENTATIVE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
CITY OF _____ REPRESENTATIVE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF _____, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
CHAIRMAN, PLANNING AND ZONING

I, THE UNDERSIGNED, MAYOR OF THE CITY OF _____, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR

_____
ATTEST:
CITY SECRETARY

WATER SYSTEM PROVIDER

THIS PLAT WAS APPROVED BY _____ WATERWORKS SYSTEM ON THIS _____ DAY OF _____ 20___.

_____
_____ WATERWORKS

DRAINAGE STATEMENT
HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1

I, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, ACKNOWLEDGE THAT THE _____ IRRIGATION DISTRICT CAMERON COUNTY NUMBER ONE HAS NO RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY OR FOR ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDS NOW OR AT ANY TIME IN THE FUTURE.

_____
(OWNER'S NAME)

THE STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT, "THENSZ SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NUMBER ONE OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT THE EXPENSE OF THE OWNER. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1 RIGHT-OF-WAY OR EASEMENT. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 202___.

APPROVED: _____
HARVEY ADAMS, PRESIDENT

ATTEST BY: _____
SAM MORROW, ACTING SECRETARY

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 20___, FOR THE AREA INSIDE THE BOUNDARIES OF (NAME OF SUBDIVISION)

WITNESS MY HAND ON THIS THE _____ DAY OF _____ , 202___

_____
TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

BY: _____
DEPUTY

COMMISSIONERS COURT

APPROVED BY THE COMMISSIONER'S COURT AT A SPECIAL / REGULAR MEETING ON THE _____ DAY OF _____, 202___.

_____
EDDIE TREVINO, JR., COUNTY JUDGE
CAMERON COUNTY, TEXAS

CAMERON COUNTY BUILDING OFFICIAL

I, THE UNDERSIGNED BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

_____
BUILDING OFFICIAL

COUNTY ENGINEER

I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THESE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

_____ _____
COUNTY ENGINEER BENJAMIN WORSHAM, PE, PTOE DATE

CAMERON COUNTY PUBLIC HEALTH

THIS PLAT OF (NAME OF SUBDIVISION), HAS BEEN SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY PUBLIC HEALTH OF CAMERON COUNTY, TEXAS, WHICH HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS SET FORTH BY CAMERON COUNTY PUBLIC HEALTH REGULATIONS.

DATED THIS _____ DAY OF _____ 2021.

APPROVED BY_____
GUSTAVO OLIVARES
ENVIRONMENTAL HEALTH DIRECTOR

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 202___ AT _____ O'CLOCK ___M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

CAMERON COUNTY DRAINAGE DISTRICT NO. 5

I/WE, THE UNDERSIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT NO. ___ APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND I/WE, AND MY/OUR ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

_____
(OWNER'S NAME)

CAMERON COUNTY DRAINAGE DISTRICT NO. ___

CAMERON COUNTY DRAINAGE DISTRICT NO._____, HEREBY APPROVES HIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NOT BE CALLED UPON, BY PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION. APPROVAL IS GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT. NO CONSIDERATIONS IS IVEN TO ANY OTHER MATTERS. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

DATED THIS _____ DAY OF _____, 201___.

APPROVED BY: _____
PRESIDENT

_____
DATE

METES AND BOUNDS DESCRIPTION

BEING 1.32 ACRES OF LAND OUT OF (PLAT NAME), CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED AS TRACT 1 IN VOLUME 22871, PAGE 219, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.32 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 6, (PLAT NAME), RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING ON THE WEST BOUNDARY OF (PLAT NAME), AND BEING ON THE CENTERLINE OF (ROAD NAME) (HAVING A VARYING AMOUNT OF RIGHT OF WAY), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

1) THENCE ALONG THE SOUTH BOUNDARY OF BLOCK 6, NORTH 89 DEG. 23 MIN. 50 SEC. EAST, AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT OF WAY OF (ROAD NAME), A TOTAL DISTANCE OF 280.00 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) THENCE LEAVING THE SOUTH BOUNDARY OF BLOCK 6, SOUTH 00 DEG. 36 MIN. 10 SEC. EAST, A DISTANCE OF 205.00 FEET TO A POINT, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE SOUTH 89 DEG. 23 MIN. 50 SEC. WEST, AT A DISTANCE OF 250.00 FEET PASS THE EAST RIGHT OF WAY OF (ROAD NAME), A TOTAL DISTANCE OF 280.00 FEET TO A POINT ON THE WEST BOUNDARY OF (PLAT NAME), BEING ON THE CENTERLINE OF (ROAD NAME), FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE ALONG THE WEST BOUNDARY OF (PLAT NAME) AND THE CENTERLINE OF (ROAD NAME), NORTH 00 DEG. 36 MIN. 10 SEC. WEST A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.32 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS
COUNTY OF CAMERON

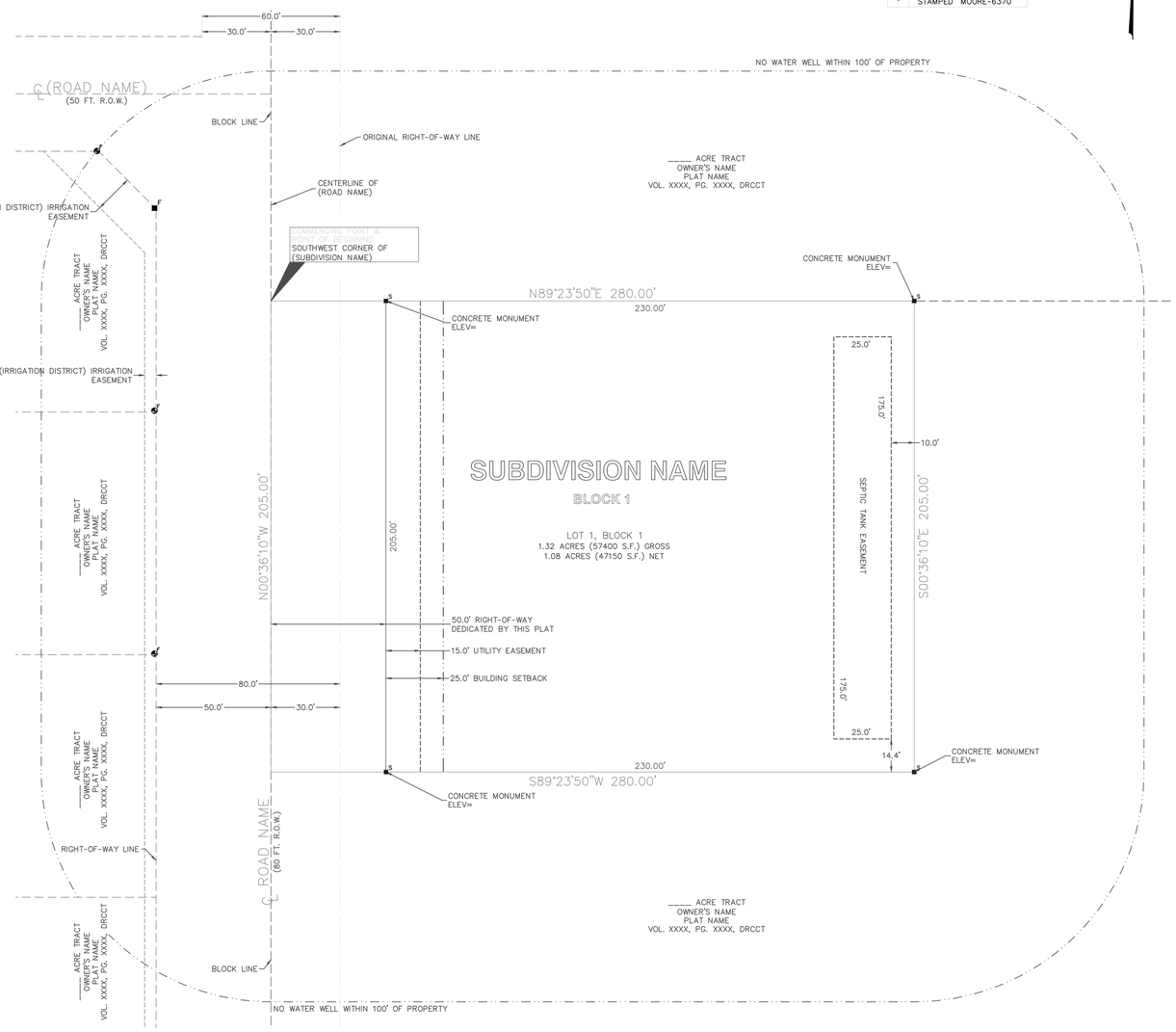
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

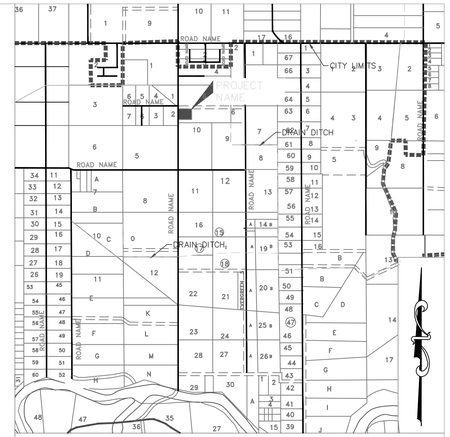
_____ _____
R.P.L.S. NAME DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO.

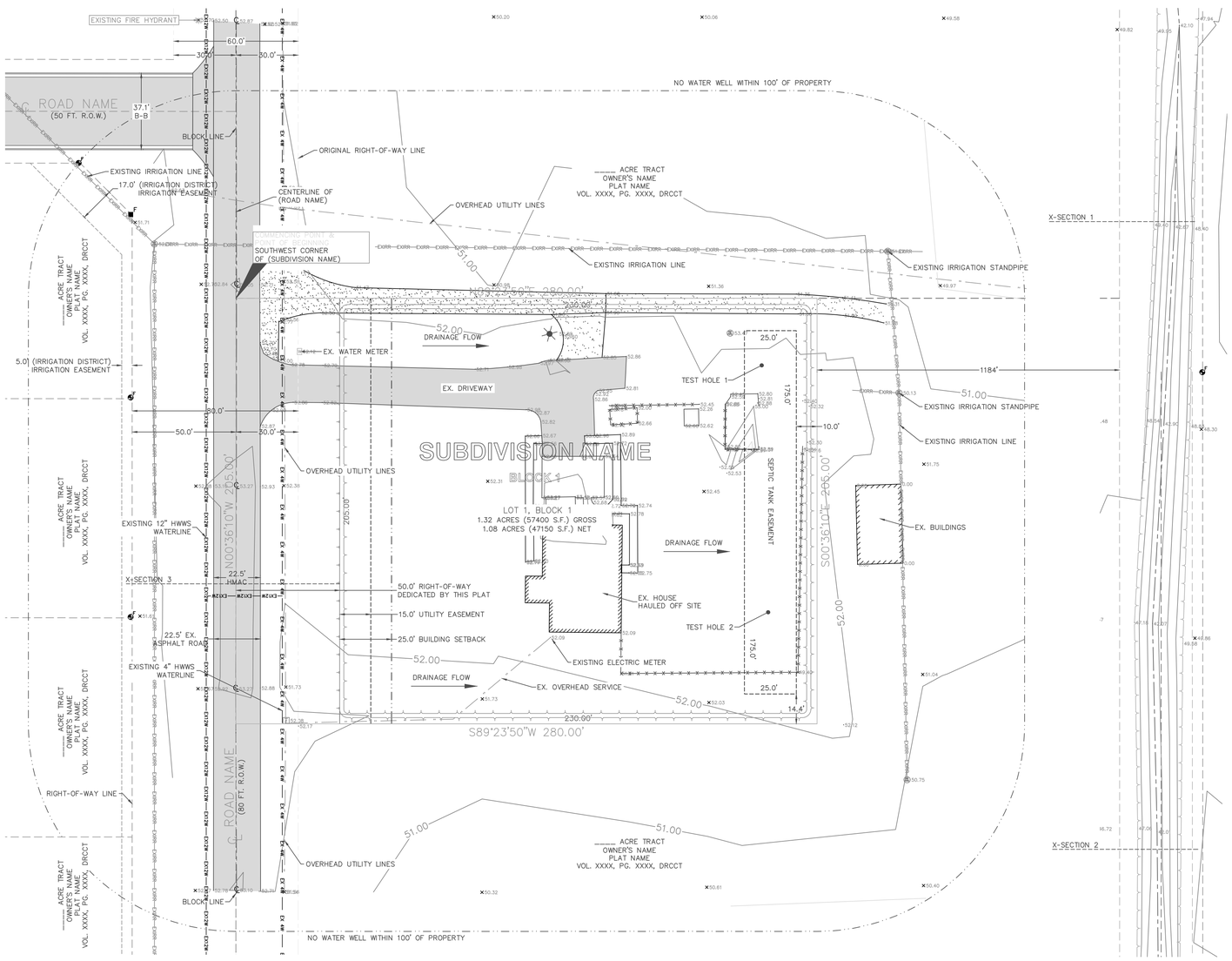
50 0 50 100 150
Scale: 1" = 50'

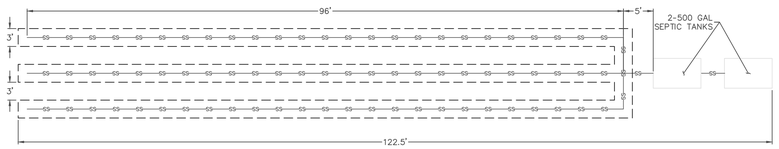
LEGEND

●	IRON ROD FOUND
○	CONC MONUMENT SET
⊗	NAIL FOUND
⊗	NAIL SET
●	IRON ROD SET WITH CAP STAMPED "MOORE-6370"




ROAD NAME
CITY LIMITS
PROJECT NAME
DRAIN DITCH
DRAIN DITCH
ROAD NAME
ROAD NAME
ROAD NAME





PRELIMINARY DESIGN FOR SEPTIC TANK:
SOIL: CLASS II
3 BEDROOM HOUSE - 360 GPD
MINIMUM TANK SIZE - 750 GAL
Q/Ra=360/.25=1440 SF
1440 SF/5SF/LF=288 LF OF TRENCH (MIN)

BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION GXXXX/PID ABXXXX
ELEV. XXXX' (DATUM IS NAVD XXXX)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF (_____) AT THE NORTHEAST CORNER OF (_____), ON THE SOUTH SIDE OF (_____).

FINAL ENGINEERING REPORT FOR (SUBDIVISION NAME)
WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:
(SUBDIVISION NAME) WILL BE PROVIDED WITH POTABLE WATER BY (WATER PROVIDER). THE SUBDIVIDER AND (WATER PROVIDER) HAVE ENTERED INTO A CONTRACT IN WHICH (WATER PROVIDER) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND (WATER PROVIDER) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE (SUBDIVISION NAME) CONSISTS OF ONE -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO ¾" DIAMETER SERVICE LINES AND FIVE -¾" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $0,000.00, OR $0,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID (WATER PROVIDER) THE SUM OF $0,000.00, WHICH COVERS THE $0,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO (WATER PROVIDER) UPON REQUEST BY THE LOT OWNER, (WATER PROVIDER) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY (WATER PROVIDER) AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT (DATE)

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM (SUBDIVISION NAME) WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE CAMERON COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL TYPE IN THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $0,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN PRE-PAID BEFORE APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $0,000.00. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (DATE) THEN THE SUBDIVIDER WILL OBTAIN THE PROPER PERMIT AND INSTALL A SEPTIC SYSTEM BY (DATE).

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $0,000.00 WHICH EQUALS TO
$0,000.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $0,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $0,000.00 FOR THE ENTIRE SUBDIVISION.

_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

_____
DATE

DRAINAGE REPORT FOR (SUBDIVISION NAME):
BEING A _____ AC SUBDIVISION OUT OF (ORIGINAL SUBDIVISION), CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME/CABINET ____, PAGE ____ OF THE MAP RECORDS OF CAMERON COUNTY , THE PROPOSED LOTS OF SAID SUBDIVISION WILL MEET MINIMUM DESIGN STANDARDS TO PROVIDE ADEQUATE FLOW OFF OF EACH LOT AND ONTO EXISTING ROADSIDE DITCH ALONG (STREET NAME), AND THE EXISTING (STORM WATER SYSTEM) STORM DRAIN WHICH WILL COLLECT AND CONVEY IT SOUTH OF (SUBDIVISION NAME) ULTIMATELY OUTFALLING INTO THE ARROYO COLORADO AND THENCE TO THE LAGUNA MADRE.

THE FINISHED FLOOR ELEVATIONS OF ALL PROPOSED RESIDENCES ARE REQUIRED TO BE AT LEAST 24 INCHES ABOVE CENTERLINE OF (STREET NAME) OR ELEVATION ____ MSL. MEASURES SHALL BE EMPLOYED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS AND COORDINATE OVERALL RUNOFF WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.

CERTIFICATION

UNDER LOCAL GOVERNMENT CODE 232.0214, FLOOD PLAIN MEANS ANY AREA IN THE 100 YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE AS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS DESCRIBED IN THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY NUMBER 480101 PANEL NUMBER 0250 SUFFIX F, EFFECTIVE FEBRUARY 16, 2018 AND THAT THE PROPOSED DRAINAGE FACILITIES WILL PROVIDE DRAINAGE ADEQUATE SUCH THAT THE 100 YEAR STORM WILL NOT CAUSE FLOODING OF THE PROPOSED HOMES PROVIDED PERPETUAL AND CONSISTENT MAINTENANCE OF BORROW, SEEPAGE AND DRAINAGE DITCHES BY THE GOVERNING ENTITIES.

_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
LA SUBDIVISIÓN (SUBDIVISION NAME) RECIBIRÁ SU PROVISIÓN DE AGUA DE LA (WATER PROVIDER), EL DUEÑO DE LA SUBDIVISIÓN Y ____ HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. (WATER PROVIDER) HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN DOMINION ESTATES-PHASE I CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA (STREET NAME) Y UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA (STREET NAME).

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN UN DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE. Y UNO CONDUCTO INDIVIDUALES DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE ¾ DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $ 0,000.00 O $ 0,000.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A (WATER PROVIDER) $ 0,000.00, QUE CUBRE EL COSTO PARA CADA LOTE DE, $0,000.00 DEL MEDIDOR MECÁNICO DE AGUA.

ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, _____ LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE CAMERON (DATE).

ORDINA - DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:
SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE CAMERON (CAMERON COUNTY PUBLIC HEALTH DEPARTMENT)

INFORME DE EVALUACIÓN DE SUELOS
CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN. EL SUBDIVISIÓN TIENE SUELOS ARENOSO ARCILLOSO. NO EXISTE EVIDENCIA DE AGUA ____ PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON $0,000.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE $0,000.00. SI EN UN LOTE QUE PERTENECE AL DUEÑO DE LA SUBDIVISIÓN NO SE HA INSTALADO UNA FOSA SEPTICA PARA _____ EL DUEÑO DE LA SUBDIVISIÓN TENDRÁ QUE OBTENER EL PERMISO ADECUADO PARA INSTALAR UNA FOSA SÉPTICA PARA 01JUNIO2022

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $0,000.00 O $0,000.00 POR LOTE
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $0,000.00 A UN COSTO TOTAL DE $0,000.00 TODA LA SUBDIVISIÓN.

_____
ENGINEER'S NAME
TEXAS REGISTRATION No._____

_____
DATE

LEGEND

●	IRON ROD FOUND	FH	FIRE HYDRANT
■	CONC MONUMENT FOUND	WV	WATER VALVE
▲	NAIL FOUND	GM	GAS METER
✖	"X" MARK FOUND	GV	GAS VALVE
●	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	EJB	ELECTRIC JUNCTION BOX
		T	TELEPHONE PEDESTAL
	TREE	SI	STORM INLET
WM	WATER METER		SIGN
TR	TRANSFORMER		LIGHT POST
CP	CABLE PEDESTAL		MANHOLE
AC	A/C UNIT		IRRIGATION VALVE
	MAILBOX		IRRIGATION STANDPIPE
	CLEANOUT		SEPTIC TANK
	POWER POLE		POST
	GUY WIRE ANCHOR		GRATE INLET

NOTES:

1. FLOOD ZONE CLASSIFICATION

THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250 & 0265, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F & 48061C0265F) & REISSUED JULY 20, 2018.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 54.50 FEET MSL OR 18 INCHES ABOVE CROWN OF ADJACENT ROADWAY, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY: (SERVICE PROVIDER)

B) ELECTRICAL WILL BE PROVIDED BY: (SERVICE PROVIDER)

C) WASTEWATER SERVICE WILL BE PROVIDED BY: OSSF (SEPTIC TANKS)

D) GARBAGE WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTORS.

6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED (SURVEY'S NUMBER)

7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

9. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

10. THIS TRACT LIES WITHIN THE 3 ½ MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF _____.

11. ALL LOTS SHALL BE REQUIRED TO INSTALL A SEPTIC TANK SYSTEM IN ACCORDANCE WITH REGULATIONS AS SET BY THE TEXAS DEPARTMENT OF HEALTH.

12. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THIS PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION). IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED, THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

13. IN THE EVENT THAT A PUBLIC GRAVITY SEWER IS SUBSEQUENTLY EXTENDED TO SERVE SUCH SUBDIVISION, THE OWNERS OF ALL LOTS ABUTTING A GRAVITY SEWER MAIN SHALL CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN SIX MONTHS OF PUBLIC NOTIFICATION OF THE AVAILABILITY OF SAID SERVICE.

14. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

15. NO TOPOGRAPHIC CHANGES ARE REQUIRED.

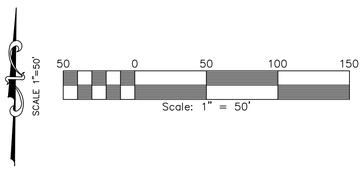
16. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS.

17. CAMERON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE IMPROVEMENTS WITHIN THE EASEMENTS.

18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOTS IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

*THE REQUIRED DETENTION STORAGE FOR THIS SUBDIVISION IS: 545 CF

19. THE EXISTING SEPTIC TANK WAS PREVIOUSLY DECOMMISSIONED BY OWNER PRIOR TO THE SUBDIVISION START DATE.



STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 202__ AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

FINAL PLAT OF:
(SUBDIVISION NAME)
1.32 ACRES OF LAND OUT OF,
(PLAT NAME)
CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR: NAME
ADDRESS
CITY, STATE
PHONE NUMBER

PLOT DATE: DATE, MONTH, YEAR

ENGINEER/SURVEYOR INFO

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF CAMERON

WE, (OWNER'S NAME), THE UNDERSIGNED OWNER OF 29.76 ACRES OF LAND OUT OF (PLAT NAME) AND 5.38 ACRES OUT OF (PLAT NAME), AS RECORDED IN VOLUME XXXX, PAGES XXXX, MAP RECORDS, CAMERON COUNTY, TEXAS. THIS LAND IS ENCOMPASSED WITHIN THE PROPOSED (SUBDIVISION NAME), DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I CERTIFY THAT I HAVE COMPILED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE
(OWNER'S NAME) (OWNER'S NAME)

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED (OWNER'S NAME), PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 20__

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

PRINTED NAME: _____

PURCHASE CONTRACT CERTIFICATE

WE, (OWNER'S NAME), THE UNDERSIGNED OWNER OF 29.64 ACRES OF LAND OUT OF (PLAT NAME) AND 5.38 ACRES OUT OF (PLAT NAME), MAP RECORDS, CAMERON COUNTY, TEXAS. encompassed within the proposed, (SUBDIVISION NAME), hereby bind ourselves to notify all perspective buyers of lots in said subdivision of the following;

Water is provided by (SERVICE PROVIDER) and will be made available when plat is recorded.
Sewer is provided by OSSF and will be made available when plat is recorded.
Electricity is provided by (SERVICE PROVIDER) and will be made available when plat is recorded.
Gas Service is provided by individual propane tanks and will be made available when plat is recorded

_____
(OWNER'S NAME) (OWNER'S NAME)

STATE OF TEXAS
COUNTY OF CAMERON

Before me, the undersigned authority, on this day personally appeared, (OWNER'S NAME), proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, decalred that the statements therein are true and correct and acknowledged that he ececuted the same for the purposes and consideration thereby expresses.

Given under my hand and seal of office this ____ day of _____, 20__.

_____
Notary Public, in and for the State of Texas

My Commission Expires:_____

Printed Name:_____

IRRIGATION DISTICT APPROVAL

DRAINAGE STATEMENT
_____ IRRIGATION DISTRICT
I, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, ACKNOWLEDGE THAT THE _____ IRRIGATION DISTRICT HAS NO RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY OR FOR ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDS NOW OR AT ANY TIME IN THE FUTURE.

OWNER: _____

THE STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT, (SUBDIVISION NAME), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE _____ IRRIGATION DISTRICT OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT THE EXPENSE OF THE OWNER. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1 RIGHT-OF-WAY OR EASEMENT. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 202__.

APPROVED:_____
_____, PRESIDENT

ATTEST BY:_____
_____, SECRETARY

DEVELOPER'S INFORMATION

NAME
ADDRESS
CITY, STATE
PHONE NUMBER

BENCHMARK INFORMATION

USGS BENCHMARK: C XXXX (NAVD 88)
PID: XXXX
1.1 MILES NORTHEAST ALONG A PAVED COUNTY ROAD FROM THE PUBLIC SCHOOL AT (_____), CAMERON COUNTY, 105 FEET SOUTH ACROSS THE ROAD FROM REA CO-OP POLE NO. 15-164, 31.5 FEET SOUTHEAST OF THE CENTERLINE OF THE ROAD, AT A CONCRETE-BOX CULVERT UNDER THE ROAD, IN THE CENTER OF THE TOP OF THE SOUTHEAST HEADWALL, AND ABOUT 1 FOOT HIGHER THAN THE ROAD. A CAMERON COUNTY STANDARD DISK, STAMPED C 681 1942
ELEVATION 48.85 (FEET)

CAMERON COUNTY PUBLIC HEALTH APPROVAL

THIS PLAT OF (SUBDIVISION NAME), HAS BEEN SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY PUBLIC HEALTH OF CAMERON COUNTY, TEXAS, WHICH HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS SET FOURTH BY CAMERON COUNTY PUBLIC HEALTH REGULATIONS.

DATED THIS ____ DAY OF _____, 20__.

_____
GUSTAVO OLIVARES
ENVIRONMENTAL HEALTH DIRECTOR

TAX ASSESSOR ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR OF 2021 FOR THE AREA INSIDE THE BOUNDARIES OF (SUBDIVISION NAME).

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20__

_____
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES
CAMERON COUNTY, TEXAS

CAMERON COUNTY ENGINEER APPROVAL

STATE OF TEXAS
COUNTY OF CAMERON

I, the undersigned County Engineer of the County of Cameron, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required.

_____
BENJAMIN L. WORSHAM, P.E. Date
COUNTY ENGINEER, CAMERON COUNTY, TEXAS

CAMERON COUNTY JUDGE APPROVAL

STATE OF TEXAS
COUNTY OF CAMERON
Approved by the Commissioners Court of Cameron County, Texas, at a meeting on the _____ day of _____, 20__.

_____
EDDIE TREVINO, JR. Date
COUNTY JUDGE, CAMERON COUNTY, TEXAS

CAMERON COUNTY BUILDING OFFICIAL

STATE OF TEXAS
COUNTY OF CAMERON

I, the undersigned, Building Official of the County of Cameron, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required. BUILDING OFFICIAL

_____
BUILDING OFFICIAL Date
CAMERON COUNTY, TEXAS

WATER SUPPLIER APPROVAL

This plat of (subdivision name) has been considered and approved by (Water Provider) of Cameron County, Texas (Water Provider). (Water Provider) hereby certifies that potable water is available to the subdivision in accordance with (Water Provider) Uniform Subdivision Non-Standard Water Service Agreement executed by (OWNER'S NAME), (Water Provider) regulations, and payment of appropriate fees. Any modification to this plat after this date shall cause this approval to become void.

DATE THIS _____ DAY OF _____, 20__

APPROVED BY:_____
GENERAL MANAGER

SURVEYOR'S SIGNATURE

STATE OF TEXAS
COUNTY OF CAMERON

I, (SURVEYOR'S NAME), am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.

_____
(SURVEYOR'S NAME)
Registered Professional land Surveyor
Texas Registration No. XXXX

VICINITY MAP SCALE 1"=2000'

METES AND BOUNDS:

BEING A TRACT OF LAND CONTAINING 2.86 ACRES OF LAND OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 18.50 ACRES OF BLOCK XXXX, OF (PLAT NAME), ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME XXXX, PAGE XXXX, COAMERON COUNTY MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 2.83 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE NORTHEAST CORNER OF SAID BLOCK XXXX;

THENCE, SOUTH 27 DEGREES 04 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID BLOCK XXX, A DISTANCE OF 231.53 FEET TO THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF THE NORTH 18.50 ACRES:

THENCE, DEPARTING THE EAST LINE OF SAID BLOCK XXXX, NORTH 62 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTH 18.50 ACRES, A DISTANCE OF 717.84 FEET TO A CONCRETE MONUMENT SET FOR THE POINT OF BEGINNING AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEGREES 40 MINUTES 50SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF (ROAD NAME), A DISTANCE OF 675.81 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 18.50 ACRES OF BLOCK XXXX BEING A INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SAID (ROAD NAME), NORTH 86 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 593.98 FEET TO A POINT LYING ON THE SOUTH LINE OF THE AFOREMENTIONED 18.50 ACRES OF LAND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID (ROAD NAME)AND FOLLOWING THE SOUTH LINE OF SAID 18.50 ACRES TRACT OF LAND, NORTH 62 DEGREES 56 MINUTES 00 SECONDS WEST, PASSING A SET ½" INCH IRON ROD FOR REFERENCE, AT A DISTANCE OF 49.86 FEET, THENCE PASSING A SET CONCRETE MONUMENT FOR REFERENCE, AT A DISTANCE OF 141.03 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 148.91 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF SAID 18.50 ACRE TRACT OF LAND, NORTH 27 DEGREE 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 272.15 FEET, TO A POINT LYING ON THE NORTH LINE OF THE SOUTH 10.0 ACRE TRACT OF THE NORTH 18.50 ACRE TRACT OF LAND, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 62 DEGREES 56 MINUTES 00 SECONDS EAST, PASSING THE EAST RIGHT-OF-WAY OF (ROAD NAME), PASSING A SET ½" INCH IRON ROD FOR REFERENCE, AT A DISTANCE OF 8.15 FEET, PASSING A SET ½" INCH IRON ROD FOR REFERENCE, AT A DISTANCE OF 718.03 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 767.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.86 ACRES OF LAND.

NOTES:
1. LOT 1 IS DEDICATED FOR COMMERCIAL USE ONLY AND LOTS 2 AND 3 IS DEDICATED FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

2. THIS AREA LIES IN FLOOD ZONE "AO" (DEPTH 1 FEET), ACCORDING TO FIRM COMMUNITY PANEL NUMBER: 48061C0425F, MAP REVISED FEBRUARY 16, 2018.

3. ALL CORNERS ARE MARKED WITH 1\2" x 24" STEEL REBAR, UNLESS OTHERWISE NOTED.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE NATURAL GROUND, OR AT ELEVATION 48.6, WHICHEVER IS HIGHER.

5. BUILDING SETBACKS ARE AS FOLLOWS, ******UNLESS EASEMENTS CREATE A LARGER SETBACK******
   Front – 50.0'
   Sides – 5.0'
   Back – 10.0'

6. ALL BEARINGS AND DISTANCES ARE BASED ON THE MAP OF (PLAT NAME) AS RECORDED IN VOLUME XXXX, PAGE XXXX, OF THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS.

7. ALL LOT OWNER'S SHALL BE REQUIRED TO PLACE AN 18" R.C.P. AT ALL ROADSIDE DITCH CROSSINGS.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

9. NO TOPOGRAPHIC CHANGES ARE PROPOSED FOR THIS SUBDIVISION.

10. BUILDING, SEPTIC TANKS OR SEWER TAP PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT.

11. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

12. THE DEVELOPER WILL PROVIDE ALL WATER AND SANITARY SEWER SERVICES BY ENTERING INTO AGREEMENTS WITH THE LOCAL PUBLIC UTILITY PROVIDER FOR WATER AND SANITARY SEWER SERVICES AND WILL PAY ALL APPLICABLE FEES FOR CONNECTIONS AND MEMBERSHIP AS REQUIRED BY THE LOCAL WATER AND SANITARY SEWER UTILITY PROVIDER. IN THE EVENT THAT OSSF SYSTEMS ARE USED THE DEVELOPER WILL PROVIDE FOR ONSITE SANITARY SEWER FACILITIES AS REQUIRED BY CAMERON COUNTY.

13. LOCAL GOVERNMENT CODE 233.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS.

14. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCES OF SOILS ASSOCIATED WITH CLEARING, GRADING, OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

15. THIS SUBDIVISION LIES WITHIN THE CITY OF (_____) ETJ.

16. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THE PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION) IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

17. CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE ON-SITE DRAINAGE IMPROVEMENTS, NOR MAINTAINING THE ROADSIDE DITCHES ALONG THE PERIMETER OF THE SUBDIVISION.

18. ALL IMPROVEMENTS INSIDE THE NEW RIGHT OF WAY SHALL BE MOVED BEFORE FINAL PLAT APPROVAL.

19. THERE ARE NO WATERWELLS WITHIN 100 FEET.

20. THE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

21. THE REQUIRED DETENTION STORAGE FOR THIS SUBDIVISION IS 610 CU.FT

22. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOTS IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

23. EXISTING TANKS ON LOT 2 WAS PROPERLY DECOMMISSIONED ON (DATE) FOLLOWING GUIDE LINE CHAPTER 285

24. 0.034 ACRES WAS ADDED TO THE FINAL PLAT ON (DATE), WHICH MAKES THE TOTAL ACREAGE 2.86 ACRES.

RECORDING INFORMATION

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 20__ AT _____ O'CLOCK __ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY:_____
DEPUTY

FINAL PLAT OF SUBDIVISION NAME

BEING 2.86 ACRES OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 18.50 ACRES OUT OF BLOCK XXXX, OF (PLAT NAME), ACCORDING TO THE MAP RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS

ENGINEER/SURVEYOR INFO

Date: XXXX Job No.: XXXX
Scale: 1"=40' DRAWN BY: XXXXX

SHEET 1 OF 3

LINE DATA		
"L"	BEARING	DISTANCE
L-1	N 27°01'30" E	272.15'

LEGEND

ASPH.	ASPHALT	FND.	FOUND
A/C	AIR CONDITION	G.M.	GAS METER
BLDG.	BUILDING	I.R.	IRON ROD
BLK.	BLOCK	L.P.	LIGHT POST
℄	CENTERLINE	MON.	MONUMENT
CONC.	CONCRETE	P.P.	POWER POLE
E.M.	ELECTRIC METER	R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT	T.P.	TELEPHONE PEDESTAL
E.J.B.	ELECTRIC JUNCTION BOX	TEMP.	TEMPORARY
F.H.	FIRE HYDRANT	W.M.	WATER METER
		○S	SET 1/2" I.R.

1"=40'

0 1' 2' 40' 80'
SCALE 1"=40' FEET

THERE ARE NO WATERWELLS WITHIN 100'

SURVEYOR'S SIGNATURE
STATE OF TEXAS
COUNTY OF CAMERON

I, (SURVEYOR'S NAME), am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.

(SURVEYOR'S NAME)
Registered Professional land Surveyor
Texas Registration No. XXXX

DEVELOPER'S INFORMATION
NAME
ADDRESS
CITY, STATE
PHONE NUMBER

BENCHMARK INFORMATION
USGS BENCHMARK: C XXXX (NAVD 88)
PID: XXXX
1.1 MILES NORTHEAST ALONG A PAVED COUNTY ROAD FROM THE PUBLIC SCHOOL AT (_____), CAMERON COUNTY, 105 FEET SOUTH ACROSS THE ROAD FROM REA CO-OP POLE NO. 15-164, 31.5 FEET SOUTHEAST OF THE CENTERLINE OF THE ROAD, AT A CONCRETE-BOX CULVERT UNDER THE ROAD, IN THE CENTER OF THE TOP OF THE SOUTHEAST HEADWALL, AND ABOUT 1 FOOT HIGHER THAN THE ROAD. A CAMERON COUNTY STANDARD DISK, STAMPED C 681 1942
ELEVATION 48.85 (FEET)

BLOCK XXXX

OWNER'S NAME
8.5 ACRES, BLOCK XXXX
PLAT NAME
(VOLUME XXXX, PAGE XXXX, C.C.D.R.)

IRRIGATION CANAL (C.C.W.C. & I.D. NO. ___ (_____) MAIN CANAL

NW CORNER OF BLOCK 23

NORTH LINE OF BLOCK 23

118.08'

231.35'

WEST LINE OF (SUBDIVISION NAME)

EAST R.O.W. LINE OF RANGERVILLE ROAD

℄ ROAD NAME

40.0' EXISTING RIGHT OF WAY (VOL. XXXX PG. XXXX C.C.M.R.)

R.O.W. EASEMENT 0.344 ACRES (VOL. XXXX, PG. XXXX, C.C.D.R.)

ADDITIONAL R.O.W. (PER THIS PLAT)

EXISTING 20.0'

EXISTING 20.0'

55.0' EXISTING R.O.W.

30.0' IRRIGATION EASEMENT (PER THIS PLAT)

SET CONC MON. ELEV= 48.34

NORTH LINE OF THE SOUTH 10.0 ACRES OF THE NORTH 18.50 ACRES

S 62°56'00" E, 767.70'

253.00'

456.88'

7.0'

8.15'

12.0'

20.7'

3.1'

69.8'

272.15'

L-1

N 27°05'00" E, 147.15'

48

48

5.0'

5.0' SIDE SETBACK (PER THIS PLAT)

10.0' REAR SETBACK (PER THIS PLAT)

5.0' SIDE SETBACK (PER THIS PLAT)

145.7'

EXISTING OSSF SYSTEM WAS DECOMMISSIONED ON 12-16-2020

25.0'

9.9'

10.0' UTILITY ESMT (PER THIS PLAT)

70.6'

B-2 B-1

SEPTIC TANK & LINE EASEMENT 100.0'

21.2'

EXISTING DRAIN-LINES

5.0' SIDE SETBACK (PER THIS PLAT)

S 62°56'00" E, 253.00'

5.0' SIDE SETBACK L.P. (PER THIS PLAT)

LOT 1
0.72 ACRE=GROSS
0.60 ACRE=NET

LOT 2
0.75 ACRE=GROSS
0.67 ACRE=NET

LOT 3
1.05 ACRE=GROSS
0.94 ACRE=NET

SUBDIVISION NAME
(FLOOD ZONE "AO")
B L O C K 1

50.0' BUILDING SETBACK LINE

20.0' ADDITIONAL R.O.W. (PER THIS PLAT)

10.0' UTILITY EASEMENT (PER THIS PLAT)

N 86°40'50" W, 639.43'

499.29'

675.81'

40.0' EXISTING

40.0' EXISTING

N 86°40'50" W,

(ROAD NAME)(80.0' R.O.W.)

NORTH R.O.W. LINE OF (ROAD NAME)

SOUTH R.O.W. LINE OF (ROAD NAME)

THERE ARE NO WATERWELLS WITHIN 100'

S 27°05'00" W, 201.02'

5.0' SIDE SETBACK (PER THIS PLAT)

125.00'

125.00'

5.0' B.S.B.L.

50.0' B.S.B.L.

76.00'

89.9'

99.8'

99.8'

91.6'

22.0'

24.85'

EXISTING DRAIN-LINES PERMIT #20XXX

SEPTIC LIDS

127.44'

1.0' NON-ACCESS EASEMENT (PER THIS PLAT)

49.66'

2.5'

91.37'

55.0' EXISTING R.O.W.

10.0'

12.1'

17.9'

60.0'

7.89

SET CONC MON. ELEV= 48.60

N 62°56'00" W, 148.91'

SOUTH LINE OF THE NORTH 18.50 ACRES

FND 1/2" I.R.

SET CONC MON. ELEV= 47.80

FND 1/2" I.R.

BLOCK XXXX

OWNER'S NAME
5.176 ACRES, BLOCK XXXX
PLAT NAME
(VOLUME XXXX, PAGE XXXX, C.C.D.R.)

NAME OF PLAT
0.034 ACRE
(VOL. XXXX, PG. XXXX, O.R.C.C.)

P.O.B. SET CONC MON. ELEV= 46.40

FND CONC MON SW COR OF FJMR SUBD

1234.21'

N 62°56'00" W, 717.84'

S 27°04'00" W, 231.35'

P.O.C. NE COR OF BLK 23

NE COR OF SOUTH 10 OF THE NORTH 18.50 ACRES

87.4'

39.74'

49.87'

2.1'

81.84'

FND 1/2" I.R.

10.0' DRAINAGE ESMT (FOR BERM USE ONLY)

90.0'

60.0'

DETAIL OF 1.0' NON-ACCESS EASEMENT (NOT TO SCALE)

LOT 1

LOT 2

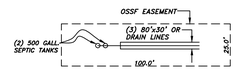
1.0' NON-ACCESS EASEMENT (PER THIS PLAT)

OWNER'S NAME
10.0 ACRES, BLOCK XXXX
PLAT NAME
(VOLUME XXXX, PAGE XXXX, C.C.D.R.)

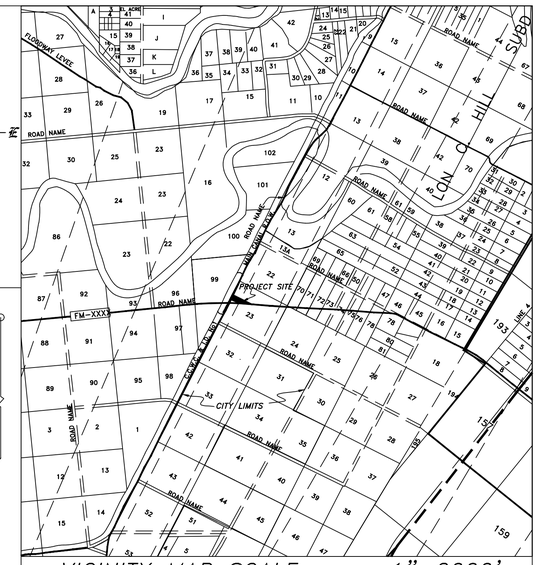
(CITY LIMITS)

R.O.W. EASEMENT 0.23 ACRES (VOL. XXXX PG. XXXX C.C.D.R.)

*TYPICAL "ON SITE SEWER FACILITY" (OSSF)
DESIGN WITHIN OSSF EASEMENT:



NOTE: ALL SEPTIC SYSTEM TANKS AND DRAINLINES MUST STAY A MINIMUM OF 5 FEET AWAY FROM SIDE OF LOT, 5 FEET AWAY FROM REAR OF LOT AND 25 FEET FROM FRONT OF LOT. SEPTIC SYSTEM TANKS AND DRAINLINES CANNOT BE LOCATED WITHIN ANY UTILITY, GAS OR DRAINAGE EASEMENT.



VICINITY MAP SCALE 1"=2000'

NOTES:
1. LOT 1 IS DEDICATED FOR COMMERCIAL USE ONLY AND LOTS 2 AND 3 IS DEDICATED FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

2. THIS AREA LIES IN FLOOD ZONE "AO" (DEPTH 1 FEET), ACCORDING TO FIRM COMMUNITY PANEL NUMBER: 48061C0425F, MAP REVISED FEBRUARY 16, 2018.

3. ALL CORNERS ARE MARKED WITH 1\2" x 24" STEEL REBAR, UNLESS OTHERWISE NOTED.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE NATURAL GROUND, OR AT ELEVATION 48.6, WHICHEVER IS HIGHER.

5. BUILDING SETBACKS ARE AS FOLLOWS, ******UNLESS EASEMENTS CREATE A LARGER SETBACK******

Front – 50.0'
Sides – 5.0'
Back – 10.0'

6. ALL BEARINGS AND DISTANCES ARE BASED ON THE MAP OF (PLAT NAME) AS RECORDED IN VOLUME XXXX, PAGE XXXX, OF THE CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS.

7. ALL LOT OWNER'S SHALL BE REQUIRED TO PLACE AN 18" R.C.P. AT ALL ROADSIDE DITCH CROSSINGS.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

9. NO TOPOGRAPHIC CHANGES ARE PROPOSED FOR THIS SUBDIVISION.

10. BUILDING, SEPTIC TANKS OR SEWER TAP PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT.

11. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

12. THE DEVELOPER WILL PROVIDE ALL WATER AND SANITARY SEWER SERVICES BY ENTERING INTO AGREEMENTS WITH THE LOCAL PUBLIC UTILITY PROVIDER FOR WATER AND SANITARY SEWER SERVICES AND WILL PAY ALL APPLICABLE FEES FOR CONNECTIONS AND MEMBERSHIP AS REQUIRED BY THE LOCAL WATER AND SANITARY SEWER UTILITY PROVIDER. IN THE EVENT THAT OSSF SYSTEMS ARE USED THE DEVELOPER WILL PROVIDE FOR ONSITE SANITARY SEWER FACILITIES AS REQUIRED BY CAMERON COUNTY.

13. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS.

14. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCES OF SOILS ASSOCIATED WITH CLEARING, GRADING, OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

15. THIS SUBDIVISION LIES WITHIN THE CITY OF (_____) ETJ.

16. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THE PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION) IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

17. CAMERON COUNTY WILL NOT BE RESPONSIBLE IN MAINTAINING THE ON-SITE DRAINAGE IMPROVEMENTS, NOR MAINTAINING THE ROADSIDE DITCHES ALONG THE PERIMETER OF THE SUBDIVISION.

18. ALL IMPROVEMENTS INSIDE THE NEW RIGHT OF WAY SHALL BE MOVED BEFORE FINAL PLAT APPROVAL.

19. THERE ARE NO WATERWELLS WITHIN 100 FEET.

20. THE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

21. THE REQUIRED DETENTION STORAGE FOR THIS SUBDIVISION IS 610 CU.FT

22. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOTS IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

23. EXISTING TANKS ON LOT 2 WAS PROPERLY DECOMMISSIONED ON (DATE) FOLLOWING GUIDE LINE CHAPTER 285

24. 0.034 ACRES WAS ADDED TO THE FINAL PLAT ON (DATE), WHICH MAKES THE TOTAL ACREAGE 2.86 ACRES.

FINAL PLAT OF SUBDIVISION NAME

BEING 2.86 ACRES OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 18.50 ACRES OUT OF BLOCK XXXX, OF (PLAT NAME), ACCORDING TO THE MAP RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS

PLAT NAME
0.23 ACRES
(VOL XXXX, PG. XXXX
C.C.D.R.)

CAMERON COUNTY PUBLIC HEALTH APPROVAL

THIS PLAT OF (SUBDIVISION NAME), HAS BEEN SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY PUBLIC HEALTH OF CAMERON COUNTY, TEXAS, WHICH HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS SET FOURTH BY CAMERON COUNTY PUBLIC HEALTH REGULATIONS.

DATED THIS _____ DAY OF _____, 20__.

_____
GUSTAVO OLIVARES
ENVIRONMENTAL HEALTH DIRECTOR

RECORDING INFORMATION

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 20__ AT _____ O'CLOCK __ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY:_____
DEPUTY

ENGINEER/SURVEYOR INFO

Date: XXXX Job No.: XXXX

Scale: 1"=40' DRAWN BY: XXXXX

FINAL ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

(SUBDIVISION NAME) IS A OF MIXED USE WITH LOT 1 FOR NON–RESIDENTIAL USE AND LOT 2 AND 3 FOR RESIDENTIAL USE WITH LOTS OF HALF AN ACRE OR MORE IN SIZE AND IS PARTIALLY SUBJECT TO THE MODEL SUBDIVISION RULE REQUIREMENTS. THE SUBDIVISION LIES WITHIN (WATER PROVIDER) PUBLIC SERVICE AREA. THE SUBDIVIDER AND (WATER PROVIDER) HAVE ENTERED INTO AN AGREEMENT IN WHICH (WATER PROVIDER) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE AGREEMENT ALSO STATES THAT THE REQUIRED ASSOCIATED WITH OBTAINING SERVICES HAS BEEN PAID BY THE SUBDIVIDER. THERE IS AN EXISTING 10–INCH WATER LINE ALONG THE EAST SIDE OF THE STREET WITHIN THE RIGHT–OF–WAY OF (ROAD NAME) AND A 12–INCH WATERLINE ALONG THE SOUTH SIDE OF THE ROAD WITHIN THE RIGHT–OF–WAY OF (ROAD NAME) . LOTS 1 AND 2 ALREADY HAVE A WATER METER THEREFORE ONE WATER METER WILL BE REQUIRED ON LOT 3. UPON REQUEST (WATER PROVIDER) WILL PROMPTLY INSTALL THE WATER METER FOR THE LOT. THE SUBDIVIDER HAS PAID (WATER PROVIDER) THE TOTAL AMOUNT OF $0000.00 FOR WATER METER, MEMBERSHIP FEES, WATER RIGHTS AND ALL REQUIRED FEES. THE METER(S) WILL BE INSTALLED BEFORE A HOUSE IS BUILT (START AND END DATE). AS OF THE DATE OF THE REPORT THE WATER METER HAS BEEN INSTALLED.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM (SUBDIVISION NAME) WILL BE TREATED BY INDIVIDUAL ON–SITE FACILITIES ("OSSF" OR SEPTIC SYSTEMS") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF. A REPORT WAS SUBMITTED CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF USING STANDARD SUBSURFACE DISPOSAL METHODS. THE REPORT WAS REVIEWED AND APPROVED BY THE COUNTY'S HEALTH DEPARTMENT AND EVIDENCE OF THEIR SIGNATURE ON THIS PLAT.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF EACH LOT OF THE SUBDIVISION. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMITS OF THE SUBDIVISION. THE SOIL IS A UNIFORM SILTY CLAY LOAM EXTENDING MORE THAN 24" OF THE BOTTOM OF ANY EXCAVATION. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE STORMWATER RUNOFF FROM A 100–YEAR FLOOD IS CONTAINED WITHIN THE ROAD RIGHT–OF–WAY. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM FOR A THREE–BEDROOM, TWO BATH HOME, AS ANTICIPATED, ON AN INDIVIDUAL LOT IS $0,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. A SEPTIC SYSTEM IS NEEDED TO BE INSTALLED ON LOTS 2 AND 3 FOR A TOTAL COST OF $0,000.00. LOTS 1 ALREADY HAS AN EXISTING SYSTEM. THE SUBDIVIDER HAS INCLUDED A FINANCIAL GUARANTEE TO INSURE INSTALLATION OF THE SEPTIC SYSTEMS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALE PRICE OF EACH LOT. AT ANY TIME AFTER A PARTICULAR LOT IS TRANSFERRED, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITHING OR CALLING THE SUBDIVIDER AND THEN FILLING WITH CAMERON COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. THE SUBDIVIDER WILL INSTALL ALL THE SEPTIC SYSTEMS NO LATER THAN (MONTH/DATE/YEAR), AT WHICH TIME THE SUBDIVIDER WILL PROCEED TO INSTALL THE SEPTIC SYSTEMS USING THE EASEMENT RIGHTS SHE HAS RETAINED FOR THE PURPOSE OF INSTALLING AN APPROVED SEPTIC SYSTEM ON THAT LOT. IN ANY EVENT, THE SEPTIC SYSTEMS WILL BE INSTALLED ON EVERY LOT BY (MONTH/DATE/YEAR).

PROVISION DE AGUA: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO

EL FRACCIONAMIENTO(SUBDIVISION NAME) ES DE USO MIXTO, CON SOLAR 1 DE USE DE NO–RESIDENCIAL Y SOLAR 2 Y 3 DE USO RESIDENCIAL CON SOLARES DE MEDIO ACRE O MAS Y ES PARTIALMIENTE SUJETO A LOS REQUISITOS DE LAS REGLAS DE LOS MODELOS DE SUBDIVISIÓN; EL FRACCIONAMIENTO SE ENCUENTRA EN LA ÁREA DE SERVICIO DE AGUA PÚBLICA, (WATER PROVIDER). EL DUEÑO DEL FRACCIONAMIENTO Y LA COMPAÑIA DE AGUA,(WATER PROVIDER), HAN FIRMADO UN CONTRATO POR EL CUAL EL FRACCIONAMIENTO RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. (WATER PROVIDER) HA PRESENTADO DOCUMENTOS DEMONSTRANDO EL LARGO PLAZO DE CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DEL FRACCIONAMIENTO. EXISTE UNA LÍNEA DE AGUA DE 10 PULGADAS A LO LARGO DE EL ESTE DE LA CALLE DENTRO LA VIA DE DERECHOS DE LA CALLE (ROAD NAME) Y UNALÍNEA DE AGUA DE 12 PULGADAS A LO LARGO DE EL SUR DE LA CALLE DENTROLA LA VIA DE DERECHOS DE LA CALLE (ROAD NAME). LOS SOLARES 1 Y 2 YA TIENEN UN MEDIDOR. ENTONCES SOLO EL SOLAR 3 NECESITARA DE UN MEDIDOR DE AGUA. A PETICIÓN MHWSC PUNTUALMENTE INSTALARÁ EL MEDIDOR DE AGUA PARA ESTE SOLAR. EL PROPIETARIO HA PAGADO A (WATER PROVIDER) LA CANTIDAD TOTAL DE US$XXXX.XX PARA EL MEDIDOR Y OTROS CARGOS REQUERIDOS. EL MEDIORO SE INSTALARA ANTES DE CONSTRUCTION DE UNA CASA. DESDE LA FECHA DEL REPORTE EL MEDIDOR DE AGUA FUE INSTALADO.

DRENAJE DE AGUAS NEGRAS: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO

PARA FACILITAR EL DRENAGE DE AGUAS NEGRAS PARA EL FRACIONAMIENTO, SE INSTALARÁN FOSAS SEPTICAS INDIVIDUALES EN CADA SOLAR. ESTAS FOSAS SÉPTICAS CONSISTEN DE UN TANQUE SEPTICO CON COMPARTIMIENTO DOBLE Y UN CAMPO DE DRENAJE PARA CADA SOLAR. EL INGENIERO PROFESIONAL QUE SUSCRIBE ESTE DOCUMENTO HA EVALUADO LA AREA DONDE SE ENCUENTRA EL FRACIONAMIENTO Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO Y POR EVIDENCIA DE SU FIRMA EN ESTE MAPA DE ARCHIVO. CADA SOLAR EN EL FRACCIONAMIENTO ES POR LO MENOS 1/2 ACRE EN TAMAÑO. SE REALIZARON DOS PERFORACIONES DE EVALUACION EN CADA SOLAR EN ÁREAS OPUESTAS DEL FRACIONAMIENTO. PERFORACIONES ADICIONALES ERAN INNECESARIOS PORQUE LO SUELOS ESTÁN MUY UNFORME DENTRO DE LOS LÍMITES DEL FRACIONAMIENTO. EL SUELO ESTA COMPUESTO UNIFORME LIMOSA ARCILLOSO Y SE EXTIENDE MÁS DE 24" DE LA PARTE INFERIOR DE CUALQUIER EXCAVACIÓN. NO EXISTE EVIDENCIA DE AGUA SUBTERRÁNEA O UNA CAPA DE RESTRIUCTIVE DENTRO DE 24" DE LA PARTE INFERIOR DE LA EXCAVACIÓN PROPUESTA.

EL AGUA PLUBIAL EN ESTA AREA CORRE BIEN Y EL TERENO TIENE UNA BUENA PENDIENTE. LA LLUVIAS DE ESCURRIMIENTO DE INUNDACIÓN DE 100 AÑOS SE CONTIENE DENTRO EL DERECHO DE LA CALLE. CADA SOLAR TIENE ÁREA SUFICIENTE PARA REEMPLAZO DE OTRO CAMPO DE DRENAJE. EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SÉPTICO POR UNA CASA DE TRES RECAMARAS, DOS BAÑOS, COMO SE ANTICIPA, EN CADA SOLAR SERA US$0,000.00, INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO NECESARIO. A PARTIR DE LA ENTREGA DE SOLICITUD DE APROBACIÓN FINAL DEL FRACCIONAMIENTO, DOS SISTEMAS SEPTICO SON NECESARIO PARA SER INSTALADOS EN EL SOLAR 2 Y 3 A UN COSTO TOTAL DE USA$0,000.00. SOLAR 1 YA TIENEN UN SISTEMA. EL SUBDIVIDOR HA INCLUIDO UNA GARANTIA FINACIERA PARA SEGURAR INSTALACIÓN DE LOS SISTEMAS DE FOSAS SEPTICO. EL SUBDIVIDOR INCLUYERA EL COSTO DE UN SISTEMA DE FOSA SEPTICO EN EL PRECIO DE VENTA DE CADA SOLAR. EN CUALQUIER MOMENTO DESPUES DE QUE SE TRANSFIERA UN SOLAR PARTICULAR, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA DE FOSA SEPTICO POR ESCRITO O LLAMANDO AL SUBDIVIDOR Y LUEGO LLENANDO CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE CAMERON UNA SOLICITUD PARA UN PERMIZO PARA CONSTRUIR UN SISTEMA DE DESARROLLO. EL SUBDIVIDOR INSTALA TODOS LOS SISTEMAS DE FOSAS SEPTICOS A PARTIR DEL (MONTH/DATE/YEAR), MOMENTO EN QUE EL SUBDIVIDOR PROCEDE A INSTALAR LOS SISTEMAS DE DESARROLLO UTILIZANDO LAS VIAS DE DERECHOS QUE HA RETENIDO PARA EL FIN DE INSTALAR CUAL APROVADO SISTEMA DE FOSA SEPTICO EN ESE SOLAR. EN CUALQUIER CASO, LOS SISTEMAS DE FOSAS SEPTICOS SE INSTALARÁN EN CADA LOTE ANTES DEL (MONTH/DATE/YEAR)

CERTIFICATIONS:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS NORMAS TIPO ADOPTADAS ANTEREN LA SECCIÓN 16.343, CÓDIGO DE AGUA.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND WASTEWATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES – WATER WILL BE PROVIDED BY (WATER PROVIDER). WATER FEES IN THE AMOUNT OF $0,000.00 HAVE BEEN PAID.

WASTEWATER FACILITIES – WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS. A FINANCIAL GUARANTEE IN THE AMOUNT OF $0,000.00 HAVE BEEN PROVIDED.

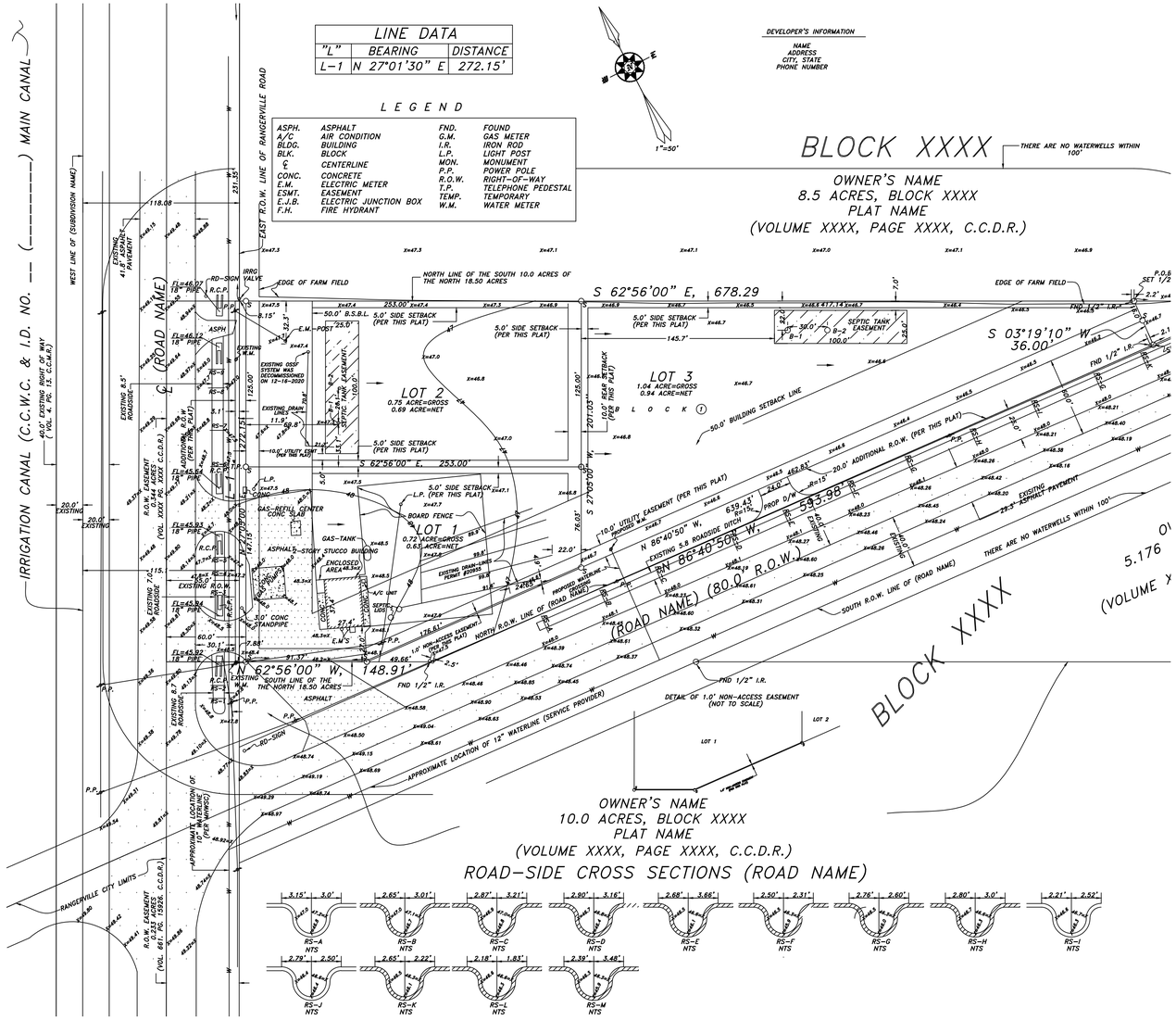
_____ _____

ENGINEER'S NAME DATE

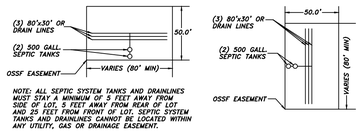
DRAINAGE REPORT:

THE PROPOSED SUBDIVISION IS A THREE–LOT SUBDIVISION WITH LOT 1 BEING FOR NON–RESIDENTIAL USE AND LOTS 2 AND 3 FOR RESIDENTIAL USE. THE LAND IS GENERALLY FLAT AND HAS A GRADUAL DIRECTION OF FLOW IN AN EAST TO SOUTHEAST DIRECTION DRAINING TOWARDS THE ROADSIDE DITCH OF (ROAD NAME). THE ROADSIDE DITCH DRAINS TO THE EAST AND OUTFALLS TO UNNAMED DITCHWHICH UTLIMATELY OUTFALLS INTO THE RESACA DE (NAME OF RESACA). PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE HYDRAULIC SOIL GROUP WHITHIN THE SUBDIVISION IS GROUP D & B.

THE PROPOSED SUBDIVISION LIES IN FLOOD ZONE "AO", FLOODING DEPTH OF 1 FOOT ACCORDING TO THE FIRM COMMUNITY PANEL NUMBER 48061C0425F. MAP REVISED FEBRLRARY 16, 2018. MEASURES HAVE BEEN MADE TO ENSURE PROPER DRAINAGE. ALL BUILDINGS WILL NEED TO BUILD A MINIMUM OF 24" ABOVE NATURAL GROUND.



*TYPICAL "ON SITE SEWER FACILITY" (OSSF) DESIGN WITHIN OSSF EASEMENT:



NOTE: ALL SEPTIC SYSTEM TANKS AND DRAINLINES MUST STAY A MINIMUM OF 5 FEET AWAY FROM SIDE OF LOT, 5 FEET AWAY FROM REAR OF LOT AND 25 FEET FROM FRONT OF LOT. SEPTIC SYSTEM TANKS AND DRAINLINES CANNOT BE LOCATED WITHIN ANY UTILITY, GAS OR DRAINAGE EASEMENT.

COUNTY CLERK
STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA–PEREZ, COUNTY CLERK OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20___ AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

_____
DEPUTY

FINAL PLAT OF SUBDIVISION NAME

BEING 2.83 ACRES OUT OF THE SOUTH 10.00 ACRES OF THE NORTH 18.50 ACRES OUT OF BLOCK XXXX, OF (PLAT NAME), ACCORDING TO THE MAP RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS

ENGINEER/SURVEYOR INFO

Date:XXXX Job No.:XXXX

Scale:1"=40' DRAWN BY:XXXXX

APPENDIX N

EXAMPLE GENERAL PLAT

NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F)

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 54.00 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY:

B) ELECTRICAL WILL BE PROVIDED BY:

C) WASTEWATER SERVICE WILL BE PROVIDED BY:

D) GARBAGE WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTORS.

6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED
(SURVEY'S NUMBER)

7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

9. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

10. THIS TRACT LIES WITHIN THE 3 ½ MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF (_____).

11. ALL LOTS SHALL BE REQUIRED TO INSTALL A SEPTIC TANK SYSTEM IN ACCORDANCE WITH REGULATIONS AS SET BY THE TEXAS DEPARTMENT OF HEALTH.

12. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THIS PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION). IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED, THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

13. IN THE EVENT THAT A PUBLIC GRAVITY SEWER IS SUBSEQUENTLY EXTENDED TO SERVE SUCH SUBDIVISION, THE OWNERS OF ALL LOTS ABUTTING A GRAVITY SEWER MAIN SHALL CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN SIX MONTHS OF PUBLIC NOTIFICATION OF THE AVAILABILITY OF SAID SERVICE.

14. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

15. NO TOPOGRAPHIC CHANGES ARE REQUIRED.

16. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

17. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS, SO LONG AS ALL DRAINAGE COURSES AND CHANNELS ARE ROUTINELY AND PERPETUALLY MAINTAINED BY THE ENTITY OR INDIVIDUAL THAT OWNS THEM, AND THEY ARE NOT CHANGED OR ALTERED AFTER APPROVAL OF THIS PLAT SO AS TO ALTER THE DRAINAGE PATH DESCRIBED IN THE ASSOCIATED DOCUMENTS.

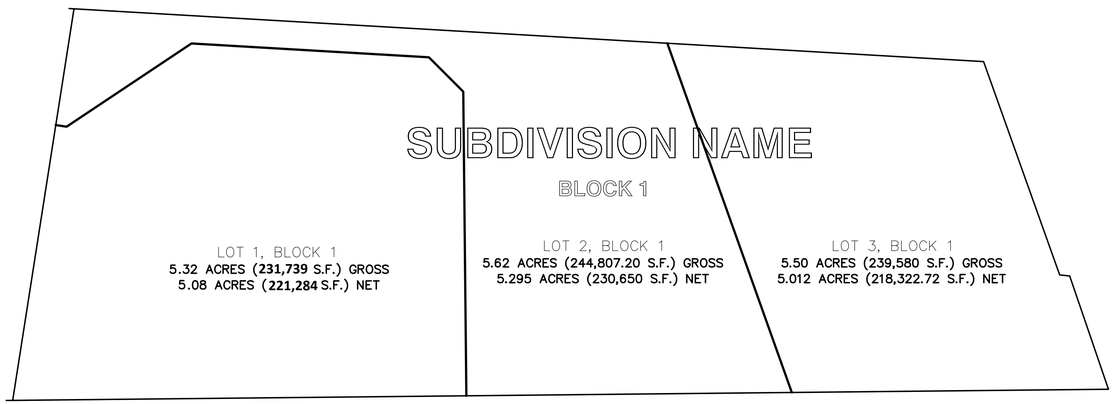
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOTS IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

*THE REQUIRED DETENTION STORAGE FOR THIS SUBDIVISION IS: 545 CF

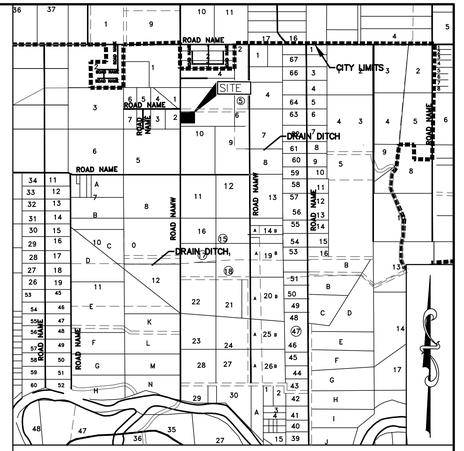
19. THE EXISTING SEPTIC TANK WAS PREVIOUSLY DECOMMISSIONED BY OWNER PRIOR TO THE SUBDIVISION START DATE.

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION GXXXX/PID ABXXXX
ELEV. XXXX' (DATUM IS NAVD XX)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF (_____) AT THE NORTHEAST CORNER OF (_____), ON THE SOUTH SIDE OF (_____).



SITE MAP
N.T.S. .



VICINITY MAP SCALE 1"=2000'

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS (SUBDIVISION NAME) TO THE _____, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE _____, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE _____.

_____
(OWNER'S NAME)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MRS. (OWNER'S NAME), KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

COMMISSIONERS COURT

APPROVED BY THE COMMISSIONER'S COURT AT A SPECIAL / REGULAR MEETING ON THE _____ DAY OF _____, 202__.

_____
EDDIE TREVINO, JR., COUNTY JUDGE
CAMERON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____
R.P.L.S. NAME
REGISTERED PROFESSIONAL
LAND SURVEYOR NO.

COUNTY ENGINEER

I, THE UNDERSIGNED COUNTY ENGINEER OF THE COUNTY OF CAMERON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THESE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED.

_____ _____
COUNTY ENGINEER BENJAMIN WORSHAM, PE, PTOE DATE

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STAT RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE (WATER SYSTEM), OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT-OF-WAY WILL NOT BE ALLOWED.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE,A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
4. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL".
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 202__, AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

FINAL PLAT OF:

(SUBDIVISION NAME)

1.32 ACRES OF LAND OUT OF,
(PLAT NAME),
CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR:	NAME ADDRESS CITY, STATE PHONE NUMBER
PLOT DATE: DATE, MONTH, YEAR	JOB NO: XXXX

ENGINEER/SURVEYOR INFO

NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F)

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 54.00 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.

3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER

5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY:

B) ELECTRICAL WILL BE PROVIDED BY:

C) WASTEWATER SERVICE WILL BE PROVIDED BY:

D) GARBAGE WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTORS.

6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED
(SURVEY'S NUMBER)

7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS.

9. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

10. THIS TRACT LIES WITHIN THE 3 ½ MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF (_____).

11. ALL LOTS SHALL BE REQUIRED TO INSTALL A SEPTIC TANK SYSTEM IN ACCORDANCE WITH REGULATIONS AS SET BY THE TEXAS DEPARTMENT OF HEALTH.

12. THE ON-SITE SANITARY FACILITY (OSSF) EASEMENTS PROVIDED ON THIS PLAT ARE ONLY FOR OSSF INSTALLATION PRIOR TO THE SALE OF THE LOT (PRE-INSTALLATION). IN THE CASE THAT THE OSSF IS NOT PRE-INSTALLED, THE LOT OWNER HAS THE DISCRETION TO INSTALL THE OSSF AT ANY LOCATION ON THE LOT IN ADHERENCE TO SETBACKS.

13. IN THE EVENT THAT A PUBLIC GRAVITY SEWER IS SUBSEQUENTLY EXTENDED TO SERVE SUCH SUBDIVISION, THE OWNERS OF ALL LOTS ABUTTING A GRAVITY SEWER MAIN SHALL CONNECT TO THE PUBLIC SEWER SYSTEM WITHIN SIX MONTHS OF PUBLIC NOTIFICATION OF THE AVAILABILITY OF SAID SERVICE.

14. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

15. NO TOPOGRAPHIC CHANGES ARE REQUIRED.

16. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

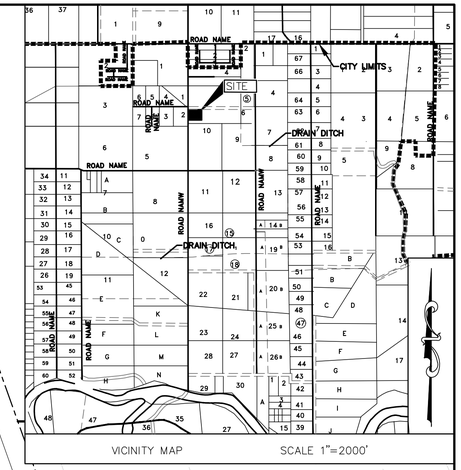
17. LOCAL GOVERNMENT CODE 232.032, STATES THAT THE SUBDIVIDER SHALL FURNISH ADEQUATE DRAINAGE MEETING STANDARD ENGINEERING PRACTICE. IT IS ALSO UNDERSTOOD THAT THE RESPONSIBILITY AND LIABILITY FOR THE ADEQUACY OF THE DRAINAGE DESIGN SHALL REMAIN WITH THE PROFESSIONAL DESIGN ENGINEER SEALING THE DOCUMENTS, SO LONG AS ALL DRAINAGE COURSES AND CHANNELS ARE ROUTINELY AND PERPETUALLY MAINTAINED BY THE ENTITY OR INDIVIDUAL THAT OWNS THEM, AND THEY ARE NOT CHANGED OR ALTERED AFTER APPROVAL OF THIS PLAT SO AS TO ALTER THE DRAINAGE PATH DESCRIBED IN THE ASSOCIATED DOCUMENTS.

18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT FOR LOTS IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

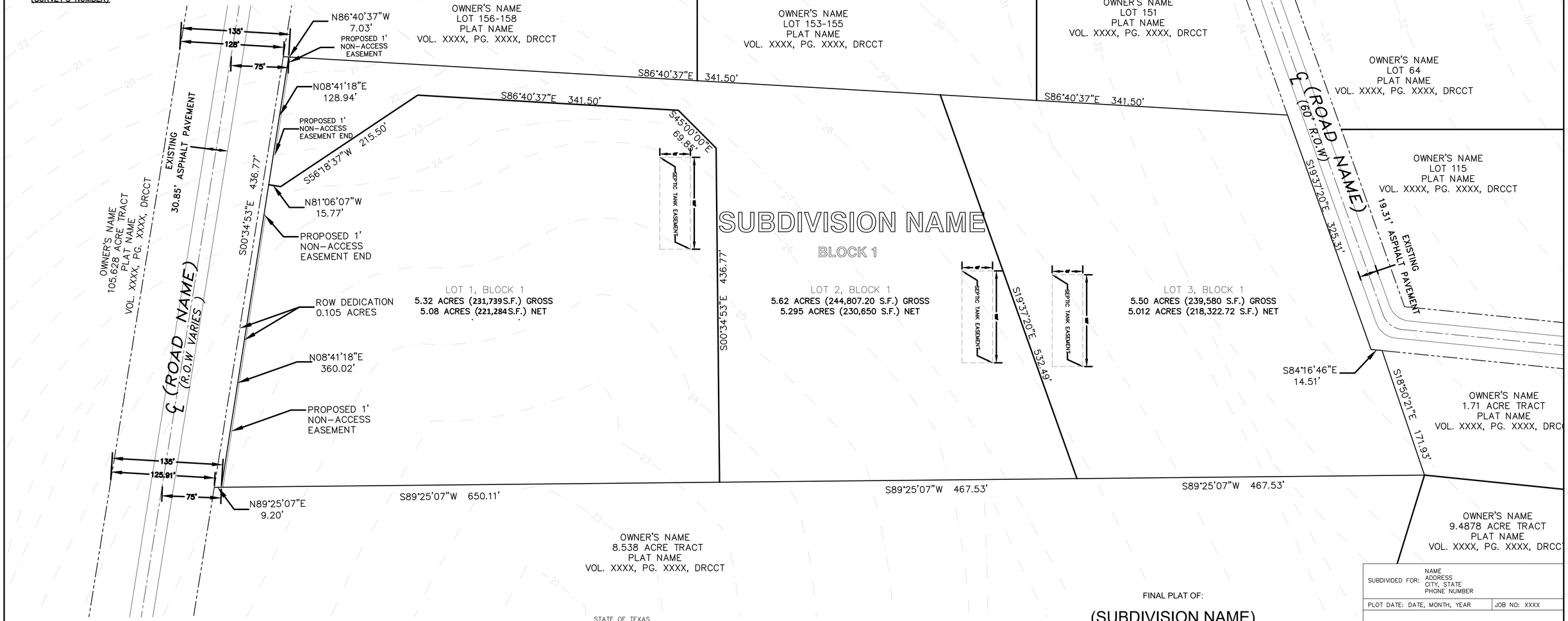
*THE REQUIRED DETENTION STORAGE FOR THIS SUBDIVISION IS: 545 CF

19. THE EXISTING SEPTIC TANK WAS PREVIOUSLY DECOMMISSIONED BY OWNER PRIOR TO THE SUBDIVISION START DATE.

SCALE 1"=60'



VICINITY MAP SCALE 1"=2000'



BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION GXXXX/PID ABXXXX
ELEV. XXXX' (DATUM IS NAVD XX)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF (_____) AT THE NORTHEAST CORNER OF (_____), ON THE SOUTH SIDE OF (_____).

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 202__ AT _____ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

FINAL PLAT OF:

(SUBDIVISION NAME)

1.32 ACRES OF LAND OUT OF,
(PLAT NAME),
CAMERON COUNTY, TEXAS, RECORDED IN VOLUME XXXX, PAGE XXXX, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN VOLUME XXXX, PAGE XXXX, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR: NAME
ADDRESS
CITY, STATE
PHONE NUMBER

PLOT DATE: DATE, MONTH, YEAR | JOB NO: XXXX

ENGINEER/SURVEYOR INFO

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CAMERON COUNTY

FLOOD DAMAGE PREVENTION AND BUILDING REGULATIONS

EDDIE TREVIÑO, JR.
CAMERON COUNTY JUDGE

COMMISSIONER SOFIA C. BENAVIDES	PRECINCT #1
COMMISSIONER JOEY LOPEZ	PRECINCT #2
COMMISSIONER DAVID A. GARZA	PRECINCT #3
COMMISSIONER GUS RUIZ	PRECINCT #4

PETE SEPULVEDA, JR
COUNTY ADMINISTRATOR

BENJAMIN L. WORSHAM, P.E., P.T.O.E.
COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION DIRECTOR

ADOPTED BY COMMISSIONER'S COURT

July 5, 2022
Order No. 2022-006030

NOTICE OF AMENDMENTS

Amendment Number	Amendment Date	Article:	Section	Type
1	10/25/2024	Article 2:	Section B (2)	Revision
			Section B (57.b)	Revision
			Section B (3)	Addition
			Section B (72)	Addition
		Article 4:	Section C (2j)	Revision
		Article 5:	Section I (12)	Addition
			Section J (3.a)	Revision
			Section R	Addition
2	06/20/2023	Article 2:		Revision
		Article 4:	Section C (5)	Revision
			Section C (6)	Removal
			Section G.4(15)	Addition
		Article 5:	Section K (1)	Revision
			Section K (2)	Revision
			Section M	Revision
3	11/19/2024	Article 4:	Section A(I.3)	Revision
			Section D	Addition
		Article 5:	Section A	Revision
		Appendix B:		Revision
		Appendix C:		Addition
4	04/08/2025	Article 4:	Section J	Revision
		Appendix B:		Revision

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ARTICLE 1
STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

SECTION A – *STATUTORY AUTHORIZATION*

The Legislature of the State of Texas has in the Flood Control Insurance Act, Texas Water Code, Section 16.315 delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the Commissioners Court of Cameron County, Texas does ordain as follows:

SECTION B – *FINDINGS OF FACT*

1. The flood hazard areas of Cameron County are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

SECTION C – *STATEMENT OF PURPOSE*

The purpose of these regulations is to provide land use controls necessary to qualify unincorporated areas of Cameron County for flood insurance under requirements of the National Flood Insurance Act of 1968, as amended to protect human life and health, to avoid increasing flood levels or flood hazards or creating new flood hazard areas, and etc. as stated below:

1. Cameron County, acting by and through the Cameron County Commissioners Court, is concerned with the safety, life, and general welfare of the citizens and residents of the County.

2. Cameron County, by adopting this order, can participate in the National Flood Insurance Program established by the United States of America.

3. The lack of proper regulation and ultimately the lack of such insurance creates an inconvenience to the citizens and residents of Cameron County, and inhibits the safe and orderly development of Cameron County.

4. Pursuant to Local Government Code (LGC), Section 240.901, Cameron County can regulate, restrict, and or control the use of land structures, and other development in a flood prone area, or rising water prone areas to reduce the danger of damage caused by flood losses.

5. It is the purpose of this order to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
   a. protect human life and health;
   b. minimize expenditure of public money for costly flood control projects;
   c. minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
   d. minimize prolonged business interruptions;
   e. minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
   f. help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
   g. ensure that potential buyers are notified that property is in a flood area.

SECTION D – *METHODS OF REDUCING FLOOD LOSSES*

In order to accomplish its purposes, this order uses the following methods:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;

2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;

4. Control filling, grading, dredging and other development which may increase flood damage;

5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

ARTICLE 2
DEFINITIONS

SECTION A – *USE OF TERMS*

In this order, the following rules of interpretations shall apply in the interpretation and enforcement of this order:

1. Words used in present tense include the future tense.

2. Words in the singular number include the plural number, and words in the plural number include the singular number.

3. The word "building" includes the word "structure," and the word "lot" includes the word "plot".

4. The word "shall" is mandatory and not discretionary, while the word "may" is merely directory or discretionary.

5. Unless specifically defined below, words, or phrases used in this order shall be interpreted to give them the meaning they have in common English usage and to give this order its most reasonable application; however, construction of building and engineering terms, even though definitions for same are not expressly prescribed herein, are to be constructed in accordance with the customary usage associated with municipal planning and engineering practices.

6. Any reference to any Cameron County (County) office and/or title in this order refers to the person employed or appointed by the County to serve in and for that office, or his or her duly authorized representative.

SECTION B – *DEFINITIONS*

1. ACCESSORY BUILDING - means a structure that is accessory to and incidental to that of the dwelling and that is located on the same lot.

2. ACCESSORY DWELLING UNIT (ADU) - means a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Does not include manufactured home, mobile home, hotels, boarding houses, trailers, motor coaches, or other recreational vehicles.

3. AFTER HOURS INSPECTIONS – After Hours inspections are inspections scheduled outside our normal business hours (i.e. Mon-Fri 8:00 a.m.- 4:30 p.m.), weekends, or holidays.

4. ALLUVIAL FAN FLOODING - means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows, active processes of erosion, sediment transport and deposition, and unpredictable flow paths.

5. APEX - means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

6. APPEAL - means a request for a review of the Floodplain Administrator, County Engineer, and/or Building Official's interpretation of any provision of this order or a request for a variance to the Board of Adjustments and Appeals.

7. AREA OF SHALLOW FLOODING - means a designated "AO", "AH", or "VO" Zone on a communities Flood Insurance Rate Map (or FIRM) with a one percent or greater chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where "velocity flooding" may be evident, wherein such flooding is characterized by "ponding" or "sheet flow".

8. AREA OF SPECIAL FLOOD HAZARD - means the land in the flood plain within a community subject to a one percent or greater change of flooding in any given year, the area may be designated as Zone A on the Flood Insurance Rate Map, and, after detailed rate making, has been completed in preparation for publication of the Flood.

9. AUTOMOTIVE WRECKING AND SALVAGE YARD - means a business, other than a business classified as a salvage pool operator under Chapter 2302, Occupations Code, that stores three or more wrecked vehicles outdoors for the purpose of:
   a. selling the vehicles whole; or
   b. dismantling or otherwise wrecking the vehicles to remove parts for sale or for use in an automotive repair or rebuilding business

10. BASE FLOOD - means a flood having a one percent chance of being equaled or exceeded in any given year.

11. BASEMENT - means any area of the building having its flood subgrade (below ground level) on all sides.

12. BREAK AWAY WALLS - means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

13. BUILDING - means an enclosed structure anchored to permanent foundation and having exterior or party walls and a roof, designed for the shelter of persons, animals, or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that two buildings connected by a breezeway shall be deemed as one building.

14. BUILDING OFFICIAL - means the officer or other authority designated with the administration and enforcement of this order.

15. COASTAL HIGH HAZARD AREA - means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

16. COMMISSION - means the Zoning, Subdivision and Flood Control Commission of the County, which, if not appointed, would be the Commissioners Court of Cameron County, Texas.

17. COMMISSIONERS COURT - means the Cameron County Commissioners Court.

18. COMMUNICATION FACILITY STRUCTURE - means:
    a. antenna support structures for mobile and wireless telecommunication facilities, whip antennas, panel antennas, microwave dishes, or receive-only satellite dishes
    b. cell enhancers and related equipment for wireless transmission from a sender to one or more receivers for mobile telephones, mobile radio systems facilities, commercial radio service, or other services or receivers; or
    c. a monopole tower, a steel lattice tower, or any other communication tower supporting mobile and wireless telecommunication facilities.

19. COMMUNITY - means any State or area or political subdivision thereof, or authorized tribal organization, which has authority to adopt and enforce flood plain management regulations for the areas within its jurisdiction.

20. CRITICAL FEATURE - means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

21. DEMOLITION BUSINESS - means a business that demolishes structures, including houses and other buildings, in order to salvage building materials and that stores those materials before disposing of them.

22. DEVELOPMENT - means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials.

23. DWELLING UNIT - means a single unit providing complete independent living facilities for one or more persons, including permanent living, sleeping, eating, cooking, and sanitation. Does not include hotels, boarding houses, trailers, motor coaches, or other recreational vehicles.

24. ELEVATED BUILDING - means a "non-basement building":
    a. built, in the case of a building in Zones "Al-A30", "AE", "A", "A99", "AO", "B", "C", "X", and "D", to have the top of the elevated floor, or in the case of a building in Zones "V1 -V30", "VE" , or "V", to have the bottom of the lowest horizontal structural "member" of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the "floor" of the water, and
    b. adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of a "Base Flood"; in the case of Zones "A 1-A30" "AE", "A", "A99", "AO", "B", "C", "X", and "D", "Elevated Building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters; in the case of Zones "V 1-V30", "VE" , or "V", "Elevated Building" also includes a building otherwise meeting the definition of "Elevated Building" even though the lower area is enclosed by means of Breakaway walls meeting the standards of Section 60.3 (e) (5) of the National Flood Insurance Program regulations.

25. ENGINEER - means a person duly authorized under the provisions of the Texas Engineering Practice Act, as heretofore or after amended, to practice the profession of engineering.

26. EXCEPTION - means a waiver from this provision of Part 60 of this subchapter directed to a community which relieves it from the requirements of a rule, regulation, order or other determination made or issued pursuant to the Act.

27. EXISTING CONSTRUCTION - means for the purposes of determining the rates, structures for which the "state of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMS effective before that date. "Existing construction" may also be refe1rnd to as "existing structures."

28. EXISTING MOBILE HOME PARK OR MOBILE HOME SUBDIVISION - means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of this order.

29. EXPANSION TO AN EXISTING MOBILE HOME PARK OR MOBILE HOME SUBDIVISION - means the preparations of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

30. FLEA MARKET - means an outdoor market for selling secondhand articles or antiques.

31. FLOOD OR FLOODING - means the general and temporary condition of partial and complete inundation of normally dry land areas from:
    a. the overflow of inland or tidal waters; or
    b. the unusual and rapid accumulation or run-off of surface waters from any source.

32. FLOOD INSURANCE RATE MAP (also known as "FIRM") - means an official map of a community on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

33. FLOOD INSURANCE STUDY - means the official report provided by the Federal Insurance Administration which contains flood profiles, the water surface elevation of the "Base Flood", and the Flood Hazard Boundary Floodway Map.

34. FLOODPLAIN MANAGEMENT - means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

35. FLOODPLAIN MANAGEMENT REGULATIONS - means zoning ordinances or orders, subdivision regulations, building codes, health regulations, special purpose ordinances or orders (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

36. FLOOD PLAIN OR FLOOD PRONE AREA - means any land area susceptible to being inundated by water from any source (as suggested in the definition above for " Flood or Flooding").

37. FLOOD PRONE AREA - means any area which can reasonably be expected to be subject to periodic flooding; for the purpose of these regulations, the term is generally synonymous with "Flood Plain Area".

38. FLOOD PROOFING - means any combination of structural and non-structural additions, changes, or adjustments to properties and structures primarily for the reduction or elimination of flood damage to land, water, sanitary facilities, structures, and the contents of buildings.

39. FLOOD PROTECTION SYSTEM - means those physical structural works for which funds have been authorized, appropriated, and expended, and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and to reduce the extent of the depths of associated flooding. Such system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes and these specialized flood- modifying works are those constructed in conformity with sound engineering standards.

40. FLOODWAY ENCROACHMENT LINES - means the lines marking the limits of floodway on official federal, state and local "Flood Plain" maps.

41. FLOODWAY (REGULATORY FLOODWAY) - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

42. FUNCTIONALLY DEPENDANT USE - means a "use" which cannot perform its intended purpose unless it is located or carried out in close proximity to water, and includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, ship building, and ship repair related manufacturing facilities.

43. HABITABLE FLOOR - means a space in a building for living, sleeping, eating, or cooking. Bathroom, toilet room, closet, storage or utility spaces and similar areas are not considered habitable spaces.

44. HIGHEST ADJACENT GRADE - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

45. HISTORIC STRUCTURE - means any structure that is:
    a. listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
    b. certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminary determined by the Secretary to qualify as a registered historic district.
    c. individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
    d. individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
        i. by an approved state program as determined by the Secretary of the Interior, or
        ii. directly by the Secretary of the Interior in states without approved programs.

46. JUNKYARD - means a business that stores, buys, or sells materials that have been discarded or sold at a nominal price by a previous owner and that keeps all or part of the materials outdoors until disposing of them.

47. LGC or TLGC - means Texas Local Government Code.

48. LEVEE - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

49. LEVEE SYSTEM - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

50. LOWEST FLOOR - means lowest floor of the lowest enclosed area (including a basement) of a building or a structure; however, an unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a "Lowest Floor", provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

51. MANUFACTURED HOME OR MOBILE HOME - means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without permanent foundation when connected to the required utilities. For flood plain management purposes, the term "Manufactured Home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "Manufactured Home" does not include park trailers, travel trailers, and other similar vehicles.

52. MEAN SEA LEVEL - means, for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (also known as "NGVD") of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance rate Map a.re referenced.

53. NEW CONSTUCTION - means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For flood plain management purposes, "new construction" means structures for which the "start construction" commenced on or after the effective date of a flood plain management regulation adopted by a community and includes any Subsequent improvements to such structures.

54. NEW MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or pouring of concrete pads) is completed on or after the effective date of flood plain management regulations adopted by a community.

55. OUTDOOR RESALE BUSINESS - means a business that sells used merchandise, other than automobiles, logging equipment, or other agricultural equipment, and stores or displays the merchandise outdoors.

56. PRIMARY FRONTAL DUNE - means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and over topping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

57. RECREATIONAL VEHICLE (RV) - means a vehicle which is:
    a. built on a single chassis;
    b. 400 square feet or less, when measured at the largest horizontal projection;
    c. designed to be self-propelled or permanently towable by a light duty truck; and
    d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

58. RECREATIONAL VEHICLE (RV) PARK – means any lot, tract or parcel of land upon which accommodation is provided for two (2) or more recreational vehicles used as living or sleeping quarters by the day, week or month whether a charge is or is not made. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with community facilities and permitted permanent buildings.

59. RECYCLING BUSINESS - means a business that is primarily engaged in:
    a. converting ferrous or nonferrous metals or other materials into raw material products having prepared grades and having an existing or potential economic value;
    b. using raw material products of that kind in the production of new products; or
    c. obtaining or storing ferrous or nonferrous metals or other materials for a purpose described by Paragraph (a) or (b)

60. REROOFING - means the process of recovering or replacing an existing roof covering.

61. RESIDENTIAL SUBDIVISION - means a subdivision:
    a. for which a plat is recorded in the County real property records;
    b. in which the majority of the lots are subject to deed restrictions limiting the lots to residential use; and
    c. that includes at least five lots that have existing residential structures.

62. SAND DUNES - mean naturally occurring accumulations of sand in ridges of mounds landward of a beach.

63. START OF CONSTRUCTION - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-3481J), includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement permanent construction of a structure on a site, such as the pouring of slab or footing, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footing, piers or foundation or the erection of temporary forms nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
    For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building whether or not that alteration affects the external dimension of the building.

64. STRUCTURAL ALTERATIONS - means any change in the supporting features of a building such as bearing walls, columns, beams, or girders.

65. STRUCTURE - means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as manufactured home.

66. SUBDIVISION - means a division of any tract of land in Cameron County, situated outside the corporate limits of a city, in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition, or laying out suburban lots, building lots, mobile trailer lots, or any other lots, or any streets and alleys or parts or other portions thereof intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto.

67. SUBSTANTIAL DAMAGE - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

68. SUBSTANTIAL IMPROVEMENT - means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:
    a. before the improvement or repair is started; or
    b. if the structure has been damaged and is being restored, before the damage occurred. "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure; "Substantial Improvement" does not include either
    c. any project for improvement of a structure to comply with existing state of local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or

d. any alteration of a structure listed Inventory of Historic Places, but only when such alteration is undertaken to preserve the historic value of such structure.

69. SURVEYOR - means a licensed State Land Surveyor or a Registered Public Surveyor, as authorized by the State of Texas to practice the profession of surveying.

70. TEMPORARY STRUCTURE - means any structure that is not designed for long-term, permanent use, but merely to serve some non-residential, temporary function.

71. TEXAS OPEN BEACHES ACT - means the statute enacted by the Texas Legislature in 1959 which prohibits encroachment by private owners on the area seaward of the line of vegetation in areas fronting on the Gulf of Mexico.

72. THIRD PARTY INSPECTIONS – means an inspection done by a person not directly employed by the County, qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect housing, buildings, sites, plans, and portions thereof for compliance with the applicable ICC code and State and County regulations.

73. VARIANCE - means a grant of relief to a person from the requirement of this order when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this order. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

74. VIOLATION - means the failure of a structure or other development to fully comply with the community's flood plain management regulations or building code regulations. A structure or other development without the elevation ce1tificate, other certifications, or other evidence of compliance required by Section 60.3 (b) (5), (c) (4), (c) (10), (d) (3), (e) (2), (e) (4), or (e) (5) of the National Flood Insurance Program Regulations is presumed to be in violation of said Regulations until such time as the required documentation is provided.

75. WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum "(NGVD)" of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

76. ZONE A - means areas of the 100-year flood where base flood elevations and/or flood hazard factors have not been determined.

77. ZONE AO - means areas of 100-year shallow flooding where depths are between 1.0 and 3.0 feet; average depths of inundation are shown, but no flood hazard factors are determined.

78. ZONE AH - means areas of 100-year shallow flooding where depths are between 1.0 and 3.0 feet; and base flood elevations are shown, but no flood hazard factors are determined.

79. ZONE Al-A30 - means areas of 100-year flood, base flood elevations and flood hazard factors are shown.

80. ZONE A99 - means areas inundated by the 100-year flood to be protected by a flood protection system under construction, base flood elevations and flood hazard factors are determined.

81. ZONE B/X (SHADED) - means areas between limits of the 100 year and 500-year flood, or areas subject to 100-year flooding with average depths of less than one (1) foot, or areas where the contributing drainage area is less than one (1) square mile, or areas protected by levees from the base flood.

82. ZONE C/X - means areas of minimal flood hazard.

83. ZONE D - means areas of undetermined but possible flood hazard. The Federal Emergency Management Agency does not require regulations in D Zones.

84. ZONE V - means areas of 100-year coastal flooding with velocity (wave action); base flood elevations and flood hazard factors not determined.

85. ZONE VE & V1-V30 - means areas of 100-year coastal flooding with velocity (wave action); base flood elevations and flood hazard factors determined.

ARTICLE 3
GENERAL PROVISIONS

SECTION A – *LANDS TO WHICH THIS ORDER APPLIES*

These regulations apply to all unincorporated areas of Cameron County.

SECTION B – *BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD*

The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering revised report entitled "Flood Insurance Study for Cameron County, Texas, and Incorporated Areas", dated February 16, 2018, with accompanying Flood Insurance Rate Maps and Flood Boundary-Floodway Maps, (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this order.

SECTION C – *REQUIREMENT OF BUILDING PERMIT*

A Building Permit shall be required to insure conformity with the provisions of this order in connection with any development in the area governed by this order.

SECTION D – *COMPLIANCE*

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this order and other applicable regulations.

SECTION E – *ABROGATION AND GREATER RESTRICTIONS*

This order is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this order and another order, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION F – *INTERPRETATION*

In the interpretation and application of this order, all provisions shall be:

1. considered as minimum requirements;
2. liberally construed in favor of the governing body; and
3. deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION G – *WARNING AND DISCLAIMER OR LIABILITY*

The degree of flood protection required by this order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Accordingly, these regulations do not imply that land outside the areas of "special flood hazards" or uses permitted within such areas will be free from flooding or flood damage. Therefore, these regulations shall not create liability on the part of the community or any official or employee thereof for any flood damage that results from reliance on these regulations or any administrative decision lawfully made thereunder.

ARTICLE 4
ADMINISTRATION

SECTION A – *DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR*

The Cameron County Engineer is hereby appointed the Floodplain Administrator to administer and implement the provisions of this order and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.

SECTION B – *DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR*

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to the following:

1. Maintain and hold open for public inspection all records pertaining to the provisions of this order.

2. Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.

3. Review, approve or deny all applications for development permits required by adoption of this order.

4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

5. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

6. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

8. When base flood elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Article 5.

9. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

10. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than 1 foot, provided that the community first completes all of the provisions required by Section 65.12.

In addition, the Floodplain Administrator/County Engineer is responsible for the following:

1. The administration of the Regulations under this order;

2. Issuance of permits required by these regulations;

3. Enforcement of these regulations;

4. Maintaining proper records; and

5. Forwarding any discrepancy, he/she finds in the FIRM to the Federal Insurance Administrator.

SECTION C – *PERMIT PROCEDURE*[1]

Application for any development in the unincorporated areas of Cameron County will require a permit. The permit process includes, but is not limited to, the following:

[1]LGC §233, Subchapter F

1. An application for a permit shall be presented to the Floodplain Administrator, or to the Building Official, on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of the proposed and existing structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard.

   An application may be picked up at the Planning and Inspections Division of Cameron County. The applicant will fill out the form and return it to the Planning and Inspections Division. The following information is required:

   a. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
   b. Elevation in relation to mean sea level to which any nonresidential structure shall be flood proofed;
   c. A certificate from a registered professional engineer or architect that the nonresidential flood proofed structure shall meet the flood proofing criteria of Article 5 of this order.
   d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.

2. Approval or denial of a permit by the Floodplain Administrator or Building Official shall be based on the provisions of this order and the following relevant factors:

   a. The danger to life and property due to flooding or erosion damage.
   b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
   c. The danger that materials may be swept onto other lands to the injury of others.
   d. The compatibility of the proposed use with existing and anticipated development.
   e. The safety of access to the property in times of flood for ordinary and emergency vehicles.
   f. The costs of providing governmental services during and after flood conditions including maintenance and repair of street and bridges and public utilities and facilities such as sewer, gas, electrical, and water systems.
   g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, and the effects of wave action, if applicable, expected at the site.
   h. The necessity to the facility of a waterfront location, where applicable.
   i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
   j. The relationship of the proposed use to the comprehensive plan for that area. (See Cameron County Subdivision Rules and Regulations for further requirements)

3. The Building Official will review development applications when submitted and determine if clearance on property is admissible for development or if the building or structure is allowed within Cameron County boundaries.
   a. The Building Official will visit the property to verify and obtain pictures that no construction has been erected, constructed, altered and/or moved into the property.
   b. Any work before issuance of permit may result in fines and may be asked to be removed.

4. If property does not meet Cameron County Subdivision regulations, applicant is advised to hire the services of a professional Engineer or registered surveyor to plat and record the tract of land.

5. Utility Verification, including, but limited to:
   a. Sewer Facilities – Documentation of the availability of either septic tanks or an organized sewage disposal system that is a publicly or privately owned system for the collection, treatment, and disposal of sewage operated in accordance with the terms and conditions of a valid waste discharge permit issued by the commission or private sewage facilities in accordance with Chapter 366, Health and Safety Code, and the Construction Standards for On-Site Sewerage Facilities and other law and rules applicable to sewage facilities.
   b. Drinking Water – Documentation of the availability of adequate drinking water in accordance with Chapter 341, Health and Safety Code, and the Rules and Regulations for Public Water Systems and the Drinking Water Standards Governing Water Quality and Reporting Requirements for Public Water Supply Systems and other law or rules applicable to drinking water.
   c. Electric Service or Feed – Availability of electric services or feed meeting the reliability and quality standards of the State, ICC code, and NFPA 70, or other law or rules applicable to electrical services.

6. For temporary structures, a temporary permit shall be required. The term length of the permit shall depend on the type of temporary structure. The types and term lengths of temporary permits include, but are not limited to:
   a. Type I permit – a permit for temporary structure not requiring plumbing, electrical, or mechanical facilities with a use of four (4) weeks or less. The permit term length shall be four (4) weeks from the date of issue, and can be renewed after expiration for up to six (6) months, upon payment of renewal fees and reinspection.
   b. Type II – a permit for a temporary structure. The permit term length shall be for six (6) months from the date of issue, and can be renewed after expiration, upon payment of renewal fees and reinspection.

SECTION D – *LICENSING AND REGISTRATION REQUIREMENTS FOR PROFESSIONAL TRADE CONTRACTORS*

1. Licensing Requirements for Professional Trade Contracts

   All contactors and professionals engaged in specialized trades, including but not limited to plumbing, electrical, and mechanical work, must hold a valid license issued by the appropriate Texas state licensing authority. Acceptable licensing authorities include, but are not limited to:

   - Texas State Board of Plumbing Examiners (for plumbing contractors)
   - Texas Department of Licensing and Regulation (TDLR) (for electrical, HVAC, and other regulated trades)

   Proof of valid licensure must be provided upon request and maintained throughout the duration of the project.

2. County Registration of Licensed Trade professional

   All licensed trade professionals whose work will be performed under a building permit must be registered with the Cameron County Department of Transportation, Planning and Inspections Division prior to the issuance of said permit. This requirement applies to all professional trade contractors involved in work regulated by county or state building codes.

3. Permit Application Requirements

   A building permit application must include a complete list of all professional trade contractors and professionals assigned to the project. Each listed individual or company must:

   - Be licensed by the relevant Texas state board or department
   - Be registered with the County as described in this section.

   Failure to meet these requirements will result in denial of the building permit application

4. Compliance and Enforcement

   Any professional trade work found to be conducted without proper licensure or county registration will be subject to immediate suspension of permit, fine, or additional penalties as determined by the Building Official in accordance with county ordinances and state law.

SECTION E – *VARIANCE PROCEDURE*

1. The Appeals Board, being the Commissioners Court, shall hear and render judgment on requests for variances from the requirements of this order.

2. The Appeals Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination enforced or made by the Floodplain Administrator in the enforcement or administration of this order.

3. Any persons aggrieved by the decision of the Appeals Board may appeal such decision to the courts of competent jurisdiction.

4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

5. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this order.

6. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by the lots with existing structures constructed below the Base Flood Level, provided that the relevant factors in Section C.2 of this article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases. A variance shall be granted showing the requirement would itself create a flood hazard to adjoining property, or if the adjoining area is substantially developed at a lower elevation, so as to make elevation impracticable.

7. Upon consideration of the factors noted above and the intent of this order, the Appeals Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this order (Article 1, Section C).

8. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

9. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

10. The prerequisites for granting variances are as follows:
    a. Variances shall only be issued upon a determination that the variance is the minimum necessary considering the flood hazard to afford relief;
    b. Variances shall only be issued upon:
        i. a showing a good and sufficient cause;
        ii. a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
        iii. a determination that the granting of a variance will not result in increased flood heights, additional threats to the public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws, orders, or ordinances.

c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

11. Variances may be issued by the Commissioners Court for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use, provided that:
    a. The criteria outlined in Article 4, Section E.1 through E.10 are met, and
    b. The structure or other development is protected by recognized methods that minimize flood damage during the base flood and creates no additional threat to public safety.

12. The Floodplain Administrator shall notify the applicant in writing that the issuance of a variance to construct below the base flood level will result in increased premium rates for the individual and in some instances the entire community, increases risks to life and property, and that the applicant will not qualify for Federal Emergency grants through the Federal Emergency Management Agency.

SECTION F – *REVOCATION OF CONSTRUCTION PERMITS*

SUBSECTION F.1 *PROCEDURE TO REVOKE CONSTRUCTION PERMITS*

1. This section shall govern the procedure for the revocation of the following construction permits required by this order: building, electrical, mechanical, plumbing, swimming pool, curb cut, sign and removal and demolition.

2. The express purpose for requiring and issuing permits is to enforce compliance with the applicable construction code requirements for which the permit was issued and to require that qualified personnel are utilized in meeting these requirements. The issuance of any of the permits listed in this section does not raise any legal right or remedy in any person that does not exist without the requirement of such permits.

3. The owner of any property for which a construction permit has been issued may request that the building inspection department revoke such permit by following the procedures as set out in Item 5 of this section.

4. The general contractor on any construction project may request that the building inspection department revoke any or all permits held by any or all subcontractors responsible to the general contractor on such construction project by following the procedures as set out in Item 5 of this section.

5. The party requesting that a permit be revoked shall give written notice thereof to the holder of such permit and a copy of such notice shall be forwarded to the building inspection department. Upon receipt thereof, the Building Official or his authorized representative shall send a notice of revocation to the permit holder by certified mail, return of receipt requested. Such notice shall be sent to the applicable address as on record in the building inspection department and shall state that such permit shall be revoked seven days from the date posted on the written notice.

6. Upon the completion of the procedures as set out in Item 5 of this section, the Building Official shall revoke such permit and cause a notation of such revocation to be entered upon the records of the building inspection department office.

7. This section only applies to the procedure for and authorization for revocation of construction permits under the criteria set out in this section and does not act to repeal any rules and regulations setting out procedures for the issuance of construction permits or revocation thereof as set out in applicable rules and regulations.

SUBSECTION F.2 *AUTHORITY TO REVOKE OR SUSPEND PERMITS AND CERTIFICATES*

If the Building Official determines that a building or structure or any portion thereof is in violation of any provision of the International Building Codes, Order, regulation, or local, state or federal law, the Building Official is authorized to suspend or revoke any County-issued permits or certificates, including, but not limited to, certificates of occupancy.

SUBSECTION F.3 *OTHER APPLICABLE SURETIES*

If an inspection is made and the resultant discovery is that work for which a permit is required by this order has been started or done but the required permit has not been issued, then the discovery fee shall be $250.00 and this will not alleviate the requirement to obtain a permit or prevent legal action for work done without a permit.

The Building Official shall have the right to declare a permit null and void if there has been a misrepresentation of facts or any violation of the provisions of this article, and after such declaration of facts or any violation of the provisions of this order, no work shall be performed until a new permit is issued and all fees have been paid

SECTION G – *GAS CODE*

SUBSECTION G.1 *PURPOSE OF AND COMPLIANCE*

The purpose of this order is to provide minimum standards, provisions and requirements for safe installation of consumer gas piping and gas appliances. All such gas piping and gas appliances installed, replaced, maintained or repaired within the corporate limits of the County shall conform to the requirements of this article.

SUBSECTION G.2 *STANDARD GAS CODE ADOPTED*

There is hereby adopted for and by the County, the International Fuel Gas Code, 2015 edition, including appendices, prepared by the International Code Council, published in booklet form, which is referred to, incorporated in this article and made a part of this article for all purposes. A copy of such code shall be filed in the office of the Building Official.

SUBSECTION G.3 *GAS PERMITS*

1. No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the Building Official. Permits will not be required, however, for setting or connecting other gas appliances, or for the repair of leaks in house piping.

2. When only temporary use of gas is desired, the Building Official may issue a permit for such use, for a period of not to exceed 60 days, provided the consumer's gas piping to be used is given a test equal to that required by this article for a final piping inspection.

SUBSECTION G.4 *DISCONNECTION OF DEFECTIVE PIPING, FIXTURES, AND APPLIANCES*

The Building Official is authorized to disconnect any gas piping, fixture or appliance for which a certificate of approval is required but has not been issued with respect to such gas piping, fixture or appliance, or which, upon inspection, shall be found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture or appliance disconnected by the Building Official, which notice shall state that such gas piping, fixture or appliance has been disconnected by the Building Official, together with the reason or reasons therefor, and it shall be unlawful for any person to remove such notice or reconnect such gas piping, fixture or appliance without authorization by the Building Official, and such gas piping, fixture or appliance shall not be put in service or used until the Building Official has attached his certificate of approval in lieu of his prior disconnection notice.

SUBSECTION G.5 *ORDER DOES NOT IMPOSE LIABILITY ON COUNTY*

This article shall not be construed as imposing upon the County any liability or responsibility for damages to any person injured by any defect in any gas piping or appliance mentioned in this article, or by installation thereof, nor shall the County or any official or employee thereof be held as assuming any such liability or responsibility by reason of the inspection authorized under this article or the certificate of approval issued by the Building Official.

SECTION H – *HOUSING*

SUBSECTION H.1 *REMEDIAL CODE*

The provisions embraced within this order shall constitute and be known and may be cited as the housing code for the County. This order is hereby declared to be remedial, and shall be construed to secure the beneficial interests and purposes thereof, which are public safety, health and general welfare through structural strength, stability, sanitation, adequate light and ventilation, and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings.

SUBSECTION H.2 *SCOPE*

1. The provisions of this order shall apply to all buildings or structures or portions thereof presently located within the County at the time of adoption of this order, used or designed or intended to be used for human habitation, regardless of when such building may have been constructed. This order establishes minimum standards for occupancy, and does not replace or modify standards otherwise established for construction, replacement or repair of buildings, except such as are contrary to the provisions of this article. All buildings or structures moved into or within the jurisdiction of the County shall comply with the requirements for new buildings in the building code.

2. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this order in a building when erected, altered or repaired shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures and premises and all other requirements of this article.

3. Nothing in this order shall be construed to cancel, modify or set aside any provision of the County.

SUBSECTION H.3 *DEFINITIONS*

1. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

a. *Alter* or *alteration* means any change or modification in construction or occupancy.
b. *Building official* means the officer, or other person, charged with the administration and enforcement of this article, or his duly authorized representative.
c. *Dwelling,* when used in this article without other qualifications, means a structure occupied exclusively for residential purposes, including multiple dwelling unit structures.
d. *Dwelling unit* means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
e. *Floor area* means the total area of habitable space in a building or structure.
f. *Habitable room* means a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces and similar areas are not considered habitable space.
g. *Multiple dwelling* means any building, or portion thereof, which is occupied as the home or residence of more than two families living independently of each other and doing their own cooking in such building, and shall include flats and apartments.
h. *Owner* means the holder of the title in fee simple, and any person in whose name tax bills on the property are submitted. It shall also mean any person who, alone or jointly or severally with others:
i. Shall have legal title to any dwelling or dwelling unit, with or without accompanying actual possession thereof;
   ii. Shall have charge, care or control of any dwelling or dwelling unit, as owner, executor, executrix, administrator, trustee, guardian of the estate of the owner, mortgagee or vendee in possessions, or assignee of rents, lessee, or other person in control of a building; or their duly authorized agents. Any such person thus representing the actual owner shall be bound to comply with the provisions of this article, and of rules and regulations adopted pursuant thereto, to the same extent
   iii. as if he were the owner. It is his responsibility to notify the actual owner of the reported infractions of this article pertaining to the property, which apply to the owner;
   iv. Shall mean any person who has charge, care or control of a building, or part thereof, in which dwelling units or rooming units are let.
i. *Plumbing* means the practice, materials and fixtures used in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances in connection with any of the following: Sanitary drainage or storm drainage facilities; the venting system and the public or private water supply systems, within or adjacent to any building, structure or conveyance; also the practice and materials used in the installation, maintenance, extension or alteration of stormwater, liquid waste or sewerage, and water supply systems of any premises to their connection with any point of public disposal or other acceptable terminal.

j. *Premises* means a lot, plot or parcel of land, including the buildings or structures thereon.
k. *Repair* means the replacement of existing work with the same kind of material used in the existing work, not including additional work that would change the structural safety of the building, or that would affect or change required exit facilities, a vital element of an elevator, plumbing, gas piping, wiring or heating installations, or that would be in violation of a provision of law or ordinance. The term "repair" or "repairs" shall not apply to any change of construction.
l. *Required* means required by some provision of this article.
m. *Residential buildings* means buildings in which families or households live, which include dwellings or dwelling units, or in which sleeping accommodations are provided, and all dormitories, shall be classified as "residential occupancy." Such buildings include, among others, the dwellings, multiple dwellings and rooming houses.
n. *Rooming unit* means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.
o. *Stairway* means one or more flights of stairs and the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one story to another in a building or structure.
p. *Story* means that portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above.
q. *Structure* means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. The term "structure" shall be construed as if followed by the words "or part thereof."
r. *Supplied* means paid for, furnished or provided by, or under control of, the owner or operator.
s. *Ventilation* means the process of supplying and removing air, by natural or mechanical means, to or from any space.

2. Whenever the words "dwelling," "dwelling units," "rooming house," "rooming units" or "premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

SUBSECTION H.4 *MINIMUM REQUIREMENTS*

No person shall occupy as owner-occupant, or let or sublet to another for occupancy, any dwelling, dwelling unit or residential building after notification from the Building Official that such structure is deemed unsafe for human occupancy as provided for in this article, nor shall any dwelling, dwelling unit or residential building be permitted to exist which does not comply with the following requirements, or which is defined as substandard under this order:

1. Sanitary Facilities Required

   Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.

2. Location of Sanitary Facilities

   a. All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of such dwelling unit. The tub or shower and lavatory shall be located in a room affording privacy to the user and such room shall have a minimum floor space of 30 square feet (2.8 square meters), with no dimension less than four feet (1.2 meters).

   b. Bathrooms shall be accessible from habitable rooms, hallways, corridors or other protected or enclosed areas, not including kitchens or other food preparation areas.

3. Hot and Cold-Water Supply

   Every dwelling unit shall have connected to the kitchen sink, lavatory and tub or shower an adequate supply of both cold water and hot water. All water shall be supplied through an approved distribution system connected to a potable water supply.

4. Water Heating Facilities

   Every dwelling unit shall have water heating facilities which are properly installed and maintained in a safe and good working condition and are capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower, at a temperature of not less than 120 degrees Fahrenheit (49 degrees Celsius). Minimum storage capacity of the water heater shall be 30 gallons (140 liters). Apartment houses may use a centralized water heating facility capable of heating an adequate amount of water, as required by the Standard Plumbing Code, to not less than 120 degrees Fahrenheit (49 degrees Celsius).

5. Electric Lights and Outlets Required

   Every habitable room or space shall contain at least two separate and remote convenience outlets, and bedrooms shall have, in addition, at least one wall-switch-controlled ceiling or wall-type light fixture. In kitchens, three separate and remote convenience outlets shall be provided, and a wall or ceiling type light fixture controlled by a wall switch shall be required. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one electric fixture. In bathrooms the electric light fixture shall be controlled by a wall switch. In addition to the electric light fixture in every bathroom and laundry room, there shall be provided at least one convenience outlet. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner. Improperly insulated electrical wires or excessive multiple connections per outlet are specifically prohibited.

6. Minimum Requirements for Electrical Systems

   Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the County.

7. Foundation

The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. A foundation is substandard if:

a. The unit has a dirt floor;
b. The floor moves under normal stress, due to improper reinforcement; or
c. Supporting piers are not of one solid-piece construction.

8. Exterior Walls

Every exterior wall of a dwelling unit shall be free of holes, breaks, or loose or rotting boards or timbers, to the extent that such conditions might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

9. Roofs

Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

10. Means of Egress

Every dwelling unit shall have safe, unobstructed means of egress, with minimum ceiling height of seven feet, leading to a safe and open space at ground level.

11. Stairs, Porches, and Appurtenances

Every inside and outside stairway, porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in sound condition and good repair.

12. Windows and Doors

Every intended opening in a structure shall be covered with a window, exterior door, basement or cellar door, or hatchway, as applicable, which shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.

13. Interior Floor, Walls and Ceilings

Every floor, interior wall and ceiling shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

14. Structural Supports

Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying loads which normal use may cause to be placed thereon.

15. Basic Services

Every dwelling unit shall be supplied by sewer services (such as from a sewage utility or onsite septic facilities) drinking water services (such as from a water utility, a water well, or rain harvesting system) and electrical services (such as from an electrical utility or electrical feed. All services suppled to a dwelling unit must comply with any applicable Government Standard, State Code, ICC Code, or other law or rules

SECTION I – *SIGNS*

SUBSECTION I.1 *DEFINITIONS*

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

a. *Abandoned sign* means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity, or for which no legal owner can be found.

b. *Accessory sign* means a sign that is incidental to the effective operation of the enterprise to which it pertains, and is not intended to serve as the primary identification of the premises and does not attract the attention of passersby for the purpose of advertising a product or service available therein.

c. *Area of sign face* means the entire area within a single continuous perimeter enclosing the total sign message or display area of a sign, excluding supports and excluding border and trim, whose total square footage does not exceed 50 percent of the sign face area; the area of stacked and side-by-side signs shall be computed as the total of sign panels making up such a sign; for multiple-faced signs (back-to-back, triangular, columnar, V-type, etc.) only one sign face shall be counted in computing the actual sign area.

d. *Back-to-back sign* means a structure with two parallel and directly opposite signs with their faces oriented in opposite directions and spaced not more than ten feet apart.

e. *Building frontage* means the linear length of a building facing a public way or which contains a public entrance.

f. *Changeable electronic variable message sign* or *CEVMS* means an electric sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

g. *Clearance (of a sign)* means the smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

h. *Construction sign* means a sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator, mortgagee or others engaged in the design, construction or improvement of the premises on which the sign is located.

i. *Directional/information sign* means an on-premises sign giving directions, instructions or facility information and which may contain the name or logo of an establishment, not to exceed 20 percent of the sign face, but no advertising copy, e.g., parking or exit and entrance signs. A sign containing the word "parking" at any parking lot where any person is charged any fee or other monetary consideration for parking shall be considered an advertising sign, not a directional/informational sign.

j. *Electric sign* means any sign, display, or device containing electrical wiring or using electric energy, but does not include signs illuminated by an exterior light source.

k. *Exempt political sign* means a sign that contains primarily a political message, including a political issue or a political candidate sign, that is located on private real property with the consent of the real property owner, but not on real property subject to an easement or other encumbrance that allows the County use the property for a public purpose, and that (1) does not have an effective area greater than 36 square feet, (2) is not more than eight feet high, (3) is not illuminated, and (4) does not have any moving elements.

l. *Freestanding sign* means a sign supported upon the ground by poles or braces and attached to any building. Also referred to as "ground sign," "detached sign" or "pole sign."

m. *Height (of a sign)* means the vertical distance measured from the highest point of the sign to the grade of the adjacent street or the surface grade beneath the sign, whichever is less (compare "clearance").

n. *Identification sign* means a sign for the purpose of identifying an apartment building, mobile home park, residential, commercial or industrial subdivision that contains only the name of the development and address.

o. *Institutional sign* means a sign which identifies a school, church, hospital or similar publicly owned building.

p. *Maintenance* means the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.

q. *Off-premises sign* means a sign structure advertising an establishment, merchandise, service or entertainment which is not sold, produced, manufactured or furnished at the premises on which such sign is located, e.g., billboards, outdoor advertising, or offsite sign.

r. *On-premises sign* means a sign which pertains to the legal use of the premises on which it is located.

s. *Owner* means a person recorded as such on official tax records. For the purposes of this order, the owner of property on which a sign is located is presumed to be the owner of the sign, unless facts to the contrary are officially recorded or otherwise brought to the attention of the Building Official.

t. *Political issue sign* means any sign, not including a permanent advertising sign structure, whose sole purpose is the transmittal of information concerning an upcoming referendum election.

u. *Political candidate sign* means any sign, not including a sign that is affixed to a permanent advertising sign structure, whose sole purpose is the transmittal of information concerning an upcoming political campaign for an elected office.

v. *Portable sign* means a movable sign that is not attached to a permanent support or building, or is designed to be temporary and mobile notwithstanding that the owner or user of such sign renders or modifies it to make it practically mobile. This definition includes signs

w. attached to trailers, but does not include signs permanently placed on the sides of motor vehicles.
x. *Premises* means any lot, tract or parcel of land, whether or not under common ownership, including all buildings thereon and appurtenances thereto.
y. *Right-of-way* means any property interests dedicated for public use and owned or controlled by the County. Right-of-way includes the property behind the street which is part of the dedicated street right-of-way or may be a dedicated utility easement. Right-of-way includes fee ownership of the County.
z. *Sign* means any device, structure, fixture or placard using graphics, symbols and/or written copy designed specifically for the purpose of informing, advertising or identifying any establishment, product, goods or services.
aa. *Sign licensee* means a person who is engaged in the manufacturing, renting, leasing, sales, erection, installation or servicing of signs and has met the licensing requirements of the city.
bb. *Street frontage* means the length of the property line along the street right-of-way. The total length of the property line along a particular street would be considered one street frontage. A lot abutting upon two or more public streets at their intersection will be considered to have two or more frontages, but the same linear frontage may not be used to determine the permitted area of more than one sign.
cc. *V-type sign* means a structure composed of two signs in the shape of the letter "V" when viewed from above, and with their faces oriented in opposite directions.
dd. *Wall/flat sign* means a sign attached parallel to and extending not more than 12 inches from the wall of a building. This definition includes painted, individual letter and cabinet signs, and signs on a mansard. Also referred to as "fascia sign."

SUBSECTION I.2 *AUTHORITY AND PURPOSE*

This order shall be known as the County sign order. The County Building Official is hereby authorized and directed to administer and enforce all the provisions of this order and shall have the right to enter any premises for inspection purposes during reasonable hours and after reasonable notice has been given in order to ensure the enforcement of this section.
The purpose of this order shall be to coordinate the type, placement and physical dimensions of signs within the different land use zones; to recognize the commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate recordkeeping and consistent enforcement. This shall be accomplished by regulation of the display, erection, use and maintenance of signs. The use of signs is regulated according to the zone in which located. The placement and physical dimensions of signs are regulated primarily by type and length of street frontage. No sign shall be erected or maintained by any person except in accordance with the provisions of this order.

SUBSECTION I.3 *SCOPE*

1. This order is enacted to provide uniform standards for location, spacing, setbacks, lighting, and other regulations of signs in the County. The purpose of this order is to protect the health, safety, welfare, convenience and enjoyment of the general public and to protect the general public from injury that may be caused by unregulated construction of signs. It is the intent of these regulations as provided in this order to do the following:
   a. To enhance the economic value of the landscape by avoiding visual clutter which is potentially harmful to property values and business opportunities;
   b. To promote the safety of persons and property by providing that signs do not create a hazard, due to collapse, fire, collision, weather or decay;
   c. To protect the safety and efficiency of the city's transportation network by reducing the confusion and distraction of motorists and enhancing motorist's ability to see pedestrians, obstacles, other vehicles and traffic signs;
   d. To enhance the impression that the city should convey to tourists and visitors;
   e. To protect adjacent and nearby properties from the impact of lighting, size, height, and location of signs; and
   f. To preserve, protect, and enhance areas of historical, architectural, scenic and aesthetic value, regardless of whether they be cultural, natural, or manmade.

2. This order is not intended to regulate building design, nor does this order regulate official traffic or governmental signs, the copy and message of signs, unless otherwise provided, signs not intended to be viewed from a public right-of-way, such as window displays, product dispensers or point of purchase displays, scoreboards on athletic fields, gravestones located in a cemetery. The requirements of this order, however, are in addition to any state law requirement relating to the placement of signs.

SUBSECTION I.4 *COMPLIANCE WITH REGULATIONS*

It shall be unlawful for any person to erect, place or maintain a sign in the count except in accordance with the provisions of this order and all applicable codes. Any person occupying any premises on which a sign is located shall be subject to the same duties and responsibilities under this order as the owner of such premises.

SUBSECTION I.5 *FEE REQUIRED*

No person shall erect, construct, reconstruct, install, replace, rent, lease or service any sign for which a permit is required within the corporate limits of the County until such person has obtained a sign permit as required by this order. The original permit fee shall be $75.00 per sign.

SUBSECTION I.6 *SIGNS NOT REQUIRING PERMITS*

The following types of signs, provided such signs are not electrified, are exempt from permit requirements, but must be in conformance with all other requirements of this order:

1. Agricultural signs not more than 32 square feet in area.

2. Construction signs of 32 square feet or less.

3. Directional/information signs of eight square feet or less.

4. Nameplates of two square feet or less and fastened directly to the building; one per occupancy.

5. Exempt political signs, except any such sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.

6. Real estate signs not more than 12 square feet in single-family or low-density residential districts and 32 square feet per face for multifamily residential, commercial, industrial and agricultural.

7. Incidental signs.

8. Window signs.

9. Flags:
   a. Noncommercial flags bearing the official design of a nation, state, municipality, educational institution or noncommercial organization.
   b. Commercial flags advertising a business, product or service and limited to one per premises, not to exceed 48 square feet.

10. Identification signs, wall or ground signs which are limited to not more than two per street frontage, not more than four square feet per sign in area, and not more than ten feet in height above grade.

11. Repair or maintenance of existing signs: Any sign being repainted where the painting constitutes the only alteration to the sign, when the sign is not being enlarged or structurally altered, and further provided that the painting is done with the sign structure in place. Service on any electric sign consisting only of the replacement of electrically identical components.

12. Any changing of copy to be done on poster panels.

SECTION J – *PERMIT FEES*

For buildings, structures, alterations, or other matters requiring permits, as set forth in this order, the permit fees to be paid shall be based on the valuation and permit fees shown below.

SUBSECTION J.1 *RESIDENTIAL PERMIT FEES*

Residential building permit fees shall be determined per Table J.1 as described below:

Residential New Construction:

1. Square Footage less than 500 ft^2 shall be $65.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.195 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $65.00 plus $0.13 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $390.00 plus $0.065 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $715.00 plus $0.0325 per square foot

Residential Structural Additions & Renovations:

1. Square Footage less than 500 ft^2 shall be $50.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.15 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $50.00 plus $0.10 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $300.00 plus $0.05 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $550.00 plus $0.025 per square foot

Residential Remodels, Repairs & Minor Additions:

1. Square Footage less than 500 ft^2 shall be $25.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.075 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $25.00 plus $0.05 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $150.00 plus $0.025 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $275.00 plus $0.0125 per square foot

Table J.1: Residential Building Permit Fee

RESIDENTIAL BUILDING PERMIT FEE			
Square Footage (sf)	New construction	Structural Additions & Renovations (Garage, Renovation, Roof Replacement)	Remodel, Repairs & Minor Additions (Remodels, Roof Repairs, Carport, Patio, Porches)
Less than 500 ft^2	$65.00	$50.00	$25.00
Between 500 ft^2 and 1,000 ft^2	$0.195 x sf	$0.15 x sf	$0.075 x sf
Between 1,000 ft^2 and 5,000 ft^2	$65.00 + ($0.13 x sf)	$50.00 + ($0.10 x sf)	$25.00 + ($0.05 x sf)
Between 5,000 ft^2 and 10,000 ft^2	$390.00 + ($0.065 x sf)	$300.00 + ($0.05 x sf)	$150.00 + ($0.025 x sf)
More than 10,000 ft2	$715.00 + ($0.0325 x sf)	$550.00 + ($0.025 x sf)	$275.00 + ($0.0125 x sf)

See Section F.3 & Section J.3 for other fees that may be applied

SUBSECTION J.2 *NON-RESIDENTIAL PERMIT FEES*

Non-Residential building permit fees shall be determined per Table J.2 as described below:

Non-Residential & Multifamily:

1. Square Footage less than 500 ft^2 shall be $75.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.225 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $75.00 plus $0.15 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $450.00 plus $0.075 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $825.00 plus $0.0375 per square foot

Non-Residential Temporary Structure – Type I:

1. Square Footage less than 500 ft^2 shall be $30.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.09 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $30.00 plus $0.06 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $180.00 plus $0.03 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $330.00 plus $0.015 per square foot

Non-Residential Temporary Structure – Type II:

1. Square Footage less than 500 ft^2 shall be $100.00
2. Where the square footage is between 500 ft^2 and 1,000 ft^2 the fee shall be $0.30 per square foot
3. Where the square footage is between 1,000 ft^2 and 5,000 ft^2 the fee shall be $100.00 plus $0.20 per square foot
4. Where the square footage is between 5,000 ft^2 and 10,000 ft^2 the fee shall be $600.00 plus $0.10 per square foot
5. Where the square footage is 10,000 ft^2 or greater the fee shall be $1,100.00 plus $0.05 per square foot

Table J.2: Non-Residential Building Permit Fee

NON-RESIDENTIAL BUILDING PERMIT FEE			
Square Footage (sf)	Non-Residential & Multifamily	Temporary Structure Type I	Temporary Structure Type II
Less than 500 ft^2	$75.00	$30.00	$100.00
Between 500 ft^2 and 1,000 ft^2	$0.225 x sf	$0.09 x sf	$0.30 x sf
Between 1,000 ft^2 and 5,000 ft^2	$75.00 + ($0.15 x sf)	$30.00 + ($0.06 x sf)	$100.00 + ($0.20 x sf)
Between 5,000 ft^2 and 10,000 ft^2	$450.00 + ($0.075 x sf)	$180.00 + ($0.03 x sf)	$600.00 + ($0.10 x sf)
More than 10,000 ft2	$825.00 + ($0.0375 x sf)	$330.00 + ($0.015 x sf)	$1,100.00 + ($0.05 x sf)

See Section F.3 & Section J.3 for other fees that may be applied.

SUBSECTION J.3 *OTHER FEES*

Other fees shall be determined and assessed as applicable as stated below:

1. Application Fee ..... $25.00 per application
2. Plan Review Fee ..... $75.00 per plan set
3. Moving of buildings or structures ..... $50.00 per unit (+mpg)

**Mpg is for structures outside the County only. Structures shall be thoroughly inspected before structure may be issued a moving permit.*

4. Demolition Fee ..... $50.00 per inspection
5. Signs ..... $75.00 per sign
6. Utility connections
   a. Residential $50.00
   b. Non-Residential & Multifamily $75.00
7. Single Trade Permit & Inspection
   a. Residential $50.00
   b. Non-Residential & Multifamily $75.00

8. Reinspection Fee (Failed Inspection)
    a. Residential $75.00
    b. Non-Residential & Multifamily $100.00
9. Certificate of Occupancy (Existing Structure)
    a. Residential $75.00
    b. Non-Residential & Multifamily $100.00
10. Renewal fee for regular building permits will be calculated according to the percentage of completion of the construction determined by the Building Official or his/her designee, then multiplied by the original valuation with the Building Official's or designee's discretion to request a licensed master electrician, master responsible plumber, and responsible mechanical installer. Renewal fee for temporary permits will be a flat rate of $100 for commercial and $75 for residential.
11. Refund of a permit will be approved only if within a six (6) month period and no development has commenced since date of permit.

SUBSECTION J.4 *SITE DEVELOPMENT FEES*

A site development fee shall be charged for developments exempt from the platting process. The valuation of the site improvements is based on disturbed area for the site. The site development fees shall be determined per Table J.3 as described below:

1. Where the total area is less then 1 acre the fee shall be $50.00 plus $0.075 per square foot of disturbed area.
2. Where the total area is 1 acre or more the fee shall be $3000.00 plus $0.005 per square foot of disturbed area.

Table J.3: Site Development Fees

Total Area:	**Less than 1 acre**	**1 acre or more**
Development Fee	$50.00	$3,000.00
Inspection Fee (Per square footage of disturbed area)	$0.075 x sf	$0.005 x sf

SUBSECTION J.5 *PENALTIES*

Where work for which a permit is required by this order is stated or proceeds without acquiring a permit, the fines shall be up to $100.00 per day of violation, but not to exceed $5,000.00 total fine. The payment of such fine shall not relieve any persons from fully complying with the requirements of this order in execution of the work.

The Floodplain Administrator or Building Official may revoke a permit or approval, issued under the provisions of this order, when there has been any false statement or misrepresentation as to a material fact in the application or plans upon which permit or approval was based. At the Floodplain Administrator or Building Official's discretion a fine of $250.00 may be assessed if any type of construction or sub-contractor work has commenced without first obtaining a permit or submitting proper documentation to Cameron County. The Floodplain Administrator or Building Official shall be also authorized to double the permit fee when necessary.

SECTION K – *ENFORCEMENT / ACTION TO PREVENT AND ABATE*

In accordance with Section 81.024 of the Texas Local Government Code granting Commissioners Court the power of contempt, any person who violates the terms, provisions or requirements of this order shall be in contempt of the Cameron County Commissioners Court. Said Court, on its own motion, or at the request of any interested person will conduct a hearing on any alleged violation of this order and take appropriate action.

No person shall erect, construct, reconstruct, alter, repair or convert any building structure, mobile home coach, land, install any plumbing, electrical, HVAC system, install solar panel, or solar roof, until such person has obtained all necessary permits in compliance with Section C of this article. In the event that there is a violation of Section C of this article, the County Engineer in addition to other remedies may constitute any proper action or proceeding in the name of Cameron County to prevent any unlawful erection, construction, repairs, or conversion, to prevent the occupancy of such building, structure, mobile home, or land.

If development has commenced and the individual is in violation of this order, then Cameron County will notify the FEMA representative of this violation in writing with the proper documentation such as name of owner, property address or subdivision name, notification date of violation etc. In this predicament the individual will not be eligible for Federal Assistance from FEMA, for damage caused by rising flood waters.

SECTION L – *CHANGES IN MAPS*

All requests for letters of map amendment (LOMA) and letters of map revisions (LOMR) initiated by any person must be first reviewed by the Floodplain Administrator and/or the Building Official. The Floodplain Administrator and/or Building Official may require the submission of any data deemed relevant to determining if such approval shall be granted. The Floodplain Administrator and/or Building Official shall delay the submittal of the requests to the Federal Insurance Administrator until completely satisfied with receipt of the aforementioned data. The Commissioners Court may set a fee to cover the cost of reviewing and processing said requests. No individual shall change the designated floodplain of the FIRM until in complete compliance with this section.

ARTICLE 5
PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A – *GENERAL STANDARDS*

All structures, being new construction or substantial improvements, within a flood prone area or flood hazard area must comply with the following requirements:

1. The lowest finished floor elevation shall be 12" above the Base Flood Elevation (BFE), estimated BFE, or the depth number specified in feet on Cameron County' s FIRM, or it shall be twenty-four inches (24") above the highest adjacent natural grade, whichever is higher;

2. Where no depth number is specified on the FIRM and tract lies in a flood hazard area, finished floor will be required to be at least twenty-four inches (24") above highest adjacent natural grade;

3. This elevation as noted above may be accomplished through the use of fill, raised foundation, piles or columns;

4. Where the tract lies in areas of minimal flood hazard, the finished floor shall be at a minimum of 18” above the center line of street or 18" eighteen inches above natural grade, whichever is greater;

5. For all construction, the compaction of fill shall be in accordance with TxDOT Item 132, Embankment.

6. The bottom of all footings shall extend a minimum of twelve inches (12”) below the depth of the undisturbed soil;

7. Elevated foundations must be designed to withstand both hydrodynamics forces caused by velocity waters and hydrostatic forces caused by standing water, which may require such methods as reinforcement in the walls, riprap walls, and/or retaining walls;

8. All structural improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

9. All construction methods and practices used shall minimize flood damage;

10. All construction materials shall be resistant to flood damage;

11. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed, constructed, and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

12. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

13. New replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and

14. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

SECTION B – *SPECIFIC STANDARDS*

In all areas of special flood hazards where base flood elevation data has been provided as set forth in:

i. Article 3, Section B,
ii. Article 4, Section B (8), or
iii. Article 5, Section C (3), the following provisions are required:

1. Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection is in compliance with Article 4, Section C.1.

2. Nonresidential Construction

New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

3. Enclosures

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

a. a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
b. the bottom of all openings shall be no higher than one foot (1') above grade; and
c. openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwater.

4. Manufactured Homes

a. All manufactured homes placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces specified in the Texas Department of Housing and Community Affairs Chapter 10, the Texas Administrative Code Chapter 80, and the Texas Occupation Code, Section 1201.
b. All manufactured homes placed or substantially improved within zones Al -30, AH and AE on the Cameron County FIRM on sites:
   i. outside of a manufactured home park or subdivision,
   ii. in a new manufactured home park or subdivision,
   iii. in an expansion to an existing manufactured home park or subdivision, or
   iv. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood,

   shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
c. All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones Al-3-, AH and AE on the Cameron County FIRM that are not subject to the provisions of this subsection shall be elevated so that either:
   i. the lowest floor of the manufactured home is at or above the base flood elevation; or
   ii. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5. Recreational Vehicles

Recreational vehicles placed on sites within Zones A1-30, AH, and AE on the Cameron County FIRM shall either:

a. be on the site for fewer than 180 consecutive days, or
b. be fully licensed and ready for highway use, or
c. meet the permit requirements of Article 4, Section C (1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

SECTION C – *STANDARDS FOR SUBDIVISION PROPOSALS*

1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Article 1, Sections B, C, and D of this order.

2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet the permit requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of this order.

3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Article 3, Section B or Article 4, Section B.8 of this order.

4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

SECTION D – *STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH)*

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on Cameron County's FIRM (at least two feet if no depth number is specified).

2. All new construction and substantial improvements of non-residential structures shall
   a. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on Cameron County's FIRM (at least two feet if no depth number is specified); or
   b. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Article 4, Section C are satisfied.

4. Require within Zones AH or AO adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

SECTION E – *FLOODWAYS*

Floodways, located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, accessory buildings, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within Cameron County's during the occurrence of base flood discharge.

2. If Article 5, Section E.1 above is satisfied, all new construction and substantial improvements shall comply with all applicable food hazard reduction provisions of Article 5.

3. Under provisions of 44 CFR Chapter 1, Section 65.12 of the National Flood Insurance Program regulations, Cameron County may permit encroachments within the adopted regulatory floodway provided that Cameron County first applies for a conditional FIRM and floodway revision through FEMA.

SECTION F – *COASTAL HIGH HAZARD AREAS*

All structures, being new construction or substantial improvements, within the Cameron County FIRM Coastal High Hazard Area, designated as Zones V1-V30, VE, and/or V, have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash. Therefore, in addition to meeting all provisions outlined in this order, the following provisions must also apply:

1. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement. The Floodplain Administrator shall maintain a record of all such information.

2. All new construction shall be located landward of the reach of mean high tide.

3. All new construction and substantial improvements shall be elevated on pilings and columns so that:
   a. the bottom of the lowest horizontal structural member, of the lowest floor (excluding the pilings or columns), is elevated to or above the designated Base Flood Elevation or twenty-four inches (24") above existing grade whichever is greater.
   b. the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading value shall be those required by applicable State or local building standards.

   A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of (3)(a) and (b) of this Section.

4. Provide that all new construction and substantial improvements have the space below the lowest floor either be free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under high wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.
   For purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe lading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the design proposed meets the following conditions:
   a. breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

b. the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

5. Prohibit the use of fill for structural support of buildings within the provisions of this section.

6. Prohibit man-made alteration of sand dunes and mangrove stands which would increase potential flood damage.

7. Manufactured homes placed or substantially improved within Zone V1-30, V, and VE on sites:
   a. outside of a manufactured home vehicle park or subdivision,
   b. in a new manufactured home park or subdivision,
   c. in an expansion to an existing manufactured home park or subdivision, or
   d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood,

   must meet the standards of paragraphs 1 through 6 of this section and that manufactured homes placed or substantially improved on other sites in an existing manufactured home or subdivision within Zones V1-30, V, and VE on the community's FIRM meet the requirements of Article 5, Section B.4 of this order.

8. Recreational vehicles placed on sites within Zones V1-30, V, and VE must either:
   a. be on the site for fewer than 180 consecutive days, or
   b. be fully licensed and ready for highway use, or
   c. meet the requirements in Article 3, Section C of this order and paragraphs 1 through 6 of this section.

   A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

SECTION G – *UTILITIES & MECHANICAL EQUIPMENT*

The following are required to minimize the loss, damage, and disruption of utility services which can leave the structure uninhabitable following a storm or high flood waters:

1. Major utilities and mechanical equipment shall be protected from inundation by the base flood.

2. Utility connections and underground services must be capable of withstanding forces imparted by a velocity flood condition, without damage or contamination of other resources.

3. The structure should remain habitable following flooding, with necessary systems for habitation (water, sanitary sewer, and electric power) operating properly.

4. The incoming power service should be firmly secured to the structure, but fastened in such a manner that if the wires are pulled from the structure, the building's protective exterior is not damaged, allowing rain to enter building. The entry cable will be connected through the utility company's meter system, above the Base Flood Elevation (BFE); all distribution panels or other major electrical equipment and all mechanical equipment (furnaces, hot water heaters, air conditioning, water softeners) shall also be located above the BFE.

SECTION H – *HEALTH REQUIREMENT*

Development in flood prone or flood hazard areas shall utilize potable water and sanitary sewage system designed to preclude infiltration of floodwaters into the system, and discharges from the system into floodwaters.
Cameron County discourages the use of on-site sewage disposal systems (i.e., septic tanks) in flood prone or flood hazard areas unless the top of the sewage system is elevated twelve-inches (12") above the Base Flood Elevation (BFE) designated, including septic tanks, to avoid contamination during flooding.
When inundation has been noted in the past, the Health Official or Commissioner Court designee shall require the structure use an alternative treatment system to accommodate this order and any other applicable regulations.

SECTION I – *INSPECTIONS*[1]

A designee of the County Engineer shall perform such inspection pursuant to this order. Inspections shall conform to minimum requirements of Federal, State, and Local Codes. Inspections are conducted at various intervals, underground plumbing, foundation, nail pattern, frame (plumbing, electrical, mechanical), insulation, and final.
For more information, see Local Government Code Title 7. Regulations of Land Use, Structures, Businesses, and Related Activities, Subtitle B. County Regulatory Authority, Chapter 233. County Regulation of Housing and Other Structures, Subchapter F. Residential Building Code Standards Applicable to Unincorporated Areas of Certain Counties, Sec. 233.154. Inspection and Notice Requirements.

1. The Building Official or designee shall inspect all work covered by a permit required by this order during and after its completion. If the work appears to be constructed in accordance with all rules and requirements governing such work, the Building Official shall issue a certificate approving the work. Such certificate shall be issued only to the master electrician who ordered the permit. The approval by the Building Official relating to any such electrical

[1] LGC §233.154

work shall not constitute a guarantee or warranty to anyone by the County or the Building Official that such work is in compliance with code requirements or is otherwise safe or without default, and the County and Building Official shall never be liable for any damage of whatsoever nature caused by any defect in any electrical work installed or repaired under any permit issued under this article.

2. No concealed wiring for which a permit is issued or required by this article shall be lathed over or in any manner concealed from sight until inspected and accepted by the Building Official.

3. All wiring must be completed before the wiring shall be allowed to be concealed from view. All cabinets, cutouts, flush switches and all other fittings shall be permanently installed before final inspection and acceptance, except the lighting or other fixtures themselves, and a separate permit shall be required for any alteration or changes thereafter.

4. When electrical work has been reported to the Building Official as ready for final inspection, and when upon such inspection the work is found to be defective, a permit re-inspection fee shall be paid at the time of the new application for final inspection and before such work is again inspected for final approval.

5. Any person having charge of the construction, alteration or repair of buildings or any person who covers or conceals or causes to be concealed or covered any wiring for which a permit has been issued or required before the wiring has been inspected and approved, without having officially notified the Building Official at least two whole business days before (Monday through Friday), shall be guilty of a misdemeanor

6. Plumbing Rough In inspection: underground plumbing shall be installed, with stub outs, shall have water and the exterior forms shall be erected to verify the finished floor elevation.

7. Foundation inspection: all trenches are excavated and forms are braced and reinforcement is in place. Foundation form surveys are needed for properties ½ acre or less.

8. Nail Pattern inspection: exterior sheathing installed, minimum 8D/10D or per engineer design.

9. Frame inspection: the roof structure shall be framed with roof assembly, walls erected, rough in plumbing, electrical, mechanical, and gas or LP is complete.

10. Insulation inspection: as per ICC Energy Conservation Code.

11. Final Inspection: the structure is at 100% completion and utility services are ready to be connected, including the sanitary sewer, septic system with final approval by the health department, and water wells.
    a. If a working clearance is requested, septic tank approval from the Health Department Inspector is required and all electrical devices must be 90% completed.

12. Maximum Inspections requests per period: the maximum inspection requests per week shall not exceed 3 inspections per permit application. For large projects with multiple applications, requests shall not exceed five (5) inspections per project. For requests meeting the maximum per period for a consecutive 2 periods, the requests will be limited to 2 inspections for the following period for each application.
    a. Requested inspections exceeding the maximum amount, shall be charged the After-Hours rate for inspections by County Inspectors or shall utilize third Party inspectors.

To assure the citizens of Cameron County the reduction of loss due to flooding, high winds, and hurricanes, this order requires the structures to be in compliance with minimum requirements of the ICC Family of Codes and the National Electrical Code.

SECTION J – *RECREATIONAL VEHICLE PARKS*

1. Authority

These Regulations are and shall be deemed to be an exercise of power of the Commissioners Court, Cameron County, Texas, over "county business" as conferred upon it by Article 6626a, Vernon's Annotated Codes and Statutes (V.A.C.S.), originally, and subsequently by Articles 60702-1, Article 6626aa, and Article 6626c-d, V.A.C.S., all as provided for in Article V, Section 18, Texas Constitution.

2. Inspections

The Building Official or designee shall make one (1) annual inspection per RV park and additional inspections as are necessary, without prior notice, to determine compliance with County Regulations Entry on premises. The Building Official and code enforcement officer shall have the power to enter, during normal operation hours, upon any private or public property with the purpose of inspection and investigating conditions relating to the enforcement of these regulations.

a. Violations Declared Nuisance

Any non-compliance with these regulations is hereby deemed a nuisance. The County may abate and remove the nuisance and hold the RV park owner responsible for causing or allowing the nuisance condition to exist. Any person(s) violating these regulations shall be subject to a fine not to exceed five hundred dollars ($500.00) for each provision violated, and each day that there is a failure to comply with the terms of any provision of these regulations is declared to be a separate offense. For violations of the provisions of these regulations that govern fire safety, public health, and sanitation, including dumping of refuse, the fine may not exceed two thousand, five hundred dollars ($2,500.00), per

violation. The Building Official shall be the authority of the jurisdiction responsible for the issuance of citations and any action deemed necessary for the enforcement of this regulations.

3. Site Development Plan

A comprehensive site development plan, including all proposed on-site utilities, right-of-way and drainage, RV site(s) layout, building improvements, landscaping, driveway locations and specifications, interior access road locations and materials, fencing, lighting and signage must be prepared and submitted to the County and must address and include all requirements contained herein.

a. Size and Density

Each RV park must have a minimum size of two (2) acres. The maximum site density for RV parks shall be twenty (20) sites per acre. Only one (1) recreational vehicle is permitted per recreational vehicle site.

b. Size of Individual Sites and Pad Requirements

Each recreational vehicle site within the RV park shall have a minimum area of one thousand seven hundred fifty (1,750) square feet and shall be at least twenty-five (25) feet in width. Each RV park site shall have a permanent site marker or sign clearly identifying the site number. Each RV park site shall include a RV parking pad consisting of concrete or asphalt of a minimum size of ten (10) feet wide and forty-two (42) feet in depth. Each recreational vehicle shall be parked on the provided parking pad of each RV site. Each recreational vehicle space shall afford parking and maneuvering space sufficient so that the parking, loading, and the like. Recreational Vehicles shall not necessitate the use of any public right-of-way or privately-owned property which may abut the Development, or the unreasonable use of any interior road.

4. Private Roadways

a. Street access

Each recreational vehicle site within the RV park shall have access to an internal private roadway which shall have access to a public street. The entrance of the internal roadway shall have a pavement width of at least thirty (30) feet with an adequate curve radius or flare. All RV parks must have a minimum of two (2) access points to the public street system.

b. Major Thoroughfare

i. The major thoroughfare shall have a pavement width (concrete, asphalt or crushed limestone) of twenty-eight (28) feet in accordance with County standards. The roadway may be fifteen (15) feet if the RV park is designed for one-way roads.
ii. Roads shall be designated and signed as either one-way or two-way.
iii. The improved surface of one-way roads shall be at least ten feet (10') wide.
iv. The improved surface of two-way roads shall be at least twenty feet (20') wide.
v. Roads shall either be looped or end in a cul-de-sac of forty feet (40') diameter
vi. Roads shall be not less than nine inches (9") of base material compacted to six inches (6").

vii. Dead-end streets are not allowed

viii. On street parking of RVs shall not be allowed. All RVs must be parked in their respective spaces. On street parking is not allowed.

5. Required Facilities

a. Service Buildings, Laundry and Sanitation Facilities

Each Development which has Lodging Development Units not equipped with integral toilet and bathing facilities or which allows Recreational Vehicles not equipped with integral toilet and bathing facilities shall provide one or more service buildings for the use of tenants.

i. The service buildings shall provide for:
   1. One flush toilet for women;
   2. One flush toilet for men;
   3. One lavatory for women;
   4. One lavatory for men;
   5. One shower and dressing accommodation for women, provided in an individual compartment or stall;
   6. One shower and dressing accommodation for men, provided in an individual compartment or stall;

ii. These amenities shall accommodate not more than ten (10) Lodging Development Units. For each additional ten (10) Lodging Development Units, or fraction thereof, one flush toilet, one lavatory, and one shower with individual dressing accommodations shall be provided for each gender as described above.

iii. These amenities shall accommodate not more than fifty (50) Recreational Vehicle Spaces. For each additional thirty (30) Recreational Vehicle Spaces, or fraction thereof, one flush toilet, one lavatory, and one shower with individual dressing accommodations shall be provided for each gender as described above.

iv. For the purposes of this section, only Lodging Development Units not equipped with self- contained toilet and bathing facilities shall be counted, and only Recreational Vehicle Spaces allowing Recreational Vehicles not equipped with self-contained toilet and bathing facilities shall be counted.

v. All facilities shall comply with the Americans with Disabilities Act (ADA).

vi. Service buildings housing sanitation or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing, and sanitation systems, and shall comply with State and Federal Regulatory Requirements.

b. Vehicle parking

i. Each recreational vehicle site within the RV park shall have a minimum of one (1) ten (10) foot by twenty (20) foot off-street parking space provided.

ii. Each RV park shall provide a minimum of one (1) common guest parking space for every four (4) recreational vehicle sites.

6. Utilities

a. Water supply

i. Public Water: Reasonably specific plans to provide an adequate public, including specifying the location of supply lines, in accordance with Subchapter C, Chapter 341, Texas Health and Safety Code. If water is to be provided by a utility, a certification by the utility that water is available for each of the Units/Spaces must be submitted. A master water meter shall be installed to the RV park. Sub-metering or re-metering for private purposes by the owner/operator of the RV park is permitted however sub-metering or re-metering of individual RV sites for public purposes, is not permitted.

ii. Private Water: Provide certification that adequate groundwater is available for the Development. The Operator is required to provide a statement from the impacted groundwater district that certifies that adequate ground water is available for the subdivision if water is not to be provided by a public or private provider. (Lack of certification that suitable and adequate groundwater is available is grounds for denial of IDP approval, if groundwater is the proposed source of water). A note shall be placed on the IDP that groundwater is to be the source of water.

iii. General: Fixtures and other equipment must be installed in accordance with applicable codes. A shut-off valve shall be provided on each branch water service line. All shut-off valves shall be enclosed in an appropriate valve box. All valves shall be labeled. The owner/operator shall have complete maintenance responsibility for the water system within the RV park.

b. Sewage Facilities

i. Public Sewage: Reasonably specific plans to provide access to sanitary sewer lines, including specifying the location of sanitary sewer lines. If sewage treatment is to be provided by a utility or municipality, a certification by the provider that service for each of the planned Units/Spaces is available must be submitted with the IDP; or

ii. On-Site Sewage: Reasonably specific plans for providing on-site sewage facilities in accordance with Chapter 366, Texas Health and Safety Code.

1. Estimated sewage flow does not exceed 5,000 gallons per day (gpd): The plans must meet minimum standards established under Title 30, Texas Administrative Code, Chapter 285.4 of the OSSF rules and the On-Site Sewage Facility Rules for Cameron County and shall be permitted by Cameron County; or

2. Estimated sewage flow exceeds 5,000 gallons per day: Provide reasonably specific plans for providing sewage treatment and disposal under Chapter 26 of the Texas Water Code. Approval by Texas Commission on Environmental Quality.

iii. The wastewater system and material must be installed in accordance with applicable codes adopted by the County.

c. Electrical Service
Each site within the RV park shall be provided with electrical service. All electrical service shall be underground and installed in accordance with the most currently adopted national electrical code. A master electric meter shall be installed to serve the RV park. Sub-metering or re-metering for private purposes by the owner/operator of the RV park is permitted however sub-metering or re-metering of individual RV sites for public purposes. The location of all underground lines shall be clearly marked by surface signs at approved intervals.

SECTION K – *MANUFACTURED & MOBILE HOME PROVISIONS*

1. Anchorage
All manufactured and mobile homes shall comply with the tie down requirements of the Texas Administrative Code Title 10 (Community Development), Part 1 (Texas Department of Housing and Community Affairs), Chapter 80 (Manufactured Housing), and the Texas Occupation Code, Section 1201.

2. Additional Square Footage Not Allowed
Square footage is not to be added to a manufactured or mobile home, and a manufactured or mobile home is not be used as an addition to a dwelling unless designed by a structural engineer.

SECTION L – *SINGLE FAMILY AND ACCESSORY DWELLING UNIT SIZE*

1. General
   a. The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. "Owner occupancy" means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling.
   b. The Applicant shall provide a covenant suitable for recording with the County recorder, providing notice to future owners or long-term leases of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property.
   c. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single-family dwelling in the event that any condition of approval is violated.
   d. No accessory dwelling unit shall be constructed, used or occupied unless and until an accessory dwelling permit is issued.

e. The accessory dwelling shall be connected to the central electrical, water and sewer system of the principal structure. This provision does not apply to the electrical service if the distance between the primary structure and the accessory dwelling is greater than one hundred (100) linear feet.
f. Only one accessory dwelling unit shall be allowed per lot.
g. Accessory dwelling units shall only be permitted on lots where the principal use is a single-family detached dwelling.

2. Size
   a. For accessory dwelling units on Lots Smaller than 10,000 Square Feet:
      i. Accessory dwelling units shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
      ii. Accessory dwelling units shall not exceed 1,000 square feet per lot.
   b. For accessory dwelling units on Lots 10,000 Square Feet or Larger:
      i. Accessory dwelling units shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.

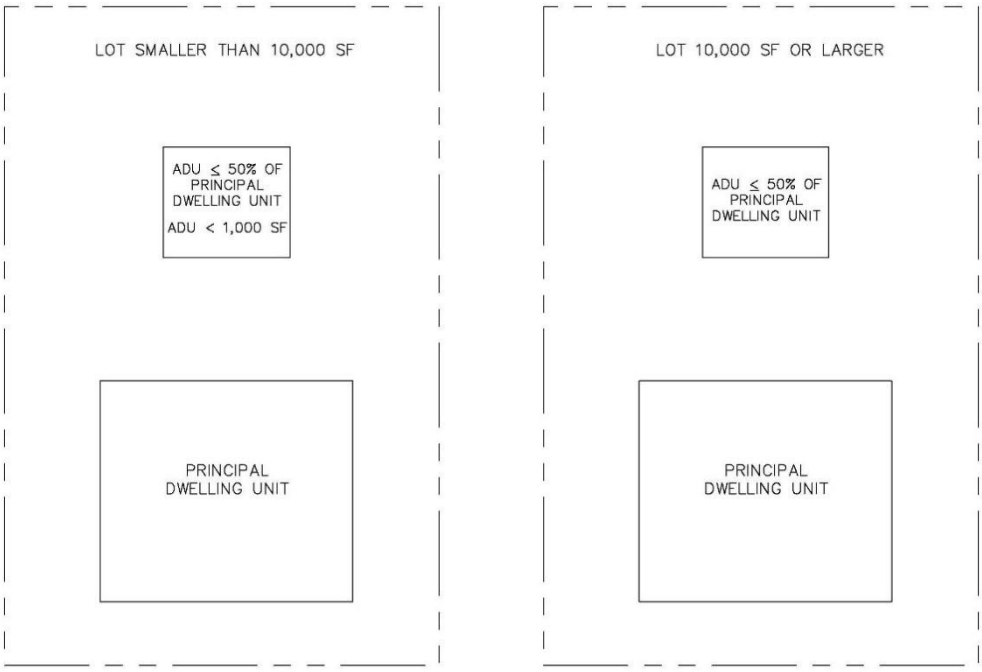

Figure 1: Accessory Dwelling Unit Size

3. Location and Design
   a. Accessory dwelling units may be attached or detached units.
      i. Attached accessory dwelling units shall be fully attached to or within the principal structure on the lot. "Attached" shall mean at least one-quarter of the total wall area or the floor or ceiling of the accessory dwelling units shall be fully connected to a wall, floor, or ceiling of the principal residential structure.

ii. Detached accessory dwelling unit shall be located to the side or rear of the principal dwelling unit.

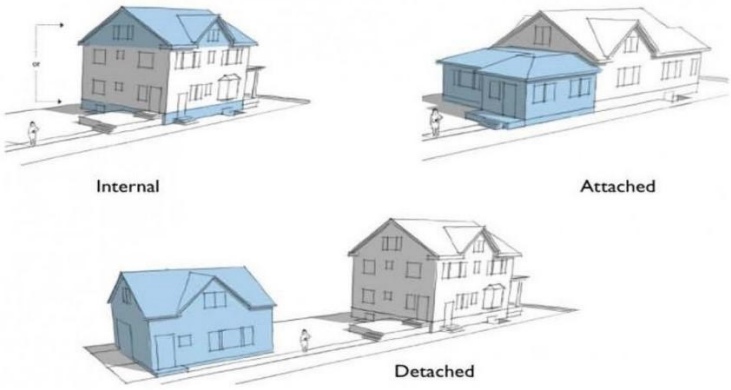

Figure 2: Accessory Dwelling Unit Location

b. Accessory dwelling units shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.

5

c. In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the accessory dwelling unit shall have a roof pitch, siding and window proportions identical or similar to that of the principal residence. Flexibility may be granted due to obsolete design practices of the principal residence or the use of obsolete materials used on the principal residence.
d. Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet.

SECTION M – *UTILITIES REQUESTED ON VACANT LOT*

Only one utility, water or electricity, will be allowed on an vacant lot after a building permit application has been submitted and approved by Cameron County. A vacant lot is considered any parcel of real property not primarily intended for residential use that is not improved with an existing structure typically requiring permitting. A property is assumed to be primarily intended for residential use if it is less than 5 acres, unless restricted by plat and/or deed for non-residential use. The following conditions shall apply to water or electrical permits:

1. The temporary pole shall only be used to power water wells, security cameras, lights and/or gates.
2. The items mentioned in Item 1 shall be set up/installed by the time the inspector conducts the inspection.

3. The maximum amount of amperage allowed on the temporary pole shall be 60 Amp.
4. All electrical work shall be installed by a licensed electrician who has submitted all proper subcontractor documentation to Cameron County before the start of the project.
5. All plumbing work shall be done by a licensed plumber who has submitted all proper subcontractor documentation to Cameron County before the start of the project. The backflow tester shall submit all proper subcontractor documentation to Cameron County before permit is issued.
6. If livestock are or will be placed on the empty lot, a backflow device shall be installed by the licensed plumber. The backflow shall be tested by a licensed backflow assembly tester and the results shall be submitted to Cameron County before permit is released.

Note, a utility may not serve or connect any subdivided land with water or sewer services unless the utility receives a certificate 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]
In addition, a utility may not serve or connect any subdivided land with electricity or gas unless the entity receives a determination from the Commissioners Court that adequate water and sewer services have been installed to service the lot or subdivision.[3]
See Section N of this article regarding certification, determination letter, and process.

SECTION N – *CERTIFICATION REGARDING COMPLIANCE WITH PLAT REQUIREMENTS*[4]

1. On the approval of a plat by the Commissioners Court, the Commissioners Court shall issue to the person applying for the approval a certificate stating that the plat has been reviewed and approved by the Commissioners Court.

2. On the Commissioners Court's own motion or on the written request of a subdivider, an owner or resident of a lot in a subdivision, or an entity that provides a utility service, the Commissioners Court shall make the following determinations regarding the land in which the entity or Commissioners Court is interested that is located within the jurisdiction of the County:
   a. whether a plat has been prepared and whether it has been reviewed and approved by the Commissioners Court;
   b. whether water service facilities have been constructed or installed to service the lot or subdivision and are fully operable;
   c. whether sewer service facilities have been constructed or installed to service the lot or subdivision and are fully operable, or if septic systems are used, whether the lot is served by a permitted on-site sewage facility or lots in the subdivision can be adequately and legally served by septic systems; and

[2] LGC §232.029(a-1)
[3] LGC §232.029(b)
[4] LGC §232.028

d. whether electrical and gas facilities, if available, have been constructed or installed to service the lot or subdivision.

3. The request made under Item 2 must identify the land that is the subject of the request.

4. Whenever a request is made under Item 2, the Commissioners Court shall issue the requesting party a written certification of its determinations under Item 2.

5. The Commissioners Court shall make its determinations within 20 days after the date it receives the request under Item 2 and shall issue the certificate, if appropriate, within 10 days after the date the determinations are made.

SECTION O – *ELECTRICAL METERS*

The main dwelling shall be allowed to have one (1) electrical meter provided by the power company. Any other structure on the same lot, or adjacent lot, that has been approved by Cameron County, shall be supplied power from the meter on the main dwelling, except for an accessory dwelling unit, or a property of 5 acres or more with a new meter at a distance of 94 feet or more from the original meter. All work shall be in accordance with the latest National Electrical Code, unless otherwise directed by the County.

SECTION P – *BUILDING AND SETBACK LINES*

Building setback lines shall be:

1. A minimum of 25’ from the edge of the right-of-way on all public roads other than major highways and roads;

2. A minimum of 50’ from the edge of the right-of-way on all major highways and roads;

3. A minimum of 5’ from adjacent property lines;

4. Or what is shown on the recorded plat, whichever is stricter.

SECTION Q – *JUNK YARDS AND RELATED BUSINESSES*

1. A junkyard, automotive wrecking and salvage yard, recycling business, and/or a flea market may not be located:
   a. within 50 feet of the right-of-way of a public street or state highway;
   b. within a subdivision identified as urban density
   c. within 50 feet of the nearest property line of a residence within a subdivision identified as urban density

2. A person may not accumulate or stack materials associated with a junkyard or an automotive wrecking and salvage yard higher than eight feet above ground level.

3. This section does not apply to a junkyard or an automotive wrecking and salvage yard used only for farm equipment.

SECTION R – *AFTER HOURS AND THIRD-PARTY INSPECTIONS*

SUBSECTION R.1 *AFTER HOURS INPSECTIONS*

1. General
   a. Scheduled inspection requests starting during our normal business hours and running beyond our normal business hours or requests starting before our normal business hours and running into our normal business hours are considered after hours.
   b. There are no guarantees on inspector availability.
   c. Submittals for afterhours requests shall be directed to the building permits coordinator and will be processed during our normal business hours. The Building Official or a representative will advise the customer of After-Hours availability
   d. The request must be submitted at least 72 hours prior to the inspection start time.
   e. The Coordinator will solicit volunteer inspectors to fill the time requested. Program Coordinator will communicate inspection confirmation, inspector(s)'s name and phone number to customer
   f. The Building Official or Coordinator shall determine any other special provision that would assist the After Hours and help set-up the jobsite, specific to that project. Special project criteria should be addressed and discussed at the initial meeting stages.
   g. Field Inspectors will perform the After-Hours inspections based on customer needs, but code interpretation issues will NOT be discussed during After Hours inspections, but must be discussed with Building Official during normal working hours for resolution. Work must be code compliant; inspectors are not to be used to provide lengthy code compliant punch lists.

2. Rate & Fees
   a. The hourly charge rate of $115 will incorporate full program costs (i.e., full burden including travel time, Program Coordinator cost, miscellaneous support, Department overhead, etc.).
   b. A minimum required for each After Hours request which includes 1-2 hour of inspector's drive time.
      i. Residential and Multi-Trade After Hours Inspections have a minimum timeframe of 3 hours.
      ii. Mega, Special Projects, and Commercial After-Hours Inspections have a minimum timeframe of 4 hours.
   c. All After Hours will be charged the contractor's account when the coordinator confirms availability and schedules the After Hours based on the contractor's After-Hours request.
   d. After Hours requests will be charged to applicants account.

3. Cancellations & Eligibility
   a. Cancellations submitted to Coordinator with less than a 72-hour prior notice, will be charged the minimal rate for 2 hours for all After Hours inspections.
   b. Unavailable work sites, due to safety, health, or accessibility, will be charged the minimum rate of 3 hours and will NOT be inspected for all After Hours inspections.
   c. Only applicants/contractors with active permits with Cameron County are eligible.
   d. Reinspection due to prior failed inspections are not eligible.

SUBSECTION R.2 *THIRD PARTY INSPECTIONS*

Third party inspections by a person qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect industrialized housing, buildings, construction plans, and portions thereof for compliance with the approved plans, documentation, compliance control program, and applicable code, may be used to supplement or supplant County inspection staff for construction projects.

1. General
   a. Projects with an active building permit and which cannot delay construction for the scheduling availability of a County inspector or Building Official, may utilize third-party inspections.
   b. Projects with an active building permit(s) that exceed the maximum of 3 inspection requests per week, or request the maximum of 3 inspections per week for than two weeks, must utilize third-party inspections for any requests for inspection exceeding maximum.
   c. Projects that have begun building without approval from the County shall be fined a fee for building with permit. The County shall utilize third-party inspections until construction in violation is brought into compliance. The builders shall reimburse the County any direct costs and an administration fee.

2. Inspector Requirements

a. The third-party inspector must be approved person or agency, private or public, determined to be qualified by reason of facilities, personnel, experience, demonstrated reliability, and independence of judgment to inspect industrialized housing, buildings, and portions thereof for compliance with the approved plans, documentation, compliance control program, and applicable code. Inspectors must either be a licensed Third-Party Inspection Agency by Texas Department of Licensing and Regulation (TDLR) or, as per Texas Local Government Code §233.154 (3)(a), be a:

i. a licensed engineer;
ii. a registered architect;
iii. a professional inspector licensed by the Texas Real Estate Commission;
iv. a plumbing inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners;
v. a building inspector employed by a political subdivision; or
vi. an individual certified as a residential combination inspector by the International Code Council

3. Rate & Fees

a. Where Third Party Inspectors are not procured by the County, the applicant/contractor is responsible for contracting qualified personnel to perform the inspections.
b. Where Third Party Inspections are unavailable to be procured by the applicant/contractor, and/or the applicant/contractor wishes to utilize Third Party Inspection procured by the County (if available). The applicant shall reimburse the County the direct costs, as determined by the negotiated contract rates, plus a 15% administration fee.

ARTICLE 6
COUNTY STANDARDS

SECTION A – *APPLICABLE CODES*

1. All building construction shall comply with the codes set forth by the Cameron County Fire Marshal.

2. All infrastructure constructed in the public right-of-way (ROW) shall comply with the standards provided in the Cameron County Subdivision Rules & Regulations.

3. Any platting of land that is required shall comply with the Cameron County Subdivision Rules & Regulations.

APPENDIX A

SAMPLE FORMS

APPENDIX A – SAMPLE FORMS

A.1 SAMPLE FORM FOR WATER SERVICE AGREEMENT
A.2 SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT

A.l: SAMPLE FORM FOR WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which supplies of drinking Water known as_____.

The Subdivider is_____
who is the owner, or the authorized agent of the owner, of a tract of land in_____
County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as_____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____County for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $_____ which sum represents the total costs of water meters, water rights acquisition fees, and all membership or other fees associated with connecting the individual lots in the Subdivision to the Utility's water supply system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by_____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement. the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____. 20_____.

The Utility

By: _____
Printed Name:_____
Office or Position:_____
Date_____

The Subdivider

By: _____

Printed Name: _____

Office or Position: _____

Date:_____

A.2: SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as _____.

The Subdivider is _____,
who is the owner, or the authorized agent of the owner, of a tract of land in _____ County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____ County for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow, and that it will treat that wastewater flow for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

Insert the following paragraph if the Utility imposes any fees for connection of individual lots to the Utility's wastewater collection and treatment system:

The Subdivider has paid the Utility the sum of $_____ which sum represents the total costs of tap fees, capital recovery charges, and other fees associated with connecting the individual lots in the Subdivision to the Utility's wastewater collection and treatment system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by _____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____20 _____

The Utility

By: _____

Printed Name: _____
Office or Position:_____
Date:_____

The Subdivider

By: _____

Printed Name:_____
Office or Position: _____
Date:_____

APPENDIX B

CAMERON COUNTY FEE SCHEDULE

CAMERON COUNTY FEE SCHEDULE – BUILING FEES

RESIDENTIAL
BUILDING PERMIT FEE

Square Footage (sf)	New construction	Structural Additions & Renovations (Garage, Renovation, Roof Replacement)	Remodel, Repairs & Minor Additions (Remodels, Roof Repairs, Carport, Patio, Porches)
Less than 500 ft^2	$65.00	$50.00	$25.00
Between 500 ft^2 and 1,000 ft^2	$0.195 x sf	$0.15 x sf	$0.075 x sf
Between 1,000 ft^2 and 5,000 ft^2	$65.00 + ($0.13 x sf)	$50.00 + ($0.10 x sf)	$25.00 + ($0.05 x sf)
Between 5,000 ft^2 and 10,000 ft^2	$390.00 + ($0.065 x sf)	$300.00 + ($0.05 x sf)	$150.00 + ($0.025 x sf)
More than 10,000 ft2	$715.00 + ($0.0325 x sf)	$550.00 + ($0.025 x sf)	$275.00 + ($0.0125 x sf)

NON-RESIDENTIAL
BUILDING PERMIT FEE

Square Footage (sf)	Non-Residential & Multifamily	Temporary Structure Type I	Temporary Structure Type II
Less than 500 ft^2	$75.00	$30.00	$100.00
Between 500 ft^2 and 1,000 ft^2	$0.225 x sf	$0.09 x sf	$0.30 x sf
Between 1,000 ft^2 and 5,000 ft^2	$75.00 + ($0.15 x sf)	$30.00 + ($0.06 x sf)	$100.00 + ($0.20 x sf)
Between 5,000 ft^2 and 10,000 ft^2	$450.00 + ($0.075 x sf)	$180.00 + ($0.03 x sf)	$600.00 + ($0.10 x sf)
More than 10,000 ft2	$825.00 + ($0.0375 x sf)	$330.00 + ($0.015 x sf)	$1,100.00 + ($0.05 x sf)

MISCELLANEEOUS FEES

Application Fee (Per Application)	$25.00		**Residential**	**Non-Residential & Multifamily**
Plan Review Fee (Per Plan Set)	$75.00	Utility Connections	$50.00	$75.00
Moving Structures (Per Unit (+mpg*))	$50.00	Single Trade Permit & Inspection	$50.00	$75.00
Demolition (Per Inspection)	$50.00	Reinspection Fee (Failed Inspection)	$75.00	$100.00
Sign Installation (Per Sign)	$75.00	Certificate of Occupancy (Existing Structure)	$75.00	$100.00

**for Trips Outside Cameron County*

SITE DEVELOPMENT PERMIT FEES

	Less than 1 acre	**1 acre or more**
Development Fee	$50.00	$3,000.00
Inspection Fee ***(per square footage of disturbed area)***	$0.075 x sf	$0.005 x sf

APPENDIX C

SITE DEVELOPMENT PLAN CHECKLIST

APPENDIX C - SITE DEVELOPMENT PLAN CHECKLIST

SITE PLAN DRAINAGE REVIEW CHECKLIST

I. Cost Estimate

Provide Cost estimate (bid tabulation sheet) associated with the flat work within the site. This should include but is not limited to the following items:

___a. Drainage infrastructure within and around the site, non-building paving, utility runs, grading erosion control mechanisms, etc.

___b. This document is to be prepared by either a professional engineer (sign/seal) or a contractor (company letterhead)

II. Drainage Report and Plan

____1. Cover sheet with the following information:

___a. Project name

___b. Property ID

___c. Property address

___d. Project location map

___e. Engineering Firm Information (Name/Address/Firm reg. #)

___f. Engineer's Information (Name/PE#)

___g. Engineering seal and date

____2. Sheet index

____3. Drainage (narrative)

___a. Legal description.

___b. Project location description (ETJ, Drainage District, etc)

___c. Existing use and existing drainage conditions/drainage patterns

___d. Statement regarding whether any portion of the project is located within the FEMA floodplain. Include community panel number and zone information.

___e. Statement regarding the soil conditions/types in the area.

___f. Proposed use and proposed drainage improvements, runoff routing and detention.

____4. Floodplain Map
FEMA floodplain map showing location of subdivision including NFHL FIRMette with community panel, zone description, and site location.

____5. USDA Web Soil Survey
Soil conditions, map symbol, soil name, group and unified class (Web Soil Survey – usda.gov)

____6. Drainage Area Map including

___a. Contour map showing the drainage basin the subdivision is part of and location of the subdivision. The contour map shall also show streets, street names, ditches, general drainage flow direction to ultimate outfall, city limits, ETJ, and any other major land features. All existing elevations shall be one foot contours extending 500 feet outside subdivision boundary. (The National Map – Advanced Viewer, map be used; to show flow arrow turn on National Hydrography Dataset layer; to show contours turn Elevation Contours turn Elevation Contours layer on)

___b. Existing drainage areas (within the drainage basin the subdivision is part of)

___c. Existing drainage outfall location

____7. Proposed Drainage Area Map including:
- ___a. Proposed drainage areas
- ___b. One inlet per drainage area

____8. Calculation for drainage within the Basin this subdivision is part of:
- ___a. Drainage calculations for each drainage area including all supporting calculation (c values, time of concentration calculations, rainfall intensities, etc.)
- ___b. Suggested methods to calculate time of concentration are available on Chapter 4, Section 11 of the TxDOT Hydraulic Design Manuel (use NRCS method for areas less than 160 acres).
- ___c. Suggested methods to calculate the rainfall intensity are available on Chapter 4, Section 12 of the TxDOT Hydraulic Design Manual
- ___d. Suggested Runoff Coefficients are available in Table 4-10 of TxDOT Hydraulic Design Manual
- ___e. Pre-development 10-year flow in cubic feet per second (cfs) for all existing drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)
- ___f. Analyze and provide calculations showing that the drainage way receiving drainage from the final drainage outfall is adequate, including flows from other drainage contributors within the drainage basin.

____9. Calculations and design Requirements for Subdivision Drainage including:
- ___a. Drainage calculations for each drainage area including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.)
- ___b. Suggested methods to calculate time of concentration are available on Chapter 4, Section 11 of the TxDOT Hydraulic Design Manual (use NRCS method for areas less than 160 acres).
- ___c. Suggested methods to calculate the rainfall intensity are available on Chapter 4, section 12 of the TxDOT Hydraulic Design Manual.
- ___d. Suggested Runoff Coefficients are available in Table 4-10 of TxDOT Hydraulic Design Manual.
- ___e. One inlet per drainage area
- ___f. Pipe and inlet capacity calculations
- ___g. Hydraulic grade line calculations for the design storm. The hydraulic grade line shall be a minimum of 6” below the lowest gutter elevation for the design storm. The hydraulic grade line shall also be minimum of 6” below the lowest gutter elevation at the peak water surface elevation (WSE) for any drainage infrastructure that outfalls into a pond and/or at the base flood elevation (BFE) where applicable
- ___h. The engineer shall strive to achieve a minimum cover of 3 feet over all storm sewer in paved or unpaved areas where possible. If a minimum cover of 3 feet is not possible, the engineer shall provide a storm sewer type that is structurally capable of supporting the proposed loads.
- ___i. Flow capacity calculations per these rules of all existing and proposed drainage ways and drainage structures within the site to the final drainage outfall acceptable by the County Engineer. All drainage systems shall be designed based on proposed/post-developed conditions.
- ___j. Analyze and provide calculations showing that conveyance to the final drainage outfall is adequate for the flow from the site.
- ___k. The minimum slope for curb & gutter is 0.20%.
- ___l. For grass-lined channels, including roadside channels/ditches, the maximum permissible velocity for the design storm is six (6) feet per second and includes

all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the design storm must be non-erosive. The minimum permissible velocity is two (2) feet per second.

___m. The maximum velocity in the drain ditches shall be 3 fps for bare ground and 6 fps for vegetated ground.

____10. Calculations for Detention Pond.

___a. If detention ponds are proposed, provide required storage and proposed volume calculations.

___b. Detention is required for all commercial developments. The detention basin shall be designed to collect the post-development 50-year rainfall event and release at the predevelopment 10-year rainfall event. If the project is required to release less than the predevelopment 10-year flow (e.g., along a TxDOT roadway), the actual discharge rate shall be used to calculate the required storage of the detention basin.

___c. The Modified Rational Method (MRM) shall be used to determine stormwater storage requirements. The calculations are carried our iteratively in a tabular form until a duration yields the greatest storage volume required.

___d. Pre-development 10-year flow in cubic feet per second (cfs) for all proposed drainage outfall locations including all supporting calculations (c values, time of concentration calculations, rainfall intensities, etc.).

___e. All pipes used to drain stormwater management/detention basins shall be reinforced concrete pipe (RCP) with a minimum diameter of 18". If the size of pipe necessary to drain such basins is small enough such that it is not readily available as RCP, alternative pipe materials (i.e., PVC, HDPE) may be proposed for consideration by the County Engineer.

___f. Storm runoff may be detained within parking lots. However, the engineer should be aware of the inconvenience to both pedestrians and traffic. The location of ponding areas in a parking lot shall be thoroughly planned to minimize this condition. Stormwater ponding depths in parking lots are limited to an average of eight (8) inches with a maximum of twelve (12 inches).

____11. Proposed drainage plans including:

___a. All drainage standard details and specifications shall be in accordance with current TxDOT standard details and specifications, unless otherwise provided in these rules.

___b. Existing features (edge of pavement, sidewalks, roadside ditches, topography, spot elevations at 50' intervals, contour lines, storm sewer lines, inlets, etc.)

___c. Property lines and project limits/limits of construction.

___d. Flow directions arrows with slope labels.

___e. All lot grading shall have a desired slope of 2.00%, and a minimum slope of 0.10%, for drainage over land.

___f. Adequate drainage in the site to avoid the concentration of storm drainage to the adjacent properties. All plans of the drainage improvements or modifications necessary to provide positive drainage away from all buildings and towards the proposed detention pond.

___g. High points

___h. Storm sewer and/or open channel plan and profiles with existing and proposed ground.

___i. Hydraulic grade line for the design storm, shown in storm sewer and/or open channel profile. The hydraulic grade line shall be a minimum of 6" below the lowest gutter elevation for the design storm. The hydraulic grade line shall also

be minimum of 6” below the lowest gutter elevation at the peak water surface elevation (WSE) for any drainage infrastructure that outfalls into a pond and/or at the base flood elevation (BFE) where applicable.

___j. Existing and proposed storm sewers and inlets.

___k. All storm sewer and culvert pipes. The minimum diameter of pipe shall be eighteen (18) inches and shall be constructed of reinforced concrete pipe (RCP).

___l. Pipe length, size, class, slope, flow line, flow rate (Q), flow velocity (V), flow depth (D).

___m. Utility crossings and resolution of any conflicts.

___n. Top of curb elevations.

___o. Ditch flow line elevations.

___p. Manhole rim and invert elevations

___q. Trench protection limits

___r. All applicable details

___s. Proposed drainage outfall locations and owner of outfall locations

___t. All necessary right-of-ways and easements required for drainage improvements shall be shown on the plans.

___u. Detailed plans and specifications for all on-site improvements, in addition to off-site improvements that may be required.

___v. For detention ponds, provide plans showing pond sizes (area and volume), locations, and discharge line sizes; and/or other proposed stormwater management measures used to comply with detention requirements, provide cross-sections (longitudinal and perpendicular) with proposed water surface elevation at the peak storage elevation clearly shown and labeled.

___w. Detention pond side slopes shall not exceed 3:1 (H:V)

III. Erosion Control Requirements ORDER NO 201105032

Provide erosion control requirements. This should include, but is not limited to the following items:

____1. Site development Permit – Erosion Control Plan (minimal requirement for all sites)

___a. A natural resources map at a scale no smaller than 1"=100' identifying soils, forest cover, and resources protected under the order. (from USDA Web Soil Survey, Web Soil Survey - Home (usda.gov)).

___b. A construction timeline including; striping and clearing, rough grading, utility construction, infrastructure, buildings, final grading and landscaping. The timeline should identify the expected date on which clearing will commence, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

___c. All erosion and sediment control measures necessary to meet the objectives of this local regulation throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.

___d. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected mulching for both temporary and permanent vegetative control measures.

___e. Provisions of maintenance of control facilities, including easements and estimate of the cost of maintenance.

____2. Storm Water Pollution Prevention Plan (1 acre or more, follow template below.) Find template here: Stormwater Pollution Prevention Plan Template for the CGP (texas.gov)

___a. Description of the nature of the construction activity

___b. List of potential pollutants and measures to minimize pollutants

___c. Total number of acres of the entire property and total number of acres to be disturbed

___d. Copy of location map

___e. Copy of detailed site map

- Drainage patterns
- Location of all major structural controls
- Location where temporary or permanent stabilization practices are expected
- Location of construction support activities, on-site and off-site
- Surface waters (including wetlands) either at, adjacent of in close proximity to site
- Location where storm water discharges from the site directly to a surface water body or a MS4

___f. Location and description of support activities, including asphalt plants, concrete plans and other activities

___g. Name of receiving waters at or near the site that may be disturbed or that may receive discharges from the disturbed areas

___h. Description of the best management practices that will be used to minimize pollution runoff and timeline of implementation

___i. Description of temporary and permanent erosion control and stabilization practices. (erosion Control and Stabilization Practices)

___j. Activity Records

___k. Sediment Basin for disturbance of 10 acres or more

___l. BMP's – Description and measures used to minimize pollutant

- Off-site vehicle tracking
- Construction and waste material expected to be stored
- Pollutant other than construction
- Velocity dissipation devices
- Pumping activities

___m. Inspection Form/Report

___n. Concrete Wash Out Requirements

___o. Copies of permits (5 acres or more)

- Primary and Secondary Large Construction Site Notices
- Copy of NOI(s) for Primary and Secondary Operators
- Signed "Delegation of Authority", if applicable.