

**SAN SABA COUNTY
SUBDIVISION REGULATIONS**

**APPROVED AND ADOPTED BY
THE SAN SABA COUNTY
COMMISSIONERS COURT**

Approved December 13, 2021

As Amended January 31, 2022

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SAN SABA COUNTY, TEXAS SUBDIVISION REGULATIONS

REGULATING THE FILING FOR RECORD OF SUBDIVISION PLATS AND OTHER REQUIREMENTS PERTINENT THERETO AND ESTABLISHING CONSTRUCTION STANDARDS FOR ALL SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED CITY IN SAN SABA COUNTY, TEXAS.

THE STATE OF TEXAS, COUNTY OF SAN SABA IN COMMISSIONERS COURT OF SAN SABA COUNTY, TEXAS, December 13, 2021,

WHEREAS: San Saba County wishes to establish standards and specifications for construction of roads and drainage, private sewage facilities and development within the floodplain, and

WHEREAS: Chapters 232 and 233, Texas Local Government Code, empower the County to enact subdivision rules and regulations and to provide for its administration, enforcement, and amendment, and

WHEREAS: The County Commissioners Court empowered with the authority to formulate such rules and regulations by Chapter 232, and the Commissioners Court has favorably received and voted on these rules, recommend that these regulations be adopted,

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF SAN SABA COUNTY, TEXAS, AS FOLLOWS: On this the 13th day of December, 2021, the San Saba County Commissioner's Court does hereby adopt and implement the attached Subdivision Platting Resolution effective today.

Judge Byron Theodosis

Rickey Lusty, Cty Comm. Pct. 2

Kenley Kroll, Cty Comm. Pct 3

James Lebow, Cty Comm. Pct. 1

Pat Pool, Cty. Comm. Pct. 4

PRE-PLAT/ PLAN SUBMITTAL PROCESS

REQUIRED ACTIONS PRIOR TO SUBMITTAL OF PLAT APPLICATION

PRE-DEVELOPMENT MEETING

Prior to submitting a Subdivision Plat Application, a pre-development meeting with the Commissioner of the Precinct in which the proposed project is located, the Commissioner's Court Designated Subdivision Person, and the Environmental Health/Floodplain Administrator is REQUIRED.

COUNTY 9-1-1 COORDINATOR

Prior to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to contact the County 9-1-1 Coordinator to confirm the suitability of the street name(s) and designations in conjunction with the Plat. An application will not be considered without an approval letter from the coordinator.

TRANSPORTATION PLANS

Prior to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to have an approved set of Transportation Plans. The Owner or the Owner's authorized agent (Applicant) is required to submit roadway construction plans including geometric design parameters, roadway and drainage improvements complying with the standards set forth in Appendix N for Roadway Design, Paving, and Drainage to the Commissioner's Court Designated Subdivision Person. An application will not be considered Complete without an approval letter from the Commissioner's Court Designated Subdivision Person.

A COMPLETE APPLICATION

A Subdivision Plat Application MUST be filled out in its entirety prior to submission. Incomplete applications will not be processed and returned to the Owner or Applicant.

ADDITIONAL INFORMATION REQUIRED FOR REPLAT /REVISIONS ONLY

A copy of all existing recorded plats affected by the proposed revision.

APPLICATION/REVIEW PROCESS

Once a Complete Application has been received, San Saba County will conduct an Administrative Review for accuracy and completeness within 10 business days. An Administratively Complete Application will be filed with San Saba County. Per Texas Local Government Code 232.0025, San Saba County will complete a 30-day review. Any comments, revisions, questions, or alterations will be addressed during that review time. Upon completion of the 30-day review, a Letter of Approval, Approval with Conditions or Disapproval will be issued to the Owner and/or Owner's authorized agent.

A COMPLETE APPLICATION

An application which has all the necessary documents requested by San Saba County and submitted for Administrative Review.

ADMINISTRATIVE REVIEW

Administrative Review is the process of reviewing an application for its accuracy and completion prior to being filed and any technical review beginning.

FILED APPLICATION

An application which has been completed AND has been determined to be Administratively complete by San Saba County will have a Notice of Filed Application, including the date of Filing to the Owner and/or Owner's authorized agent sent to them by regular mail.

GENERAL PROVISIONS

Every owner (hereinafter called "Subdivider") of any tract of land situated outside the corporate limits of any city in San Saba County, Texas, who may hereafter divide the same in two (2) or more parts for laying out lots for the purpose of laying out streets, alleys, or parks or other portions intended for public use shall cause a plat to be made thereof which shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part, giving the dimensions of all lots, streets, or other portions intended to be dedicated to public use or for the use of purchasers or owners of lots. Said map or plat, shall be prepared in compliance with these regulations and with the subdivision statutes of the State of Texas and shall be submitted to the Commissioners Court for approval prior to filing with County Clerk.

In areas within the City Limits and Extraterritorial Jurisdiction (ETJ) of the Cities of San Saba County, the provisions are as follows:

- a. property located 100% within the City Limits and/or ETJ of the Cities of Richland Springs and San Saba are under exclusive jurisdiction of said Cities in accordance with interlocal agreements signed with San Saba County.
- b. property located both within the City Limits and/or ETJ of the Cities of Richland Springs and San Saba, and also located in San Saba County, are subject to separate Regulations; the property located in the ETJ is under jurisdiction of the City and the property located in the County is under jurisdiction of the County.

In the event that the proposed subdivision is a revision of a recorded plat, the Subdivider will be required to meet the requirements of these Regulations for revisions, as well as these specifications. An existing subdivision plat may be vacated by the owners thereof in conformance with these Regulations and Section 232.008, 232.0083 and 232.0085 of the Texas Local Government Code and upon approval by the Commissioners Court.

With the inception of these Regulations, no permit shall be issued by San Saba County for the installation of septic systems on any lot in a subdivision for which a final plat has not

been approved and filed for record, or on any lot in a subdivision in which the standards contained herein or referred to herein have not been complied with in full.

Water Availability Regulations apply to all applications for approval of a plat for a Subdivision wholly or partially within San Saba County, Texas except when platting is exempt from the subdivision regulations (*see Exceptions To Plat Requirements*).

San Saba County shall not repair, maintain, install, or provide any streets or roads in any subdivision for which a final plat has not been approved and filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full, nor shall San Saba County repair, maintain, or install any streets or roads until such time as the roads or streets have been **accepted** by the Commissioners Court.

LEGAL PROVISIONS

ENFORCEMENT

The Commissioners Court of San Saba County shall have the authority to refuse to approve or authorize any map or plat of any such subdivisions, unless such map or plat meets the full requirements as set forth in these Subdivision Regulations; and there is submitted at the time of approval of such map or plat financial security as may be required by these Regulations. No lot in any subdivision shall be sold or transferred until the final plat is approved and recorded, and all the standards, specifications or requirements contained or referred to herein have been complied with in full. On behalf of San Saba County, the County Attorney or other attorney may, when directed by the Commissioners Court, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Order or the standards referred to herein with respect to any violation thereon which occurs within San Saba County's jurisdiction.

Conflicting Orders.

If any other County Order is in conflict with this Order, the most stringent rules will apply. Nothing will be permitted under the provisions of this Order that is in violation with another valid Order of the County.

Severability Clause.

If any provisions of this Order or the application thereof, to any person or circumstance is held invalid, the remainder of the Order and the application of such provision to their persons or circumstances shall not be affected thereby.

Penalty for Violation.

The Commissioners Court of San Saba County will cause an employee of the Court or any other person or persons it so designates to review periodically those deeds or sales contracts being recorded in the County Clerk's Office to see that any subdivisions affected thereby shall comply with requirements of Chapters 232 and 233 of the Texas Local Government Code.

If deeds, contracts of sale, transfers of title, or other transactions do not comply with the plat requirements as set forth in this Order and in the State Statutes, the Commissioners Court of San Saba County or its representative can so notify the party selling or transferring title in whole or in part to comply with the said requirements.

In the event the said notified party refuses to comply with the requirements of the State Statutes, the Commissioners Court can take appropriate action to obtain compliance.

Any party violating any provisions of this Order shall be guilty of a Class B misdemeanor and each act of the violation shall constitute a separate offense.

VARIANCE

In approving a variance, the Commissioners Court shall prescribe only conditions that it deems necessary or desirable to the public interest. In making their findings, the Commissioners Court shall take into account the nature of the proposed use of the land involved and existing uses of the proposed subdivision and the probable effect of such variances upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance shall be granted unless the Commissioners Court finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of this Order would deprive the applicant of the reasonable use of his land, and,
2. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, and,
3. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Order.

Such findings of the Commissioners Court, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which the variance is granted. Variances may be granted only when in harmony with the general purposes of intent of the Order so that the public health, safety, and welfare may be secure and substantial justice done. Pecuniary hardship to the Subdivider, standing alone, shall not be deemed to constitute hardship. No Variance shall be granted as to required improvements.

BOND REQUIREMENTS

Security Bond:

The plat shall not be approved or recorded unless the Subdivider has filed with the Commissioners Court a bond or other surety executed by a surety company holding a license to do business in the State of Texas, made payable to the County Judge of San Saba County, Texas, or his successor in office, and acceptable to the County, in an amount equal to the cost of the roads and drainage improvements, and other improvements where

applicable, required by these Regulations as estimated by the Design Engineer and approved by the County, conditioned that the Subdivider will complete such improvements within one (1) year after approval of such plat, such bond to be approved by the County Commissioners Court. Should there be any deficiency or variance from the requirements herein or should the work not be completed within the stated time, the County will notify the Subdivider of such departure by certified mail. Should the condition not be corrected within thirty (30) days following receipt of notice, the County may declare the bond or surety forfeited and order construction operations suspended.

The County reserves the right to complete the work by means most advantageous to its organization and citizens, utilizing such portion of the bond or surety as may be necessary to accomplish such completion. In the event progress and final inspections indicate no departure from the requirements herein, the designated representative of the County will certify completion in accordance with the requirements of the Commissioners Court and the Court will consider release of the surety. The surety bond shall remain in effect until all roads, drainage improvements and other applicable improvements have been approved by the Commissioners Court, and the bond has been released by Order of the Commissioners Court. **It is the responsibility of the Subdivider to advise the County Commissioners Court of the status of construction prior to expiration of the one (1) year construction period as stated above.**

Maintenance Bond:

Before release of the security bond, and to insure the roads, drainage improvements, and other applicable improvements are maintained to the satisfaction of the County, the Subdivider shall furnish the County a maintenance bond, executed by a surety company holding a license to do business in the State of Texas, made payable to the County Judge of San Saba County, Texas, or his successor in office, such bond being payable for twenty-four (24) months and to be approved by the Commissioners Court, in an amount equal to twenty-five (25) percent of the actual cost of the roads, drainage improvements and other applicable improvements required to be constructed in said subdivision and approved by the County, conditioned that upon completion thereof, and upon approval of same by the Commissioners Court, the Subdivider will maintain the streets, drainage improvements, etc., in good condition at his expense for a period of at least two (2) years after date of approval of the completed construction by the Commissioners Court and until final acceptance thereof by the Commissioners Court. The Commissioners Court shall not accept such roads and improvements on behalf of the County for a period of at least two (2) years after such proper completion, and not then unless and until the Commissioner in whose precinct the proposed subdivision is located certifies that they have been maintained in good condition for said period of two (2) years and are in good condition at such time. The County shall accept such roads and drainage improvements only upon motion duly passed at a regular or legally called special meeting of the Commissioners Court. The Subdivider or their successor (Property Owners Association or Homeowners' Association) shall remain responsible for the maintenance of such improvements until legally accepted by the County. Maintenance of roads shall include such items as drainage by others, spilled concrete, mud and debris on roads, damage from unknown springs, pumping, unraveling, etc. Maintenance of the drainage improvements shall include removing debris, re-sodding eroded areas and the installation of additional concrete riprap where designated by the County to permanently prevent erosion.

Security Bond Extension:

Where good cause exists, the County may extend the period of time for completion for an additional period of time not to exceed six (6) months if the Subdivider has not completed the required improvements or completed such improvements in compliance with these Regulations. No such extension shall be granted unless the Subdivider extends the security bond to cover the extended period of time.

Irrevocable Letter of Credit (in lieu of Bond):

An Irrevocable Letter of Credit may be submitted in lieu of bonds for the purpose of insuring a Subdivider's obligation to construct and maintain the roads, drainage improvements and other applicable improvements in a subdivision. Irrevocable Letters of Credit in lieu of Bonds are required under the same conditions as Security and Maintenance Bonds. The Letter of Credit shall be issued by a federally insured financial institution, or other financial guarantor acceptable to the Commissioners Court. If a letter of credit is proffered, it must: (1) list as sole beneficiary the County Judge of San Saba County; and (2) be conditioned that the owner of the tract of land to be subdivided will construct any roads or streets in the subdivision: (A) in accordance with the specifications adopted by the Commissioners Court; and (B) within the time period(s) set forth above.

Other Security:

Any type of security for construction and maintenance other than Bonds and Irrevocable Letters of Credit shall be by written request to San Saba County and must first be approved by Commissioners Court.

EXCEPTIONS TO PLAT REQUIREMENTS

The division of a tract or tracts of land into two (2) or more parcels within a two (2) year period by the same or different owners shall not be considered a subdivision as defined in these Regulations. The San Saba Subdivision Regulations excepts from Plat Requirements the division of property which does not comply with Tex. Local Govt. Code §232.001(a)(3) and either is exempted under the Tex. Local Govt. Code Chapter 232 or meets one of the following criteria:

1. the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution,
2. If a tract described by number one (1) ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of this subchapter apply,
3. if each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, 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 exception does NOT apply.

4. if:
 - a. all of the lots of the subdivision are more than 10 acres in area;
and
 - b. the owner does not lay out a part of the tract described by Section 232.001(a)(3).
5. if: the owner of the land is a political subdivision of the state.
 - a. the land is situated in a floodplain; and
 - b. the lots are sold to adjoining landowners.
6. If the owner of a tract of land who divides the tract into two parts if one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of San Saba County.
7. If the owner of a tract of land located divides the tract into two or more parts and all parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract.

PLATTING PROCEDURES

The following procedures shall be followed in the process of review and approval of all subdivision plats by the San Saba County Commissioners Court:

PLAT APPLICATION

The Plat Application shall be submitted to the Commissioners Court of San Saba County or designated person including fees, application items, all other documents or reports required pursuant to these Regulations and any associated bonds or letters of credit.

General Application and Approval Procedures

Application Form(s)

The designated person shall develop and make available to the public form(s) for submitting Applications for approval required under these regulations. The Application form shall provide for the following information:

- (A) the legal name of the Applicant;
- (B) the name or title by which the Applicant will describe the application (for Subdivision Applications only);
- (C) the name, address and contact information for the Applicant's designated contact person and any person submitting Application materials on behalf of the Applicant;
- (D) the legal name, address and contact information for the Owner(s) of the Subject Property, if different from the Applicant;
- (E) The legal name of the Permittee, if the Development Authorization is to be issued to a

- person that is not the Applicant;
- (F) the San Saba Central Appraisal District Property Identification number(s) for the Subject Property;
 - (G) the identification of any supplemental information submitted;
 - (H) the County Precinct(s) in which the Subject Property is located
 - (I) general location information for the Subject Property, including any or all of the following;
 - (1) The "911" Street Address;
 - (2) Geographic Coordinates (for Subdivision Applications only);
 - (3) Current Legal Description;
 - (4) The Primary and Secondary Access/Frontage Roadways;
 - (J) certifications by the Applicant, the property Owner and the Permittee required under these regulations;
 - (K) the signature of the Applicant;
 - (L) the number of copies of the Application and supplemental information to be submitted;
 - (M) Any supplemental information requested by the County to fully evaluate the proposed development project.
 - (N) A copy of the deed or deeds documenting current ownership of the Subject Property;
 - (O) Engineering, Surveying and other drawings and documents containing the specific information required for a Final Plat which can be found under Final Plat Requirements below;
 - (P) All other documents or reports required pursuant to these Regulations and any associated bonds or letters of credit; and,
 - (Q) Any Subdivision proposal that is not exempt shall be required to submit digital files for all drawings and graphics of the Subdivision.

The Applicant is responsible for ensuring that all applicable information regarding the Application is provided on the Application Form. Supplemental information may be attached to the Application Form but should be noted in the designated section of the Application Form.

Fees

The Commissioners Court shall establish fees for Applications, permits, inspections, reviews or other activities as required or allowed under these regulations. These fees may be amended from time to time by the Commissioners Court without amending or affecting the remainder of these Regulations. The County Clerk shall maintain and make available to the public a list of all fees established under these Regulations. Any dispute between the Applicant and the County Clerk regarding the basis or amount of applicable fees may be appealed by either party to the Commissioners Court.

Fees for Applications for Subdivisions shall be based on the number of lots and shall be as established by the Commissioners Court. Application Fees may include a minimum review fee in addition to the fee per lot. The initial fee schedule is attached as Appendix O.

All fees for Applications, permits, inspections or other fees required or allowed under these Regulations shall be made payable to the San Saba County Treasurer. The fees shall be determined in U.S. dollars in accordance with the most recent fee schedule approved by the Commissioners Court. Payment may be made using any payment method established by the Commissioners Court for transacting County business.

The Applicant shall submit with the Application four (4) eighteen-inch (18") by twenty-four-inch (24") copies of the Plan Application and one digital data file of the signed/sealed final drawings.

Approval of Plat Application

An application submitted to the Commissioners' Court or the *designated person* by the Commissioners' Court that contains the documents and other information on the list above is considered complete.

If a person submits a plat application to the Commissioners' Court that does not include all of the documentation or other information required by these regulations, the commissioners court or the court's designee shall, not later than the 10th business day after the date the commissioners court receives the application, notify the applicant of the missing documents or other information.

The Commissioners' Court shall allow an applicant a reasonable time submit the missing documents or other information. An application is considered complete when all documentation or other information required by Plat Application and Final Plat Requirements section included below.

Acceptance by the Commissioners' Court or the court's designee of a completed plat application with the documentation or other information required by this regulation shall not be construed as approval of the documentation or other information.

The commissioners court or the court's designee shall approve, approve with conditions, or disapprove a plat application not later than the 30th day after the date the completed application is received by the Commissioners' Court or the court's designee. An application is approved if no action is taken by the Commissioners' Court or the court's designee within that period.

Nevertheless, if a groundwater availability certification is required, the 30-day period described above begins on the date the applicant submits the groundwater availability certification to the Commissioners' Court or the court's designee, as applicable.

The 30-day period above may be extended for a period not to exceed 30 days, if requested and agreed to in writing by the applicant and approved by the Commissioners' Court or the court's designee.

The commissioners court or the court's designee shall make the determination of whether the 30-day period will be extended not later than the 20th day after the date a completed plat application is received by the Commissioners' Court or the court's designee.

PLAT APPLICATION AND FINAL PLAT REQUIREMENTS

The following information is required to be submitted for both the Plat Application and Final Plats:

General Information

Plat Applications and Final Plats shall consist of one (1) or more drawings and supporting documents. Drawings shall be prepared at a standard scale. The drawings and supporting documents shall contain the following information:

- (A) Name of the proposed Subdivision, which shall not be the same or deceptively similar to any other subdivision within the County unless the subdivision is an extension of a pre-existing, contiguous subdivision. Applications for subdivisions which are an extension of a pre-existing, contiguous subdivision shall include a designation of the sequence order for each separate application (e.g. Phase II, Section 3, etc.);
- (B) The boundary lines and total acreage of the Original Tract, the Subject Property and the proposed Subdivision;
- (C) A note stating the total number of Lots within the proposed subdivision, the average size of Lots, and the total number of Lots within the following size categories: 10 acres or larger, larger than 5.0 acres and smaller than 10 acres, 2.00 acres or larger up to 5.00 acres, larger than 1.00 acre and smaller than 2.0 acres and 1.00 acre or smaller;
- (D) Approximate acreage and dimensions of each Lot, roadway and parkland/open space tract and;
- (E) The location of any proposed parkland, squares, greenbelts, school tracts, open space or other public use facilities;
- (F) Names of adjoining subdivisions or owners of property contiguous to the proposed Subdivision;
- (G) Geographic Coordinates shall be reflected on the drawings for the main entrance point to the proposed subdivision from an existing public roadway and for the most extreme property boundary corners of the parent tract(s) constituting the boundaries of the Subject Property in each compass direction (e.g. northernmost, southernmost, etc.) using State Plane Grid Coordinates. Geographic coordinates for Preliminary Plans may be reported using navigational grade precision (using navigational grade Global Positioning System [GPS] equipment). Geographic coordinates obtained using more precise methods are also acceptable for Preliminary Plans;
- (H) Name, address and phone number of the Texas licensed professional land surveyor and/or Texas licensed professional engineer preparing the Application materials;
- (I) Name, address and phone number of the Owner(s) of the Subject Property, and Applicant if not the Owner;
- (J) Area map showing the general location of the Subdivision in relation to major roads, towns, cities or topographic features;
- (K) North arrow, scale and date. The scale shall not exceed 1" = 200';
- (L) Boundary lines of any incorporated municipality and the limit of the

extraterritorial jurisdiction of any municipality; and,

- (M) The location of Political Subdivision (e.g. school districts, municipal utility districts, groundwater conservation districts, emergency services districts, etc.) boundaries and/or a statement clearly indicating in which Political Subdivision(s) the Subdivision is located. In the event any Lot lies within more than one Political Subdivision then the plat shall clearly state the number of acres within the Lot that lies within each Political Subdivision.
- (N) Roadway geometric design parameters depicted on plats shall comply with the standards set forth in Appendix N.
- (O) Roadway and drainage improvements shall comply in all respects with Specifications for Roadway Design, Paving, and Drainage Improvements set forth in Appendix N.
- (P) Description of monument used to mark all boundary, lot, and block corners, and all points of curvature and tangency on street right-of-ways.
- (Q) Plat Application (See Appendix A).
- (R) Plat Application and Final Plat Requirements (see Appendix B)
- (S) Dedication of Roadways (Specify the one Appendix applies)
 - Certificate of Dedication by Owner (See Appendix C-1)
 - Applies only to subdivision platting sought by individual(s).
 - Certificate of Dedication by Owner (See Appendix C-2)
 - Applies only to subdivision platting sought by corporations.
 - Certificate of Dedication by Owner (See Appendix C-3)
- (T) Certificate of Recording (see Appendix D).
- (U) Water Supply Certification (see Appendix E).
- (V) Certificate of Surveyor (*Attendance may be required*) (see Appendix F).
 - Applies only to subdivision platting using surveyor
- (W) Certificate of Engineer (*Attendance may be required*) (see Appendix G).
 - Applies only to subdivision platting using engineer
- (X) Certificate of Road Maintenance (See Appendix H)
- (Y) Certificate of County Approval (see Appendix I).
- (Z) Permit to Construct Within County Road ROW (See Appendix J)
- (AA) Lienholder's Acknowledge (See Appendix K)
 - Only applies when lienholder involved on subject property
- (BB) Revision to Plat (See Appendix L)
 - Only applies when Plat is being revised
- (CC) Notice of Proposed Utility Line Installation in County ROW (See Appendix M)
 - Only applies when utilities will be placed in public ROW
- (DD) Roadways (See Appendix N)
- (EE) Requisite Fees (See Appendix O)

REVISION TO PLAT

The Owner of an existing lot or lots in a platted recorded subdivision may apply for revision of the subdivision plat. Upon receipt of a written application for the revision, the Commissioners Court will provide for notice of the requested revision as set out

in Section 232.009 of the Texas Local Government Code. The application (see Appendix L) shall include a revised plat or part of a plat that indicates changes made to the original plat.

After all required notices have been given, the Commissioners Court may adopt an Order to permit the revision of the subdivision plat upon finding that:

1. the revision will not adversely affect the rights of any other subdivision owner, or
2. each owner whose rights may have been adversely affected has agreed to the revision.

Upon approval by the Commissioners' Court, the revised plat shall be filed with the County Clerk to be recorded in the Real Property Records.

All fees for revision are set forth in the fee schedule, Appendix O. A Replat fee, and Hydrological Study of Water Availability fee (unless waived by variance) shall be paid at the time of application. San Saba County will assess an additional fee equal to the cost of notice for publication and/or certified letters. All fees shall be paid prior to Commissioners Court approval.

DESIGN STANDARDS

LOT REQUIREMENTS

The following information on lots is required to meet the requirements of the San Saba County On-Site Sewage Facility Regulations as approved by the Texas Commission on Environmental Quality:

Tracts or lots shall be appropriate for the area of the County, and the type of development contemplated, as follows:

1. When a private water well and an approved on-site sewage facility is used, the tract size shall be a minimum of five (5) acres to lessen the accidental contamination of adjacent water wells.
2. When a TCEQ approved public ground water supply system and an approved on-site sewage facility is used, the lot or tract size shall be a minimum of three (3) acres in size, to limit the possible accidental contamination of public water supplies.

If the Subdivider selects to use a TCEQ approved public groundwater or a surface water system and/or a TCEQ approved sewage system, all infrastructure costs shall be the sole

responsibility of the Subdivider and shall be included in the guarantee of performance bond to be posted with the County Judge.

Well and Septic Set Back Lines shall be at least fifty (50) feet from the property lines on all sides and in every dimension.

THE SET BACK LINES DENOTED ABOVE ARE A REQUIREMENT OF THE SAN SABA COUNTY SEWAGE FACILITY REGULATIONS.

EASEMENTS

Utility Easements.

In residential areas, easements of sufficient width as determined by the utility provider shall be provided for installation of utilities and allow access for maintenance with a minimum 15' width.

Drainage Easements.

Where the subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a stormwater drainage easement or drainage right- of-way conforming substantially with the lines for such water course and of sufficient width to convey all storm and flood water flowing through as may be determined by the Commissioners Court through its authorized representative, to accommodate further width or construction and allow access for maintenance.

ROADWAYS

Permitted Roads.

All roads, whether maintained by the County, by the individual property owners, or by a homeowners' association, shall be constructed at the owner/developer's expense in accordance with these Regulations and shall be classified as one of the three following types of roads:

- a. Publicly dedicated, paved or unpaved, and to be maintained by San Saba County with construction in accordance with Appendix N.
- b. Private, paved and to be maintained by a Homeowners' Association or property owners in perpetuity (or until constructed to the then applicable County standards for acceptance of maintenance, and accepted for maintenance by the Commissioners Court) and constructed pursuant to Appendix N.
- c. Private, unpaved and to be maintained by a Homeowners Association or property owners in perpetuity (or until constructed to the then applicable County standards for acceptance of maintenance and accepted for maintenance by the Commissioners Court) and constructed pursuant to Appendix N.

Dedication to Public.

Any dedication to the public shall be accomplished either by deed conveying a fee simple interest, Appendix C1, by a dedication on the plat conveying perpetual right of way easement in the property to the County for public use, Appendix C2, or by right of way easement, C3. No dedication shall be effective until approved by the Commissioners Court and the Final Plat is recorded. In no event shall any private lot extend into a dedicated roadway.

Public Roads to be Maintained by San Saba County.

- a. Clearing and Grubbing: The entire area of the right of way shall be selectively cleared and grubbed to a depth of not less than one foot below natural ground in fill areas and one foot below subgrade elevation in excavated areas. Trees, brush and other debris shall be removed from the right of way and disposed of as elected by the developer.
- b. Grading: The roadway area (subgrade ditches and slopes) shall be constructed substantially in accordance with the following requirements:
 1. Earthen embankments shall be placed in lifts of not more than eight (8) inches loose depth and each lift shall be thoroughly compacted by sprinkling and rolling before placement of the succeeding lifts. Rock fill may be placed in lifts of not more than thirty (30) inches or as directed.
 - (2) Unstable material encountered in either excavated sections or beneath embankments shall be removed to a depth of not less than one foot below natural ground or finished subgrade and replaced with satisfactory material. Material so removed shall be properly disposed of or removed from the right of way.
 - (3) Prior to final finishing, subgrade shall be proof rolled as directed by the Precinct Commissioner/inspector to assure uniformity of both cuts and fills and any unstable material shown shall be removed and replaced with satisfactory material.
- c. Roadway Ditches: Ditches intended for parallel drainage shall be designed to accommodate runoff to be expected at twenty-five (25) year frequency. On grades of more than three (3) percent, in friable soils, erosion control by sodding and/or seeding or by properly designed checks of concrete, stone or sod blocks shall be included.
- d. Culverts: Cross drainage culverts shall be designed for runoff to be expected at twenty-five (25) year frequency, may be either standard reinforced concrete pipe, corrugated galvanized metal pipes, reinforced concrete boxes, or other material currently approved for this purpose by the Texas Department of Transportation. Regardless of material, each culvert shall be capable of sustaining "H-15- Highway Loading". No box culvert shall be smaller than two (2) feet in either waterway height or depth. No pipe structure shall have waterway area of less than one and six tenths (1.6) square feet.

- e. Side Road or Entrance Culverts: No culvert shall be installed at any entrance to private property except by individual permit issued by the authority of the Precinct Commissioner in whose precinct the installation is proposed, except that entrances from a State maintained road or highway shall be as directed by the proper State authority. Base material comparable to that on the roadway shall be placed between the right of way line and the edge of the pavement by the owner or developer. No entrance culvert shall be less than thirty (30) feet in length with waterway of not less than one and six tenths (1.6) square feet and shall be designed for runoff of twenty-five (25) year. Culvert ends shall be encased in concrete riprap so as to provide a 6:1 sloped safety end treatment. The safety end treatment shall have no vertical component.
- f. Bridges: All bridges shall be designed by a Registered Professional Engineer for twenty-five (25) year of storm and with not less than one foot six inches (1' 6") freeboard for drift collection. The load capacity of bridges shall not be less than "H-15". Bridges shall be founded and protected by riprap to withstand floods of one hundred (100) year frequency.
- g. Overflow Section Requirements: In general, the Commissioners Court will, on individual economic consideration, approve the installation of overflow sections. Such consideration will adjudge the probable frequency and depth of overflow, the traffic potential and the nature of the tributary area. The following conditions are considered suitable for the installation of overflow sections:
 - (1) Drainage courses having no defined channel where channel construction would possibly develop liability for diversion or concentration of runoff.
 - (2) Streams having a defined channel for normal flow and usual runoff with a wide floodplain covered by infrequent storms.
 - (3) Stream crossings where traffic potential does not economically warrant bridge construction.
- h. Overflow Section Specifications: Under conditions g(1) above, the roadway gradient should conform as nearly as feasible with natural ground slopes and no culvert should be installed, nor should roadway ditches be constructed. For conditions g(2) and g(3) above, the overflow structure shall be designed by a Registered Professional Engineer within the following limitations:
 - (1) The section shall be of reinforced concrete not less than five (5) inches in thickness and containing not less than five (5) sacks of Portland cement (3000 psi compressive strength at 28 days) per cubic yard of finished concrete; shall extend horizontally between high water elevations calculated for five (5) year frequency; and shall be anchored with toe structures with a minimum vertical depth of eighteen (18) inches or dowelled into rock for a minimum depth of twelve (12) inches on a maximum twenty-four (24) inch spacing.

- (2) Drainage waterways adequate for storms of five (5) year frequency shall be provided, with the additional requirement that the finished grade at the low point of the roadway shall be no higher than three feet above the flow line of the stream or one-half the depth of the ravine section, whichever is lower.
- (3) Reinforcement shall be not less than No. 4 bars placed fourteen inches on center both longitudinally and transversely. Laps, if required, shall be not less than fifteen (15) inches and shall be staggered in position. Laps or splices at the crown line will not be acceptable.
- (4) The crown width of overflow sections shall be not less than three (3) feet wider than the approach pavement or surface.

i. Base and Base Courses:

- (1) Material: Material for base courses shall be in accordance with Texas Department of Transportation (TxDOT) Standard Specification as shown for each type of roadway.
 - (a) Primary Road – Type A, Grade 2
 - (b) Secondary Road – Type A, Grade 2; Type C, Grade 2; or Caliche, Grade 3.

Minor variations from these requirements may be permitted by the Commissioners Court where local conditions permit. Thickness of the base course or courses will be increased to compensate for lesser quality material. In no case shall there be less than six (6) inches of base material allowed.

- (2) Construction Methods. Base material on all roads shall have a minimum compacted thickness as shown in the Schedule of Minimum Dimensions. The material shall be dumped, spread, mixed, wind rowed, watered and processed as necessary to produce a uniformly blended mixture of the desired course thickness, moisture condition and gradation. Shaping of the blended mixture to the required grade and line shall follow the mixing procedure and precede compaction. Compaction of each course of material shall be accomplished by suitable equipment to obtain maximum density of 95% of AASHTO T180-61 (Standard Proctor). Optimum moisture content as determined by proctor plus or minus two (2) percent shall be maintained during compaction. Soft spots that develop during compaction will be removed and replaced to the required density. Areas that show evidence of segregation shall be replaced before the compaction of the course is complete. The same procedures shall be used in the construction of each course. The final course of base, upon which pavement is to be placed, shall be accurately finished to typical section and allowed to “cure” at least 24 hours, or as directed, before application of the prime coat.

- (3) **Testing Material.** Prior to delivery of base material to the road, the results of physical tests of the material proposed for use shall be submitted to the Precinct Commissioner for approval. These test results shall be certified as conforming to the requirements by an approved commercial laboratory. The certification shall define the area and column represented by the tabulated results.
- j. **Prime Coat.** After finishing, curing and correction of any irregularities developed during the curing period, the area of the base which is to receive surfacing shall be primed with an application of approximately two-tenths (0.2) gallons of MC-30 cutback asphalt, or other acceptable product as approved by the Precinct Commissioner, per square yard of surface covered. Generally, traffic shall be diverted from the primed area until placement of the surface. Should diversion of traffic not be feasible, the prime coat shall be blanket rolled with a pneumatic roller immediately following application or sanded. The prime coat shall be allowed to cure for not less than forty-eight (48) hours following application and before application of surface courses or pavement.
 - k. **Surface Treatment.** All roads in subdivisions, and providing access to subdivisions, shall be provided with a wearing surface, the minimum acceptable standards for which are as follows:
 - (1) A two-course asphalt surface treatment composed of asphalt and aggregates of the grades and rates of distribution shown below. Asphalt shall be Grade AC-5 (preferable), or other equivalent asphalt product, except that Grade AC-10 may be placed on roads having sharp curves and steep grades. Aggregates may be crushed limestone, crushed gravel, gravel or limestone rock asphalt, grading as established by the Texas Department of Transportation Standard Specifications.

GRADING AND RATES OF DISTRIBUTION

First Course:

Asphalt	Grade AC-5 (or AC-10)	0.3 to 0.35 gallons per Sq Yd
Aggregate	Not finer than Grade 4	One Cu Yd per 85 to 95 Sq Yd

Second Course:

Asphalt	Grade AC-5 (or AC-10)	0.25 to 0.35 gallons per Sq Yd
Aggregate	Not finer than Grade 5	One Cu Yd per 110 to 125 Sq Yd

Total Asphalt for both courses shall be not less than 0.6 gallons per Square Yard.

- (2) Should the developer elect, a bituminous concrete pavement may be placed in lieu of the minimum surface treatment described. Such pavement may be either Hot Mix Asphaltic Concrete, Hot Mix Cold Laid Asphaltic Concrete, or Limestone Rock Asphalt, proportioned, mixed and laid as required by the pertinent specifications of the Texas Department of Transportation Standard Specifications.
 - (3) Bituminous concrete pavement shall be placed in such quantity and spread at such rate as to provide a minimum compacted depth of mat of one and one-half (1 ½) inch.
 - (4) Neither surface treatment nor Asphaltic Concrete shall be placed at any time between October 1st and April 1st or when the ambient air temperature is below 60 degrees Fahrenheit. As an exception to this policy, the respective Precinct Commissioner may authorize the placing of either wearing surface when the ambient temperature is stabilized above 50 degrees Fahrenheit and the roadway surface temperature is above 60 degrees Fahrenheit.
- l. Curbed Roads: Where roads are proposed to be provided with curbs or curbs and gutters, design and construction details shall be approved by the respective Precinct Commissioner.
 - m. Shoulders: Untreated shoulders shall be bladed and dragged for uniformity after placement of the surface and shall be smooth, stable and well compacted for the entire width. The thickness of base shall not vary from the prescribed thickness by more than one half (1/2) inch at any point tested.
 - n. Schedule of Minimum Dimensions.

<u>INCREMENT</u>	<u>PRIMARY ROAD</u>	<u>SECONDARY ROAD</u>
Right of Way Width*	60 ft	60 ft
Cul de Sac Right of Way	65 ft radius	65 ft radius Cul de Sac Sac
Wear Surface Width	50 ft radius	50 ft radius Maximum
Grade	10 %	12 %
Subgrade Crown Width	34 ft	30 ft
Base Crown Width	30 ft	26 ft
Base Course Thickness	8 in	6 in

Prime Coat Width	25 ft	21 ft
Wear Surface Width	24 ft	20 ft
Shoulder Width	3 ft	3 ft
Culvert Length (Square Crossing)	40 ft	36 ft
Bridge Roadway Width	30 ft	26 ft
Overflow Section Roadway Width	30 ft	26 ft
Cattle Guards (if permitted)	26 ft	22 ft

* Right of Way width on hillsides and in cuts shall be expanded to reach ten (10) feet beyond the toe of a slope or the top of a cut.

- o. Cattle Guards. The Precinct Commissioner in whose precinct the subdivision is located may authorize the installation of cattle guards when considered essential to the public safety. When permitted, a cattle guard shall be not less than six (6) feet in length, measured along the center line of the road, and of width not less than two (2) feet greater than the width of the pavement. Deck members shall be either weldable steel tubing two and three-eighths (2 3/8) inches outside diameter or relayer rails weighing not less than seventy (70) pounds per yard. Oil field tubing is not acceptable. Support members shall be structural steel shapes of size and section adequate for H-15 loading with twenty-five (25) percent impact allowance. Support sections shall be spaced not more than thirty-one (31) inches for tubing decks or forty-eight (48) inches for rail decks. Units may be prefabricated or welded in place provided fastenings to the masonry foundation are arranged for easy removal for cleanout. The supporting masonry shall extend to firm foundation or shall be designed as an open flume with ends closed, except where the structure serves as a drainage structure. Closed end structures shall be provided with pit drainage.

Privately Maintained Paved Roads.

All private, paved roads shall be designed and constructed in accordance with the standards specified in the San Saba County Road Design and Construction Specifications for paved, publicly dedicated roads in compliance with standards in #3 above and Appendix N. Private roads shall be permitted only within subdivisions satisfying each of the following criteria:

- a. The following note shall be conspicuously displayed on the plat:

_____(Owner), by filing this Plat of Record, and all future owners of property within this Subdivision by purchasing such property, acknowledge and agree that San Saba County shall have no obligation whatsoever to repair or accept maintenance of the roads in this Subdivision until and unless _____(Owner) and/or the property owners in the Subdivision have improved the roadways to the then current

standards required by San Saba County and the roads have been accepted for maintenance by formal, written action of the San Saba County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by the County as a public road.

_____(Owner) and all future owners of property within this Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the roads shown on this Subdivision Plat.

- b. The following note shall be conspicuously displayed on the plat if the subdivision access will be controlled, and the subdivision is considered a "gated community":

_____(Owner) and all future owners of property within this "gated community" Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the controlled access and related devices, and such must be removed prior to any consideration of conveyance of roadways to the County.

- c. If the subdivision property has a lienholder, the lienholder must sign and acknowledge permission for the subdivision and private roadways created therein.
- d. All private roads shall be signed in accordance with these Regulations.

Privately Maintained Unpaved Roads.

Unpaved roads shall be designed and constructed in accordance with the San Saba County Road Design and Construction Specifications for paved, publicly dedicated roads in compliance with standards in Appendix N, except for the specifications pertaining to Surface Treatment. Unpaved roads shall be permitted in a Subdivision **only if** each of the following criteria is satisfied:

- a. All resulting tracts with frontage or access onto the road shall be 10 acres or larger.
- b. A maximum of eight (8) tracts designed for single-family occupancy may have access to the privately maintained unpaved road.
- c. The following note shall be conspicuously displayed on the Plat:

_____(Owner), by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that San Saba County shall have no obligation whatsoever to repair or accept maintenance of the roads in this Subdivision until and unless _____

_____(Owner) and/or the property owners in the Subdivision have improved the roadways to the then current standards required by San Saba County and the roads have been accepted for maintenance by formal, written action of the San Saba County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by the County as a public road. _____(Owner) and all future owners of property within this Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future

maintenance and repair of the roads and streets shown on this Subdivision Plat.

- d. The following note shall be conspicuously displayed on the plat if the subdivision access will be controlled, and the subdivision is considered a “gated community”:

_____ (Owner) and all future owners of property within this “gated community” Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the controlled access and related devices, and such must be removed prior to any consideration of conveyance of roadways to the County.

- e. All resulting tracts with frontage or access onto the unpaved road are prohibited from any future re-subdivision of any tract into lots smaller than ten (10) acres unless the road is first constructed to the County’s standards then in effect for paved roads and accepted for maintenance by the County.
- f. All private roads shall be signed in accordance with these Regulations.

Inspections.

Proposed roads and drainage will be inspected by an authorized representative of the Commissioners Court at the following stages of development:

- a. On receipt of formal notice that subdivision of lands is proposed, a site inspection will be conducted to evaluate the conceptual plans and validate preliminary determinations of road routing and classification.
- b. When right of way has been cleared for grading, location and size of drainage structures will be reviewed and verified. Any special grading sections will be established at this time.
- c. When grading is complete and subgrade is prepared for receipt of base material.
- d. During placement of base material when the material being delivered will be sampled and tested for conformity with quality and grading requirements.
- e. After base material has been completed and finished for the prime coat.
- f. When prime coat is cured and before placement of the wearing surface.
- g. Such other inspections as might be considered necessary for unforeseen conditions.
- h. A final in-depth inspection of the completed work as a prerequisite for recommending acceptance of the work and release of the surety.
- i. Interim maintenance and condition inspections during a period of one year following

tentative acceptance of the work by the Commissioners Court. Interim maintenance activities shall include such items as drainage correction and refinement, spilled concrete, mud and debris on road, damage from previously unknown springs, pumping of pavement, unraveling of pavement, etc. Maintenance of drainage improvements shall include removing debris, re-grading eroded areas, re-sodding eroded areas and the installation of additional concrete riprap where designated by the Precinct Commissioner to permanently prevent erosion.

The owner/developer shall notify the appropriate Precinct Commissioner or authorized representative of the Commissioners Court of the pending completion of each phase of work in order that inspections may be conducted without delaying the progress of the work.

Tests

- a. Preliminary Tests. Material proposed for use as base material and for aggregates for surface treatment shall be tested for conformity with the specification requirements prior to delivery to the project. Such tests shall be performed and reported by an approved commercial laboratory, a Registered Professional Engineer or a competent laboratory technician. Material to be tested shall be sampled by the developer or his contractor as directed by the County representative. All expense associated with preliminary testing shall be borne by the owner/developer.

- i. Material proposed for use as base material shall be tested for determination of the following physical constants:

- Liquid Limit Plasticity Index
 - Linear Shrinkage Screen Analysis

- ii. Aggregates for Surface Treatment shall be tested for:

- Screen Analysis
 - Percent of Wear (Tex 410-A)

- iii. Materials other than Base Material and Aggregates for Surface Treatment that are obtained from commercial sources will be acceptable with certification of conformity by the producer/supplier.

- b. Progress Tests: The following tests shall be performed at the expense of the owner/developer.

- (1) Compaction of subgrade shall be verified by proof rolling the entire area with approved compaction equipment. If subgrade compaction is questionable, the owner shall obtain the services of an approved testing laboratory and verify the compaction by testing. It is intended that the subgrade be compacted to not less than 95% of the maximum dry density determined using Texas SDHPT Test Method TEX 113-E.

- (2) The owner/developer shall retain the services of an approved engineering testing laboratory for the purpose of quality control during base construction. In place density tests shall be performed for each 500 square yards of surface area of the compacted base material. The owner / developer shall furnish the County with copies of the test reports of density testing.

Acceptance of Roads for County Maintenance.

The developer, property owners in the subdivision, or homeowners' association shall remain responsible for all maintenance and repair of roads and improvements within a subdivision until the Commissioners Court accepts the obligation to maintain and repair such roads. Improvements, as specified here, shall include but are not limited to drainage systems, structures and ditches. The Commissioners Court's decision to approve a Final Plat or dedication of the right of way for a road shall not be deemed to constitute acceptance of the roads for County maintenance.

- a. Tentative Acceptance. Upon certification by the developer, property owners or homeowners' association, to the Commissioners Court that the construction has been completed in accordance with these Regulations, and if the Commissioners Court approves such certification, the Court may declare the work complete and approve tentative acceptance of the roads in the Subdivision. However, final acceptance, inclusion in the County system of roads, and assumption of maintenance of the roads shall be delayed for a period of two (2) years following tentative acceptance. During this period, maintenance of the roads and improvements will be the responsibility of the developer, property owners or homeowners' association, and all required maintenance and repairs shall be performed at no cost to the County.
- b. Final Acceptance. At least two (2) years following tentative acceptance, upon request of the developer, property owners or homeowners association, the Precinct Commissioner will inspect all roads and improvements within the Subdivision, and if all are found to be in compliance with these Regulations, the Commissioners Court may give final acceptance and the roads and improvements will then be included in the County system for maintenance by County forces. The Commissioners Court may require written certification from a Professional Registered Engineer that the roads are currently in compliance with the applicable standards set out in these Regulations. The cost of any improvements, maintenance or repairs required to achieve those standards shall be borne by the developer, property owners or homeowners association, not by the County, prior to final acceptance by the Commissioners Court.

SAN SABA COUNTY WATER AVAILABILITY REGULATIONS

PROVISIONS

These regulations are adopted pursuant to Section 35.019 of the Texas Water Code and Section 232.0032 of the Local Government Code, Vernon's Annotated Statutes.

The San Saba County Commissioners Court has determined that the adoption of Water Availability Regulations are necessary to prevent current and/or projected water use in San Saba County from exceeding the safe sustainable yield of the County water supply.

THE SAN SABA COUNTY COMMISSIONERS COURT MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, THAT SUBDIVISIONS THAT COMPLY WITH THESE WATER AVAILABILITY REGULATIONS WILL MEET THE CURRENT AND/OR FUTURE WATER NEEDS OF PURCHASERS OF PROPERTY WITHIN THE SUBDIVISION.

Definitions.

The following words and terms, when used in these Regulations, shall have the following meanings. Words defined in the main body of the San Saba County Subdivision Regulations, and not defined here, shall have the meanings provided therein.

1. "Full build-out" - means the final expected number of residences, business or dwellings in the proposed subdivision;
2. "Groundwater" - has the meaning assigned to it by the regulations of the Texas Commission on Environmental Quality (TCEQ);
3. "Public water supply system" - has the meaning assigned to it by the regulations of the Texas Commission on Environmental Quality (TCEQ);
4. "Qualified expert" - means a Hydrologist, a registered professional engineer, or a registered professional geoscientist; or in the case of a public water supply system a representative thereof;
5. "Surface water" - has the meaning assigned to it by the regulations of the Texas Commission on Environmental Quality (TCEQ);
6. "TCEQ" - means the Texas Commission on Environmental Quality;
7. "TWDB" - means the Texas Water Development Board.

Applicability.

These Water Availability Regulations apply to all applications for approval of a plat for a Subdivision wholly or partially within San Saba County, Texas, pursuant to the San Saba County Subdivision Regulations, except as exempted hereafter.

Exemptions to Water Availability Regulations:

1. Subdivision of property where platting is not required by the San Saba County

- Subdivision Regulations;
2. Subdivision of property in which all lots are 10 acres or greater.

Water Availability data as required below shall be presented to the Commissioners upon submission of the Plat Application as well as certification of water supply under Appendix E.

Requirements for Subdivisions to be served by Private Water Wells

The Plat Application submission to the Commissioners Court for a proposed subdivision whose water supply will be private water wells shall include Water Availability data. This Water Availability data shall be derived from a minimum of two wells (one test well and one monitor well). There shall be one (1) set of test-monitor wells for each 100 acres. The use of existing wells is permitted if the existing well complies with these regulations.

The following Water Availability data is required:

1. Map of the proposed subdivision prepared by a qualified expert identifying:
 - a. geologic formations;
 - b. location of test and monitor wells by longitude and latitude (GPS located);
 - c. available information on wells identified in the files of the Texas Water Development Board and TCEQ and otherwise known to applicant within 1,000 feet of the boundaries of the proposed subdivision (including well depth, depth to water, yield, and estimated yield).
2. The static water level to the nearest 0.1 foot equated to the mean sea level elevation.
3. Data resulting from the performance of an aquifer pump test utilizing proven methods recommended by TWDB and TCEQ of the karst aquifer systems of the Texas Hill Country. The pump test shall be supervised by a qualified expert and shall be performed prior to any acidization or other flow capacity treatment of the well. The duration of the pump test shall be for a period of 24 hours or until the water level has stabilized (less than 0.1: fluctuation) in the test well for period exceeding two hours.
4. Statement by a qualified expert based on the pump test:
 - a. estimated yield of wells proposed for the subdivision,
 - b. determination of transmissivity of the water-bearing formation or strata from which the groundwater will be withdrawn,
5. Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality to supply the subdivision at full build-out based on the number of connections. (Formula: number of connections x 3.5 x 100 x 365 days)

The following statement shall appear on the final plat for the approved subdivision:

" This subdivision will be served by individual groundwater wells. Information on the available supply of groundwater and its quality is available to prospective purchasers of lots in this subdivision in the office of the County Clerk of San Saba County, Texas.

The San Saba County Commissioners Court makes no representation or warranty, either express or implied, that subdivisions that comply with the water availability

regulations under the San Saba County Subdivision Regulations will meet the current and/or future water needs of purchasers of property within the subdivision."

Requirements for Subdivisions to be served by Existing Public Water Supply System

The Plat Application submission to the Commissioners Court for a proposed subdivision whose water supply will be an Existing Public Water Supply System shall include Water Availability data, as follows:

1. Map of the service area of the Existing Public Water Supply System, showing the location of the proposed subdivision in relationship to the service area of the Existing Public Water Supply System,
2. Name, address, phone number, authorized agent and TCEQ facility number of the Existing Public Water Supply System,
3. Certification by a TCEQ public water supply provider that an adequate supply of water of sufficient quantity and quality, and adequate/available meters exist at the time of certification to supply the subdivision at full build-out based on water use standards recognized by TCEQ and TWDB.

The following statement shall appear on the final plat for an approved subdivision:

" This subdivision will be served by Name and address of Existing Public Water Supply System. Information on the Existing Public Water Supply System is available to prospective purchasers of lots in this subdivision in the office of the County Clerk of San Saba County, Texas and may be stated in the deed restrictions.

The San Saba County Commissioners Court makes no representation or warranty, either express or implied, that subdivisions that comply with the water availability regulations under the San Saba County Subdivision Regulations will meet the current and/or future water needs of purchasers of property within the subdivision."

Requirements for Subdivisions to be served by a New Public Water Supply System

The submission to the Commissioners Court for a proposed subdivision whose water supply will be a New Public Water Supply System relying wholly or partially on groundwater or surface water shall include Water Availability data. This Water Availability data shall be derived from a minimum of two wells (one test well and one monitor well). There shall be one set of Test Monitor wells for each 100 acres. The use of existing wells is permitted if the existing well complies with these Regulations.

The following Water Availability data is required:

1. Map of the proposed subdivision prepared by a qualified expert identifying:
 - a. geologic formations,
 - b. location of test and monitor wells by longitude and latitude (GPS located),
 - c. available information on wells identified in the files of the Texas Water Development Board and TCEQ and otherwise known to applicant within 1,000 feet of the boundaries of the proposed subdivision (including well depth, depth to water, yield, and

estimated yield).

2. The static water level to the nearest 0.1 foot equated to the mean sea level elevation.
3. Data resulting from the performance of an aquifer pump test utilizing proven methods recommended by TWDB and TCEQ of the karst aquifer systems of the Texas Hill Country. The pump test shall be supervised by a qualified expert and shall be performed prior to any acidization or other flow capacity treatment of the well. The duration of the pump test shall be for a period of 36 hours or until the water level has stabilized (less than 0.1 fluctuation) in the test well for a period exceeding two hours.
4. Statement by a qualified expert based on the pump test,
 - a. estimated yield of wells proposed for the subdivision,
 - b. determination of transmissivity of the water-bearing formation or strata from which the groundwater will be withdrawn,
 - c. source of surface water supply and estimated yield of surface water source and proof of compliance that withdrawal of surface water complies with state and federal laws.
5. Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality to supply the subdivision at full build-out based on number of connections. (Formula: number of connections x 3.4 x .6 x 100 x 365 days)

The following statement shall appear on the final plat for an approved subdivision:

" This subdivision will be served by Name and address of New Public Water Supply System. Information on the New Public Water Supply System is available to prospective purchasers of lots in this subdivision in the office of the County Clerk of San Saba County, Texas and may be stated in the deed restrictions.

The San Saba County Commissioners Court makes no representation or warranty, either express or implied, that subdivisions that comply with the water availability regulations under the San Saba County Subdivision Regulations will meet the current and/or future water needs of purchasers of property within the subdivision."

Requirements for Subdivisions to be served by Rainwater Harvesting

The Plat Application submission to the Commissioners Court for a proposed subdivision whose water supply will be by Rainwater Harvesting shall include Water Availability data. This Water Availability data shall be derived from the rainfall data for San Saba County as set forth by the Texas Water Development Board.

The following Water Availability data is required:

1. Map of the proposed subdivision prepared by a qualified expert identifying:
 - a. Historic Rainfall,
2. Report analyzing the
 - a. Anticipated rainwater harvesting potential for the subdivision location,
 - b. Including analysis of available information on rainwater harvesting as a water supply for subdivisions identified in the files of the Texas Water Development Board,
 - c. Attestation of the viability for use in the proposed subdivision.

- Utilizing water usage by formula (number of connections x 3.5 x 100 x 365)
3. Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality exists to supply the subdivision at full build-out.

The following statement shall appear on the final plat for the approved subdivision:

" *This subdivision will be served by rainwater harvesting. Information on the available supply of rainfall, and the ability to use rainwater harvesting as the sole basis for home water usage as prepared by the developer of the subdivision is available to prospective purchasers of lots in this subdivision in the office of the County Clerk of San Saba County, Texas.*

The San Saba County Commissioners Court makes no representation or warranty, either express or implied, that subdivisions that comply with the water availability regulations under the San Saba County Subdivision Regulations will meet the current and/or future water needs of purchasers of property within the subdivision."

APPENDIX A

SAN SABA COUNTY PLAT APPLICATION

1. Applicant's Legal Name:

2. Name or Title by which the Applicant will describe application:

3. Name, Address, and Contact Information for Applicant contact:

Name: _____

Address: _____

4. Name, Address, and Contact Information for Owner's contact if different from Applicant:

Name: _____

Address: _____

5. San Saba Central Appraisal District Property Identification Number(s):

6. Identification of any Supplemental Information submitted:

7. San Saba County Precinct location for subdivision:

Pct. 1 Pct. 2 Pct. 3 Pct. 4

8. Subject Property location information:

a. 911 address:

b. Geographic Coordinates:

c. Legal Description:

d. Primary and Secondary Access/Frontage Roads

9. Required Certifications (list of attached):

a. Appendix or Appendices:

10. Number of Copies submitted:

11. Description of Supplemental Information provided:

12. Signature of Applicant declaring under the penalty of perjury that the information submitted on and with this Application is true and correct:

13. Checklist of Required Documents Provided:

- a. Copy of Deed or Deeds of subject property
- b. Final Plat Requirement Documents
- c. Bonds or Letter of Credit
- d. Digital file of Subdivision drawings or graphics

APPENDIX B

SAN SABA COUNTY PLAT APPLICATION AND FINAL PLAT REQUIREMENTS

1. Name of Subdivision:

2. Provided boundary lines and total acreage of the Original Tract, the Subject Property and the proposed Subdivision
3. Proposed lots:
 - a. 10 acres or larger _____
 - b. Larger than 5 acres, smaller than 10 acres _____
 - c. 2 acres or larger up to 5 acres _____
 - d. Larger than 1 acre and smaller than 2 acres _____
 - e. 1 acre or smaller _____
 - f. Total lots _____
4. Provided approximate acreage and dimensions of each Lot, roadway and parkland/open space tract.
5. Provided location of any proposed parkland, squares, greenbelts, school tracts, open space or other public use facilities.
6. Names of adjoining subdivisions or owners of property contiguous to the proposed Subdivision.

7. Provide required Geographic Coordinates.
8. Name, address and phone number of Texas Licensed Engineer or Surveyor for the subdivision:

9. Name, address and phone number of the Owner(s) and Applicant if not the Owner for the subdivision:

10. Area map showing the general location of the Subdivision in relation to major roads, towns, cities or topographic features.
11. North arrow, scale and date. The scale shall not exceed 1" = 200'.

12. Boundary lines of any incorporated municipality and the limit of the extraterritorial jurisdiction of any municipality.
13. The location of Political Subdivision.
14. Roadway geometric design parameters depicted on plats complies with the standards.
15. Roadway and drainage improvements comply in all respects with required Specifications for Roadway Design, Paving, and Drainage Improvements.
16. Provide description of monument(s) used to mark all boundary, lot and block corners, and all points of curvature and tangency on street right of ways.

APPENDIX C-1
DEED CONVEYING A FEE SIMPLE INTEREST

(Owner or
Development)

**TO COUNTY OF SAN SABA, TEXAS,
DEDICATION AND CONVEYANCE OF ROADS**

STATE OF TEXAS§
COUNTY OF SAN SABA§

WHEREAS, _____, the undersigned, is the developer of _____ Subdivision, as shown by plat of record of Volume _____ Page _____ of the plat records of the County of SAN SABA, Texas; and

WHEREAS, it is the desire of such developer to dedicate and convey all of the roads shown on such plat to the County of SAN SABA; and

WHEREAS, the County of SAN SABA, finding the public interest has been established, desires to accept such dedication as is evidenced by the signature of the County Judge, and attestation by the County Clerk attached hereto;

NOW THEREFORE, the undersigned does hereby dedicate and convey, in accordance with the provisions of Chapter 281, Texas Transportation Code, all of the following roads, streets, highways, alleys and right-of-ways to wit: all roads, streets, highways, alleys as shown or delineated on the plat of the _____ Subdivision filed for record in Volume _____ Page _____ of the plat records of the County of SAN SABA, Texas.

This dedication shall be effective only upon acceptance by the County of SAN SABA, as evidenced by the signature of the County Judge and the attestation by the County Clerk attached hereto.

Notwithstanding the terms of this instrument, however, nothing contained herein shall in any way waive or alter the obligation upon the developer to maintain and comply with the bonding

requirements contained in the SAN SABA County Subdivision and Development Rules and Regulations, nor shall it in any manner excuse any violation of such subdivision regulations, but rather, as a portion of the consideration for the acceptance of this dedication, the grantor agrees and binds himself to comply with all the regulations of the subdivision regulations of the Commissioners Court of the County of SAN SABA, Texas, as the same or currently in force as of the date of this Acceptance, including the obligation to reimburse the County for ad valorem taxes due, or to become due, for this road right-of-way. However, nothing contained herein shall in any manner make additional requirements nor obligations of the grantor other than or as expressly stated in the date hereof.

To have and to hold all of such roads, streets, highways, alleys and right-of-ways unto the County of SAN SABA, acting through Commissioners Court of the County of SAN SABA, absolutely and forever, and the undersigned does hereby bind itself/himself, its/his successors and assigns to forever warrant and forever defend title to such roads, streets, highways, alleys and right-of-ways unto the County of SAN SABA, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Signed this the _____ day of _____, _____

(CORPORATE ACKNOWLEDGEMENT)

STATE OF TEXAS§

COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____,

by _____, _____ of _____
(name of officer) (title of officer) (name of corporation)

a _____ corporation, on behalf of said corporation.
(state)

Notary Public in and for the State of Texas

My commission expires: _____

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF TEXAS§
COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____,
by _____.

Notary Public in and for the State of Texas
My commission expires: _____

ACCEPTANCE:

This dedication is hereby accepted by the Commissioners Court of the County of SAN SABA,
Texas, on this the _____ day of _____.

_____, County Judge

ATTEST:

_____, County Clerk

STATE OF TEXAS§
COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____,
by _____, County Judge of the County of SAN SABA, Texas.

Notary Public in and for the State of Texas
My commission expires: _____

APPENDIX C-2

PLAT CONVEYANCE OF PERPETUAL RIGHT OF WAY EASEMENT TO COUNTY FOR PUBLIC USE

Owner's Dedication Without Lien:

STATE OF TEXAS §

COUNTY OF SAN SABA §

KNOW ALL MEN BY THESE PRESENTS; §

I, _____ (Current Owner) as _____ sole or co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume _____ and Page _____ of the Official Records of San Saba County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby _____ (subdivide, re-subdivide, amend, etc.) said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as San Saba County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as _____ (name of subdivision).

Signed this the _____ day of _____, _____.

Owner

(CORPORATE ACKNOWLEDGEMENT)

STATE OF TEXAS§

COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____,

by _____, _____ of _____,

(name of officer) (title of officer) (name of corporation)

a _____ corporation, on behalf of said corporation.

(state)

Notary Public in and for the State of Texas

My commission expires: _____

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF TEXAS§ COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____,

by _____.

Notary Public in and for the State of Texas

My commission expires: _____

Owner's Dedication With Lien:

STATE OF TEXAS §

COUNTY OF SAN SABA §

KNOW ALL MEN BY THESE PRESENTS; §

I, _____ (Current Owner) as _____ sole or co-owner of the certain tract of land shown hereon and described in a deed recorded in Volume _____ and Page _____ of the Official Records of San Saba County, Texas, and do hereby _____ (subdivide, resubdivide, amend, etc.) said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as San Saba County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as _____ (name of subdivision).

Signed this the _____ day of _____, _____.

Owner

Lienholder

(CORPORATE ACKNOWLEDGEMENT)

STATE OF TEXAS§

COUNTY OF SAN SABA§

This instrument was acknowledged before me on this the _____ day of _____, _____ by _____ of _____, _____ (name of officer) (title of officer) (name of corporation) a _____ corporation, on behalf of said corporation. (state)

Notary Public in and for the State of Texas

My commission expires: _____

(INDIVIDUAL ACKNOWLEDGMENT)

This instrument was acknowledged before me on this the _____ day of _____, _____ by _____.

Notary Public in and for the State of Texas

My commission expires: _____

(LIENHOLDER ACKNOWLEDGMENT)

This instrument was acknowledged before me on this the _____ day of _____, _____ by _____.
Lienholder

Notary Public in and for the State of Texas

My commission expires: _____

APPENDIX C-3
SAN SABA COUNTY RIGHT-OF-WAY DEDICATION INSTRUMENT

STATE OF TEXAS §
COUNTY OF _____§

For and in consideration of the sum of ten dollars (\$10.00) in hand paid by the San Saba County, Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, I (we),_('GRANTOR'(S)), of _____ County, Texas, as the owner of that certain tract of land in San Saba County, Texas depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawing as set forth in the "Drawing of Exhibit A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the San Saba County, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the San Saba County, Texas.

TO HAVE AND TO HOLD said right-of-way and easement unto the San Saba County, its successors and assigns, and GRANTOR(S) hereby bind(s) itself (themselves), its (their) successors and assigns to warrant and forever defend, all and singular, said premises unto the San Saba County, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the San Saba County shall have the right to excavate and fill upon said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

It is further intended that the permanent right of way and easement herein granted to the San Saba

County shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent right-of-way and easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, this dedication instrument is executed this ____ day of _____, 20____.

BY: _____
GRANTOR

BY: _____
GRANTOR

ACKNOWLEDGEMENT

**THE STATE OF TEXAS,
COUNTY OF _____**

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me or proved to me through _____ (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20_____.

NOTARY SEAL

Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

APPENDIX D

CERTIFICATE OF RECORDING

THE STATE OF TEXAS

§

§

COUNTY OF SAN SABA

§

I, _____, County Clerk of San Saba county, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, at _____ o'clock ____ .m., in the Real Property Records of San Saba County, Texas in Volume _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the ____ day of _____, A.D., 20____.

_____, County Clerk
San Saba County, Texas

APPENDIX E

WATER SUPPLY CERTIFICATE

Option 1 - **Required for Subdivisions to be served by Private Water Wells**

Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality to supply the subdivision at full build-out based on the number of connections. (Formula: number of connections x 3.5 x 100 x 365 days)

Option 2 - **Required for Subdivisions to be served by Existing Public Water Supply System**

Certification by a TCEQ public water supply provider that an adequate supply of water of sufficient quantity and quality, and adequate /available meters exist at the time of certification to supply the subdivision at full build-out based on water use standards recognized by TCEQ and TWDB.

Option 3 - **Required for Subdivisions to be served by a New Public Water Supply System**

Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality to supply the subdivision at full build-out based on number of connections. (Formula: number of connections x 3.4 x .6 x 100 x 365 days)

Option 4 - **Required for Subdivisions to be served by Rainwater Harvesting**

Certification by a qualified expert that an adequate supply of water of sufficient quantity and quality exists to supply the subdivision at full build-out.

“The undersigned, being a “Qualified Expert” as defined herein under the San Saba County Water Availability Regulations, certifies under Option _____ above, based on the data attached to the subdivision plat application hereby certifies the chosen source of water will provide adequate quantity and quality to the subdivision at full buildout. “

Name

Date

Title

(Seal)

APPENDIX F

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS

COUNTY OF SAN SABA

KNOW ALL BY THESE PRESENT, that I, the undersigned, a Registered Professional/ State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of the San Saba County Subdivision Regulations and I further 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 that the corner monuments were properly placed under my supervision.

Registered Professional/ State Land Surveyor

Date

License No. _____

APPENDIX G

CERTIFICATE OF ENGINEER

THE STATE OF TEXAS

COUNTY OF SAN SABA

KNOW ALL BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of the San Saba County Subdivision Regulations.

Registered Professional Engineer

Date

APPENDIX H

CERTIFICATE OF ROAD MAINTENANCE

(When roads are to be maintained as Private Roads)

"The approval of this plat by the Commissioners Court of San Saba County, Texas, is conditioned upon the understanding that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of San Saba County."

Subdivider or Representative

Date

CERTIFICATE OF ROAD MAINTENANCE

(When roads are to be dedicated to San Saba County for maintenance)

" The approval of this plat by the Commissioners Court of San Saba County, Texas, is conditioned upon the understanding that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property until such time as the Commissioners Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by San Saba County."

Subdivider or Representative

Date

APPENDIX I

CERTIFICATE OF COUNTY APPROVAL

THE STATE OF TEXAS

COUNTY OF SAN SABA

I, _____, County Clerk of San Saba County, Texas, do hereby certify that on the _____ day of _____, 20____, the Commissioners' Court of San Saba County, Texas, Passed an Order authorizing the filing for record of this Plat and said Order has been duly entered in the minutes of the said Court in Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____ A.D., 20____

COUNTY CLERK
SAN SABA COUNTY, TEXAS

COUNTY JUDGE
SAN SABA COUNTY, TEXAS

APPENDIX J

SAN SABA COUNTY PERMIT TO CONSTRUCT WITHIN COUNTY ROAD RIGHT-OF-WAY

Applicant: _____

County Road Name _____ Address: _____

Permit# _____ Phone No. () _____

I, Commissioner _____ of Precinct # _____ San Saba County,
Texas, authorize _____, hereinafter called the
Grantee, to (re)construct an access driveway on the County road right-of way abutting
County Road _____ in San Saba County, Texas, located at

SUBJECT TO THE FOLLOWING:

1. The Grantee is responsible for the culvert costs and installation.
2. Design of facilities shall be as shown on the sketch on page 2.
3. All construction and materials shall be subject to inspection and approval by the County.
4. The County reserves the right to require any changes, maintenance, or repairs as may be necessary to provide protection of life or property on or adjacent to the County road. Changes in design will be made only with approval of the County.
5. The Grantee shall hold harmless the County and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
6. The Grantee shall not erect any sign on, or extending over, any portion of the County road right-of-way.
7. Vehicle service fixtures such as fuel pumps, fuel tanks, vendor stands, *etc.*, shall

be located at least 12 (twelve) feet from the right-of-way line to insure that vehicles being serviced from these fixtures will be off the County road.

Entrances must be constructed in such a way as to keep obstructions from being present in the right-of-way.

8. Mail boxes must be mounted on break away stands and be located so that boxes may be serviced and used from off the pavement.
9. This permit will become null and void if the above referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Grantee will contact the Court's representative_____ at telephone number (325)_____ at least twenty-four (24) hours prior to beginning construction which is authorized by this permit.

DATE OF ISSUANCE:

ROAD ADMINISTRATOR:

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the County road right-of-way.

PRINTED NAME:

SIGNATURE:

DATE:

SKETCH OF INSTALLATION

APPENDIX K
LIENHOLDER'S ACKNOWLEDGEMENT

I (We), (Name of Lienholder(s)) _____

owner(s) and holder(s) of a lien(s) against the property described within the Revision to Plat, said lien(s) being evidenced by instrument of record in Volume____, Page _____, of the Real Property Records of San Saba County, Texas, do hereby in all things subordinate to said Revision of Plat said lien(s), and I (we) hereby confirm that I am (we are) the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

(Signature of Lienholder(s))

(Printed name(s))

THE STATE OF TEXAS

X

COUNTY OF SAN SABA

SWORN TO AND SUBSCRIBED before me by _____
_____ on the _____ day of _____, 20____

Notary Public in and for The
State of Texas

APPENDIX L

REVISION TO PLAT

Name of Subdivision:

Recorded in Volume _____, Page _____, San Saba County, Texas, of the Real Property
Records of San Saba County, Texas.

Commissioner Precinct No.: _____

Owner:

Owner's Mailing Address: _____

Owner's Phone Number(s): _____ Lots

or Tracts to be Revised (include Unit, Section or Phase# if applicable):

Resulting Lot Number to be Known As: _____

Lienholder: _____ Yes _____ No

If yes, Name of Lienholder: _____

(Attach Lienholder's Acknowledgement, Appendix K)

**IF REVISED PLAT INCLUDES ANY CHANGES TO AN EXISTING UTILITY
EASEMENT, RELEASE OF SAID EASEMENTS BY THE UTILITY PROVIDERS
IS REQUIRED BEFORE APPROVAL OR FILING OF SAID PLAT.**

The signature affixed below will certify that the owner of the described property does
hereby request to revise the plat of the property. The owner certifies that any and all lienholders
have acknowledged this revision as per the attached Lienholder's Acknowledgement, if
applicable.

(Owner's Signature)

(Printed name)

THE STATE OF TEXAS

COUNTY OF SAN SABA

SWORN TO AND SUBSCRIBED before me by _____
_____ on the _____ day of _____, 20__

Notary Public in and for
The State of Texas

APPENDIX M

NOTICE OF PROPOSED UTILITY LINE INSTALLATION SAN SABA COUNTY RIGHT OF WAY AND PERMIT

TO: Commissioner **Precinct No.** _____
Address: _____

Formal Notice is hereby given that _____ proposes to place
a _____ line within the right of way of County Road _____ as
follows: (list location, length, general design, *etc.*)

Installation will begin on or after the _____ day of _____, _____.

The line will be constructed and maintained on the road right-of-way as directed by San
Saba County Commissioner Precinct No. _____

The location and description of the proposed line is more fully shown on the attached
drawings.

Applicant will ensure that traffic control measures complying with applicable portions of
the Texas Manual of Uniform Traffic Control Devices will be installed and maintained
during the installation.

If the proposed installation is a parallel installation, the installation shall be located
_____ feet within the edge of the right-of-way and at least _____ feet in depth,
unless otherwise approved by the County. The installation shall not damage any portion of
the road and adequate provisions must be made to cause minimum inconvenience to traffic
and adjacent property owners during installation.

OR

_____ The installation shall damage a portion of the road. Applicant will return the road
to its pre-installation condition at Applicant's expense within _____ days of installation.
During installation adequate provisions must be made to cause minimum inconvenience to
traffic and adjacent property owners during installation. Applicant agrees that any damages
sustained to the line installed under this proposal because of road construction and/or
maintenance, including but not limited to mowing, ditch cleaning, culvert repair or
replacement, roadway excavation, and base work shall be the sole burden and expense of
the owner of the utility line.

Applicant agrees to give San Saba County Commissioner Precinct No.____ fifteen days prior notice of any routine or periodic maintenance which requires interruption of traffic and pruning of trees within the road right-of way. County may provide specifications for the extent and methods governing trimming, cropping, tree balance, type of cuts, painting cuts, and clean up.

Applicant agrees that San Saba County does not purport to grant any right, claim, title, or easement in or upon this road, and Applicant further agrees that San Saba County may require owner to relocate line, subject to provisions of governing laws, upon the giving of _____ days written notice.

In the event Applicant fails to comply with any of the requirements as set forth above, San Saba County may take such action as it deems appropriate to compel compliance

Additional Special Provisions:

By signing the below, I certify that I am Applicant or am authorized to represent Applicant and that Applicant agrees to be bound by the provisions of the Notice and Permit.

APPLICANT:

Name:_____
Authorized agent:_____
Address_____
Phone _____

SAN SABA COUNTY:

Commissioner_____
Precinct No. _____
Address_____
Phone _____

Appendix N

ROADWAYS

Approval of a subdivision plat by the San Saba County Commissioners Court does not constitute acceptance of the roads shown thereon.

All roads, whether maintained by the County, by the individual property owners, or by a homeowners association, shall be constructed at the Subdivider's expense in accordance with these Regulations and shall be classified as one of the three following types of roads:

- a. Publicly dedicated, paved or unpaved, and to be maintained by San Saba County, after Commissioners Court acceptance for maintenance, with construction in accordance with the Specifications outlined in these Regulations.
- b. Private, paved, and to be maintained by a Homeowners Association or property owners in perpetuity (or until constructed to the then applicable County standards for acceptance of maintenance, and accepted for maintenance by the Commissioners Court) and constructed in accordance with the Specifications outlined in these Regulations.
- c. Private, unpaved and to be maintained by a Homeowners Association or property owners in perpetuity (or until constructed to the then applicable County standards for acceptance of maintenance and accepted for maintenance by the Commissioners' Court) and constructed pursuant to these regulations.

All roads shall be designed to meet American Association of State Highway and Transportation Officials standards ("AASHTO"), current at the time of application, and AASHTO's "A Policy on Geometric Design of Highways and Streets" manual, current edition.

All roads and/or streets shall conform to the Texas Department of Transportation's "Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges", current addition.

All roads and/or streets shall meet the requirements for fire apparatus access roads by conforming to the relevant standards of the International Fire Code, latest edition promulgated by the International Code Council.

No roads and/or streets will receive consideration for final acceptance into the County Road System by the Commissioners Court until at least two (2) years after original construction of streets and roads are completed. In Subdivisions in which

insufficient development or building has taken place after the two-year period and where there has been insufficient use of the streets and roads to ensure their stability, then such streets and roads will not be accepted by the Commissioners Court until such time as there is sufficient development to ensure street and road stability. Sufficient development shall be defined as fifty percent (50%) occupancy of the total lots or tracts within said subdivision. Upon final approval, title to all streets and roads shall be conveyed to the County for their maintenance by a Warranty Deed, or Grant of Right-of-Way, which shall be acceptable to the Commissioners Court. Accompanying such deed shall be an adequate description of streets and roads, either by reference to the approved subdivision plat or by field notes prepared by a Registered Professional Engineer or Surveyor from a survey made on the ground. From the date of adoption of this Order forward, all streets and roads in any subdivision for which a plat has been filed shall adhere to the Road Construction Specifications which follow, whether or not an eventual request for County maintenance is planned.

In subdivisions that are developed as "gated communities," it is the responsibility of the Subdivider, property/homeowners' association and/or the individual property owners to provide a means of access to emergency responders. For gated subdivisions, a "knox box" is required, which has a key exclusively for emergency vehicles to use and gain access.

Road Construction Specifications. Streets or roads as defined herein shall conform with the following:

Minimum right-of-way	60 feet	Minimum crown
width of roadway	30 feet	
Minimum width of base material	26 feet	
Minimum depth of compacted base material at crown	6 inches	
Minimum height at crown	6 inches	
Minimum height of base at shoulder	6 inches	
Minimum width of surface	20 feet	Minimum width
of curbed section, when curbed	36 feet	

Minimum type surface - Pavement surface shall be the minimum pavement section recommended by a licensed Professional Engineer in the State of Texas, provided in a soils report submitted with the construction plans, but at least 1 ½" thick A.C. Pavement or ¾" inch thick 2-course penetration pavement or approved equal. Base material used for roads or streets shall at a minimum be crushed limestone or equivalent. Sub-base material may be locally obtained caliche and should be formed so that a 6" center crown (6" higher than the shoulders) is maintained when 6" of crushed limestone base material is uniformly applied.

The entire right-of-way will be cleared of all timber, roots, brush, fences, boulders, or other obstructions, unless a variance is granted by the Commissioners Court. Upon completion of all construction, the right-of-way shall be seeded with native grasses, or other plants as approved by the Commissioners Court.

Drainage.

Drainage Design shall conform to the Texas Department of Transportation's "Hydraulic Design Manual", current edition.

Design of channels shall consider velocities and shall be shaped, graded, lined, or protected to minimize or prevent scour and erosion from excessive velocities. This requirement shall extend to roadside drainage ditches, often called "borrow ditches." Seeding of native grasses or other plants as approved by the Commissioners Court shall be required to deter erosion. Flow velocities in channels (including roadside ditches) shall not exceed 6 feet per second for the design storm event. Maximum side slope of channels (including roadside ditches) shall not exceed 4:1 (H (horizontal):V(vertical))

Cattle Guards.

The Commissioner in whose precinct the subdivision is located may authorize the installation of cattle guards. When permitted, a cattle guard shall not be less than six (6) feet in length, measured along the centerline of the road, and of width not less than two (2) feet greater than the width of the pavement or a maximum width of twenty (20) feet but in no case less than sixteen (16) feet. Units may be prefabricated or welded in place and shall be built to support any and all traffic that may be encountered on said roadway.

Inspections.

Proposed roads and drainage will be inspected by an authorized representative of the Commissioners Court and at reasonable intervals as directed by the Commissioners Court. The expense of these inspections will be the responsibility of the Subdivider.

Other Provisions.

In a subdivision where water lines or other utilities are installed in rights-of-way, they shall be located off and away from the roadways (paved center portion and shoulders). Fire hydrants shall be equipped with connections compatible with local Fire Department equipment. Hydrant spacing shall conform to International Fire Code ("IFC") Appendix C.

After roads and streets have been dedicated to and accepted by San Saba County so that future maintenance responsibilities become a function under the San Saba County Commissioners Court, the installation of any further water or utility lines, side roads, etc. on right-of-way shall be prohibited unless expressly permitted in writing by the Commissioners Court. (see Appendix J: Permit to Construct Within Right-of Way and Appendix M: Notice of Proposed Utility Line Installation)

Subdivisions must have control signs, guardrails, and other safety features installed at required locations on all subdivision rights-of-way dedicated for public use. Culverts and bridges shall be at least as wide as the roadway portions (pavement and shoulders) of the

streets and roads. Bridge abutments or other drop-offs located at the edge of the shoulder portions of any road or street shall be indicated by installation of protective posts or other devices equipped with reflectorized markers.

Right-of-way dedicated to public use shall be kept clear of tall weeds and brush so that property lines, drainage ditches, and hazardous conditions shall be readily distinguishable. Large trees which lend natural beautification to an area may be left in place on a right-of-way provided that safety on the streets and roads is not impaired.

All signage and traffic control devices shall conform to the "Texas Manual on Uniform Traffic Control Devices", current edition. The installation of any traffic control sign, such as denoting speed limits, yield right-of-way, stop signs, stop ahead signs, etc., shall be coordinated with the precinct Commissioner concerned and with the San Saba County Sheriffs Department, which shall have control of law enforcement activities on all roads, streets, and thoroughfares dedicated to public use in subdivisions in San Saba County whose roads have been accepted by the County. Speed limit designations of public streets should be assigned in accordance with street and road conditions, but under no circumstance shall speed limits exceed thirty (30) miles per hour without approval of the Commissioners Court.

Thoroughfares not dedicated to public usage shall be clearly marked as such.

In cases where the new roads and streets as platted intersect with established roads and streets, the new roads and streets shall be, if practicable, a continuation without offset of any intersecting road or street on the opposite side of said established road or street. If a continuation without offset is not practicable, the minimum centerline offset from established intersecting roads and streets shall be 150 feet

Adequate off-street parking space must be provided in business or commercial areas.

Rural Addressing Signage.

The initial expense of street sign placement in new subdivisions shall be the responsibility of the Subdivider, with sign type and location in compliance with County standards and approved by the San Saba County Commissioners Court as part of acceptance of the subdivision plat.

Appendix O

DEVELOPMENT FEE SCHEDULE

Preliminary Plan Review	\$1,000 + \$10/lot
Final Plat Review	\$1,000 + \$10/lot
Replat	\$300
Plat Cancellation	\$300
Construction Plan Review	\$1,000 + 1% of Road & Drainage Construction Cost
Construction Inspection	0.5% of Road & Drainage Construction Cost (Developer retains and pays for testing and inspection services)