CAMERON COUNTY

SUBDIVISION RULES AND REGULATIONS

GILBERTO HINOJOSA
County Judge

PEDRO "PETE" BENAVIDES	PRECINCT #1
JOHN WOOD	PRECINCT #2
DAVID GARZA	PRECINCT #3
EDNA TAMAYO	PRECINCT #4

PETE SEPULVEDA, JR.
Department of Transportation Director

ERNESTO E. HINOJOSA, P.E.
County Engineer

ADOPTED BY COMMISSIONERS COURT ORDER # 2005
REVISED DATE MAY 10, 2005

NOTICE OF AMENDMENTS

Amendment Number	Date of Amendment	Page	Type of Amendment
1	07/11/2005	B.7	Definistion of Subdivider's Agent
2	07/07/2006	59	Typographical error (First D.4 to D.3)
3	08/01/2007	69	Typographical error A.2.17 to A.2.16
4	03/25/2010	C.4	Removed
5	04/23/2010	B.2, B.3	Change Drinage Plan to Drainage Report
6	02/11/2011	B.5.C	Added word "Lot" to Purchase Contract Certificates
7	01/29/2014	2.17	Road / Pedestrian Lane Order
8	01/05/2021	1-78, B.3, B.4	Consolidate / Correct

PREAMBLE

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

Chapter 1 – General Provisions and Requirements

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

Chapter 2 – Subdivision Submittal and Review Procedures

- Reference: Texas Local Government Code, Chapter 232, Subchapter B – County Near International Border

Chapter 3 – Subdivision Design and Minimum Standards

- Reference: Texas Local Government Code, Chapter 232, Subchapter B – County Near International Border

Appendices

TABLE OF CONTENTS

CHAPTER 1 – GENERAL PROVISIONS AND REQUIREMENTS

SECTION 1 - GENERAL AND ADMINISTRATIVE PROVISIONS

1.1 Authority and Scope of Rules..... 51
1.2 Purpose..... 51
1.3 Effective Date..... 51
1.4 Repealer..... 51
1.5 Plat Required..... 51
1.6 Supersession..... 51
1.7 Severability..... 51
1.8 Definitions..... 51
1.9 Changes and Amendments..... 51

SECTION 2 - MINIMUM STANDARDS

2.1 Scope of Standards..... 54
2.2 Water Facilities Development..... 54
2.3 Wastewater Disposal..... 55
2.4 Greywater Systems for Reuse of Treated Wastewater..... 56
2.5 Sludge Disposal……..... 56
2.6 Setbacks..... 56
2.7 Number of Dwellings Per lot..... 56

SECTION 3 - PLAT APPROVAL

3.1 Applications for Plat Approval..... 57
3.2 Final Engineering Report..... 57
3.3 Additional Infonnation..... 59
3.4 Financial Guarantees for Improvements..... 59
3.5 Review and Approval of Final Plats..... 62
3.6 Time Extensions for Providing Facilities..... 63
3.7 Criteria for Subdivisions that Occurred Prior to September 1, 1989..... 63

SECTION 4 - ENFORCEMENT

4.1 Oversight..... 65
4.2 General Enforcement Authority of County..... 65

CHAPTER 2 – SUBDIVISION SUBMITTAL AND REVIEW PROCEDURES

SECTION 1 - PLAT SUBMITTAL AND REVIEW PROCEDURES

1.1 General Procedure..... 18
1.2 Preliminary Conference..... 18
1.3 Plat Preparation and Quality..... 18
1.4 Application for Plat Approval..... 19
1.5 Preliminary Plat Processing..... 19
1.6 Plat Review Fees..... 19
1.7 Preliminary Plat Requirements..... 20
1.8 Final Plat Requirements..... 23
1.9 Final Plat Processing..... 22
1.10 Approval of Final Plat by Commissioners' Court..... 23
1.11 Release of Approved Final Plat for Recording..... 23
1.12 Conflict of Interest and Penalty under Local Government Code 232.034..... 23
1.13 Approval Procedure……..... 22
1.14 Supersession……..... 26
26

SECTION 2 - MONUMENTATIONS, IMPROVEMENTS AND COSTS

2.1 Survey Monuments..... 24
2.2 Responsibility for Costs..... 24
2.3 Construction Plan Review..... 24
2.4 Construction Inspection..... 24

SECTION 3 - VARIANCES

3.1 General Requirements..... 25
3.2 Limitations Under State Law..... 25
3.3 Request for Variance..... 26
3.4 Procedure for Review of Request for Variance..... 26
3.5 Notation of Variance on Plat..... 26

SECTION 4 – FISCAL SURETY (PERFORMANCE AND MAINTENANCE) 45

SECTION 5 - ENFORCEMENT

5.1 Oversight..... 47
5.2 Penal Provisions..... 47

CHAPTER 3 - SUBDIVISION DESIGN AND MINIMUM STANDARDS

SECTION 1 - MINIMUM REQUIREMENTS

1.1 General Principals..... 67
1.2 General Requirements..... 67
1.3 Classifications of Streets..... 68
1.4 Streets and Alleys..... 68
1.5 Blocks and lots..... 73
1.6 Easements for Utilities and Irrigation Facilities..... 75
1.7 Drainage..... 76
1.8 Solid Waste Disposal..... 77
1.9 Setbacks..... 77

APPENDIX A - CONSTRUCTION STANDARDS, STANDARD DETAILS, AND DRAINAGE DESIGN CRITERIA

APPENDIX B - EXHIBITS

APPENDIX C - CERTIFICATES OF EXEMPTION

APPENDIX D - MODEL SUBDIVISION RULES EXHIBITS

APPENDIX E - CHAPTER 1 DEFINITIONS (MODEL SUBDIVISION RULES)

APPENDIX F - DEFINITIONS (ALL OTHER CHAPTERS AND RULES)

CHAPTER 1 – GENERAL PROVISIONS AND REQUIREMENTS

SECTION 1- GENERAL AND ADMINISTRATIVE PROVISIONS

1.1 Authority and Scope of Rules

These rules are adopted by Cameron County, Texas, under the authority of the Local Government Code, Chapter 232 and Water Code, §16.350. Notwithstanding any provision to the contrary, these rules apply only to a subdivision which creates two or more lots of five acres or less intended for residential purposes. Lots of five acres or less are presumed to be for residential purposes unless the land is restricted to nonresidential uses on the final plat and in all deeds and contracts for deeds.

Any subdivision not meeting the criteria stated above shall comply with the requirements stated in Chapter 2.

All subdivisions shall comply with the water and wastewater requirements stated in this chapter, as applicable.

Note, family partitions are not allowed.

1.2 Purpose

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

1.3 Effective Date

These rules become effective on the 22nd day of December, 2020.

1.4 Repealer

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

1.5 Plat Required

A. The owner of a tract of land located outside the corporate limits of a municipality that divides the tract in any manner that creates two or more lots of five acres or less intended for residential purposes must have a plat of the subdivision prepared. Lots of five acres or less are presumed to be for residential purposes unless the land is restricted to nonresidential uses on the final plat and all deeds and contracts for deeds.

Any subdivision not meeting the criteria stated above shall comply with the requirements stated in Chapter 2.

All subdivisions shall comply with the water and wastewater requirements stated in this chapter, as applicable.

Note, family partitions are not allowed.

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

1. has received approval of a final plat of the tract; and

2. has filed and recorded with the county clerk of the county in which the tract is located a legally approved plat.

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

1.6 Supersession

These rules, based on the Model Subdivision rules, supersede any conflicting regulations of the county.

Whenever the standards and specifications in these regulations conflict with those contained in other regulations or City Ordinances adopted by a City and applicable to a Subdivision to which these regulations also apply, the most stringent or restrictive provisions shall apply. In addition, it is the intention of the County in adopting these regulations, to regulate development in unincorporated areas of the County consistent with the provisions of Chapter 232, Tex. Loc. Govt. Code and Chapter 1 (Model Subdivision Rules), as either may be amended from time to time and being adopted by Commissioners Court. In the event of a conflict between the provisions of these regulations and either Chapter 1 (Model Subdivision Rules) or Chapter 232, the more stringent or restrictive provisions shall apply, the terms and conditions of Chapter 1 (Model Subdivision Rules), as amended from time to time, being hereby adopted and incorporated herein for such purpose.

1.7 Severability

If any part or provision of these regulations, or application thereof, to any person or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The commissioners' court hereby declares that it would have enacted the remainder of these regulations without any such part, provision or application.

1.8 Definitions

See Appendix E.

1.9 Changes and Amendments

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

SECTION 2- MINIMUM STANDARDS

2.1 Scope of Standards

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

2.2 Water Facilities Development

A. Public water systems

1. Subdividers who propose to supply drinking water by connecting to an existing public water system must provide a written agreement with the retail public utility in substantially the form attached in Appendix D.l. The agreement must provide that the retail public utility has or will have the ability to supply the total flow anticipated from the ultimate development and occupancy of the proposed subdivision for a minimum of 30 years. The agreement must reflect that the subdivider has paid the cost of water meters and other necessary connection equipment, membership fees, water rights acquisition costs, or other fees associated with connection to the public water system so that service is available to each lot upon completion of construction of the water facilities described on the final plat. Figure: Appendix D.1

2. Where there is no existing retail public utility to construct and maintain the proposed water facilities, the subdivider shall establish a retail public utility and obtain a Certificate of Convenience and Necessity (CCN) from the Commission. The public water system, the water quality and system design, construction and operation shall meet the minimum criteria set forth in 30TAC §§290.38- 290.51 and §§290.101-290.120. If groundwater is to be the source of the water supply, the subdivider shall have prepared and provide a copy of a groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for new public water supply systems and certifies the long term (30 years) quantity and quality of the available groundwater supplies relative to the ultimate needs of the subdivision. If surface water is the source of supply, the subdivider shall provide evidence that sufficient water rights have been obtained and dedicated, either through acquisition or wholesale water supply agreement, that will provide a sufficient supply to serve the needs of the subdivision for a term of not less than 30 years.

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

1. without any treatment to the water; or

2. with treatment by an identified and commercially available water treatment system.

C. Transportation of potable water. The conveyance of potable water by transport truck or other mobile device to supply the domestic needs of the subdivision is not an acceptable method, except on an emergency basis. Absence of a water system meeting the standards of these rules due to the negligence of the subdivider does not constitute an emergency.

2.3 Wastewater Disposal

A. Organized sewerage facilities

1. Subdividers who propose the development of an organized wastewater collection and treatment system must obtain a permit to dispose of wastes from the Commission in accordance with 30 TAC Chapter 305 and obtain approval of engineering planning materials for such systems under 30 TAC Chapter 317 from the Commission.

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

B. On-site sewerage facilities

1. On-site facilities which serve single family or multi-family residential dwellings with anticipated wastewater generations of no greater than 5,000 gallons per day must comply with 30 TAC Chapter 285.

2. Proposals for sewerage facilities for the disposal of sewage in the amount of 5,000 gallons per day or greater must comply with 30 TAC Chapter 317.

3. The Commission or its authorized agent shall review proposals for on-site sewage disposal systems and make inspections of such systems as necessary to assure that the system is in compliance with the Texas Health and Safety Code, Chapter 366 and rules in 30 TAC Chapter 285,and in particular §§285.4, 285.5 and 285.30-285.39. In addition to the unsatisfactory on··site disposal systems listed .in 30 TAC §285.3(i), pit privies and portable toilets are not acceptable waste disposal systems for lots platted under these rules.

2.4 Greywater Systems for Reuse of Treated Wastewater

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

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

2.5 Sludge Disposal

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

2.6 Setbacks

In areas that lack a nationally recognized fire code as listed in Local Government Code, §233.062(c) and lack water lines sized for fire protection, setbacks from roads and right-of-ways shall be a minimum of 10 feet, setbacks from adjacent property lines shall be a minimum of five feet, and shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewerage facilities, or drinking water supplies. Setback lines required elsewhere in the orders or rules of the county shall control to the extent greater setbacks is therein required.

2.7 Number of Dwellings Per Lot

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

SECTION 3. PLAT APPROVAL

3.1 Applications for Plat Approval

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

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

3.2 Final Engineering Report

The final plat shall include on the plat or have attached to the plat an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. The engineering report shall discuss the availability and methodology of providing water facilities and wastewater treatment to individual lots within the subdivision. A detailed cost estimate per lot acceptable to the county shall be provided for those unconstructed water supply and distribution facilities and wastewater collection and treatment facilities which are necessary to serve each lot of the subdivision. The plan shall include a construction schedule for each significant element needed to provide adequate water or wastewater facilities. If financial guarantees are to be provided under Section 3.4 of this title, the schedule shall include the start dates and completion dates.

A. Public water systems.

1. Where water supplies are to be provided by an existing public water system, the subdivider shall furnish an executed contractual agreement between the subdivider and the retail public utility in substantially the form attached in Appendix D.l and referenced in Section 2.2 (A.1). Before final plat approval, plans and specifications for the proposed water facilities shall have been approved by all entities having jurisdiction over the proposed project which may include in addition to the county the Commission and the county health department. If groundwater is to be the source of the water supply, the final engineering report shall include a groundwater availability study that complies with the requirements of 30 TAC §§230.1 through TAC 230.11 for water availability for a public water supply system and certifies the long term (30 years) quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision.

2. Where there is no existing retail public utility to construct and maintain the proposed water facilities, the subdivider shall establish a retail public utility and obtain a Certificate of Convenience and Necessity (CCN) from the Commission and include evidence of the CCN issuance with the plat. Before final plat approval, plans and specifications for the proposed water facilities shall have been approved by all entities having jurisdiction over the proposed project. If groundwater is to be the source of the water supply, the final engineering report shall include a groundwater availability study that complies with the requirements of 30 TAC §§230.1 through TAC 230.11 for water availability for a public water supply system and certifies the long term (30 years) quantity and quality of available groundwater supplies relative to the ultimate needs of the subdivision. If surface water is the source of supply then the final engineering report shall include evidence that sufficient water rights have been obtained and dedicated, either through acquisition or wholesale water supply agreement, that will provide a sufficient supply to serve the needs of the subdivision for a term of not less than 30 years.

B. Non-public water systems. Where individual wells are proposed for the supply of drinking water to residences, the final engineering report shall include the quantitative and qualitative results of sampling the test wells in accordance with Section 2.2(B) of this title.

The results of such analyses shall be made available to the prospective property owners. If the water quality of the test well required pursuant to Section 2.2(B) of this title does not meet the water quality standards as set forth in that section without treatment by an identified and commercially available water treatment system, then the final report must state the type of treatment system that will treat the water produced from the well to the specified water quality standards, the location of at least one commercial establishment within the county at which the system is available for purchase, and the cost of such system, the cost of installation of the system, and the estimated monthly maintenance cost of the treatment system. The final engineering report shall include a ground water availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for individual water supply wells on individual lots and certify the long term (30 year) quantity and quality of available ground water supplies relative to the ultimate needs of the subdivision. The description of the required sanitary control easement shall be included.

C. Organized sewerage facilities

1. Where wastewater treatment is to be provided by an existing retail public utility, the subdivider shall furnish evidence of a contractual agreement between the subdivider and the retail public utility in substantially the form attached in Appendix D.2 and referenced in Section 2.3(A.2) of this title. Before final plat approval, an appropriate permit to dispose of wastes shall have been obtained from the Commission and plans and specifications for the proposed wastewater collection and treatment facilities shall have been approved ·by all entities having jurisdiction over the proposed project.

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

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

3.3 Additional Information

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

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

3.4 Financial Guarantees for Improvements.

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

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

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

2. The bond or financial guarantee shall be in an amount determined by the commissioners court to be adequate to ensure proper construction or installation of the public or non-public water facilities, and wastewater facilities to service the subdivision, including reasonable contingencies, but in no event shall the amount of the bond be less than the total amount needed to serve the subdivision as established by the engineer who certifies the plat.

3. The bond shall be executed with sureties as may be approved by the commissioners' court. The county shall establish criteria for acceptability of the surety companies issuing bonds that include but are not limited to:

i) Registration with the Secretary of State and be authorized to do business in Texas;

ii) Authorization to issue bonds in the amount required by the commissioners court; and

iii) rating of at least B from Best's Key Rating Guide; or if the surety company does not have any such rating due to the length of time it has been a surety company, the surety company must demonstrate eligibility to participate in the surety bond guarantee program of the Small Business Administration and must be an approved surety company listed in the current United States Department of Treasury Circular 570. Such bonds shall meet the criteria contained in the rules and regulations promulgated by the United States Department of Treasury.

4. The bond shall be conditioned upon construction or installation of water and wastewater facilities meeting the criteria established by Section 2 of these rules and upon construction of facilities within the time stated on the plat, or on the document attached to the plat for the subdivision, or within any extension of time granted by the commissioners' court.

C. Letter of credit. A letter of credit that is submitted in compliance with Section A of this section shall meet the following requirements.

1. Any letter of credit submitted as a financial guarantee for combined amounts greater than $10,000 and less than $250,000 must be from financial institutions which meet the following qualifications.

a. Bank qualifications:

i. must be federally insured;

ii. Sheshunoff rating must be 10 or better and primary capital must be at least 6.0% of

total assets; and

iii. total assets must be at least $25 million.

b. Savings and loan association qualifications:

i. must be federally insured;

ii. tangible capital must be at least 1.5% of total assets and total assets must be greater than $25 million or tangible capital must be at least 3.0% of total assets if total assets are less than $25 million; and

iii. Sheshunoff rating must be 30 or better.

c. Other financial institutions qualifications:

i. the letter of credit must be 110% collateralized by an investment instrument that would meet the qualifications for a county investment; and

ii. the investment instrument must be registered in the county's name and the county must receive safekeeping receipts for all collateral before the letter of credit is accepted.

2. Any letter of credit submitted as a financial guarantee for combined amounts greater than $250,000 must be from financial institutions which meet the following qualifications.

a. Bank qualifications:

i. must be federally insured;

ii. Sheshunoff rating must be thirty or better and primary capital must be at least 7.0% of total assets; and

iii. total assets must be at least $75 million.

b. Savings and loan association qualifications:

i. must be federally insured;

ii. tangible capital must be at least 3.0% of total assets and total assets must be greater than $75 million, or tangible capital must be at least 5.0% of total assets if total assets are less than $75 million; and

iii. Sheshunoff rating must be 30 or better.

c. Other financial institutions qualifications:

i. the letter of credit must be 110% collateralized by an investment instrument

that would meet the qualifications for a county investment; and

ii. the investment instrument must be registered in the county's name and the county must receive safekeeping receipts for all collateral before the letter of credit is accepted.

3. The letter of credit shall list as sole beneficiary the county judge of the county, in his official capacity, or the judge's successor in office, and must be approved by the county judge of the county. The form of the letter of credit shall be modeled after the form attached in Appendix D.4. Figure: Appendix D.4

4. The letter of credit shall be conditioned upon installation or construction of water and wastewater facilities meeting the criteria established under Section 2 of these rules and upon construction of facilities within the time stated on the plat, or on the document attached to the plat for the subdivision, or within any extension of time granted by the commissioners court.

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

E. Alternative to county accepting a financial guarantee. The county may approve a final plat under this section without receiving a financial guarantee in the name of the county if:

1. the property being subdivided lies wholly within the jurisdiction of the county;

2. the property being subdivided lies wholly within the extra-territorial jurisdiction of a municipality; and

3. the municipality has executed an interlocal agreement with the county that imposes the obligation on the municipality to:

a. accept the bonds, letters of credit, or other financial guarantees, that meet the requirements of this section;

b. execute the construction agreement with the subdivider; and

c. assume the obligations to enforce the terms of the financial guarantee under the conditions set forth therein and complete construction of the facilities identified in the construction agreement.

3.5 Review and Approval of Final Plats

A. Scope of review. The county will review the final plat to determine whether it meets the standards of Section 2 and the requirements of these rules.

B. Disapproval authority. The commissioners' court shall refuse to approve a plat if it does not meet the requirements prescribed by or under these rules.

C. Prerequisites to approval. Final plat approval shall not be granted unless the subdivider has accomplished the following:

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

2. provided evidence that the water facilities and sewerage facilities have been constructed and installed in accordance with the criteria established within these rules and the approvals from the Commission of the plans and specifications for such construction, including any change orders filed with these agencies; or

3. obtained all necessary permits for the proposed water facilities and sewerage facilities (other than for OSSF permits on individual' lots within the proposed subdivision) and has entered into a financial agreement with the county secured by a bond or other alternative financial guarantee such as a cash deposit or letter of credit for the provision of water and sewerage facilities with the bond or financial guarantee meeting the criteria established in Section 3 of these rules.

3.6 Time Extensions for Providing Facilities

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

1. any financial guarantees provided with the final plat as originally submitted are effective for the time of the requested extension or new financial guarantees that comply with Section 3.4 are submitted which will be effective for the period of the extension; and

2. the court finds the extension is reasonable and not contrary to the public interest.

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

C. Unreasonableness. An extension is not reasonable if it would allow a residence in the subdivision to be inhabited without water or sewer services that meet the standards of Section 2 of these rules.

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

E. The developer of the subdivision shall notify in writing of an intent of water and sewer service extension 45 days prior to the service date expiration.

3.7 Criteria for Subdivisions that Occurred Prior to September 1,1989

A. Authority and scope. This section shall apply only to tracts of land that were divided into two or more parts to lay out a subdivision before September 1, 1989 and have not been platted or recorded. This section is in addition to the authority of the county to grant a delay or variance pursuant to Local Government Code §232.043 or a rule of the county adopted pursuant to such provision.

B. Purpose. It is the purpose of this section to promote the public health of the county residents, to ensure that adequate water and sewerage facilities are provided in subdivisions within the jurisdiction of this county, and to establish the minimum standards for pre-1989 subdivisions

for which no plat has been filed or recorded in the records of the county.

C. Required plat. In the event that the owner of tract of land located outside the limits of a municipality who subdivided the tract into two or more parts to lay out a subdivision of the tract prior to September 1, 1989, including an addition, or to lay out suburban lots or building lots, and to lay out streets, alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts, was legally obligated to, but has failed to have a plat of the subdivision prepared, approved by the commissioners court, and filed, the owner of a residential lot which was created by the subdivision may have a plat of the individual lot prepared and approved by the commissioners court as provided in this section in lieu of the filing of a plat of the subdivision.

D. Special criteria. The commissioners court may approve the plat of a residential lot which does not comply with the provisions of Section 1.5(B) (sale restrictions), Section 2.6 (Setbacks), Section 2.7 (Number of Dwellings per Lot), Section 3.2 (Final Engineering Report), and Section 3.4 of this title (Financial Guarantees for Improvements) as applied to an individual subdivided lot if such approval is in harmony with the general purpose and intent of these rules so that the public health, safety, and welfare may be secured and substantial justice done.

1. Owners of individual lots in a single unplatted subdivision may file a joint request for approval of their respective individual residential lots.

2. An application for approval of the plat of an individual lot shall be made in writing. The application shall state specifically the division, section, or subsection with which the plat does not comply and from which a waiver is being requested. The application shall contain available information and documentation which supports the requested approval. The applicant shall also provide such additional documentation as the commissioners court may request to support the application, including:

   a. a copy of a dated plat, sales contract, utility records, or other acceptable documentation that the subdivision occurred prior to September 1, 1989;

   b. the name and address of the original subdivider or the subdividers authorized agent, if known;

   c. a survey and plat of the lot for which approval is requested, showing existing residences, roads, and utilities; and

   d. a deed, an affidavit of ownership or other evidence of ownership of the lot for which approval is requested.

3. Approval of plats of individual lots shall be granted subject to the limitations of state law, and based on written findings by the commissioners court that:

   a. the lot for which approval is requested is within a tract that was subdivided prior to September 1, 1989, and is not owned by the original subdivider;

   b. a plat was required for the subdivision, but has not been filed with the county by the subdivider legally obligated to file it;

   c. an existing, currently occupied residential dwelling is located on the lot;

   d. existing water and sewer services which comply with the minimum standards set forth

herein are available to the lot; and

e. the request is reasonable, compliance with specified sections of these rules is impractical, and a waiver is not contrary to the public health and safety.

E. Final determination. The commissioners' court shall make the final decision on an application for a waiver, following review and recommendation by the county engineer. The applicant may withdraw a request for a waiver at any point in the process. If the requested waiver application is approved by the commissioners' court, the county shall issue a certificate stating that a plat of the residential lot has been reviewed and approved.

SECTION 4- ENFORCEMENT

4.1. Oversight

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

4.2. General Enforcement Authority of County

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

CHAPTER 2 – SUBDIVISION SUBMITTAL AND REVIEW PROCEDURES

SECTION 1- PLAT SUBMITTAL AND REVIEW PROCEDURES

1.1 General Procedure

The general procedure ultimately leading to the recording of a subdivision plat is the following sequence of steps:

A. Preliminary conference (optional but highly recommended).
B. Submission of a written variance request (optional and only if information on the preliminary plat is not required for determination of variance).
C. Submission, review of preliminary plat (with concurrent consideration of variance request or requests).
D. Modification of preliminary plat and fulfillment of any conditions of preliminary plat approval.
E. Preliminary plat approval by Commissioner Court.
F. Submission, review of final plat (with concurrent consideration of variance request or requests).
G. Posting of bonds or other financial guarantees or construction of proposed improvements.
H. Final plat approval by Commissioner Court.
I. Release of final plat for recording.
J. Recording of final plat in the map records of Cameron County.

1.2 Preliminary Conference

The owner and/or the owner's engineer are strongly urged to meet with the County Engineering Department to discuss any proposed subdivision or development. In this manner certain concerns and requirements can be addressed prior to expending time and money on property which cannot be developed in compliance with these rules or for which it is uneconomical to do so. As noted, a preliminary conference is not required, however, it is strongly encouraged, and allows for the exchange of non-binding information between the applicant and County staff and serves as a pre-application meeting.

1.3 Plat Preparation and Quality

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

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

The submission will be reviewed for completeness (see attached checklists). If the submission is incomplete the fee will be forfeited and the submission will be returned with a letter of incompleteness.

1.4 Application for Plat Approval

A. The application for approval of a plat shall be filed in the County Engineering Department by the record owner of the property to be subdivided or the owner's duly authorized agent. If the application is submitted by the owner's agent, then the agent shall submit such information as is necessary to verify that the agent has the authority to submit for and bind the owner by his actions on a form to be provided by the Engineering Department. The application shall have attached a copy of the deed or deeds showing the ownership of the land as well as the required number of copies of the preliminary and/or final plat.

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

C. The Engineering Department shall keep a check list (log) that identifies for each document submitted during the process of seeking subdivision approval.

1.5 Preliminary Plat Processing

A. Preliminary plats may be approved as submitted, approved conditionally, or disapproved. If approved conditionally or disapproved, the reasons for such conditional approval or disapproval shall be stated in a letter from the Engineering Department to the developer or his agent of record.

B. The approval of a preliminary plat shall be good for a period of twelve (12) months from the date of Commissioners Court approval. H there is no activity on the subdivision for the first eleven months after date of approval, the owner may apply in writing for extensions of six (6) months.

C. Preliminary plats for which approval expire due to inactivity within the twelve (12) or six (6) month periods shall be required to be resubmitted as a new subdivision.

1.6 Plat Review Fees

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

1.7 Preliminary Plat Requirements

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

A Plat and, as required, reports, calculations and supporting data shall be submitted to the County Engineer 1s office. Where engineering data is required, it shall be prepared by a Registered Professional Engineer. The county engineering staff shall review and, if the submittal is complete, recommend it to the Commissioners Court for approval. The subdivider must allow up to 30 days from when the complete application is filed for the County Engineer's office to review and comment on the submission.

The County Engineer's Office shall recommend the Preliminary Plat to Commissioners Court for approval only when the Plat submission is complete in accordance with these requirements.

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

1. Name, address, phone number of subdivider(s).

2. Utilities: Names of water, solid waste and electricity providers, and name of wastewater provider or type of on-site sewerage system. All on-site sewage facilities must be reveiewed and approved by the County Health Department prior to subdivision approval.

3. Description of on-site drainage and route of runoff to major drain structure on or off site.

4. Summary description of fees submitted.

5. Type of proposed development.

6. Type of Division.

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

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

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

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

1. Name, address and telephone number of the subdivider and authorized agent responsible for the preparation of the plat.

2. Legal description, acreage and name of the proposed subdivision. Subdivision's name shall not be spelled or pronounced similarly to the name of any existing subdivision located within the County.

3. The boundary of the subdivision indicated by a heavy line and described by bearings and distances.

4. Description of primary control points used as references and label lot and block numbers.

5. Existing conditions inside and within 150 feet outside of the subdivision and shall note the following:

   b. Name, description, location, and dimensions of existing streets (right-of-way), alleys, easements, and public / private encumbrances.

   c. Description, location, dimensions and flow lines of existing water courses, drainage and irrigation structures.

   d. Name, description, location, and dimensions of existing lots, public areas, divisions and subdivisions. Include volume and page for all adjoining properties within 150' outside the boundary.

   e. Name, description, location and dimensions of all structures, (i.e. houses, fences, etc.), and utilities (sewer, water, gas, cable, telephone, and electricity).

   f. Scale, north arrow, and topography of the property. Elevations may be used from the USC&GS quadrangle maps. Note spot elevations on a minimum 100' grid with one foot (1) contour lines.

6. Date of preparation of plat, scale of plat and north arrow.

7. Identification code, location, description, and elevation of the USC&GS benchmark used.

8. Show the location, dimensions, and description of all proposed street rights- of-way, alleys, drainage structures, parks, squares, other public areas, reservations, easements, other rights-of-way, blocks, lots (lettered or numbered consecutively, as may deem practicable) and other pertinent proposed features within the subdivision.

9. Show the location of streets and assign street name(s).The name of a proposed street shall conform to the name of an existing street of which it may become an extension but otherwise shall not duplicate or conflict with the recognized name of any other street located in the area subject to these rules.

10. Graphic or narrative description of the proposed setback lines on the front, back, and sides of lots.

11. Location of any City's corporate limits line or extra territorial jurisdiction line. A statement of the whether any part of the proposed subdivision lies within any extraterritorial jurisdiction of a municipality (under Texas Local Govt. Code § 42.021or 212.001) shall be provided. If an ETJ line traverses the subdivision, it shall be delineated and identified upon the preliminary plat.

12. Preliminary layout of the proposed topography and utilities (shown on this or a separate plat for clarity).

13. Vicinity map, (a minimum scale 1" equals 2,000'), with streets, city limits and their ETJ, and other major land features.

14. Net area (gross area less easements) of lots to the nearest 1/100 of an acre.

15. Limits of flood hazard areas scaled from the Flood Insurance Rate Maps and proposed finished floor elevation of any building within these flood hazard areas.

16. Dimensions of the proposed lots and centerlines.

17. Preliminary Drainage Plan in sufficient detail along with supporting documentation.

1.8 Final Plat Requirements

A. Complete plat application.

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

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

D. Three copies of the final plat and its required supporting information shall be submitted, along with one reproducible original of the final plat itself.

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

1. Statement of conformance or list of variances. The statement shall declare that the final plat (including its supporting information) conforms to these rules (including the associated Appendices) or shall list the instances in which it does not comply with these rules, the reason for each such non-compliance, and whether a variance is requested.

2. Utility provider letters. Letters from utility providers, including irrigation and water control and improvement districts, other than water and sewer, shall be submitted showing that the utility has reviewed the proposed subdivision, that easements shown on the proposed plat are adequate, and that the subdivider has made all arrangements necessary for the utility company to service the subdivision. All approvals must be dated not more than 6 months prior to the date the final plat application is received. The approval may be noted on the face of the plat in lieu of a letter being provided.

3. Street and drainage plans. Two sets of construction plans and specifications for streets and drainage improvements and the associated construction cost estimates shall be provided. The plans and specs shall conform to these rules (including the Appendix).

4. Water and sewage plans. Two sets of construction plans and specifications for water and sewer improvements and the associated construction cost estimates shall be provided. The plans and specs shall conform to these rules (including the Appendix).

F. The final plat shall:

1. Be certified by a surveyor or engineer registered to practice in this state.

2. Define the subdivision by metes and bounds.

3. Locate the subdivision with respect to an original comer of an original survey of which it is a part.

4. Describe each lot, number each lot in progression, and give the dimensions of each lot.

5. State the dimensions of and accurately describe each already existing or recorded lot, street, alley, square, park, reservation, easement, or other right-of-way or encumbrance within the land being subdivided.

6. State the dimensions of and accurately describe each lot, street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

7. Note the type and location of all monuments and whether each was found or set.

8. Include or have attached a document containing a description in English and Spanish of the water and sewer facilities and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed to service the subdivision and a statement specifying the date by which the facilities will be fully operable.

9. Have attached a document prepared by an engineer registered to practice in this state certifying that the water and sewer service facilities proposed under Item 8 above are in compliance with Chapter 1 (Model Rules) adopted under Section 16.343, Water Code, and a certified estimate of the cost to install water and sewer service facilities.

10. Identify and dedicate unobstructed aerial easements and guy wire easements as may be required for overhead utilities.

11. Identify the topography of the area.

12. Provide for drainage in the subdivision to:

    a. avoid concentration of storm drainage water from each lot to adjacent lots;

    b. provide positive drainage away from all buildings; and

    c. coordinate individual lot drainage with the general storm drainage pattern for the area;

13. Include a description of the drainage requirements as provided in Item 12.

    a. describe the general drainage pattern for the area and all drainage channels and structures, and

    b. identify, describe and dedicate all easements for drainage and irrigation facilities.

14. include a certification by a surveyor or engineer registered to practice in this state describing any area of the subdivision that is in a floodplain or stating that no area is in a floodplain. If any area of the subdivision is in a flood hazard area, the boundaries of the flood hazard area and the minimum finish floor elevations shall be shown on the face of the final plat, and there shall be at least one benchmark located at a readily accessible site within the proposed subdivision. A complete description of said benchmark and its elevation relative to a recognized U.S.C.&G.S. or U.S.G.S. benchmark shall be placed on the face of the plat. Additionally, the required minimum finish floor elevation of structures to be constructed on

the property shall be noted on the face of the final plat.

If any part of a plat applies to land intended for residential housing and any part of that land lies floodplain, the Commissioners Court shall not approve the plat unless the plat has a restrictive covenant. The restrictive covenant shall prohibit the construction of residential housing in any area of the subdivision that is in a floodplain unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).

15. include certification that the subdivider has complied with the requirements of Section 232.032 and that:

    a. the water quality and connections to the lots meet, or will meet, the minimum state standards;

    b. sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;

    c. electrical connections provided to the lot meet, or will meet, the minimum state standards; and

    d. gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

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

16. If the subdivision creates two or more lots of five acres or less intended for residential purposes, the subdivider shall comply with various requirements in Chapter 1 (Model Rules), including requirements related to:

    a. the minimum standards regarding water, wastewater, greywater, sludge disposal, setbacks, and the number of dwelling units per lot.

    b. the final engineering report described in Chapter 1 (Model Rules)

    c. the execution of an agreement with the county for the provision of certain improvements, and a bond or other financial guarantee (such as a cash deposit or a letter of credit) securing the agreement, as described in Chapter 1 Sections 3.4 and 3.5.

17. Note on the face of the plat any variance already granted by the Commissioners Court, along with the date such variance was granted.

18. Note on the face of the plat, the requirement that each purchase contract made between a subdivider and a purchaser of the land in the subdivision contain a statement describing how and when water, sewer, electricity, and gas services will be made available to the subdivision.

19. Results of soil analysis conducted by an independent testing laboratory for OSSF design.

20. Results of water analysis conducted by an independent testing laboratory for water well installation and shall be in conformance with TCEQ requirements.

21. Restrictive covenant. Any restrictive covenants proposed to be imposed for the subdivision should be attached for reference. It should be noted whether these are existing or proposed and if proposed at what time they will be recorded, prior to or subsequent

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

1.9 Final Plat Processing

A. Application. The developer shall sign and date an application for final plat approval on a form to be provided by the Engineering Department. On the application the developer shall fully describe all the infrastructures (streets, drainage facilities, water facilities, wastewater facilities, etc.) that has been completed or installed to serve the subdivision as of the date of the application for final plat approval. As part of the application, the developer shall also sign and list all the documents accompanying or attached to the final plat. A set of these documents shall be kept together during the review and approval process and through the recordation of the plat and the identified documents. Any substitutions or additions to the documents to be recorded shall be noted and dated on an addendum to the application form.

B. The final plat and its accompanying data shall be reviewed by the County Engineering Department within 30 days from when the completed application is filed. If all required information is contained within the submission and the final plat is complete in every respect, the plat shall be presented to the Commissioners Court for its approval. If the application is incomplete, the County Engineering Department shall make note of such requirements in letters to the developer and the engineer or surveyor of record within ten (10) business days of the date of the application.

C. Upon submission of the requested additional information, the process of review will continue until the application is complete in every respect. The final plat shall then be placed before the Commissioners Court for approval or disapproval. No conditional approval of the final plat shall be granted.

1.10 Approval of Final Plats by Commissioners Court

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

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

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

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

1.11 Release of Approved Final Plat for Recording

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

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

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

1.12 Conflict of Interest under Local Govt. Code § 232.034

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

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

1. has an equitable or legal ownership interest in the tract;

2. acts as a developer of the tract;

3. owns voting stock or shares of a business entity that:

   a. has an equitable or legal ownership interest in the tract; or

   b. acts as a developer of the tract; or

4. receives in a calendar year money or anything of value from a business entity described by Subsection 3.

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

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

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

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

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

1.13 Timely Approval of Plats

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

B. If a person submits a plat application to the Engineering Department that does not include all of the documentation or other information required by Division A, the Engineering Department shall, no later than the tenth (10^{th}) business day after the date the Engineering Department receives the application, notify the applicant of the missing documents or other information. No further action will be taken on the application until all documentation or other information contained in the notice is submitted to the Engineering Department.

C. Acceptance by the Engineering Department of a complete plat application shall not be construed as approval of the application or the information or documentation contained therein.

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

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

F. The sixty (60) day period under Subsection D:

1. May be extended for a reasonable period, if agreed to in writing by the applicant and approved by the Commissioners Court.

2. May be extended up to sixty (60) additional days by the Commissioners Court if Chapter 2007, Texas Government Code, requires the County to perform a takings impact assessment in connection with a plat application; and

3. Applies only to a decision wholly within the control of the Commissioners Court.

G. The Commissioners Court shall make the determination under Subsection F.(2) regarding extension of the sixty (60) day period not later than the twentieth (20^{th}) day after the date a completed plat application is received by the Engineering Department.

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

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

1. The Commissioners Court shall direct the County Treasurer to refund to the applicant the greater of the unexpended portion of any plat application fee or deposit or fifty percent (50%) of the plat application fee or deposit that has been paid: Plat Application fees: See Appendix B.2, Preliminary Plat Check List and Appendix B.3, Div. A, Final Plat Check List.

2. The plat application is granted by operation Jaw; and

3. The applicant may apply to a district court with civil jurisdiction in the county for a writ of mandamus to compel the Commissioners Court to issue documents recognizing the approval of the plat.

1.14 Supersession

These rules, based on the Model Subdivision rules, supersede any conflicting regulations of the county.

Whenever the standards and specifications in these regulations conflict with those contained in other regulations or City Ordinances adopted by a City and applicable to a Subdivision to which these regulations also apply, the most stringent or restrictive provisions shall apply. In addition, it is the intention of the County in adopting these regulations, to regulate development in unincorporated areas of the County consistent with the provisions of Chapter 232, Tex. Loc. Govt. Code and Chapter 1 (Model Subdivision Rules), as either may be amended from time to time and being adopted by Commissioners Court. In the event of a conflict between the provisions of these regulations and either Chapter 1 (Model Subdivision Rules) or Chapter 232, the more stringent or restrictive provisions shall apply, the terms and conditions of Chapter 1(Model Subdivision Rules), as amended from time to time, being hereby adopted and incorporated herein for such purpose.

SECTION 2 - MONUMENTATIONS, IMPROVEMENTS AND COSTS

2.1 Survey Monuments

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

2.2 Responsibility for Costs

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

2.3 Construction Plan Review

Prior to commencing construction of subdivision improvements, the final plat, construction plans and specifications must be submitted to and approved by the County Engineer or the duly authorized representative.

The County Engineer's Office shall review the final plat for form and content and the construction plans for conformance to Subdivision Regulations for roadways and drainage improvements. The County Engineer's Office shall also review the construction plans for general conformance to TCEQ Requirements for water and wastewater improvements and for erosion control. This review shall be for conformance to Subdivision Regulations and the responsibility and liability for the adequacy of the design shall remain with the engineer sealing the documents.

No review of the construction documents will be initiated without the submission of the proper fees by the Developer to the County Engineer's Office.

2.4 Construction Inspection

During construction of the subdivision improvements, periodic inspection of the quantities and quality of workmanship of the construction shall be provided by the County to oversee compliance with the plans and specifications, as provided, for those improvements that will be dedicated for public use.

A pre-construction meeting will be held at the County Engineer's Office to discuss construction specifics and requirements. At a minimum, the following items are required prior to granting a pre-construction meeting: approved plans, approved cost estimate, all fees paid, contractor's submittals for all public infrastructure. No construction inspections will be initiated without the submission of the proper fees by the Developer to the County Engineer's Office.

The developer shall ensure that the developer's construction contractor notifies the County Engineer's Office of key construction activities and milestones and testing appointments to allow for the witnessing of said activities by County inspection personnel.

All testing shall be paid for by the developer and copies of the test reports shall be provided to the County Engineer for review.

SECTION 3 - VARIANCES

3.1 General Requirements

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

3.2 Limitations under State Law

A. A variance may be granted to a requirement of these rules only insofar as that requirement is not mandated by state law.

B. Except as provided by Section 16.350(d), Texas Water Code, or Section 232.042 or 232.043, Texas Local Government Code, the Commissioners Court may not grant a variance or adopt any regulations that waive any requirements of subchapter B of chapter 232 of the Texas Local Government Code.

C. Variance from Chapter 1 (Model Subdivision Rules). The Commissioners Court may grant an exemption for a subdivision from the requirements of Chapter 1 only if the county supplies the subdivision with water supply and sewer services that meet the standards of Chapter 1.

D. A variance or delay from compliance with the requirements of Texas Local Government Code § 232.040 is governed by Texas Local Government Code § 232.042.

3.3 Request for Variance

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

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

3.4 Procedure for Review of Request for Variance

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

A. Review by County Engineering Department.

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

B. Consideration by Commissioners Court

The Commissioners Court shall hold a public hearing on the request for variance. The applicant and the County Engineering Department shall have at least five (5) days notice of the Commissioners Court's hearing on the application. The Commissioners shall be provided copies of all pertinent written information developed during the review of the variance. After providing an opportunity for all concerned to be heard, the Commissioners Court shall proceed to deny the variance, to grant it, or to grant it with conditions. The full extent of the reasons for such a variance, when granted, shall be duly recorded in the Minutes of the Commissioners Court. If the Commissioners Court grants an exemption for a subdivision from the requirements of Chapter 1 (Model Subdivision Rules), the Court shall identify the source of funding to supply the subdivision with water and sewer services that meet the requirements of Chapter 1.

3.5 Notation of Variance on Plat

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

SECTION 4 - FISCAL GUARANTEES FOR IMPROVEMENTS (PERFORMANCE & MAINTENANCE)

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

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

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

2. Trust Agreement - The Subdivider has placed on deposit in a bank or trust company in the name of the County and approved by the County, in a trust account, a sum of money equal to the estimated cost of installation of all improvements for which the Subdivider is responsible under these Subdivision Regulations. The Subdivider may select the trustee from federally insured local banks or local savings and loan association or other financial institutions as approved by the County. The Subdivider and the Trustee shall execute a trust agreement in a form approved by the County, which provides the list of improvements for which the Subdivider is required to construct in the Subdivision, the estimated cost of installation, the time of completion as approved by the County and such other information that may be requested by the County. Upon approval by the County and after inspection of the work, periodic withdrawals may be made from the trust account for progressive payment of installation costs. The amount of such withdrawals shall be based upon progress work estimates that are approved by the County. The trustee shall pay all amounts approved by the County.

3. Performance Bond - The Subdivider has filed with the County a bond executed by a surety company holding a license to do business in the State of Texas that is acceptable to the County, in the form approved by the County, in an amount equal to a sum of money equal to the estimated cost of installation of all improvements for which the Subdivider is responsible under these Subdivision Regulations, and setting out the time of completion of such improvements as are as approved by the County. Any Bond, Trust or Guaranty must be conditioned on construction or installation of water and sewer facilities that will be in compliance with these regulations.

C. See - Chapter 1, Section 3.4 for Financial Guarantees minimum requirements.

D. Acceptance or Rejection of Construction - If one of the three (3) types of securities is lifted by the Subdivider under Section 4.B, the County shall inspect the construction of the improvements while in progress and shall inspect each improvement upon completion of construction. After final inspection, the County shall notify the Subdivider in writing as to its acceptance or rejection of the construction. The County shall reject such construction only if it fails to comply with the standards and specifications contained in these Subdivision Regulations and in the Final Plat and accompanying documents. If the County rejects such construction, it shall proceed to enforce the guarantees provided in these Subdivision Regulations. Further, the County shall issue the final acceptance notification letter only after the Subdivider has provided the affidavit required under Section 4.F. The financial guarantee will be released by the County once the Subdivider has complied with the above requirements.

E. Maintenance Bond - The subdivider shall provide or cause to be provided to the County a maintenance bond upon completion of the construction of roadways & drainage improvements to be dedicated to the County. The subdivider shall provide a maintenance bond for each type of improvement in the amount of 15% of the total cost of that improvement.

The maintenance bond shall be in the form of a letter of credit from an acceptable financial institution, a bond from an approved bonding agency, or a cash deposit. These instruments shall meet the same quality requirements of performance bonds and letters of credit as determined in Chapter 1, Section 3.4. The maintenance bond shall be in effect for a minimum time period of one year or a time period in excess of one year as determined by the Commissioners Court.

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

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

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

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

SECTION 5 - ENFORCEMENT

5.1 Oversight

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

5.2 Penal Provisions

A. Civil Penalty (Under Local Govt. Code 232.035)

1. A Subdivider or an agent of a Subdivider may not cause, suffer, allow or permit a Lot to be sold or offered for sale in a Subdivision if the Subdivision has not been platted as required by subchapter B of chapter 232, Tex. Loc. Govt. Code.

2. Notwithstanding any other remedy at law or equity, a Subdivider or an agent of a Subdivider may not cause, suffer, allow or permit any part of a Subdivision in this County over which the Subdivider or an agent of the Subdivider has control, or a right of ingress and egress, to become a health nuisance as defined by Tex. Health & Safety Code § 341.011.

3. A Subdivider who fails to provide for the construction or installation of water or sewer service facilities in the time and manner described on the Plat or on the document attached to the Plat or who otherwise violates these rules or Tex. Loc. Govt. Code Ch.232, is subject to a civil penalty of not less than $500.00 nor more than $1,000 for each violation and for each day of a continuing violation, but not to exceed $5,000 each day and shall also pay court costs, investigative costs, and attorneys' fees for the governmental entity bringing suit.

4. Except as provided by Subsection 5.2.A.5, a person who violates Subsections 5.2.A.l or 5.2.A.2 is subject to a civil penalty of not less than $10,000 or more than $15,000 for each lot conveyed or each subdivision that becomes a nuisance. The person must also pay court costs, investigative costs, and attorneys' fees for the governmental entity bringing suit.

5. A person who violates Subsection 5.2.A.2 is not subject to a fine under Subsection 5.2.A.4 if the Person corrects the nuisance not later than the thirtieth (30th) day after the date the person receives notice of the nuisance from the 45 day or a local health authority.

6. Venue for an action under this Section 5.2.A is in a district court of Travis County or a district court in Cameron County.

B. Criminal Penalty (Under Local Govt. Code 232.036)

1. A Subdivider commits an offense if the Subdivider knowingly fails to file a Plat required by these regulations and Tex. Loc. Govt. Code, Ch. 232, Subchapter B. An offense under this subsection is a Class A misdemeanor.

2. A Subdivider who owns a Subdivision commits an offense if the Subdivider knowingly fails to timely provide for the construction or installation of water or sewer service as required by these rules and Tex. Loc. Govt. Code § 232.032 or fails to make a reasonable effort to have electric utility service and gas utility service installed by a utility as required by - these rules and Tex. Loc. Govt. Code § 232.032. An offense under this subsection is a Class A misdemeanor.

3. If it is shown at a trial of an offense under Subsection 4.2.B.1 that the defendant caused five or more residences in the Subdivision to be inhabited, the offense is a state jail felony.

4. A Subdivider commits an offense if the Subdivider allows the conveyance of a Lot in the Subdivision without the appropriate water and sewer utilities as required by Section 2 of These Rules and Tex. Loc. Govt. Code § 232.032 or without having made a reasonable effort to have electric utility service and gas utility service installed by a utility as required by these rules and Tex. Loc. Govt. Code § 232.032. An offense under this subsection is a Class A misdemeanor. Each lot conveyed constitutes a separate offense.

5. Venue for prosecution for a violation under this section is in Cameron County or in Travis County.

C. Enforcement (Under Local Govt. Code 232.037)

1. The Attorney General, or the District Attorney or County Attorney of the County may take any action necessary in a court of competent jurisdiction on behalf of the State and County or on behalf of residents to:

a. enjoin the violation or threatened violation of a requirement of Chapter 1 (Model Rules);

b. enjoin the violation or threatened violation of these rules or Tex. Loc. Govt. Code Ch. 232, subchapter B;

c. recover civil or criminal penalties, attorneys' fees, litigation costs, and investigative costs; and

d. require platting or replatting under these rules and Tex. Loc. Govt. Code§ 232.040.

2. The Attorney General, at the request of the District or County Attorney with jurisdiction, may conduct a criminal prosecution under Section 5.2.B, or Tex. Loc. Govt. Code §§ 232.033(h) or 232.036.

3. During the pendency of any enforcement action brought, any resident of the affected Subdivision, or the Attorney General, District Attorney or County Attorney on behalf of a resident, may file a motion against the provider of utilities to halt termination of pre-existing utility services. The services may not be terminated if the court makes an affirmative finding after hearing the motion that the termination poses a threat to public health, safety or welfare of the residents of the affected Subdivision.

D. Suit by Private Persons (Under Local Govt. Code 232.038)

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

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

2. recover from the Subdivider:

    a. the market value of any permanent improvements the person placed on the property;

    b. actual expenses incurred as a direct result of the failure to provide adequate water and sewer facilities;

    c. court costs; and

    d. reasonable attorney's fees.

CHAPTER 3 - SUBDIVISION DESIGN AND MIMIMUM STANDARDS

SECTION 1 - MINIMUM REQUIREMENTS

1.1 General Principles

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

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

C. Preliminary Conference. The subdivider and authorized agent are strongly urged to meet with the County Engineer, County Building Official and the County Health Department to discuss any proposed subdivision within the County's jurisdiction. Concerns, constraints and requirements can be clarified prior to detailed design of a development. A preliminary conference is not required and any agreements which may be reached with staff personnel do not bind the Commissioners Court.

D. The subdivision layout shall make provisions for development of adjacent land. Provisions shall be based on the-following consideration:

1. Drainage patterns prior to and after development;

2. Drainage way or storm water outlet capacity prior to and after development;

3. Ingress and egress capacity of adjacent lands;

4. Compatibility of proposed development to existing adjacent land;

5. Quality and capacity of public roadways leading to proposed development.

1.2 General Requirements

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

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

C. Name of Subdivision. Duplication of subdivision names shall be prohibited.

1.3 Classifications of Streets

Streets are classified as follows:

A. "Farm to Market Road" means a road so designated by the Texas Department of Transportation. It shall have a right-of-way of not less than 120 feet.

B. "Main Arterial street" means a public street which provides for the major vehicular circulation, or cross-towns, loops, by-pass, or radial routes of the region, county, or city, other than a Farm to Market Road. It shall have a right-of-way width of not less than 50 feet or more than 100 feet and a pavement width of not less than 32 feet or more than 56 feet.

C. "Collector street" means a public street which provides for expeditious movement of vehicular traffic within a neighborhood, collecting traffic from minor streets and connecting to other major streets. It shall have a right-of-way width of not less than 50feet or more than 70 feet and a pavement width of not less than 32 feet or more than 56 feet.

D. "Minor street" means a street which is used primarily for access and circulation to abutting residential properties and which is intended to serve traffic within a limited area. It shall have a right-of-way width of not less than 40 feet or more than 70 feet and a pavement width of not less than 25 feet or more than 35 feet.

E. "Alley" means a minor public right-of-way which provides a secondary means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a "public street" as that term is defined herein.

F. "Cul-de-sac" means a short public street having but one opening or access to another public street and terminating in a vehicular tum-around.

H. "Dead-end street" means that portion of a public street which initially has only one opening or access to another public street but which will be extended at a later date.

I. "Private Street"- means a vehicular access way under private ownership and maintenance providing access to buildings.

1.4 Streets and Alleys

A. Streets - General

1. The street pattern of a neighborhood shall provide adequate circulation within the subdivision, yet discourage excessive thru-traffic on minor or local streets.

2. The arrangement, character, extent, width, grade and locations of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and proposed land uses in the area.

3. Street access to adjacent undeveloped acreage shall be provided in such a way as to ensure adequate circulation for future development.

4. Dead-end streets and those streets which do not conform to adjacent established streets are to be avoided. Dead end streets shall be terminated with a temporary cul-de-sac easement which will be automatically abandoned upon the extension of a street into adjacent properties.

5. Where a subdivision abuts or contains an existing or proposed major street, double frontage lots may be appropriate. Access to double frontage lots shall be limited to only one side. Access to the major street shall be denied by setting a one-foot (1-ft) non- access easement along the rear property line abutting such existing or proposed major streets.

6. All state maintained roads shall comply with the current TXDOT Access Management Manual.

7. The street system layout shall be so designed, insofar as practicable, to preserve natural features such as trees, brooks, and scenic views and other such features.

8. All streets, whether public or private, shall be paved to the required width and to the minimum sections established herein.

9. Private streets serving five (5) lots or fewer shall have a minimum right of way width of forty feet (40') and shall be paved to a minimum width of eighteen feet (18'). Private roads serving six (6) or more lots shall be paved to the minimum standards for public streets as established herein. Before any road may be considered for acceptance into the County road and bridge system, it must meet the minimum standards established herein for County-maintained roads.

10. Flood Prone Areas. All streets within a V or A flood' zone, as identified on the FEMA Flood Insurance Rate Maps, and where the base flood elevation exceeds the natural ground elevation by more than one foot (1') shall be built with Class A paving.

11. Design Standards. The design of a street shall conform to the requirements as set forth herein, and the specifications shall be in accordance with the Standard Specifications for Construction of Highways, Streets and Bridges (latest edition) as published by the Texas Department of Transportation.

12. Existing Street Quality. A subdivision fronting on an existing County Road or Public Dedicated Road shall be improved to Cameron County's minimum standard as shown on Appendix A.2.16.

B. Right-of-Way Widths

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

   The minimum right-of-way width requirements for roadways within a subdivision including commercial subdivisions shall be 100' for roads functioning as main arteries, 70' for collector and all other roadways within the subdivision shall have 50' width for urban cross-sections requiring curb and gutter and 60' width for rural cross-sections road ditches. The minimum right-of-way width requirements for roadways passing **along** the subdivision, as defined by roadway classification and proposed roadway cross section, are as follows:

	Urban Section	Rural Section
Minor Street	50 feet	60 feet
Collectors	60 feet	70 feet
Arterial	50 feet	100 feet
Farm to Market Roads & State/Federal Hwys	120 feet	120 feet

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

2. Where proposed streets are extensions of existing or planned streets, having a right-of-way width greater than that specified herein, the proposed streets shall be the same width as the existing or planned streets. Where the proposed subdivision abuts upon an existing street that does not conform to these width requirements, the developer shall dedicate right-of-way sufficient to provide for the ful1right-of-way width. Alleys are not permitted, unless required by a municipality exercising jurisdiction over the subdivision within its ETJ. Where required by a municipality, Alleys shall conform to the municipality's requirements.

3. If any portion of a minor street, collector, or arterial traverses any part of the land being subdivided, that portion of the main or collector street, as planned at the proposed right-of- way width, shall be incorporated in the subdivision plat and shall be dedicated to the appropriate governmental entity.

C. Roadway Widths

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

	Urban	Rural
Minor	28’	25’
Collector	32’	32’
Arterial	40’	40’

2. Proposed roadway extensions shall match the existing or proposed width of the connecting roadway, if the existing roadway is wider than the minimums set above.

3. Minimum transition lengths between roadway widths shall be based on a one foot change in width per twenty five (25) foot length (1:25).

D. Curves

1. The minimum centerline radius on curves shall be 2,000 feet for a Main Arterial,800 feet for a Collector, and 100 feet for a Minor street. The minimum tangent distance between reverse curves shall be 100 feet.

2. The minimum centerline radius shall be:
   - 2,000' for arterials
   - 800' for collectors
   - 100' for minor streets

3. The minimum tangent distance between reverse curves shall be 100'.

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

F. Intersections

1. All streets and alleys are to intersect to a 90 degree angle. Variations of up to 10

degrees may be allowed, but are subject to approval. by the County Engineer. Intersections shall have comer clips and be rounded with radii as follows:

a. Farm to Market - 50' comer tangent clip and radii

b. Arterial - 30' corner tangent clip and radii

c. Collector - 25' corner tangent clip and radii

d. Minor- 25' external tangent clip and radii, or 15' internal tangent clip and radii, as applicable.

e. Alley - 20' comer tangent clip and radii

2. Street or alley intersections, with or extending to meet an existing street or alley, shall be tied to the existing street or alley on centerline, with dimensions and bearings to show the relationship.

3. Acute angle intersections, as may be approved, are to have 30 foot additional radii at acute corners.

G. Cul-De-Sac Streets

1. Turn-arounds shall have a minimum right-of-way radius for

a. Single Family: 50' on curbed and guttered streets and 60' on rural sections.

b. Multi-family, Commercial, and Industrial uses: 75'

c. Alleys with only one point of access: 40'

2. The maximum length of cul-de-sac streets shall be 1,320 feet measured from the intersection to the radius point of the cul-de-sac bulb. Additional length may be granted upon approval from the county engineer.

3. Temporary turn-arounds, conforming to the minimum radii requirements, shall be used where proposed improvements have not been completed at the end of a street. The following note shall be provided on the final plat when a temporary tum-around is used: “Cross-hatched area is a temporary tum-around until street is extended for thru-traffic and recorded in a plat.”

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

H. Street Names and Traffic Control

1. The names proposed streets shall conform to the names of existing streets of which they may be or may become extensions, and shall not duplicate or conflict with the recognized name of any other street in the area. The Consulting Engineer/Developer shall conduct the necessary research to insure that there is no street name conflict with existing street names.

2. The developer shall provide street name and traffic control signs, posts, striping, and/or reflective buttons as required by the County and the current edition of the Texas Manual of Uniform Traffic Control Devices (TMUTCD).

I. Alleys

1. Alleys, where provided, shall have a minimum paved width of 14 feet. Intersecting alleys shall have minimum corner clips and radii of 20 feet.

2. Alleys with only one point of access shall have a turnaround with a minimum radius of 40 feet at their closed ends.

3. Paved alleys shall be provided in commercial and industrial developments, except where other definite and assured provision is made for service access, such as off street loading, unloading, and parking consistent with an adequate plan for the uses proposed.

J. Testing - Testing by a reputable material testing laboratory is required at different stages of Street construction. The testing schedule shall be set in accordance with Appendix A.1, Section 1.5, Table 1.

The Developer or his Contractor shall notify the County Construction inspector at least 24 hours in advance of any test.

1.5 Blocks and Lots

A. Blocks

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

B. Lots

1. General - Lots shall have adequate width and depth. Shapes shall provide safe densities.
They shall be appropriate for the land use and location of the subdivision.

2. It is encouraged for side lot lines to be at right angles to the streets on which the lot faces or to be radial to curved street lines.

C. Standards for design of residential lots

1. Single Family and Duplexes

a. No more than one single family detached dwelling shall be located on each tract. A notation of this restriction shall be placed on the face of the final plat. Proposals which include multi-family residential or commercial units shall include adequate, detailed planning materials as required for determination of proper water and wastewater utility type and design. Two separate structures may not be attached together to make one detached dwelling.

b. Minimum area for lots not served by a public sanitary sewer system shall be as required by the COMMISSION or the County's On- Site Sewage Facility Order, whichever is more restrictive. Minimum area for lots served by a public sanitary system shall be 5,000 square feet.

c. All lots must be provided with water in quality and quantity to meet minimum state standards required by Section 16.343, of the Water Code.

d. Solid waste disposal service must be available for all lots.

2. Townhouses

a. Only one townhouse shall be constructed per lot.

b. Townhouse units shall be served by wastewater and public water systems and solid waste disposal service.

3. Multi-family and apartments

a. A notification of multi-family shall be stated and proposals shall include adequate, detailed planning materials for determination of proper water and wastewater utility type and design.

b. All units shall be served by wastewater and public water systems and solid waste disposal service.

4. Cluster Development

a. All units shall be served by wastewater and public water systems and solid waste disposal service.

5. Condominiums

a. All units shall be served by wastewater and public water systems.

6. Mobile Home

a. Shall comply with all guidelines for single family residential.

b. Minimum lot area for lots served by a public sanitary sewer system shall be 4,000 square feet with a minimum width of 40’.

7. Recreational Vehicle Parks

a. Shall comply with guidelines for single family residential with respect with:

i. Street Standards and Specifications

- General - All Development lots shall be provided with safe and convenient vehicular access from abutting public streets and the same shall be installed and designed in accordance with County construction standards provided for in these rules and regulations.

- Drainage - Drainage requirements shall be in accordance with Section 1.7 of these rules and regulations.

b. Service Facilities

ii. General - All service facilities of a Recreational Vehicle Development relating to, water supply, sanitary sewer facilities, shall be in accordance with Chapter 1 (Model Subdivision Rules).

1.6 Easements for Utilities and Irrigation Facilities

A. Drainage Easements

1. A storm water drainage easement may be required, which would be adequate for the purpose of collection, detention, and/or retention as determined by the County Engineer.

2. The minimum drainage easement width for an underground drainage shall be 15 feet and a minimum of 30 feet for detention drainage swales.

3. A minimum 15' shall be reserved on the perimeter of a detention or retention basin for maintenance and must be level and clear of obstructions. Where such an easement is adjacent to lots or tracts, the easement shall be noted on the face of the Final Plat as follows: "This easement shall be kept clear of fences, building, planting and other obstructions to the operation and maintenance of the easement."

4. Drainage easements shall be delineated on the Preliminary plat and shall be dedicated in the Final Plat.

5. The drainage easements shall be seeded and/or sodded with grass. The seeding shall be a minimum of ten (10) pounds per one (1) acre of land.

6. Irrigation canals: No open irrigation canals, except main canals, shall be permitted within a Subdivision. The Developer shall place said canal underground if its continued use is required by the Irrigation District.

B. Utility Easements

1. Utility easements shall be delineated on the preliminary plat and shall be dedicated on the final plat.

2. The location and width of necessary utility easements shall be determined by the public and private utility companies and shall connect with easements established in adjoining properties.

3. Unobstructed aerial easements and guy wire easements, as may be required for overheard facilities, shall be delineated and dedicated on the preliminary and final plats.

4. Easements as set forth in any applicable County or regional plan for the location of future utility facilities shall be delineated on the preliminary plat and dedicated on final plat.

5. In rural areas where the future utility needs have not yet been established, easements shall be dedicated along all rear lot lines and alongside lot line as deemed necessary by the Engineer of Record. Easements for future needs shall not affect the calculation of the lot's gross area for the purpose of on-site septic systems.

6. The location and width of necessary irrigation easements shall be determined by the irrigation, or water control and improvement district, or private property owner holding the dominant estate and shall connect with easements established in adjoining properties.

1.7 Drainage

A. General - Storm water runoff from subdivision lots shall be conveyed to streets or drainage courses as directly as possible. Storm water runoff from streets shall be conveyed as directly as possible to defined drainage courses off-site or to County-approved basins on-site.

B. Drainage Structures - Adequate drainage and associated drainage conveyance structures shall be provided by the developer of the subdivision. These systems shall be based on the design of a professional engineer. The developer shall be responsible for constructing all necessary drainage features required to transport water from his development to an acceptable outfall to include acquisition of all necessary rights-of-ways and easements.

C. Comprehensive Drainage Plan - A comprehensive drainage assessment with recommendations shall be provided in an Engineering Report, incorporating all assumptions and all information necessary to review (recreate) the analysis and verify the results, in summary form. This plan shall identify, evaluate and confirm that the course to the final outfall drainage is adequate for the flows from the subdivision combined with the flows of other drainage contributors within the drainage basin. These designs shall be signed and sealed by the engineer and submitted to the County Engineer for review and approval.

D. Roadway Drainage-Streets shall not be used as major drainage courses or conveyances. The street system layout shall provide for the acceptable disposal of storm water and be.in compliance with the Environmental Protection Agency (EPA) requirements set forth in the National Pollution Discharge Elimination System (NPDES) regulations.

1. Minor Streets shall:

   a. Be designed to contain a five (5) year storm within the gutter and with one passable lane (4” maximum water depth on pavement) if curb and guttered or within the borrow ditches if a rural section.

   b. Have culverts designed to carry the ten (10) year rain storm with a headwater depth not to exceed the diameter of the pipe.

c. Be designed so that a twenty five (25) year rain storm event will be contained within the right-of-way of the street.

d. Have an outlet or defined drainage course with a capacity to carry at least a twenty- five (25) year storm.

2. Collector Streets shall:

a. Be designed so that a ten (10) year storm is contained within gutter flow if curb and guttered or within the borrow ditches if a rural section.

b. Have culverts designed to carry the ten (10) year storm with ahead water depth not to exceed the diameter of the pipe.

c. Be designed so that a fifty (50) year rain storm will be contained within the right-of-way of the road or street with at least one lane of traffic open at all times.

3. Arterial Streets shall:

a. Storm Drainage within streets classified as arterials or higher shall be reviewed by the County or drainage district having jurisdiction over the drain ditch.

b. Have culverts designed to carry the twenty-five (25) year storm with head water depth not to exceed the diameter of the pipe.

4. Storm drain systems shall be required with all urban section roadways and shall be designed to convey at least a 5 year rainfall event. Driveway culverts must be sized according to the flow anticipated in the borrow ditch. The Engineer must submit calculations verifying these driveway culvert sizes and identify on the preliminary plat or preliminary submittal the locations of the various-sized culverts. Gutter distances between inlets shall be no less than 400'.

E. Major Storm water Conveyances. Drainage ditches, detention basins, other conveyances, excluding those contained within the right-of-way of a street, shall:

1. Be designed to carry a twenty-five (25) year rain storm within the limits of the conveyance.

2. Be designed to carry a twenty-five (25) year storm at a minimum velocity to convey the storm water to the final outfall. To prevent erosion, the maximum velocity in the drain ditches shall be 3 fps for bare ground and 7 fps for vegetated ground.

F. Detention Basins- Detention basins will be required for all subdivisions of five (5) or more acres that are not connected to an approved drainage system or not within a drainage district. The detention basin shall be designed so as to collect the post-development 25 year rainfall event and release at the pre-development 25 year rainfall event.

G. Detention will be required for all commercial lots.

1.8 Solid Waste Disposal

A. All County regulations heretofore or hereafter adopted pursuant to the authority of the County under Tex. Health & Safety Code Ch. 364 are incorporated herein by reference, and hereby made applicable to Subdividers and Purchasers of lots.

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

1.9 Setbacks

A. Front setbacks shall be a minimum of 25’ or a 50’ minimum for major roads.

B. For residential lots of five acres or less, see Chapter 1 (Model Subdivision Rules).

APPENDIX A

CONSTRUCTION STANDARDS, STANDARD DETAILS AND DRAINAGE CRITERIA

APPENDIX A – CONSTRUCTION STANDARDS, STANDARD DETAILS AND DRAINAGE DESIGN CRITERIA

A.1 PAVEMENT SECTIONS

- 1.1 CLASS A PAVEMENT
- 1.2 CLASS B PAVEMENT
- 1.3 CLASS C PAVEMENT
- 1.4 CLASS D PAVEMENT
- 1.5 TESTING SCHEDULE

A.2 ROADWAY SECTIONS

- 2.1 URBAN ARTERIAL
- 2.2 URBAN COLLECTOR
- 2.3 URBAN MINOR
- 2.4 RURAL ARTERIAL
- 2.5 RURAL COLLECTOR
- 2.6 RURAL MINOR
- 2.7 CURBED-UNCURBED STREET INTERSECTION
- 2.8 UNCURBED-CURBED STREET INTERSECTION
- 2.9 TEMPORARY CUL-DE-SAC (RURAL)
- 2.10 TEMPORARY CUL-DE-SAC (URBAN)
- 2.11 TYPICAL ELBOW DETAIL (RURAL)
- 2.12 TYPICAL ELBOW DETAIL (URBAN)
- 2.13 TYPICAL CUL-DE-SAC (RURAL)
- 2.14 TYPICAL CUL-DE-SAC (URBAN)
- 2.15 TYPICAL URBAN SECTION R.O.W. AND LOT GRADING PLAN
- 2.16 EXISTING ROW IMPROVEMENT

A.3 ROADWAY CONSTRUCTION DETAILS

- 3.1 CONCRETE CURB AND GUTTER
- 3.2 CONCRETE VALLEY GUTTER
- 3.3 ALLEY APPROACH
- 3.4 ALLEY APPROACH SECTION
- 3.5 DRIVEWAY APPROACH (URBAN STREET)
- 3.6 DRIVEWAY APPROACH (RURAL STREET)
- 3.7 CLASS A PAVEMENT DETAILS
  - A. REINFORCEMENT DETAILS
  - B. JOINT DETAILS
  - C. JOINT DETAILS (CONTINUED)
- 3.8 SIDEWALK
- 3.9 ALIGNMENT FOR 90° INTERSECTION

A.4 DRAINAGE DETAILS

- 4.1 STANDARD PIPE BEDDING
- 4.2 STANDARD MANHOLE
- 4.3 STANDARD CURB INLET
  - A. STANDARD CURB INLET PLAN SECTIONS
  - B. STANDARD CURB INLET SECTION
  - C. STANDARD CURB INLET THROAT DETAIL
  - D. STANDARD CURB INLET EXTENSION DETAIL
  - E. STANDARD CURB INLET BOX & MANHOLE ELEVATIONS
  - F. STANDARD CURB INLET EXTENSION SECTIONS
- 4.4 MASS CONCRETE HEADWALL – FLARED
- 4.5 MASS CONCRETE HEADWALL – STRAIGHT
- 4.6 REINFORCED CONCRETE TYPE – STRAIGHT HEADWALL
- 4.7 REINFORCED CONCRETE HEADWALL – FLARED
  - A. REINFORCED CONCRETE HEADWALL REINFORCING SCHEDULE
- 4.8 CONCRETE DRAINAGE FLUME

A.5 DRAINAGE DESIGN STANDARDS

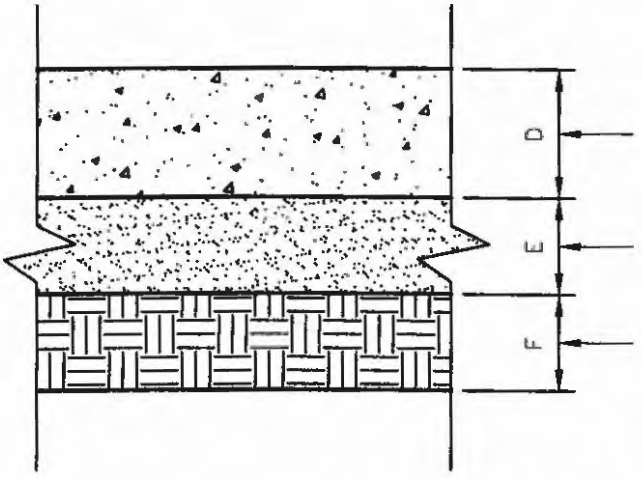
- 5.1 ROUGHNESS COEFFICIENTS "n" FOR MANNING'S FORMULA
- 5.2 HYDRAULIC DESIGN CRITERIA
- 5.3 MINIMUM STORM SEWER GRADES
- 5.4 DESIGN FREQUENCIES
- 5.5 RUNOFF COEFFICIENTS FOR RATIONAL METHOD
- 5.6 CULVERT ENTRANCE LOSS COEFFICIENTS
- 5.7 CRITERIA FOR DETENTION STORAGE DESIGN
- 5.8 RUNOFF COMPUTATION FORM FOR STORM SEWERS
- 5.9 HYDRAULIC DESIGN FORM FOR STORM SEWERS
- 5.10 HYDRAULIC DESIGN FORM FOR CULVERTS
- 5.11 AVERAGE VELOCITIES FOR ESTIMATING TRAVEL TIME FOR OVER LAND FLOW
- 5.12 RAINFALL INTENSITY DURATION FREQUENCY CURVES
- 5.13 RAINFALL FREQUENCY DATA
- 5.14 10 YR DESIGN CHART
- 5.15 25 YR DESIGN CHART
- 5.16 100 YR DESIGN CHART
- 5.17 NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS
- 5.18 HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL
- 5.19 HEAD FOR CONCRETE PIPE CULVERTS FLOWING FULL
- 5.20 HEADWATER DEPTH FOR BOX CULVERTS WITH INLET CONTROL
- 5.21 HEAD FOR CONCRETE BOX CULVERTS FLOWING FULL
- 5.22 NOMOGRAPH FOR TIME OF CONCENTRATION

A.6 CONSTRUCTION GUIDLINE

A.1 PAVEMENT SECTIONS

1.1 – CLASS 'A' PAVEMENT

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



CONCRETE CLASS A 5 1/2 SACK/CY. MIN.
3,000 P.S.I. COMP. STRENGTH
MIN. 600 P.S.I. – 7 DAY BEAM STRENGTH;
MAX. WATER/ CEMENT RATIO 0.7;
1 1/2" MAX AGGREGATE;
ENTRAILED AIR 4–7% (SEE TABLE BELOW)

SAND CUSHION

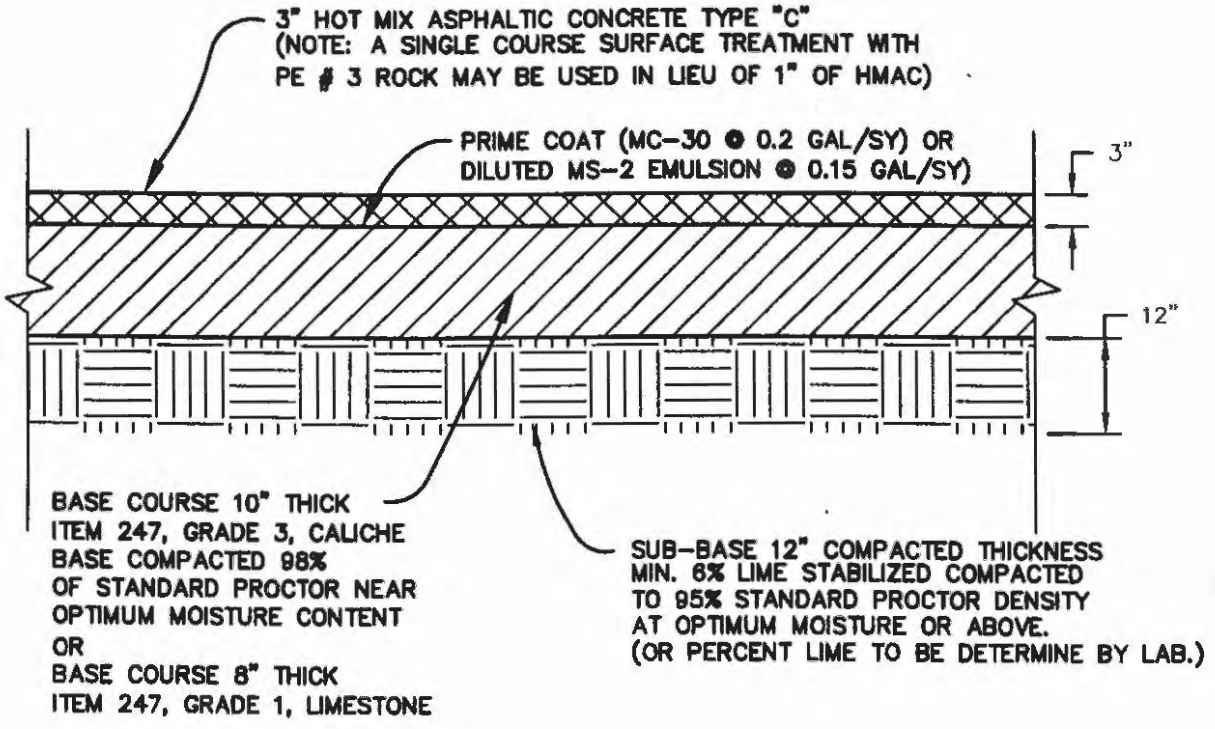
SUB–BASE
MIN. 6% LIME STABILIZED COMPACTED
TO 95% STANDARD PROCTOR DENSITY
AT OPTIMUM MOISTURE OR ABOVE.
(OR PERCENT LIME TO BE DETERMINE BY LAB.)

REQUIREMENTS FOR VARIABLE STREET CLASSIFICATION			
VARIABLE	MINOR	COLLECTOR	ARTERIAL
D	6" WITH THICKENED EDGE	8" WITH THICKENED EDGE	10" WITH THICKENED EDGE
SACKS/CY	5 1/2	6	6 1/2
PSI	3,000	3,500	4,000
E	4"	6"	6"
F	6" (27 LB/SY LIME)	8" (36 LB/SY LIME)	10" (45 LB/SY LIME)

SCALE: N.T.S.

1.2 – CLASS 'B' PAVEMENT

REQUIRED FOR ALL ARTERIAL STREETS (EXCEPT AS NOTED)



HMAC

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

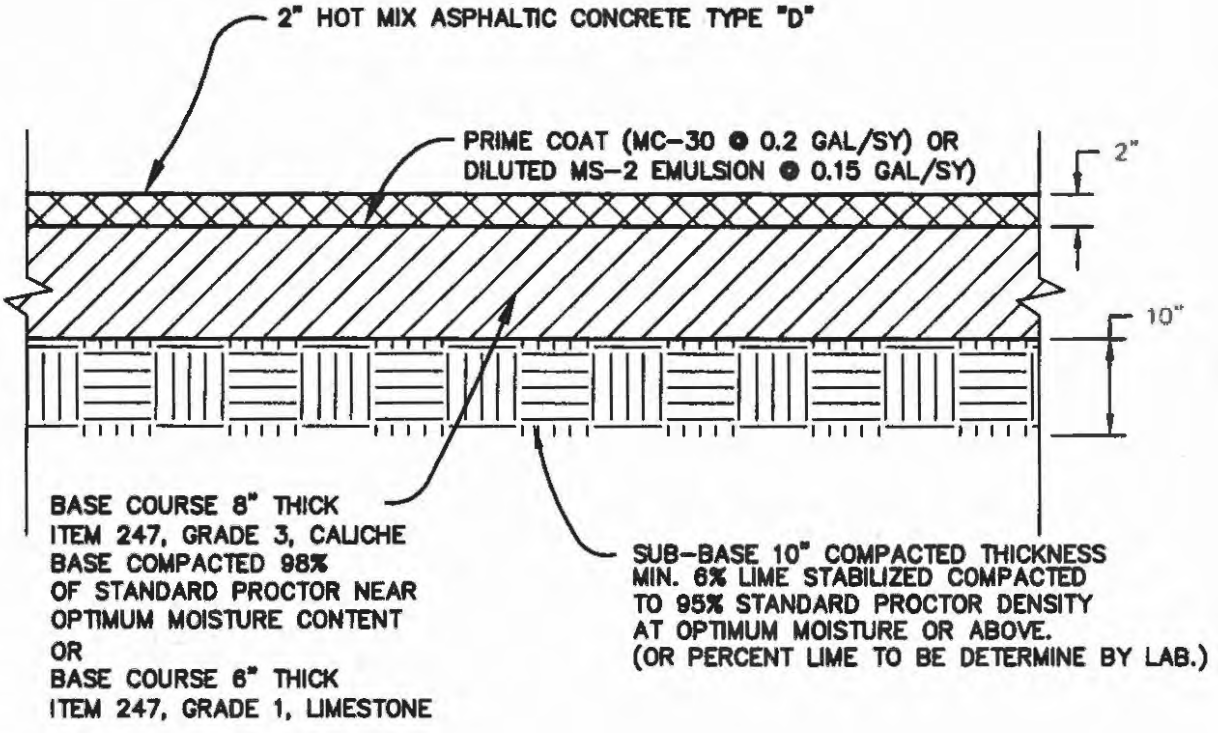
ALTERNATIVE SUB-BASE

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

SCALE: N.T.S.

1.3 – CLASS 'C' PAVEMENT

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



HMAC

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

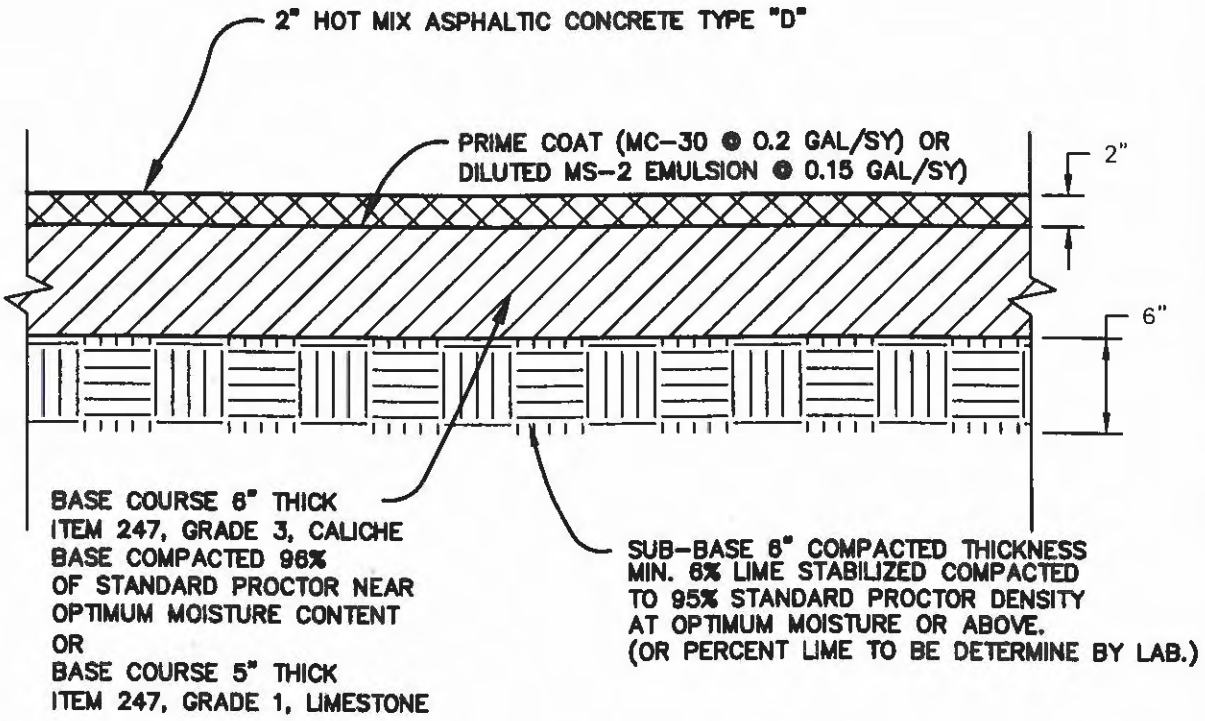
ALTERNATIVE SUB-BASE

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

SCALE: N.T.S.

1.4 – CLASS 'D' PAVEMENT

REQUIRED FOR ALL MINOR STREETS



HMAC

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

ALTERNATIVE SUB–BASE

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

SCALE: N.T.S.

1.5 TESTING SCHEDULE

TABLE 1

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

1.6 – CLASSIFICATION OF STREETS

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

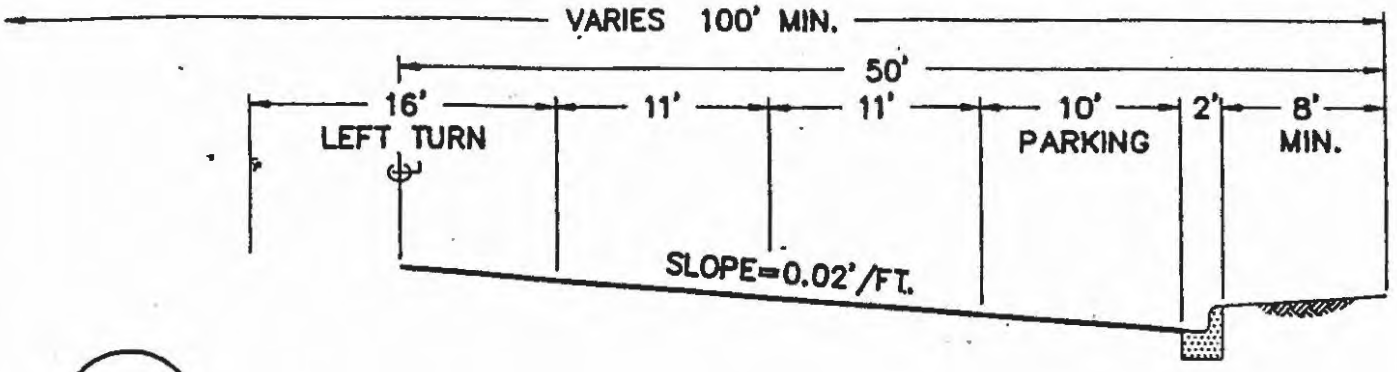
SCALE: N.T.S.

A.2 ROADWAY SECTIONS

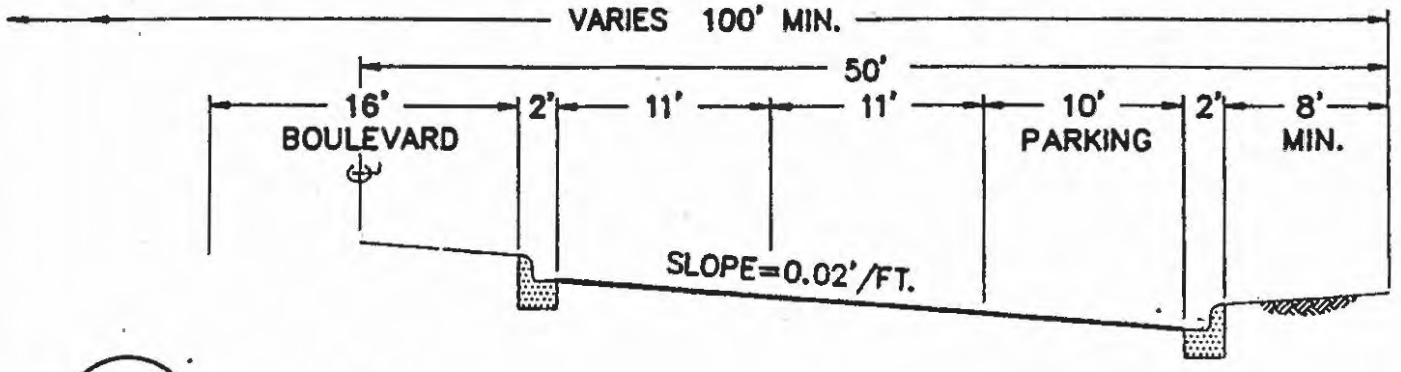
URBAN SECTION

TYPE I – ARTERIAL

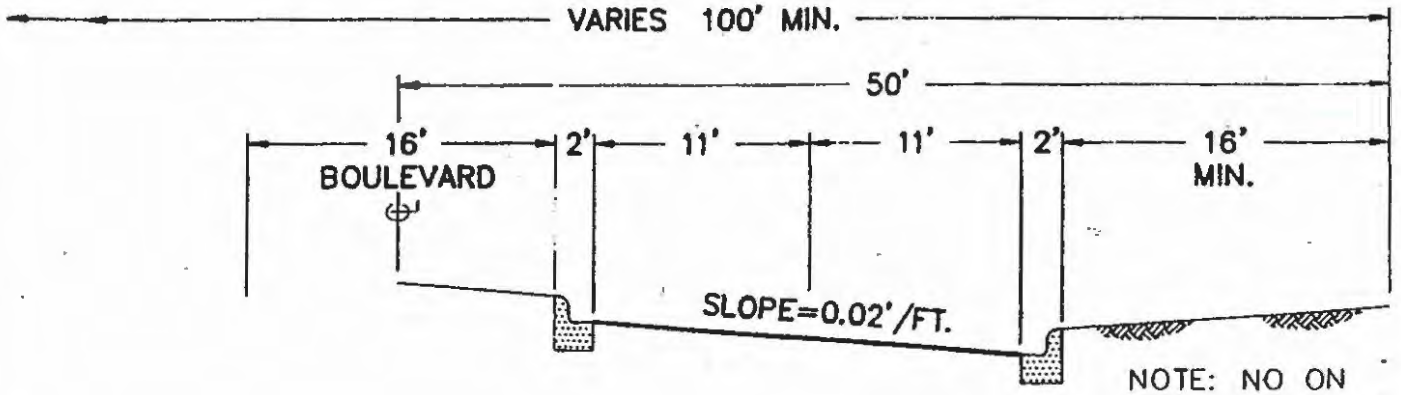
I–AU



I–BU



I–CU



NOTE: NO ON STREET PARKING

CAMERON COUNTY, TEXAS

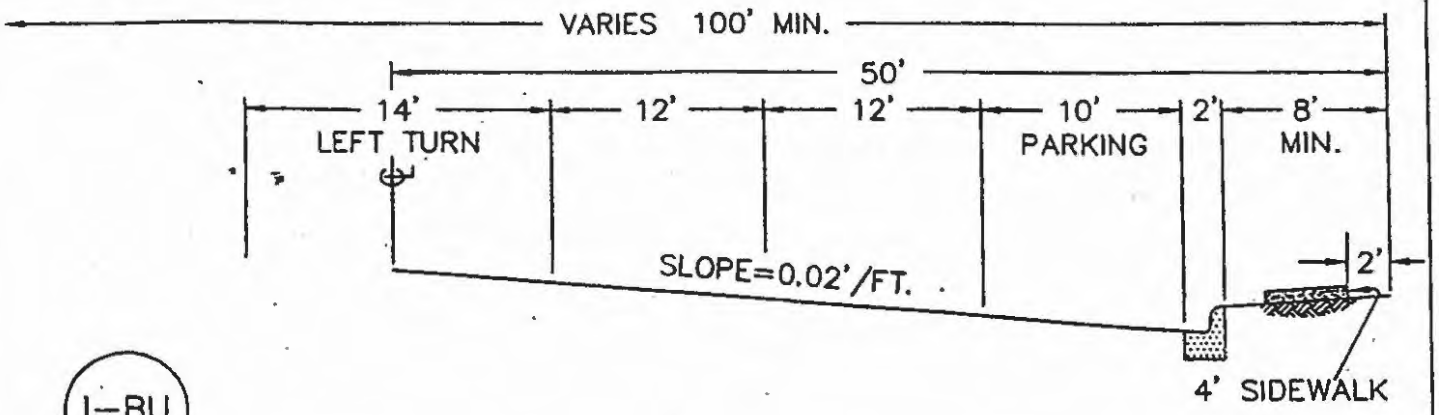
CONSTRUCTION STANDARDS

PLATE NO. 2.1

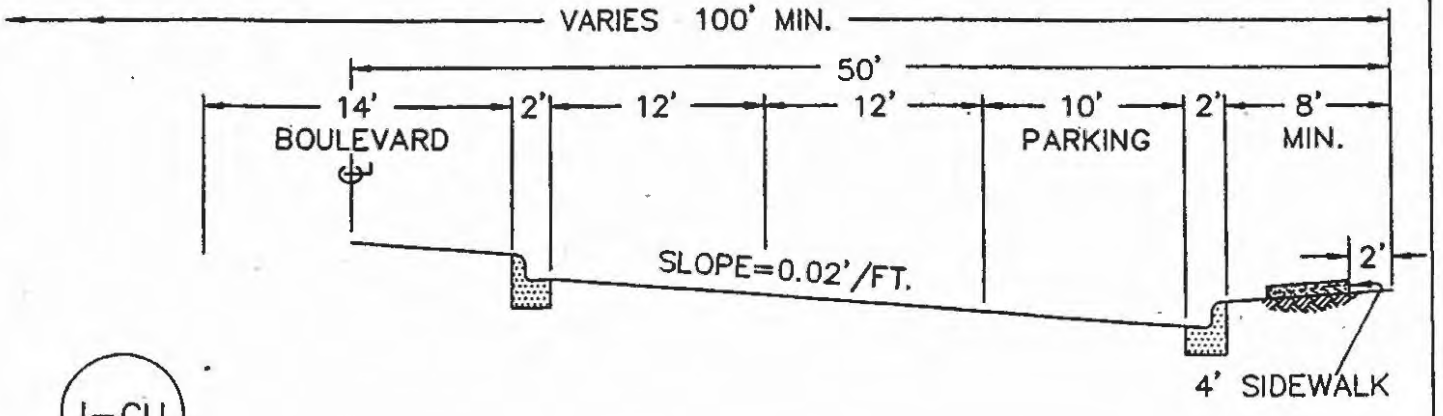
URBAN SECTION

TYPE I – ARTERIAL

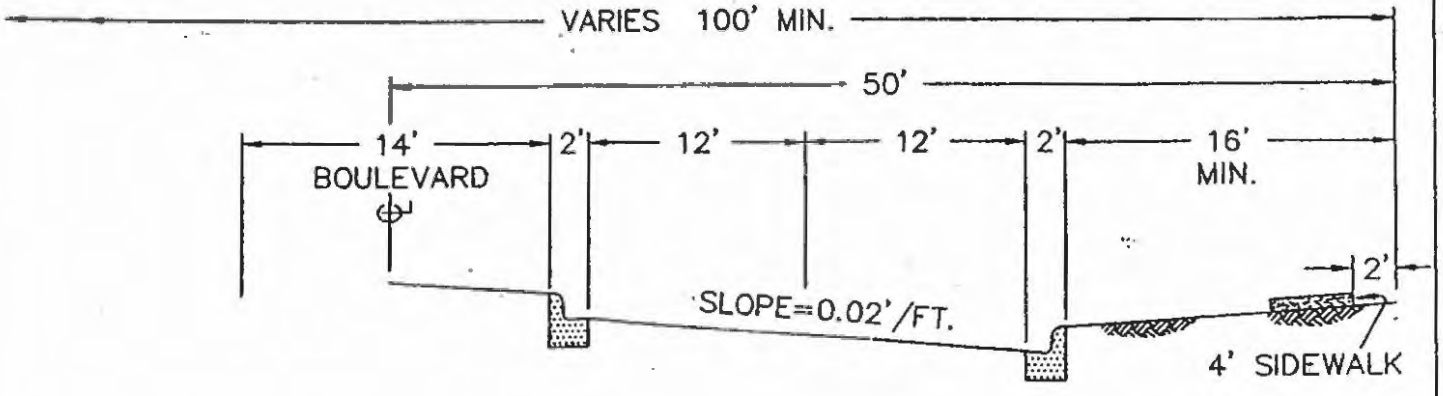
I–AU



I–BU



I–CU



NOTE: NO ON STREET PARKING

CAMERON COUNTY, TEXAS

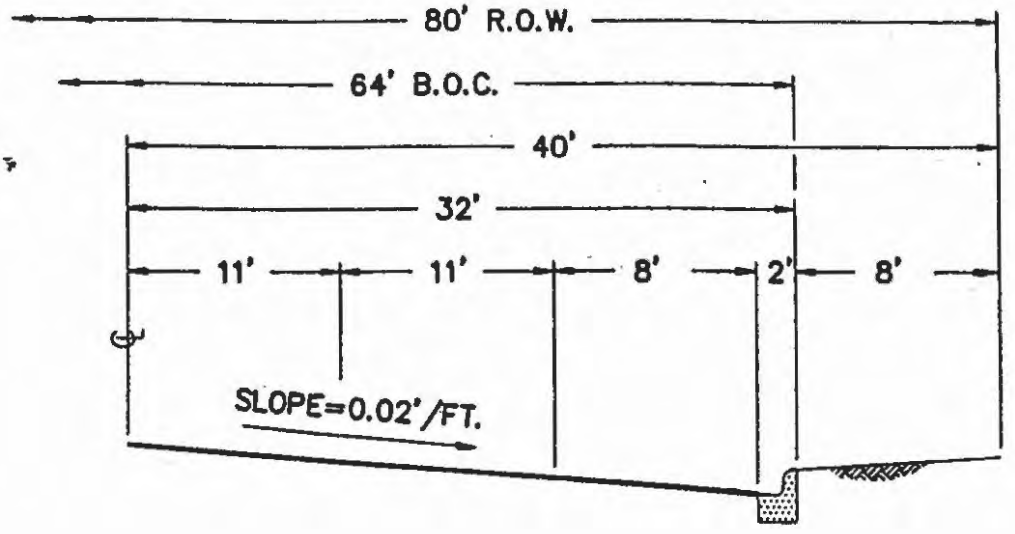
CONSTRUCTION STANDARDS

PLATE NO. 2.1,S

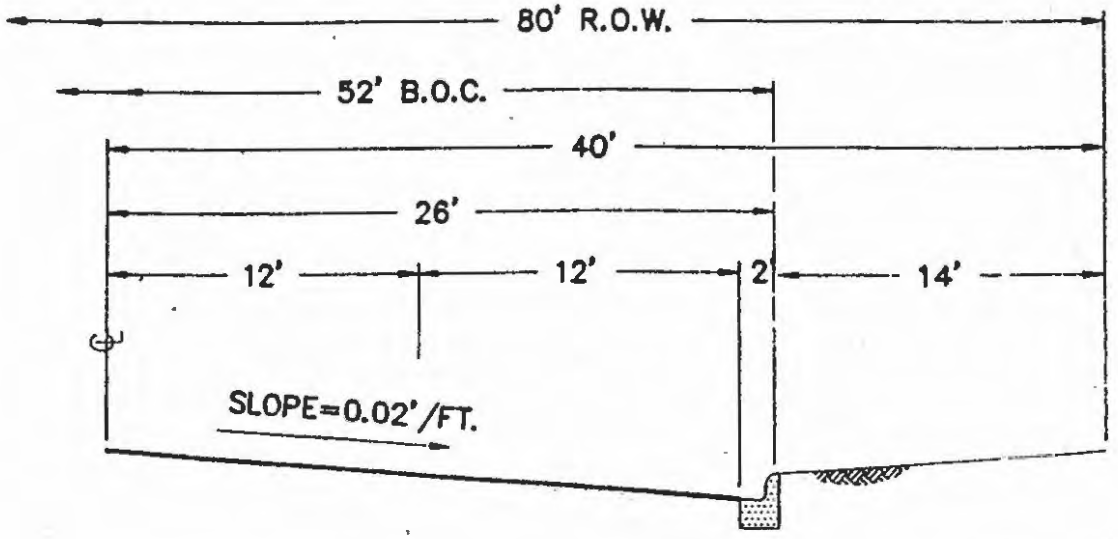
URBAN SECTION

TYPE II – COLLECTOR STREET

II-AU



II-BU



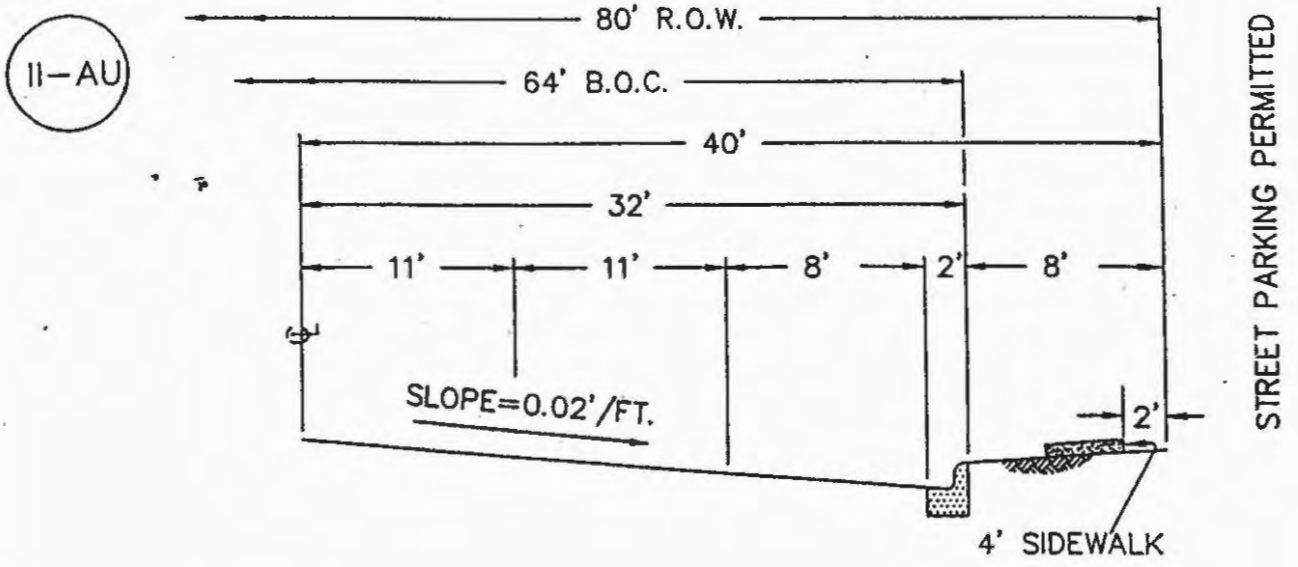
CAMERON COUNTY, TEXAS

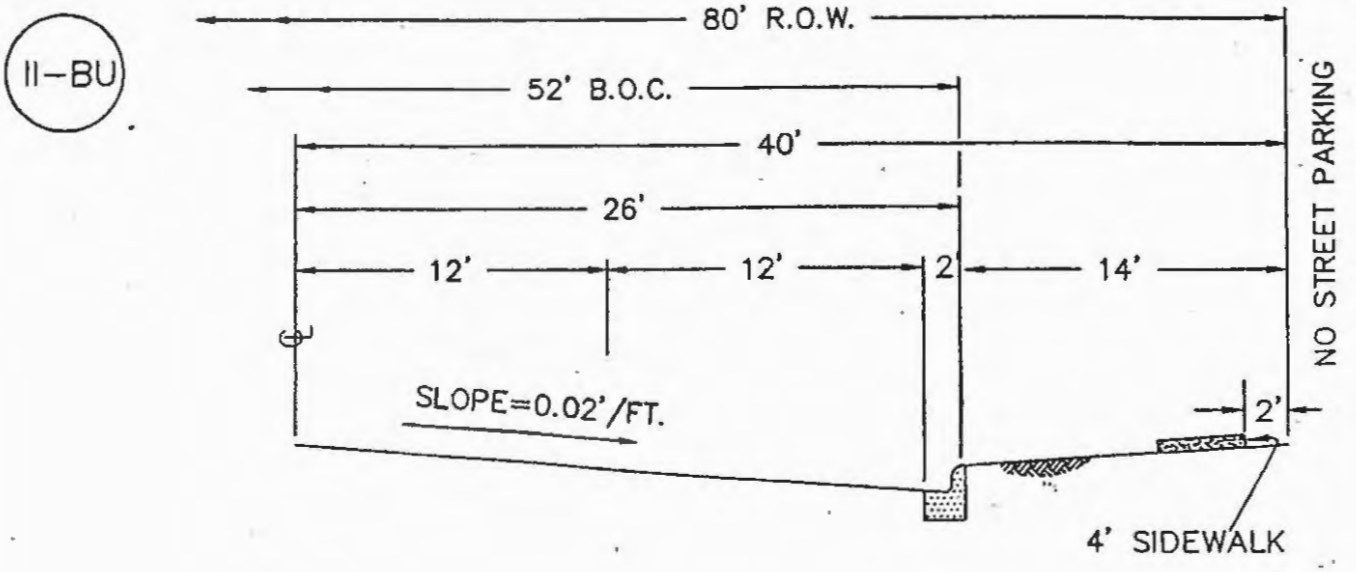
CONSTRUCTION STANDARDS

PLATE NO. 2.2

URBAN SECTION

TYPE II – COLLECTOR STREET





CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 2.2,S

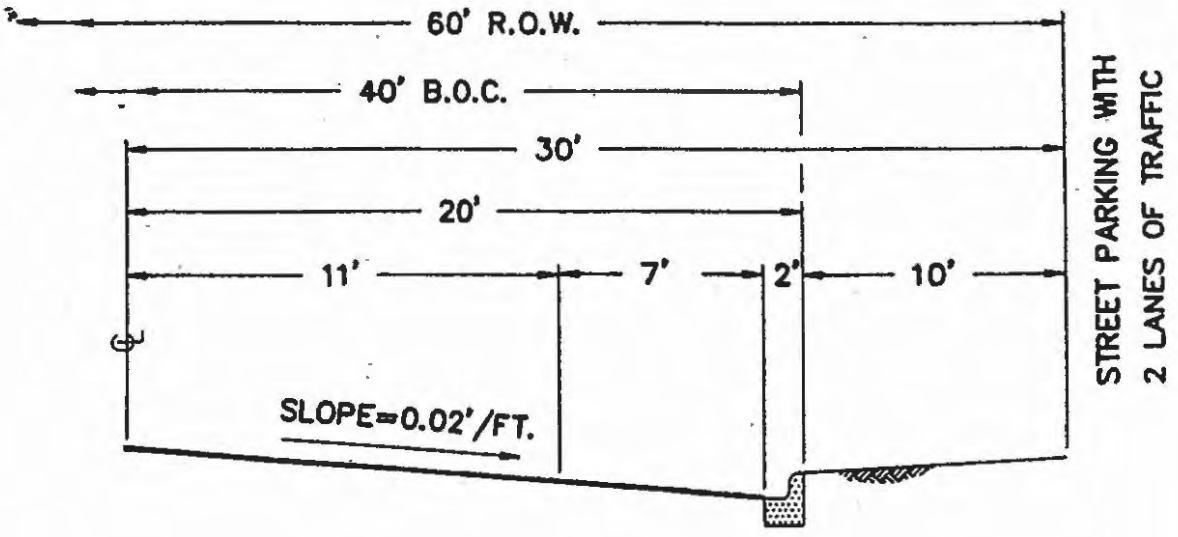
URBAN SECTION

TYPE III – MINOR STREET

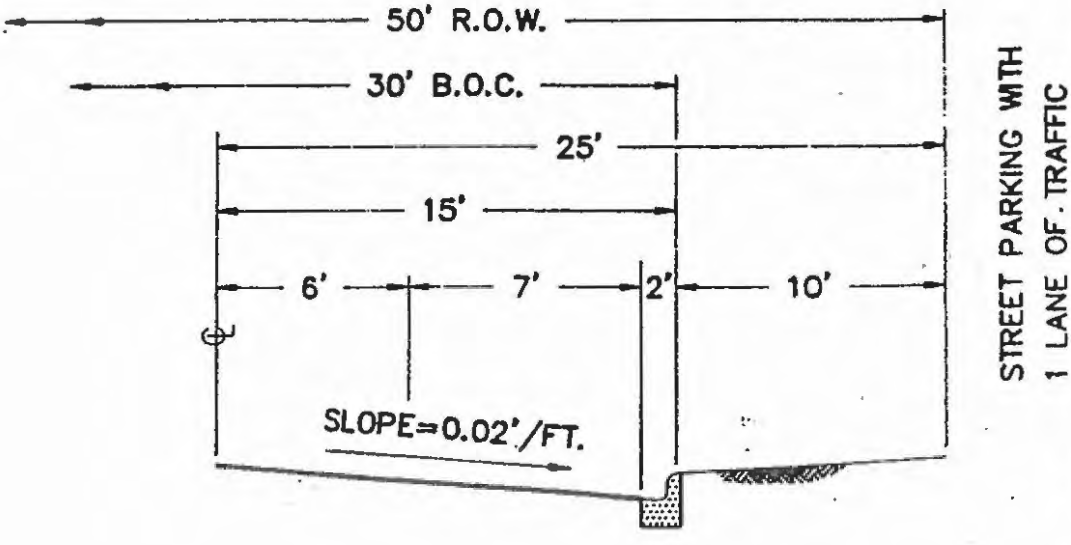
NOTE:
R.O.W. FOR CROSS-SECTIONS OTHER THAN SHOWN HERE SHALL EQUAL B.O.C. WIDTH + 20 FEET ROUNDED TO NEAREST MULTIPLE
EXAMPLE:

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

III-AU



III-BU



SEE NEXT SHEET

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

PLATE 2.3.A

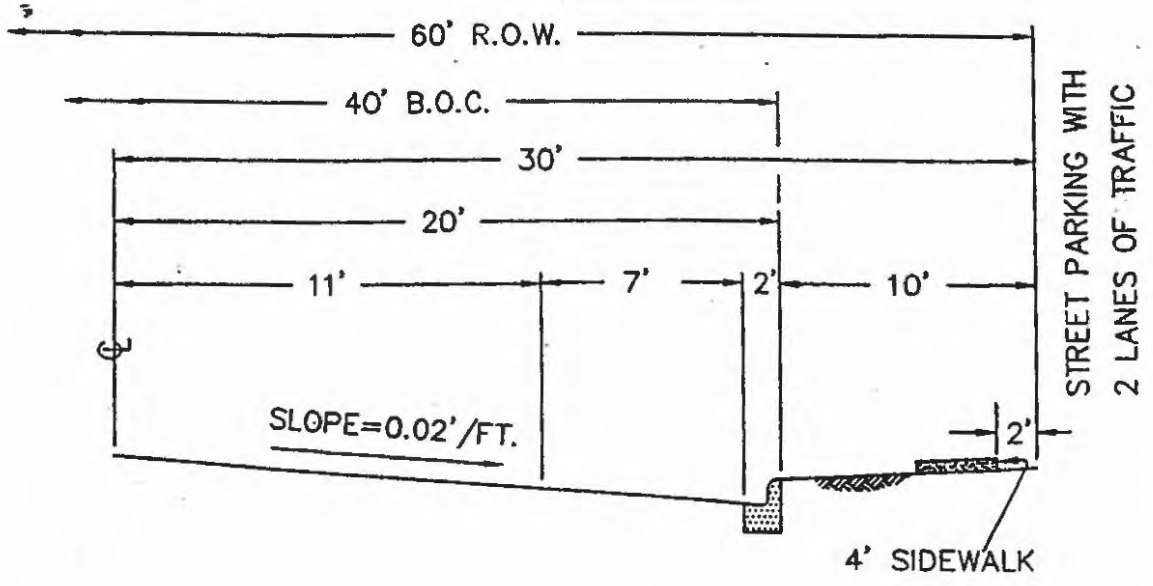
URBAN SECTION

TYPE III – MINOR STREET

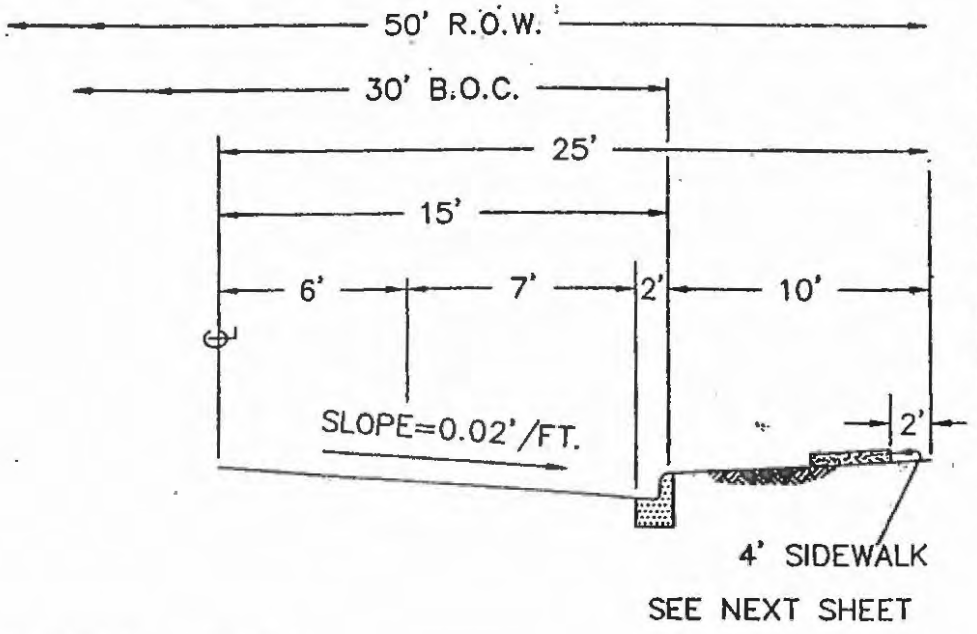
NOTE:
R.O.W. FOR CROSS-SECTIONS OTHER THAN SHOWN HERE SHALL EQUAL B.O.C. WIDTH + 20 FEET ROUNDED TO NEAREST MULTIPLE
EXAMPLE:

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

III-AU



III-BU



SEE NEXT SHEET

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

PLATE 2.3.A,S

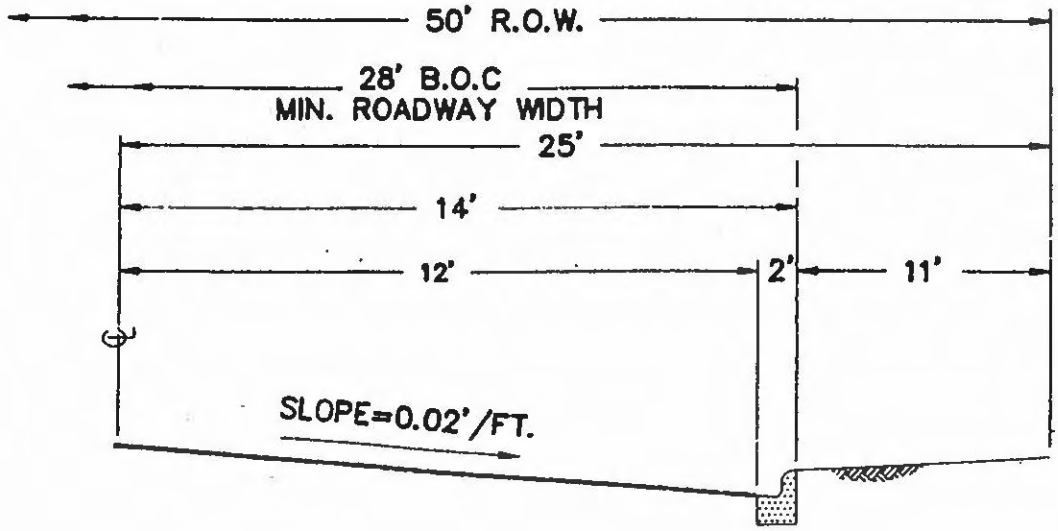
URBAN SECTION

TYPE III – MINOR STREET

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

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

III–CU



SINGLE FAMILY RESIDENTIAL
WITH OFFSTREET PARKING ONLY

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

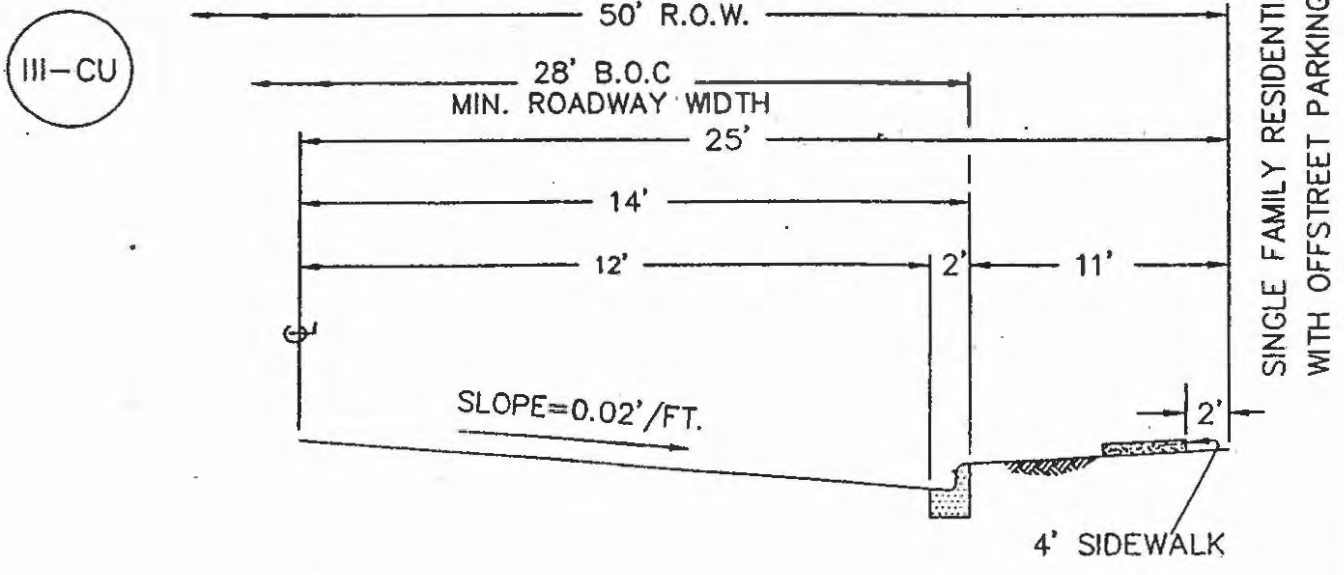
PLATE NO. 2.3.B

URBAN SECTION

TYPE III – MINOR STREET

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

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



CAMERON COUNTY, TEXAS

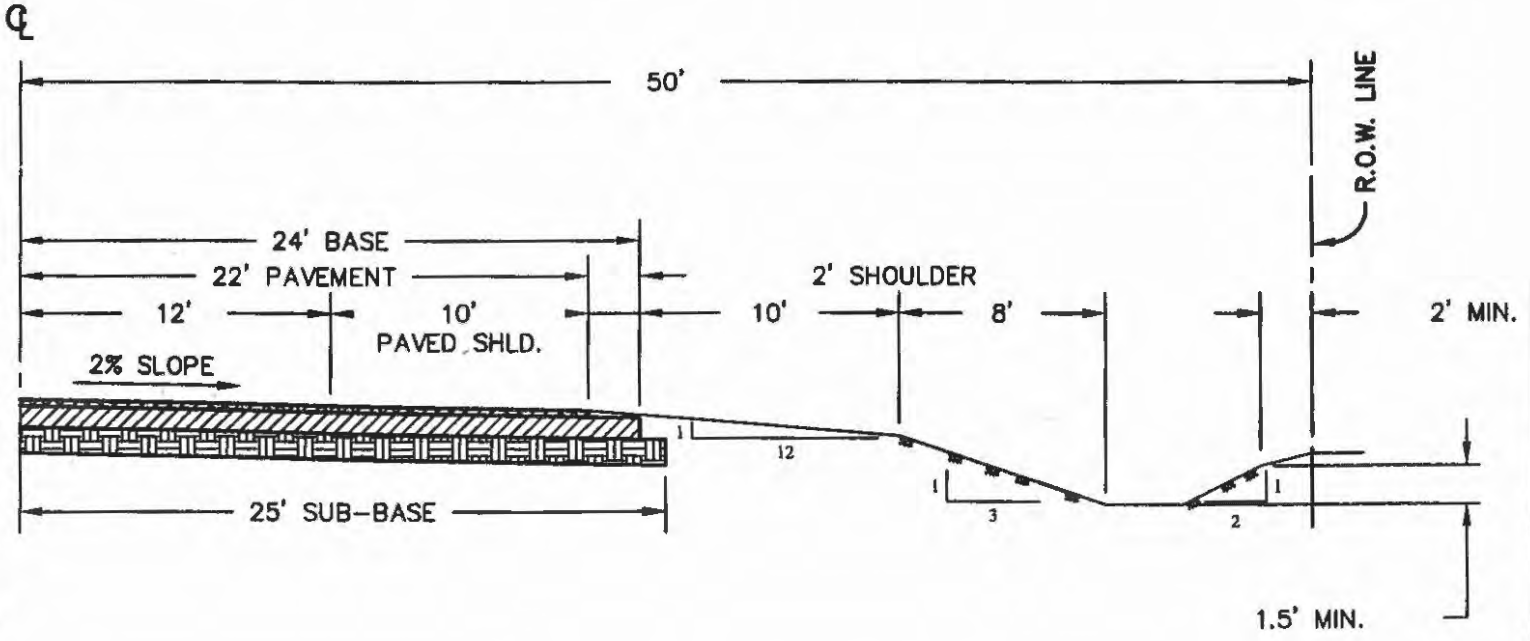
CONSTRUCTION STANDARDS

PLATE NO. 2.3.B,S

2.4.A – RURAL SECTION

TYPE I – ARTERIAL STREET

I – AR

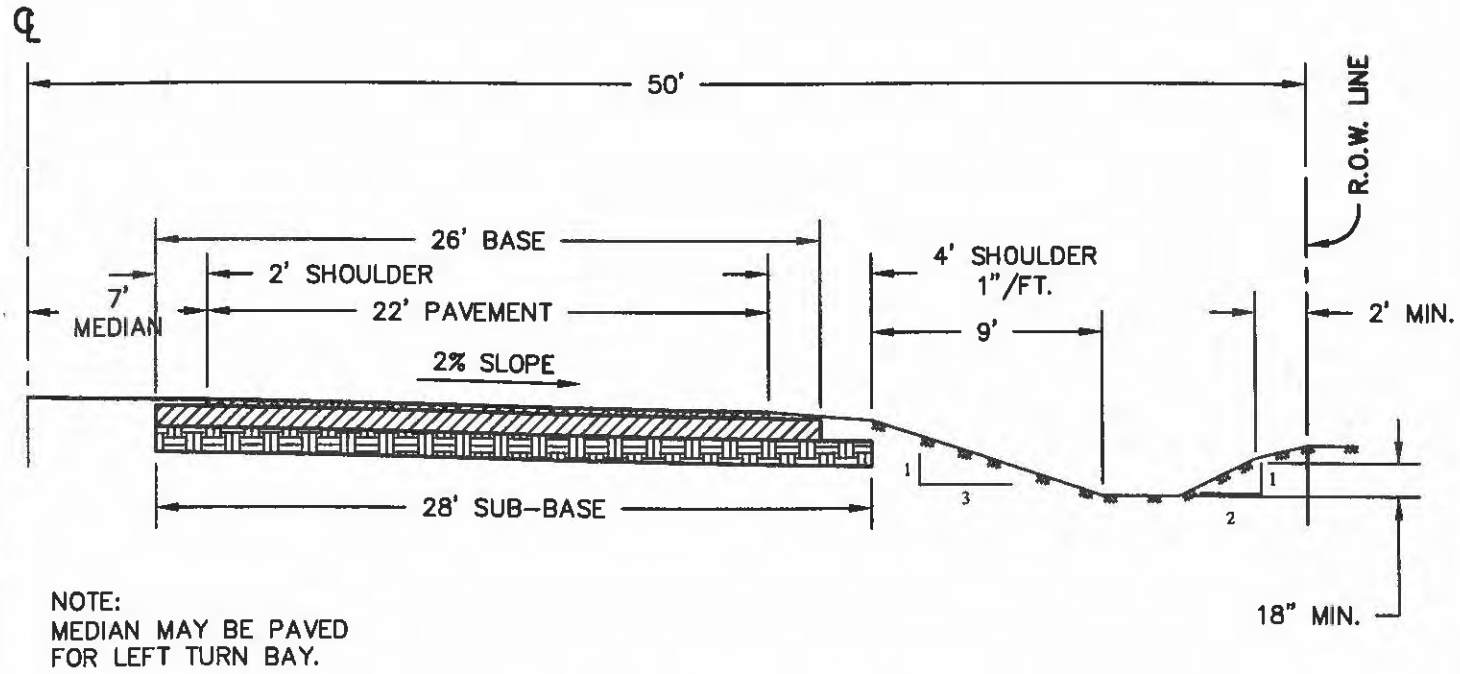


HALF SECTION

2.4.B – RURAL SECTION

TYPE I – ARTERIAL STREET

I – BR



NOTE:
MEDIAN MAY BE PAVED
FOR LEFT TURN BAY.

HALF SECTION

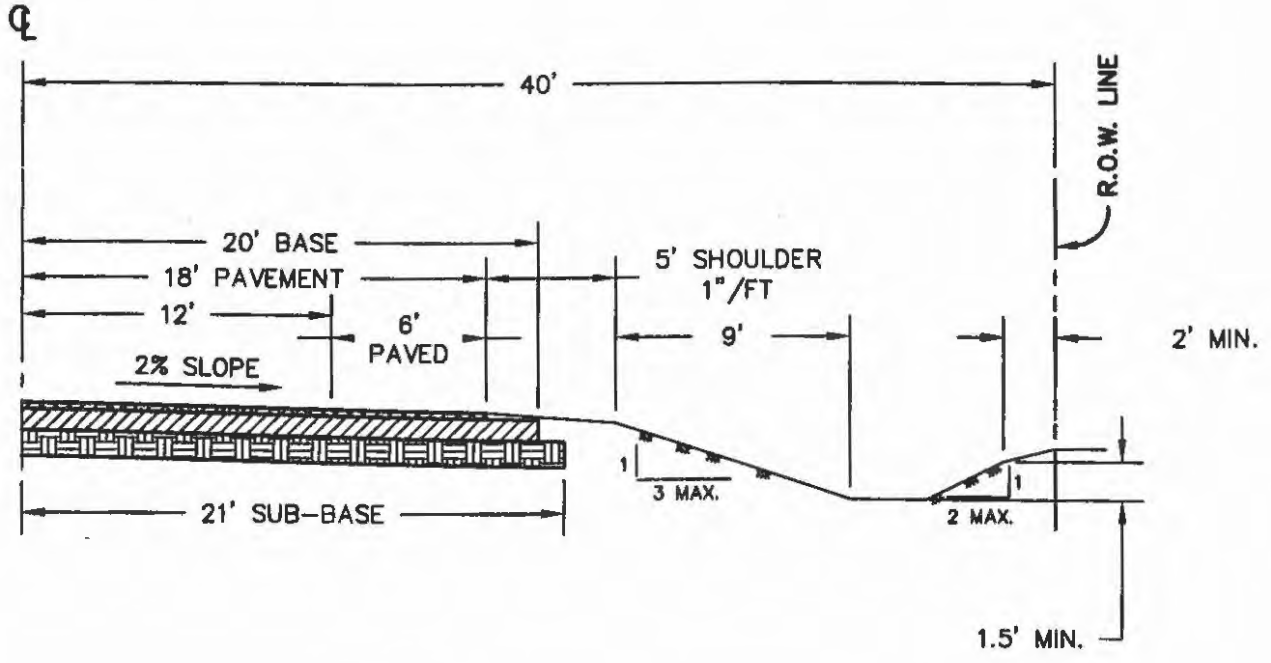
CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1/8" = 1'

2.5 – RURAL SECTION

TYPE II – COLLECTOR STREET

II – CR



HALF SECTION

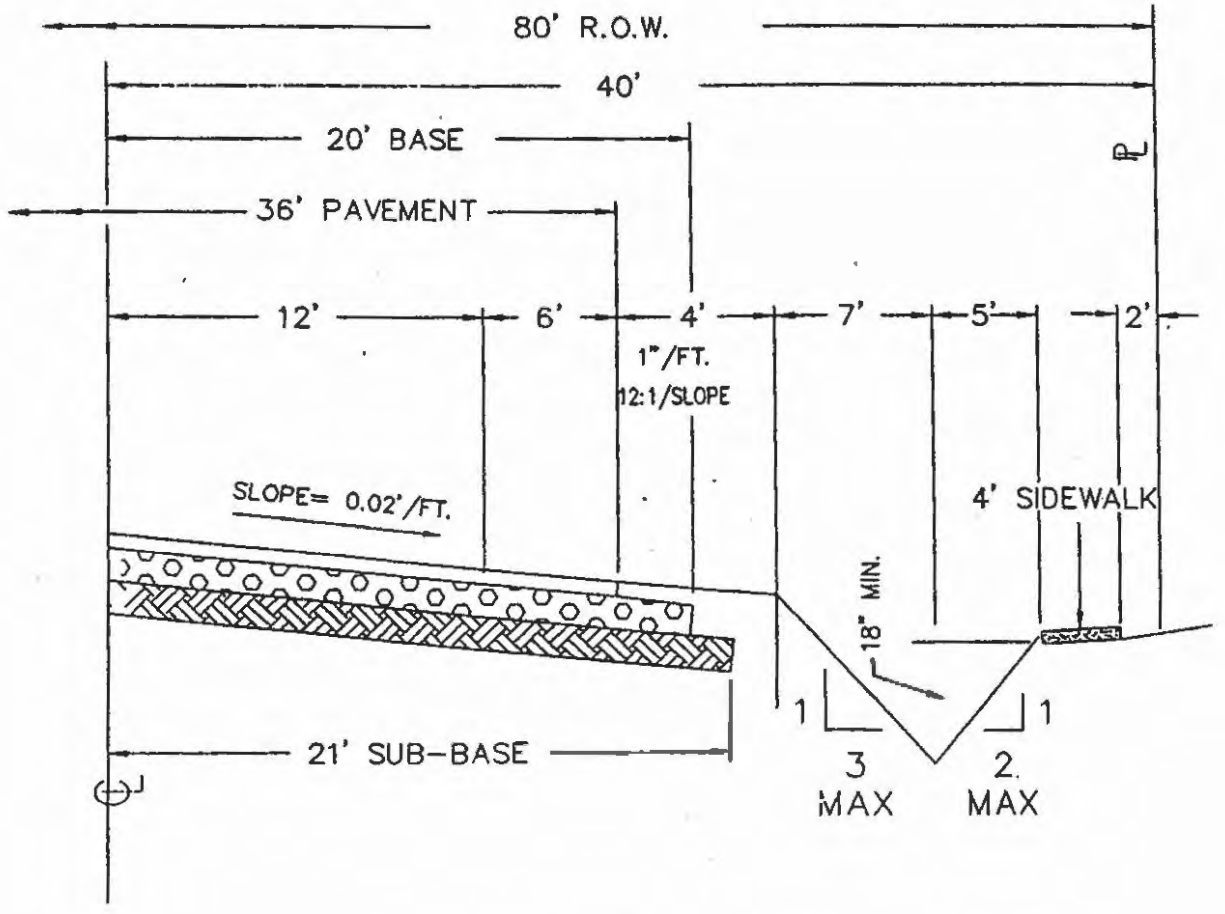
CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1/8" = 1'

RURAL SECTION

TYPE II – COLLECTOR STREETS

II–CR



HALF SECTION

(NOT TO SCALE)

CAMERON COUNTY, TEXAS

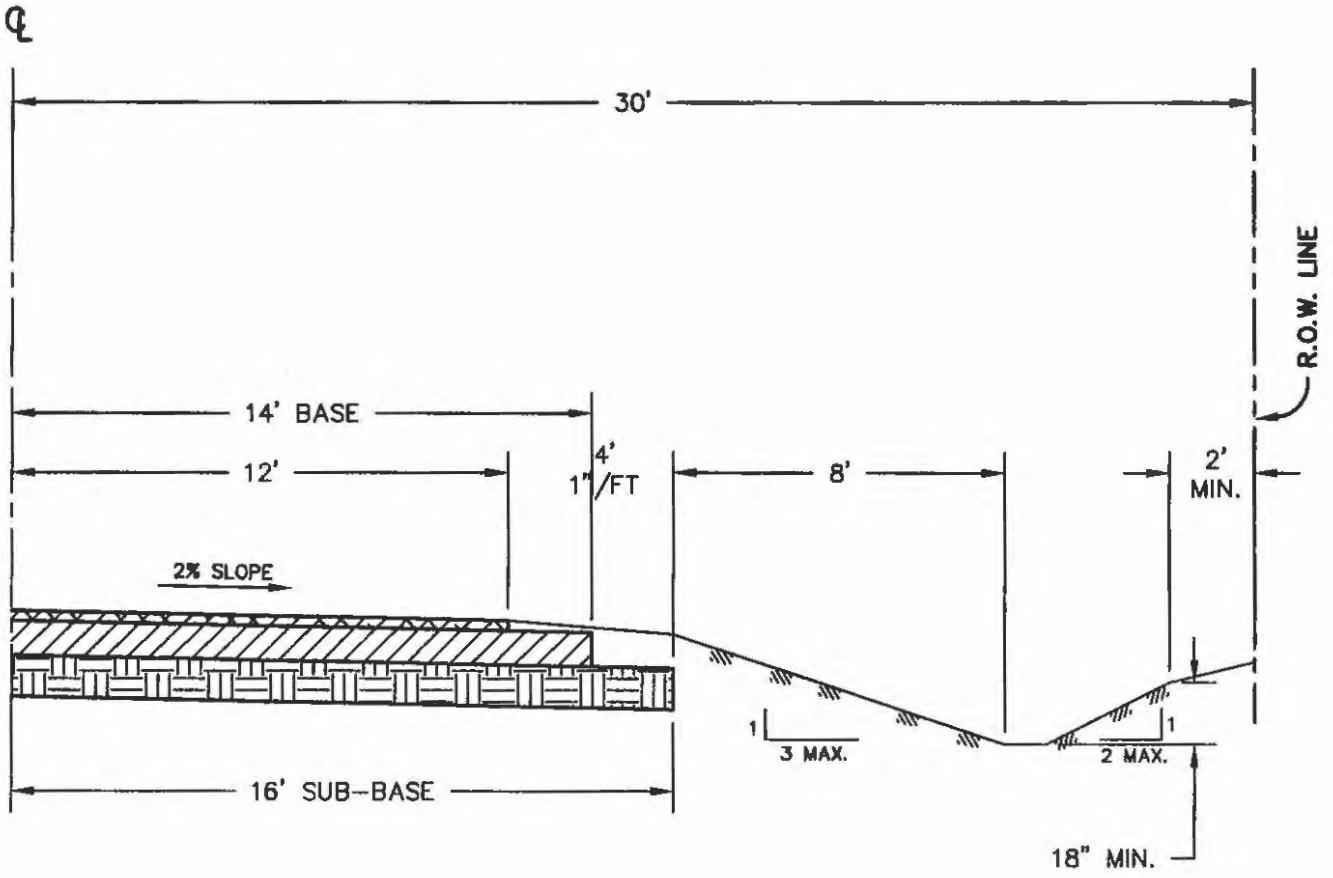
CONSTRUCTION STANDARDS

PLATE NO. 2.5;S

2.6 – RURAL SECTION

TYPE III – MINOR STREET

III – AR



HALF SECTION

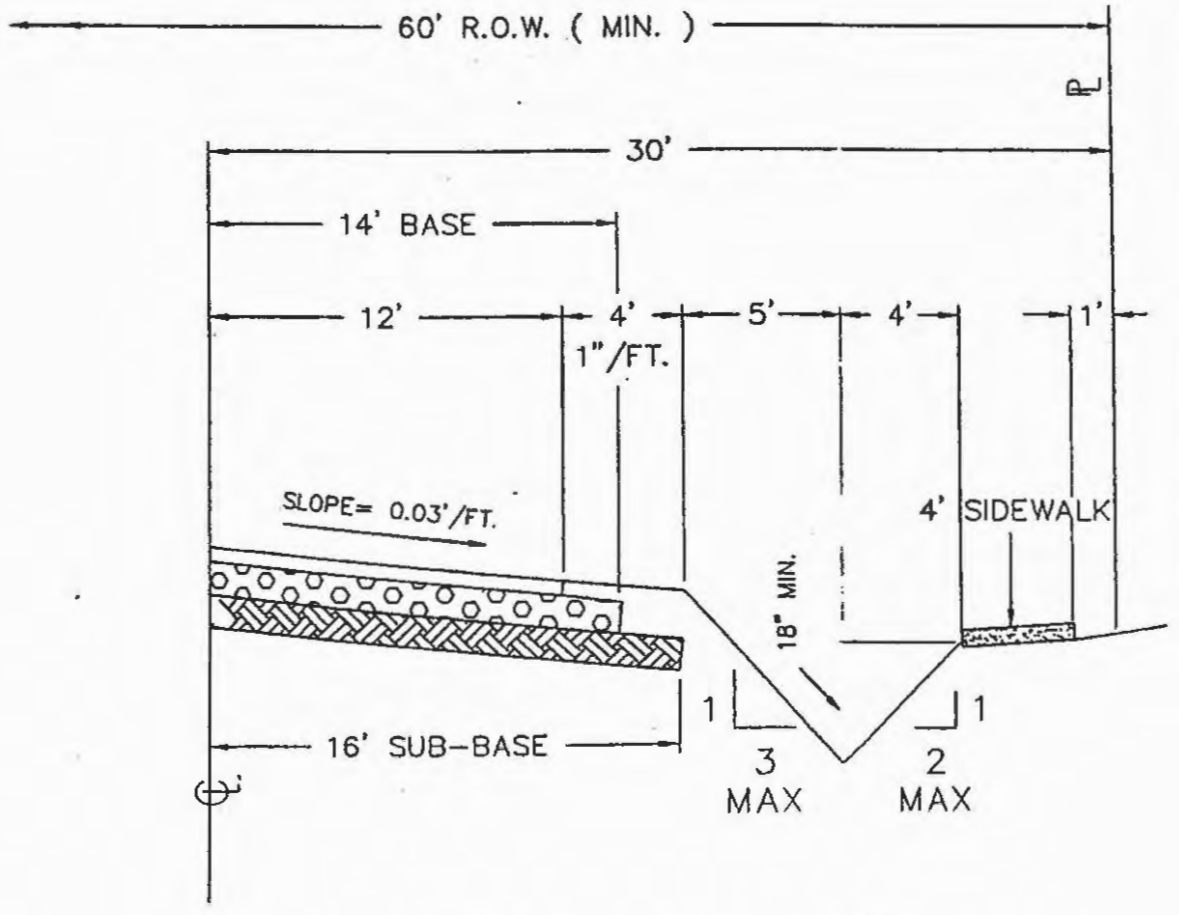
CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1/5" = 1'

RURAL SECTION

TYPE III – MINOR STREET

III–AR



HALF SECTION

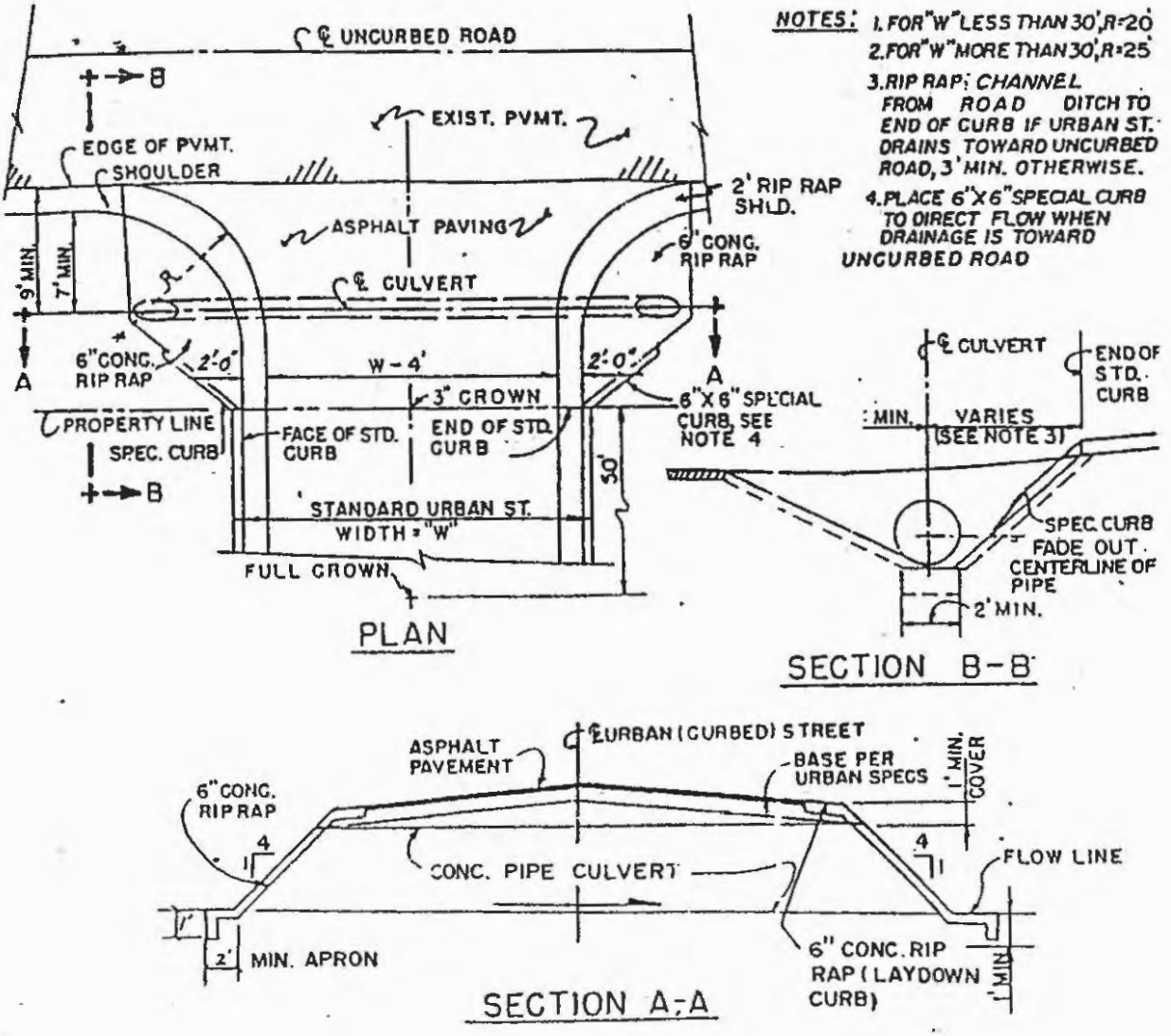
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 2.6,S

CURBED STREET – UNCURBED STREET INTERSECTION

TYPICAL DETAILS – PIPE SIZE TO 30". (31" RISE)
(FOR LARGER PIPE SPECIAL SECTIONS MAY BE NECESSARY)

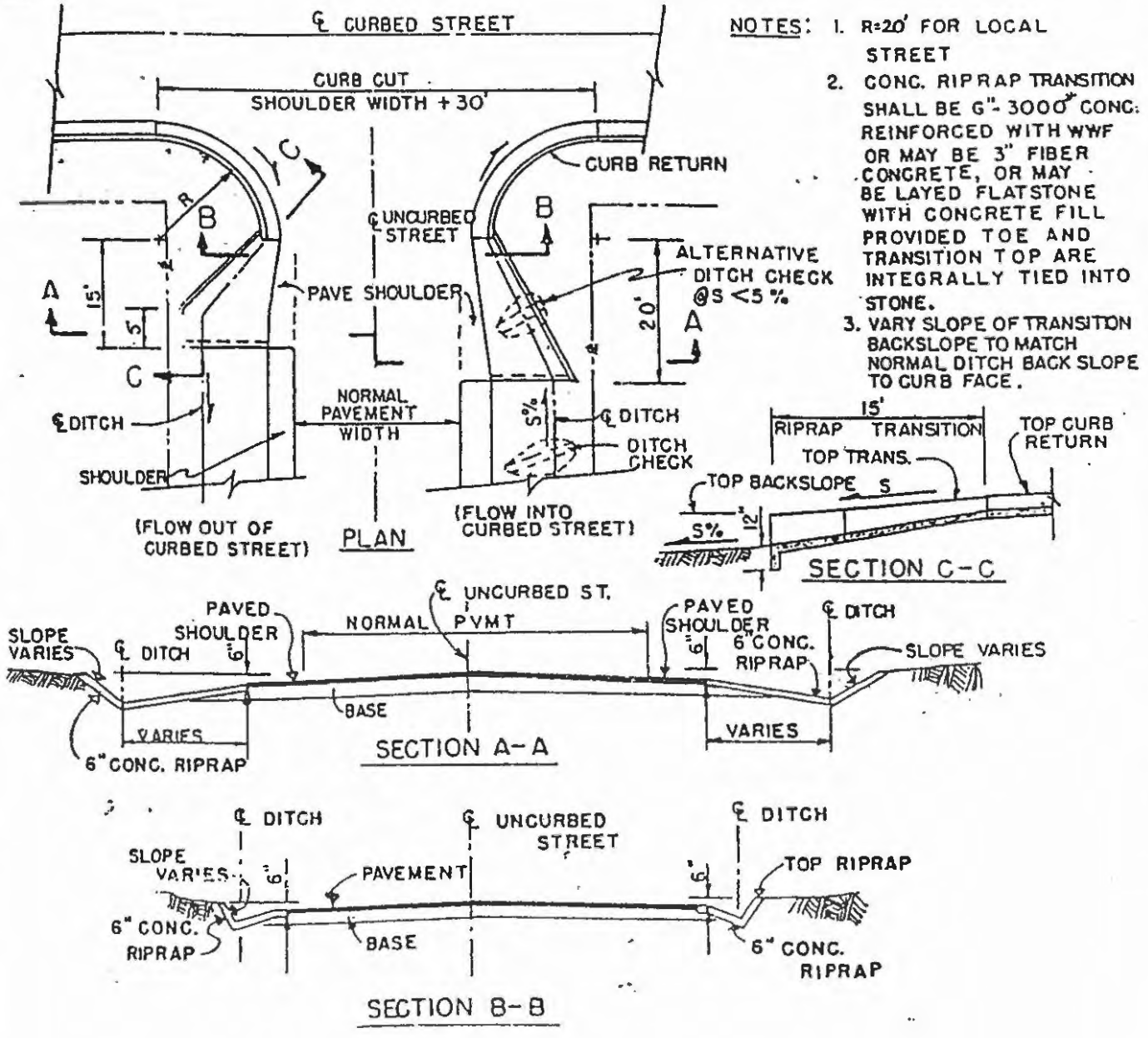


CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 2.7

UNCURBED STREET – CURB STREET INTERSECTION



NOTES:
1. R=20' FOR LOCAL STREET
2. CONC. RIPRAP TRANSITION SHALL BE 6"- 3000# CONC. REINFORCED WITH WWF OR MAY BE 3" FIBER CONCRETE, OR MAY BE LAYED FLATSTONE WITH CONCRETE FILL PROVIDED TOE AND TRANSITION TOP ARE INTEGRALLY TIED INTO STONE.
3. VARY SLOPE OF TRANSITON BACKSLOPE TO MATCH NORMAL DITCH BACK SLOPE TO CURB FACE.

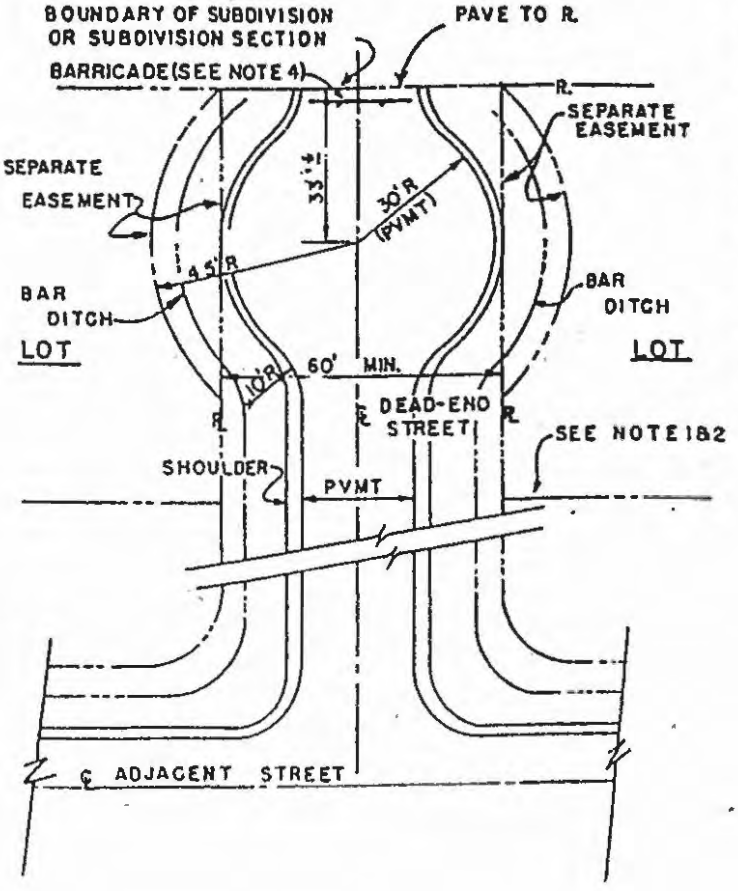
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 2.8

TEMPORARY CUL – DE – SAC

RURAL



NOTES:

1. Temporary turn around construction and easements may be waived if all lots bounding Dead-End street also front other adjacent streets.

2. If temporary turn-around is waived, access to Dead-End streets from bounding lots shall be prohibited.

3. Separate easement shall be shown as a restriction on bounding lots which may be removed by separate action on continuation of Dead-End street.

4. Std. Type III Barricade Shall be placed at end of dead-end streets.

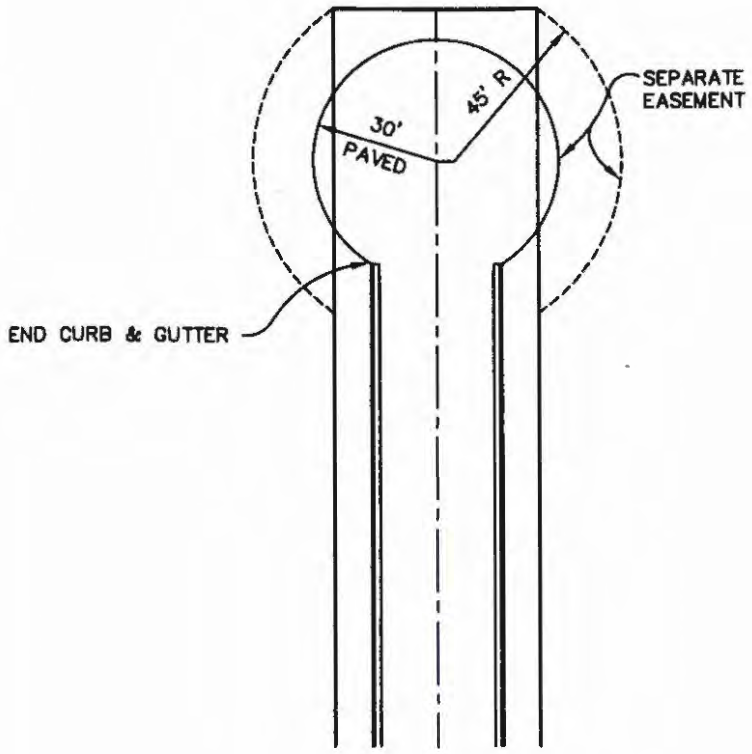
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 2.9

2.10 – TEMPORARY CUL – DE – SAC

URBAN



%%UNOTES:

1. TEMPORARY TURN AROUND CONSTRUCTION AND EASEMENTS MAY BE WAIVED IF %%UALL%%U LOTS BOUNDING DEAD END STREET ALSO FRONT OTHER ADJACENT STREETS.

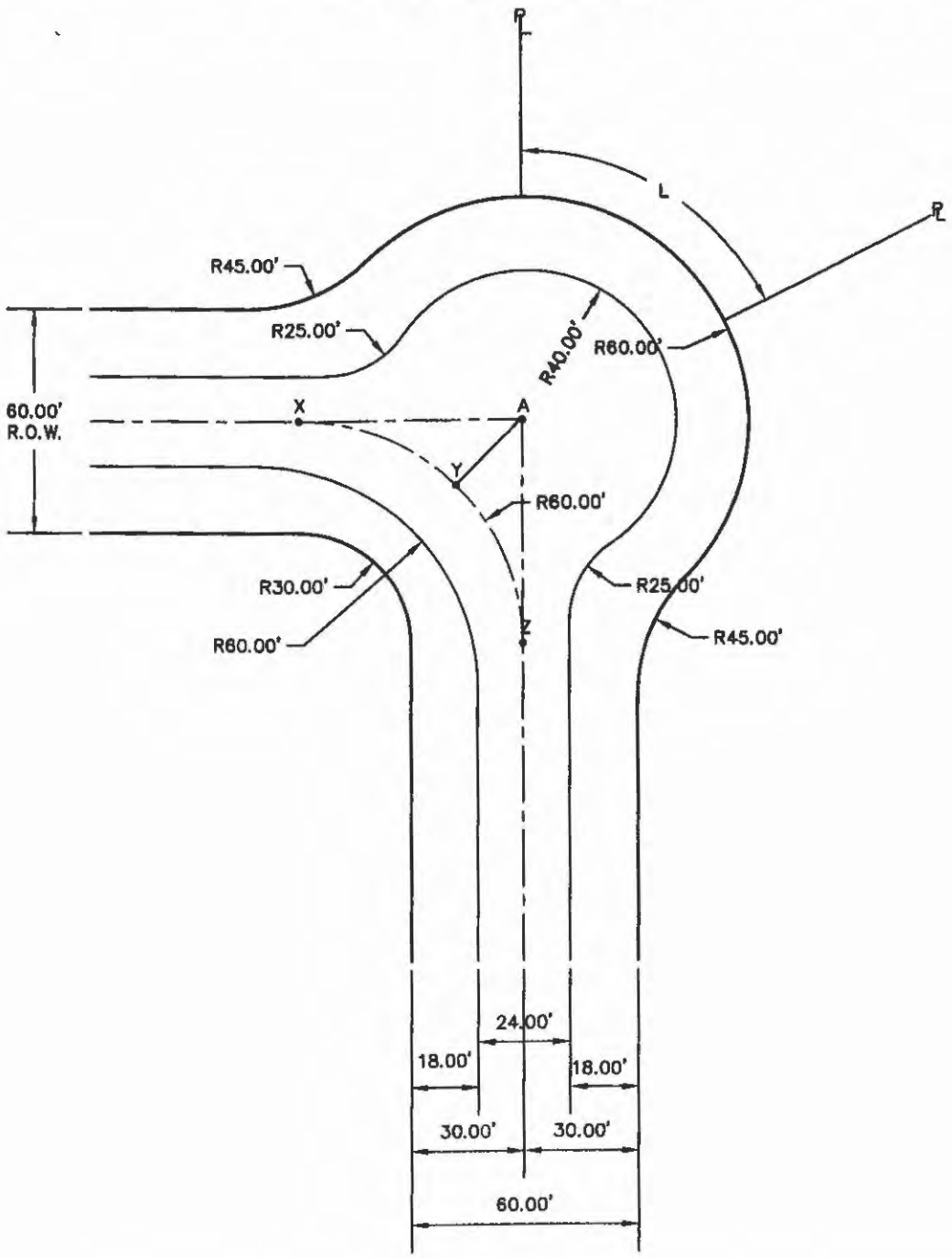
2. IF TEMPORARY TURNAROUND IS WAIVED ACCESS TO DEAD END STREET FROM BOUNDING LOTS SHALL BE PROHIBITED.

3. SEPARATE EASEMENT SHALL BE SHOWN AS A RESTRICTION ON BOUNDING LOTS WHICH MAY BE REMOVED BY SEPARATE ACTION ON CONTINUATION OF DEAD END STREET.

SCALE: 1" = 50'

2.11 – TYPICAL ELBOW DETAIL

RURAL SECTION – 60' R.O.W.

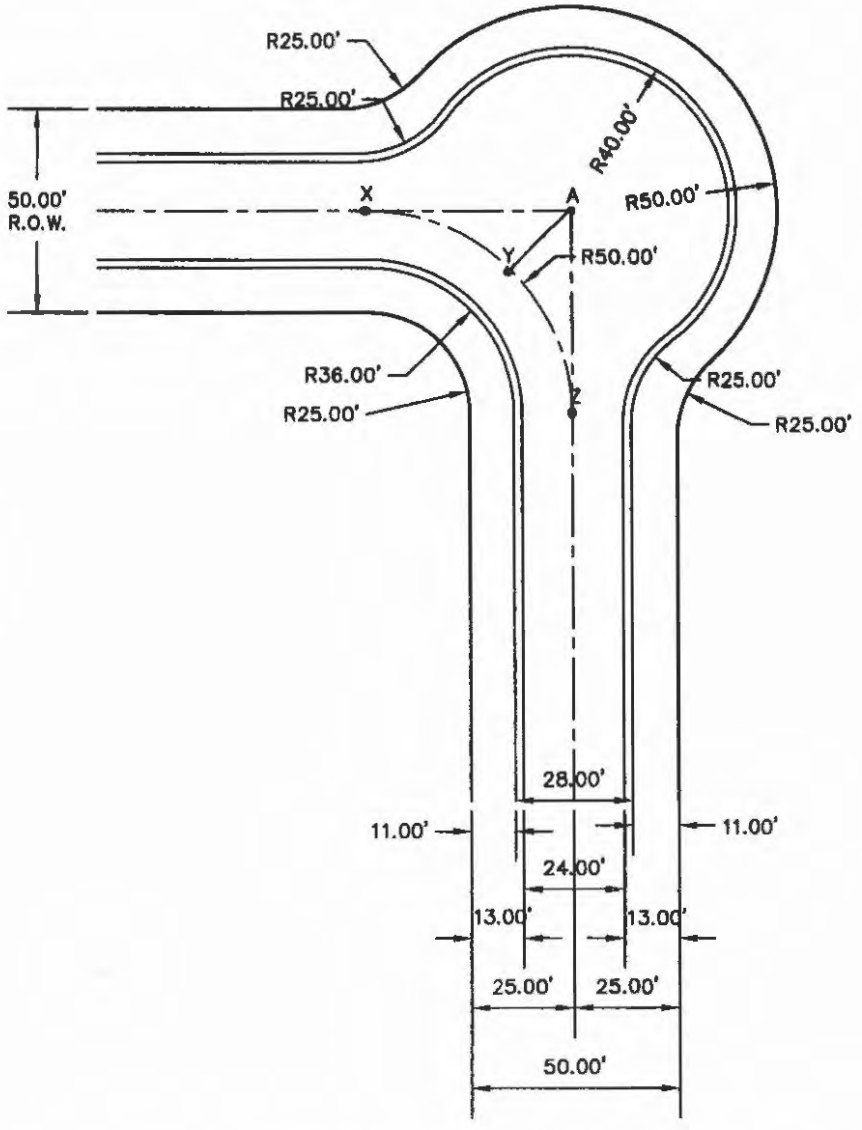


NOTE: WHERE L < 50', CURB AND GUTTER OR A CONCRETE GUTTER SECTION IS REQUIRED.

SCALE: 1" = 50'

2.12 – TYPICAL ELBOW DETAIL

URBAN SECTION – 50' R.O.W.

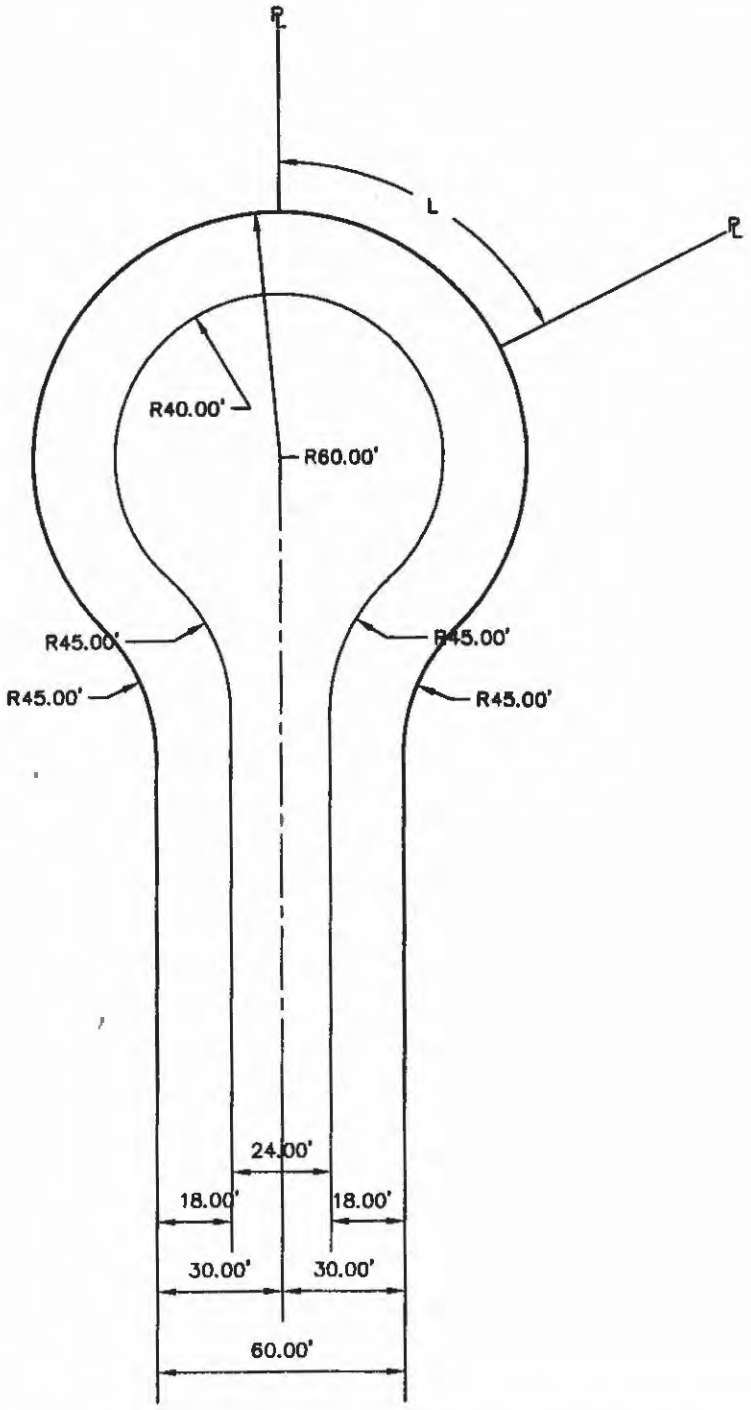


NOTE: THE POINT OF RADIUS MAY BE RELOCATED ALONG THE LINES INDICATED BY LETTERS ON THE FIGURE ABOVE (LINES AX, AY AND AZ). THE POINT OF RADIUS SHALL NOT EXCEED TWENTY–FIVE (25) FEET FROM POINT A.

SCALE: 1" = 50'

2.13 – TYPICAL CUL – DE – SAC DETAIL

RURAL SECTION – 60' R.O.W.

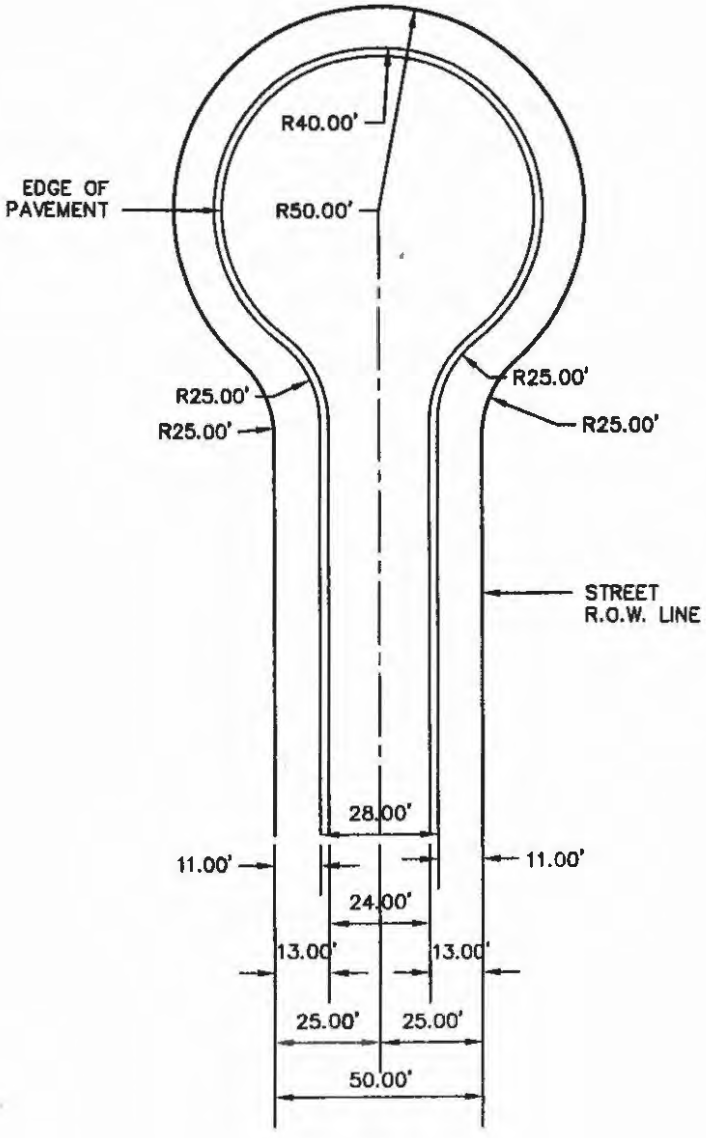


NOTE: WHERE L < 50', CURB AND GUTTER OR A CONCRETE GUTTER SECTION IS REQUIRED.

SCALE: 1" = 1'

2.14 – TYPICAL CUL – DE – SAC DETAIL

URBAN SECTION – 50' R.O.W.

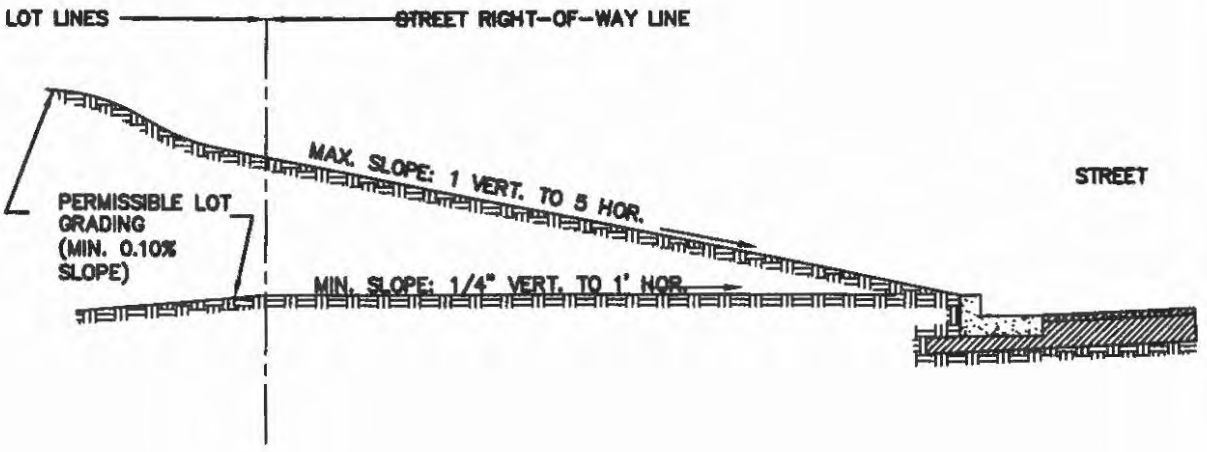


CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1" = 1'

2.15 – URBAN SECTION R.O.W.

AND LOT GRADING PLAN



R.O.W. GRADING

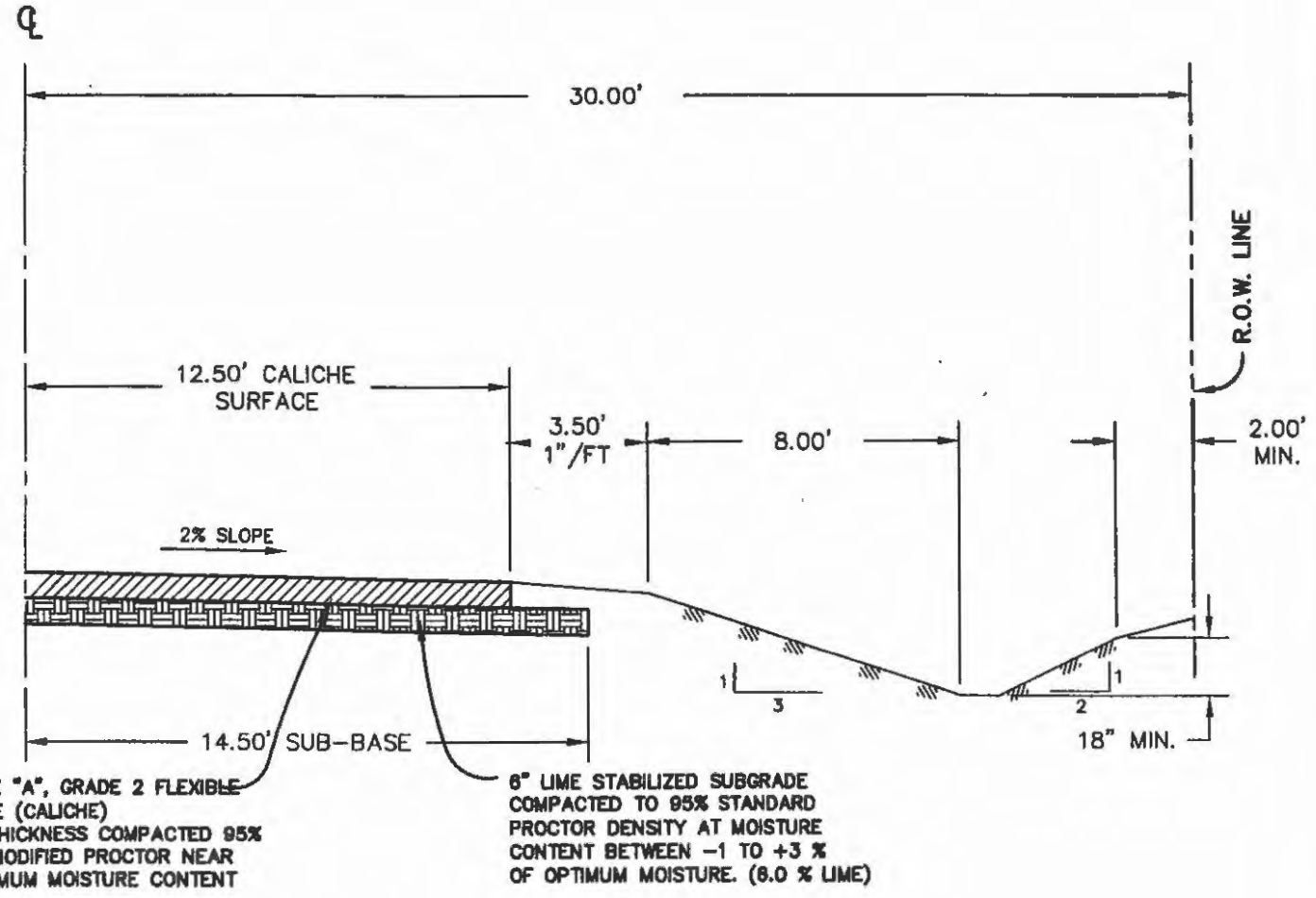
NOTES:

1. R.O.W. grading shall be shaped such that the earth slopes a minimum of 1/4" per foot towards the top of the curb.
2. In general, the same slope shall be maintaned through the block and will not exceed a five horizontal to one vertical slope.
3. Sidewalks, when used, shall be 2" higher than adjacent earth on side near the curb.

2.16 – EXISTING ROW IMPROVEMENT

TYPE IV – EXIST MINOR STREET

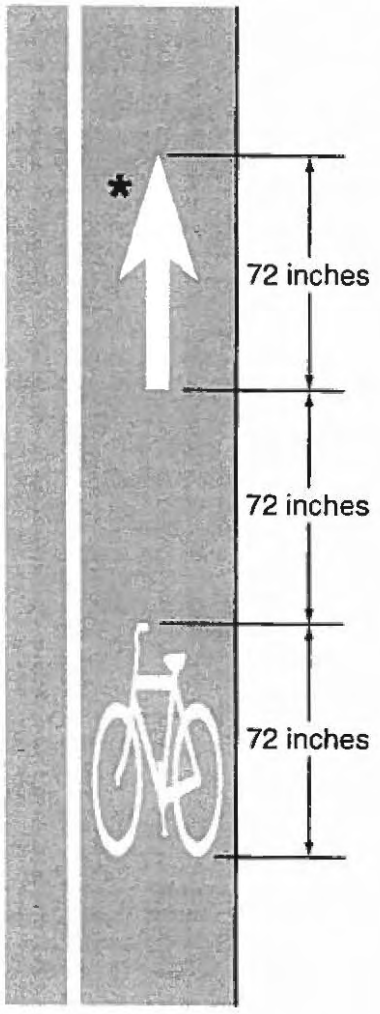
IV–AR

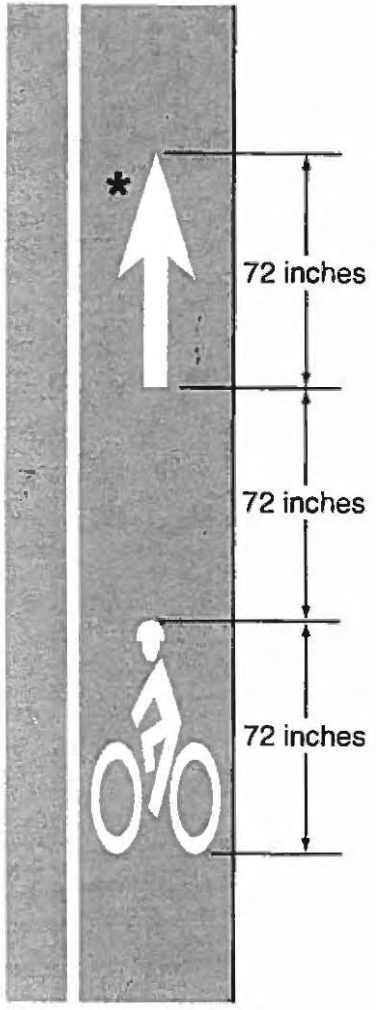


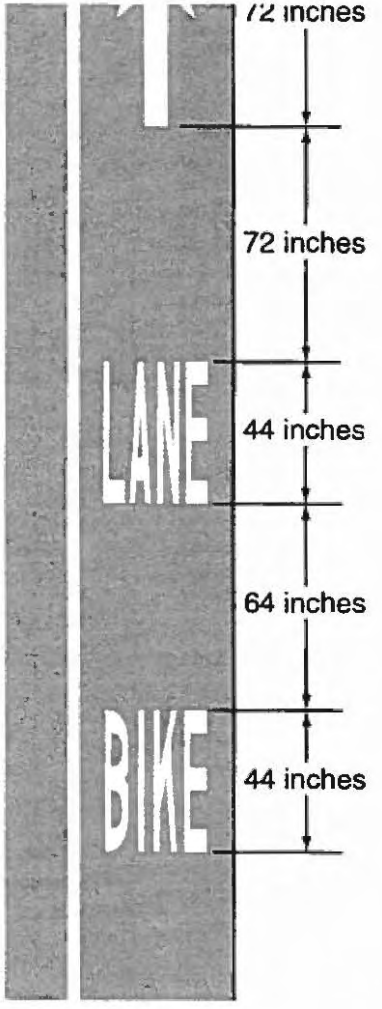
HALF SECTION

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1/5" = 1'

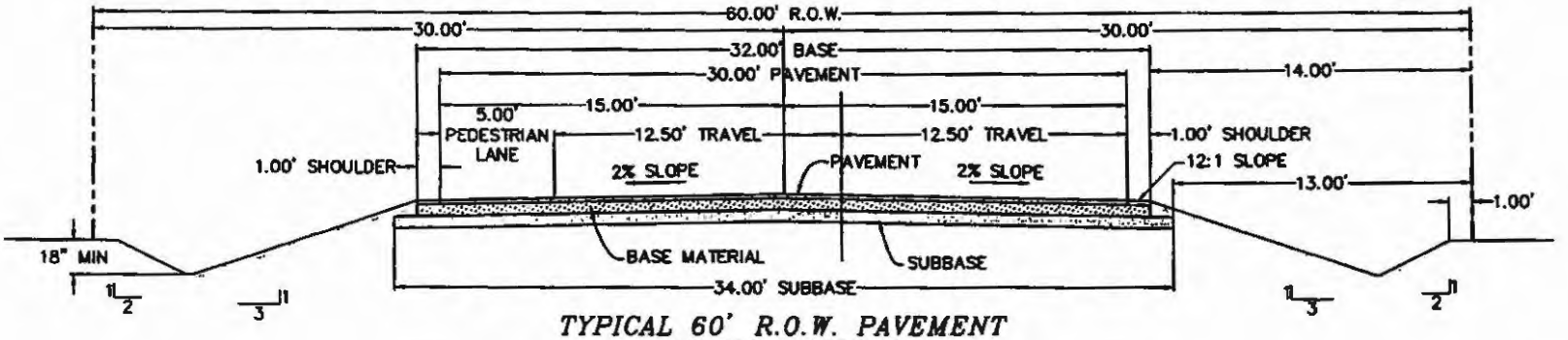

*
72 inches
72 inches
72 inches


*
72 inches
72 inches
72 inches

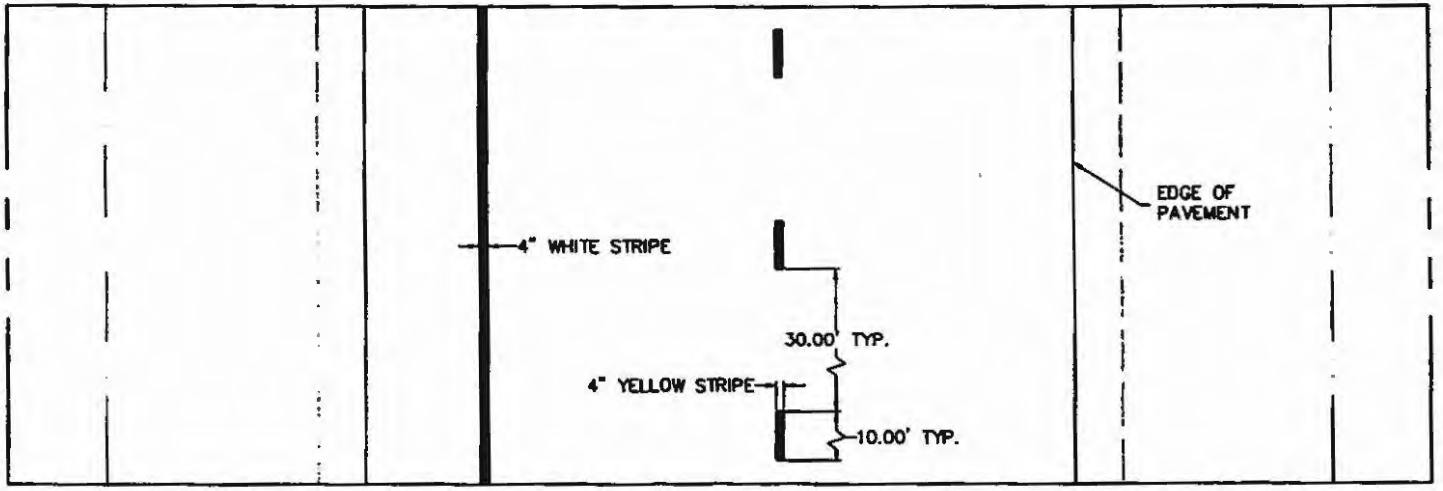

72 inches
72 inches
LANE
44 inches
64 inches
BIKE
44 inches

* Optional

2.17 – RURAL STREET
PEDESTRIAN LANE

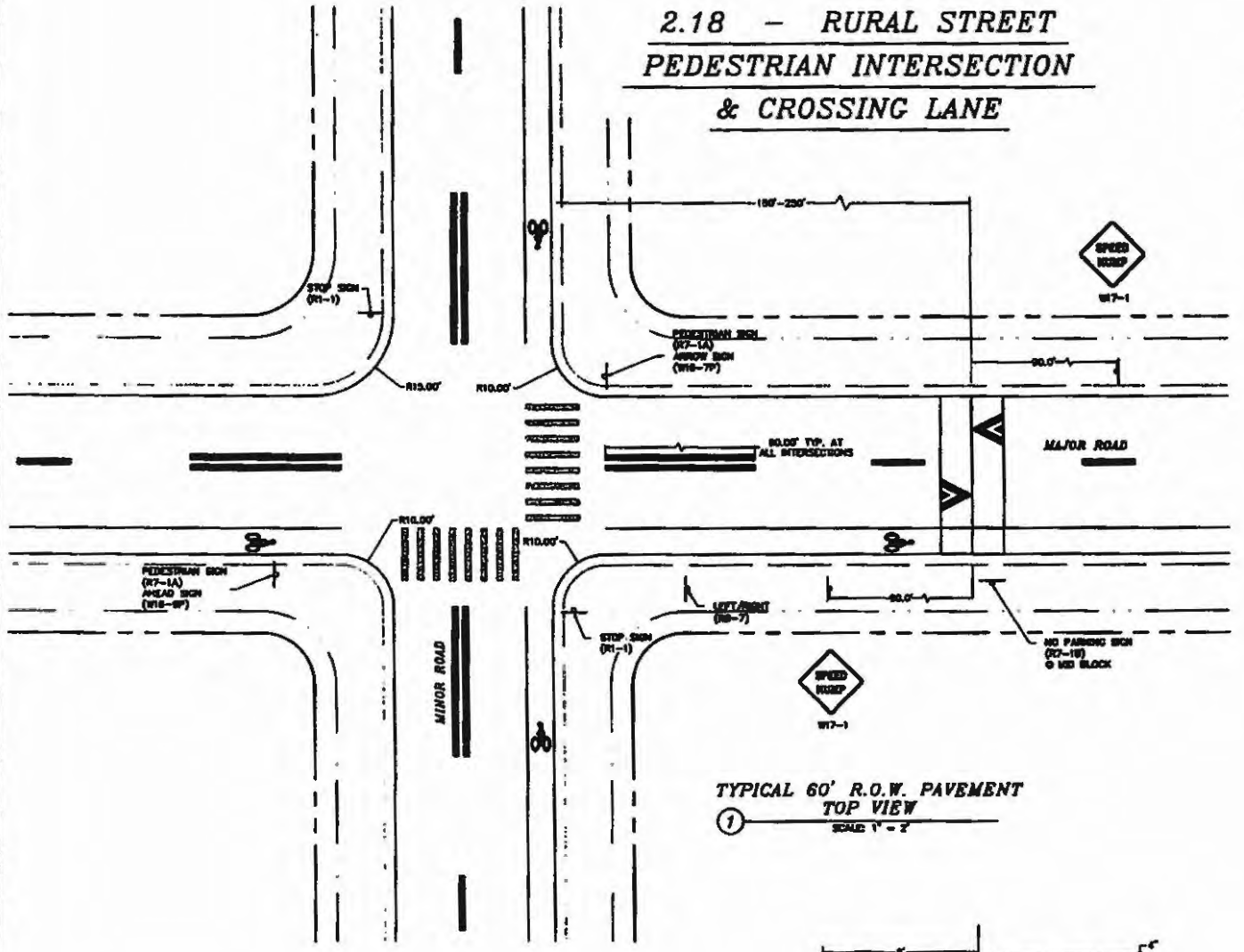


TYPICAL 60' R.O.W. PAVEMENT
CROSS SECTION
(1)
SCALE: 1" = 5'



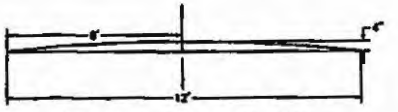
TYPICAL 60' R.O.W. PAVEMENT
TOP VIEW
(2)
SCALE: 1" = 5'

2.18 – RURAL STREET PEDESTRIAN INTERSECTION & CROSSING LANE



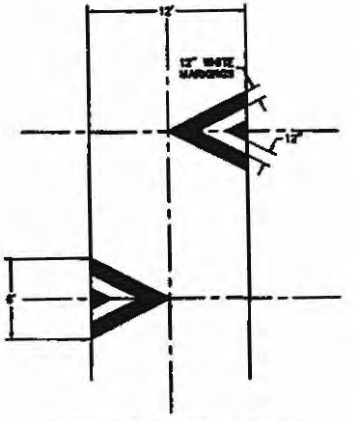
TYPICAL 60' R.O.W. PAVEMENT TOP VIEW

① SCALE 1" = 2'



TYPICAL 12' SPEED HUMP

② SCALE 1" = 2'



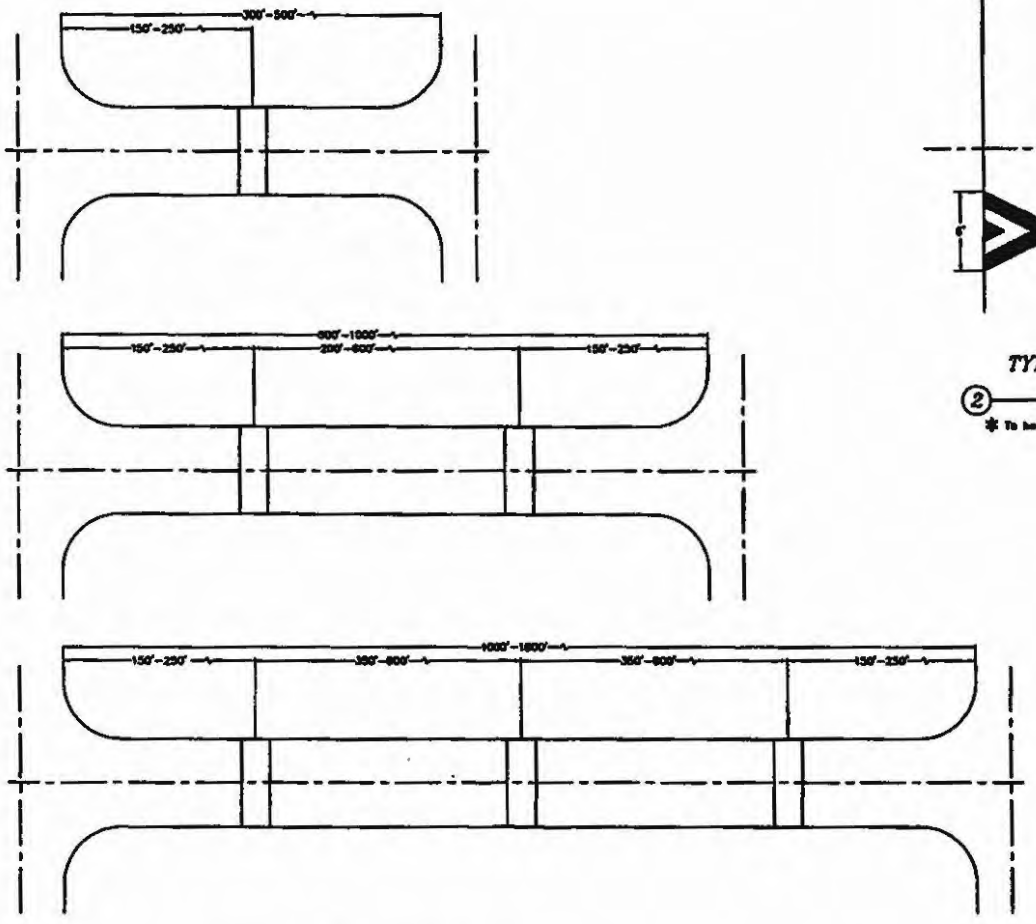
TYPICAL SPEED HUMP STRIPING

③ SCALE 1" = 3'

NOTES:

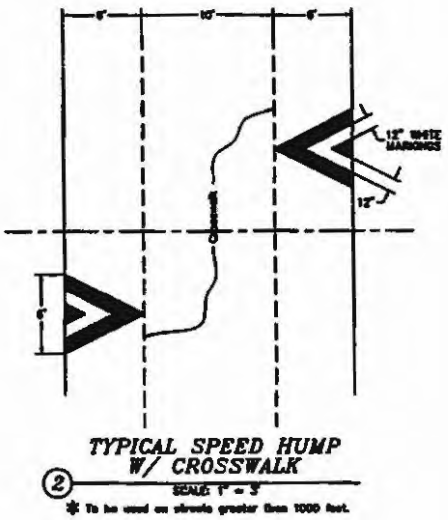
1. SPEED HUMPS SHALL BE IN COMPLIANCE WITH CURRENT CAMERON COUNTY SPEED HUMP POLICY
2. SPEED LIMIT 30 OR MINIMUM SHALL BE POSTED ON ALL SUBDIVISION ROADS OR AS PER COUNTY ENGINEER'S APPROVAL
3. ALL SIGNS AND MARKINGS SHALL COMPLY WITH M.U.T.C.D. (LATEST EDITION)
4. ALL MARKINGS SHALL COMPLY WITH TxDOT ITEM 666 SPECIFICATION.

2.19 – RURAL STREET
TYPICAL SPEED HUMP(S)



① MULTIPLE SPEED HUMP
SCALE: N.T.S.

Source: Federal Highway Administration, Improving the Residential Street Environment Report No. FD-89/031, Washington, D.C. May 1989.



② TYPICAL SPEED HUMP W/ CROSSWALK
SCALE: 1" = 3'

* To be used on streets greater than 1000 feet.

2.20 – RURAL STREET PEDESTRIAN INTERSECTION CROSSING SIGNS

R7–1A

Symbol – Black
Border – Black
Background – Yellow Reflective

R9–7

Symbol – Black
Border – Black
Background – White Reflective

R7–1B

Arrow, Circle, Diagonal, Border – Red
Background – White
"P" – Black

W16–7P

Symbol – Black
Border – Black
Background – Yellow Reflective

W17–1

Symbol – Black
Border – Black
Background – Yellow Reflective

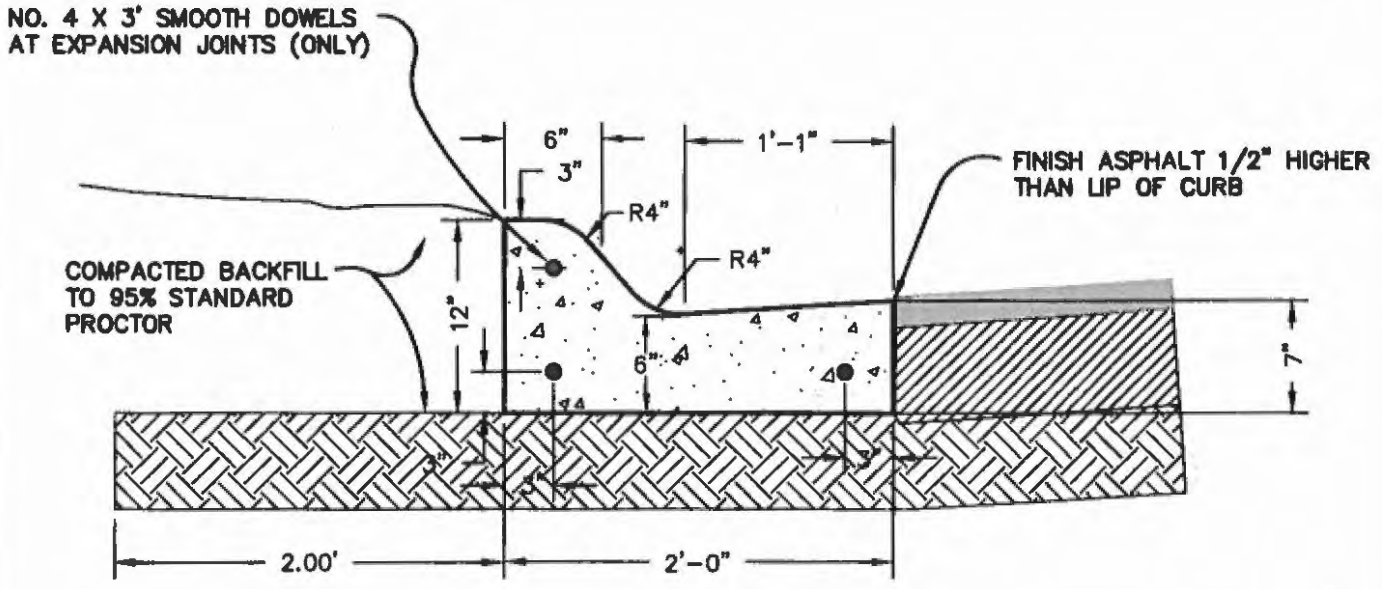
W16–9P

Symbol – Black
Border – Black
Background – Yellow Reflective

A.3 ROADWAY CONSTRUCTION

DETAILS

3.1 – CURB & GUTTER DETAIL



NOTE:

Expansion joints will be placed at curb returns, inlets, and end of each pour with intervals not to exceed 60 L.F. Joints will consists of 1/2" pre-molded expansion joint material with 3 – 36" x 1/2" dowels, one end greased and wrapped. Care must be taken that the dowels are straight and laid parallel with curb and no concrete "plugs" or other material be allowed through the dowel holes or expansion material that would prevent joint from operating as an expansion joint. Expansion joint material shall be pre-molded asphalt impregnated expansion joint material conforming to ASTM D 994 (NOT WOOD FIBER TYPE)

Dummy joints shall be 2" deep and placed at 10 ft. intervals.

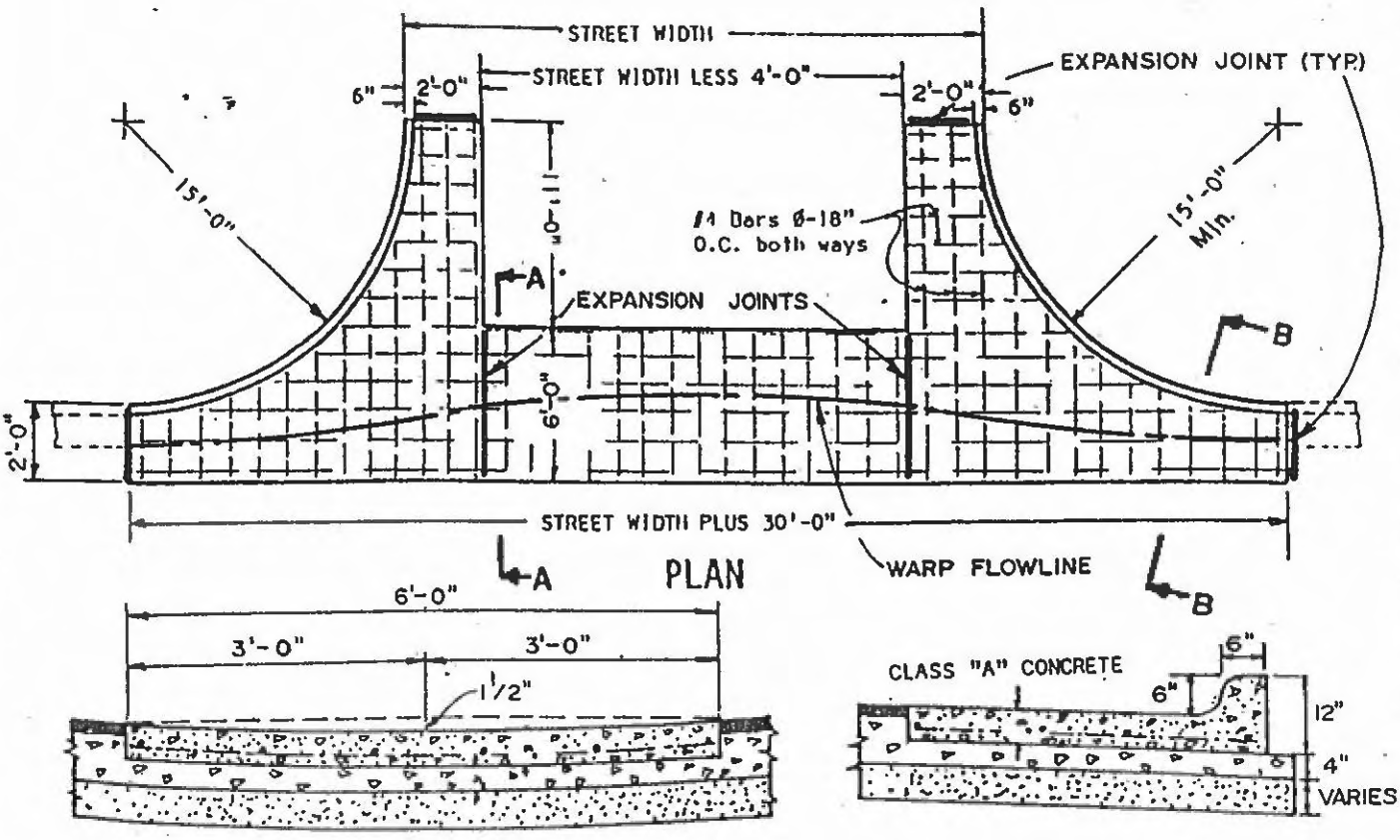
Concrete shall be 3000 psi conforming to the requirement of "Reinforced Concrete Structures", when not shown on the drawings, and shall also contain 1.5 lbs. of fibermesh per cubic yard.

All exposed concrete surfaces, (sidewalks, concrete pavement, curb & gutter, etc.) shall be treated with curing compound, resin base ASTM C 309, Type 2 with pigmented tint of fugitive dye.

When honeycombing is excessive as determined by Cameron County Inspector, curb and gutter shall be reploced.

SCALE: 1" = 1'

CONCRETE VALLEY GUTTER DETAIL



SECTION A-A

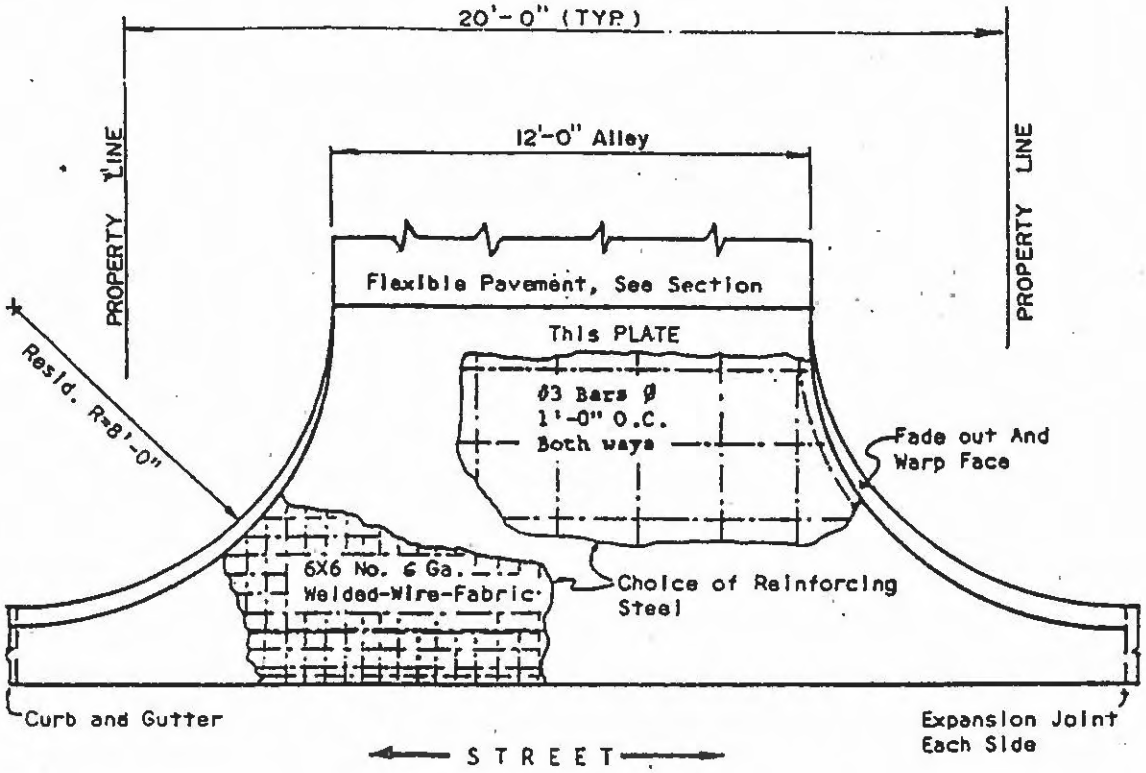
SECTION B-B

CAMERON COUNTY, TEXAS

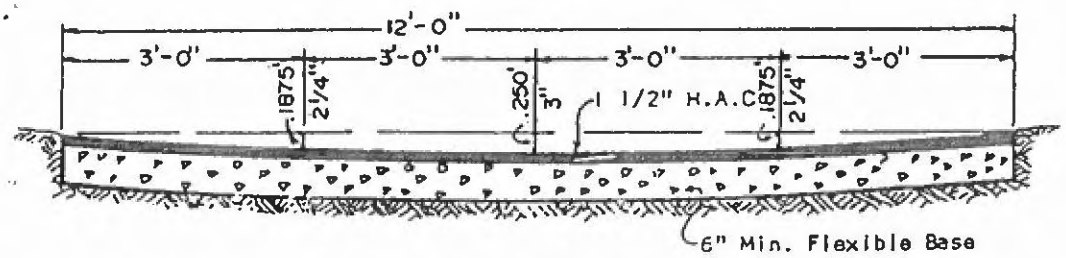
CONSTRUCTION STANDARDS

PLATE NO. 3.2

TYPICAL ALLEY APPROACH DETAIL



APPROACH PLAN



ALLEY FLEXIBLE PAVEMENT SECTION

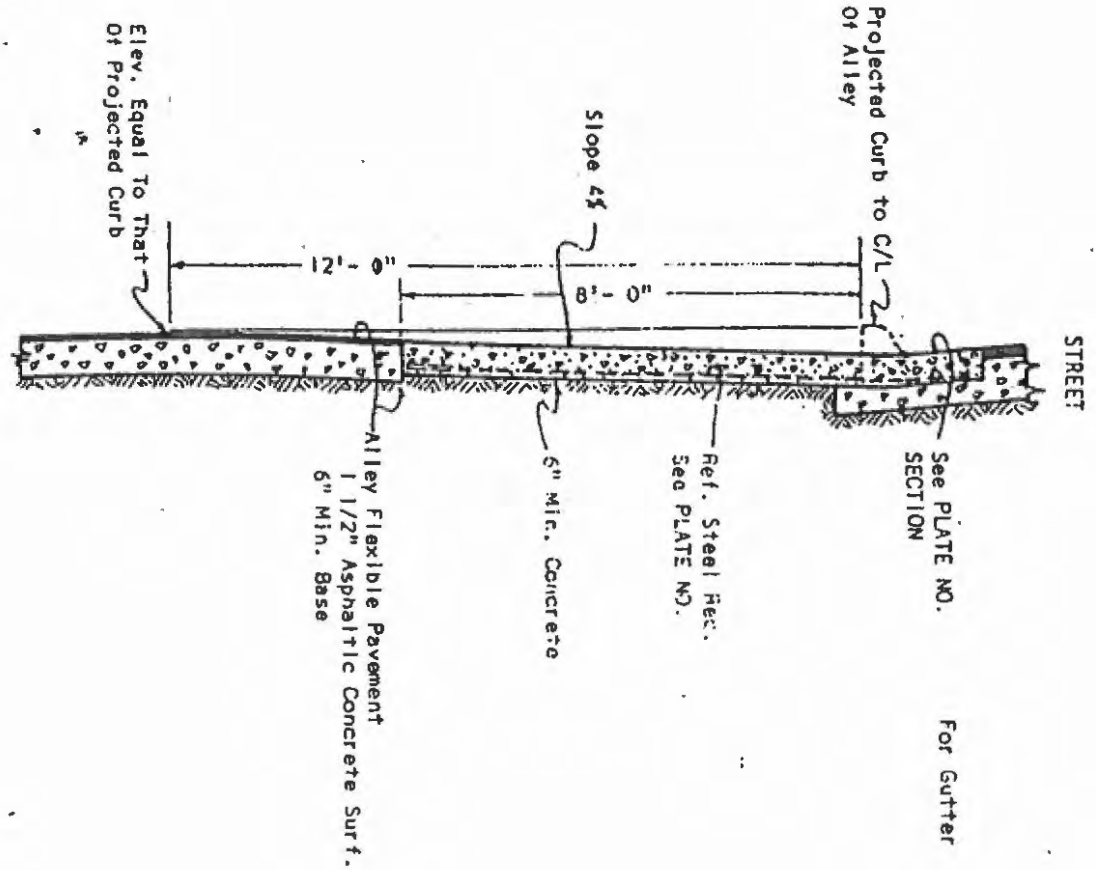
NOTE: Concrete Approach Shall Be Class "A" (3000 psi).
See PLATE NO. 3.4 For Section perpendicular To Street.

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

PLATE NO. 3.3

TYPICAL ALLEY APPROACH DETAIL

ALLEY ENTRANCE CENTER SECTION WHEN STREET WATER IS EXCLUDED



NOTE: Down Stream Alley Approach Same As Above Except That Approach Grade Shall Match Alley Grade.

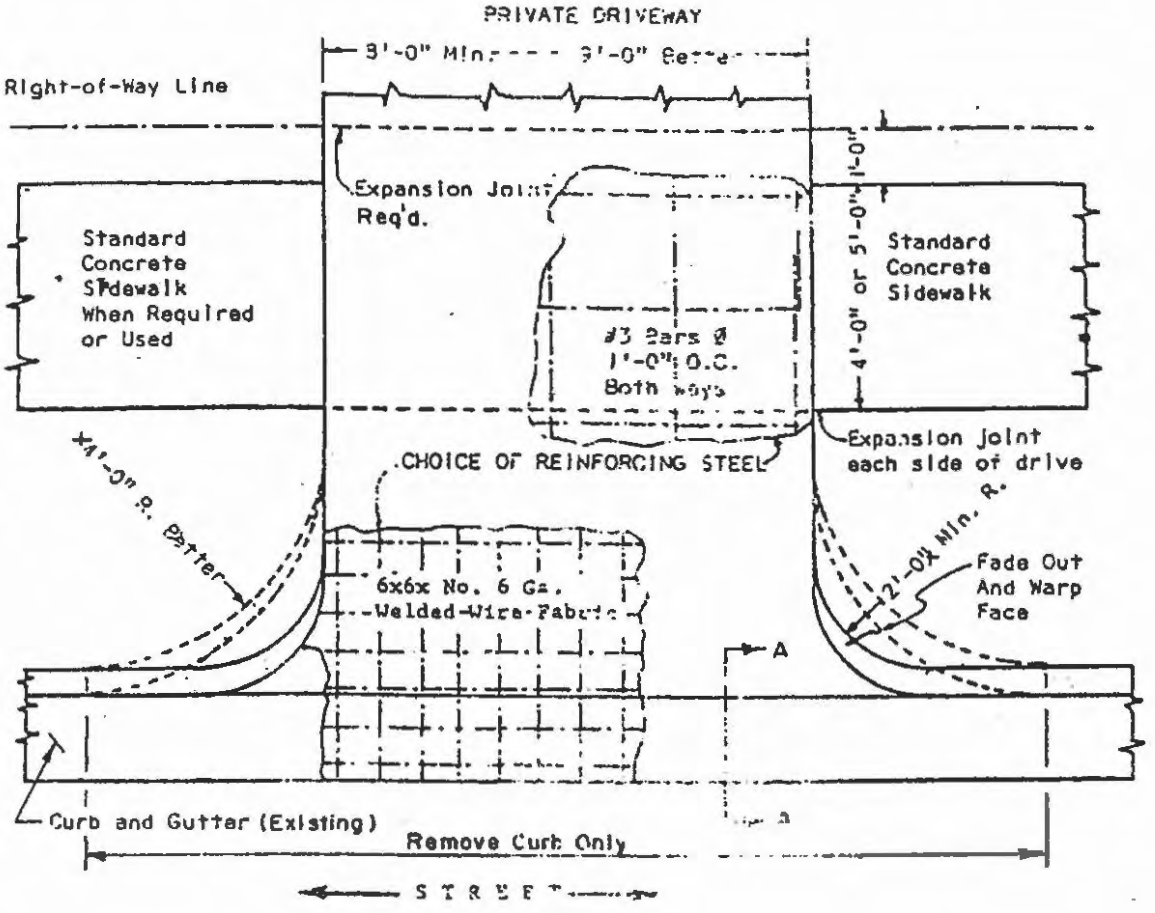
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 3.4

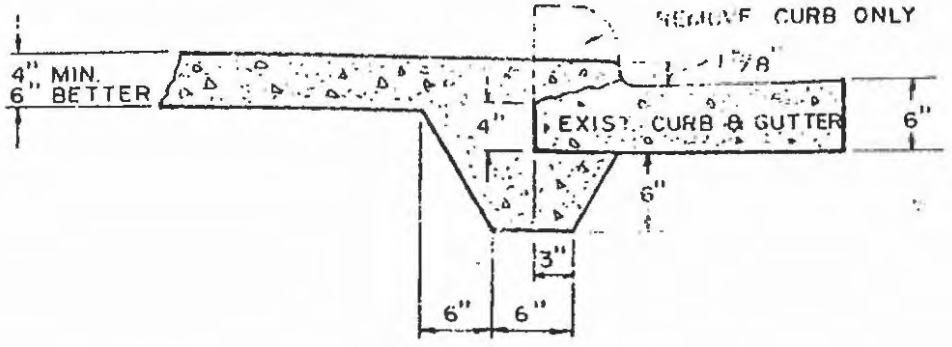
TYPICAL PRIVATE DRIVEWAY APPROACH

URBAN STREET



NOTES:

1. Driveway Concrete Shall Be Class "A" (3000 p.s.i.)



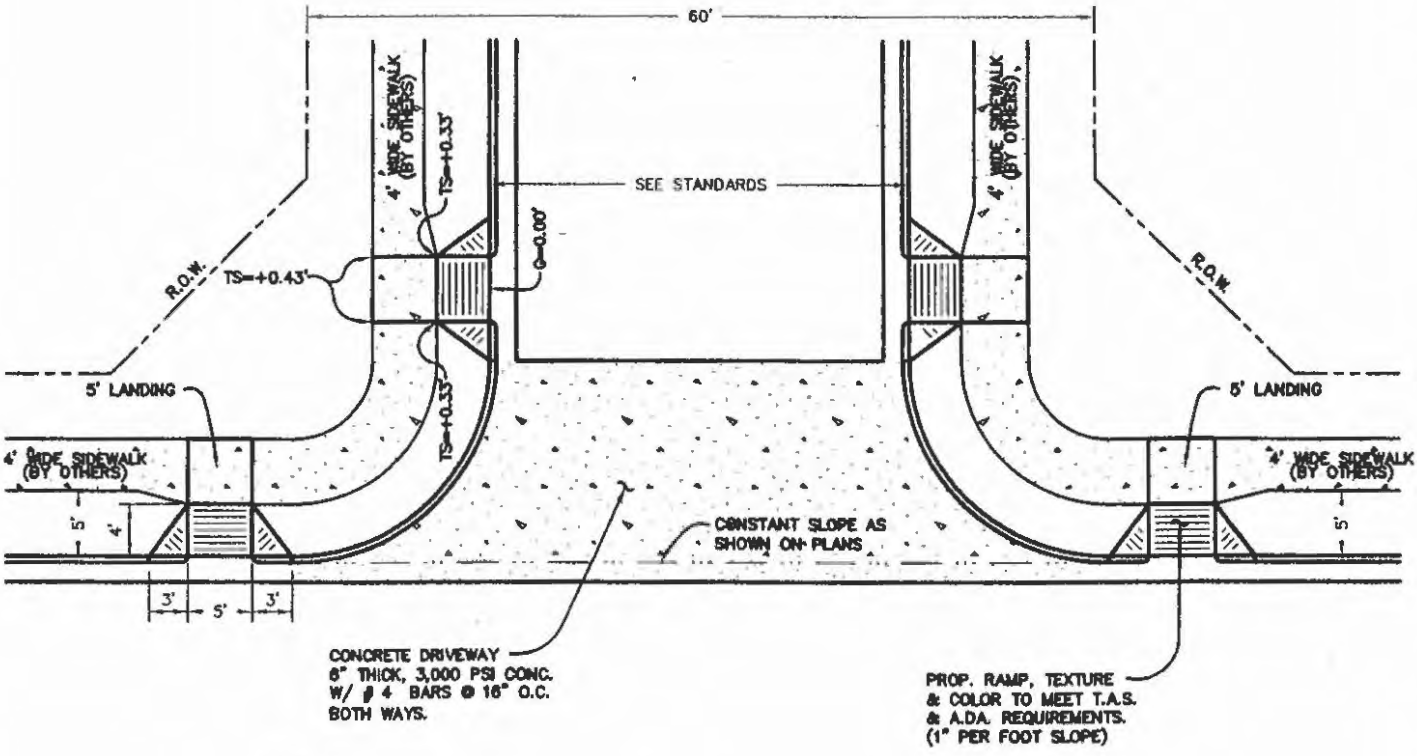
SECTION A-A

CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

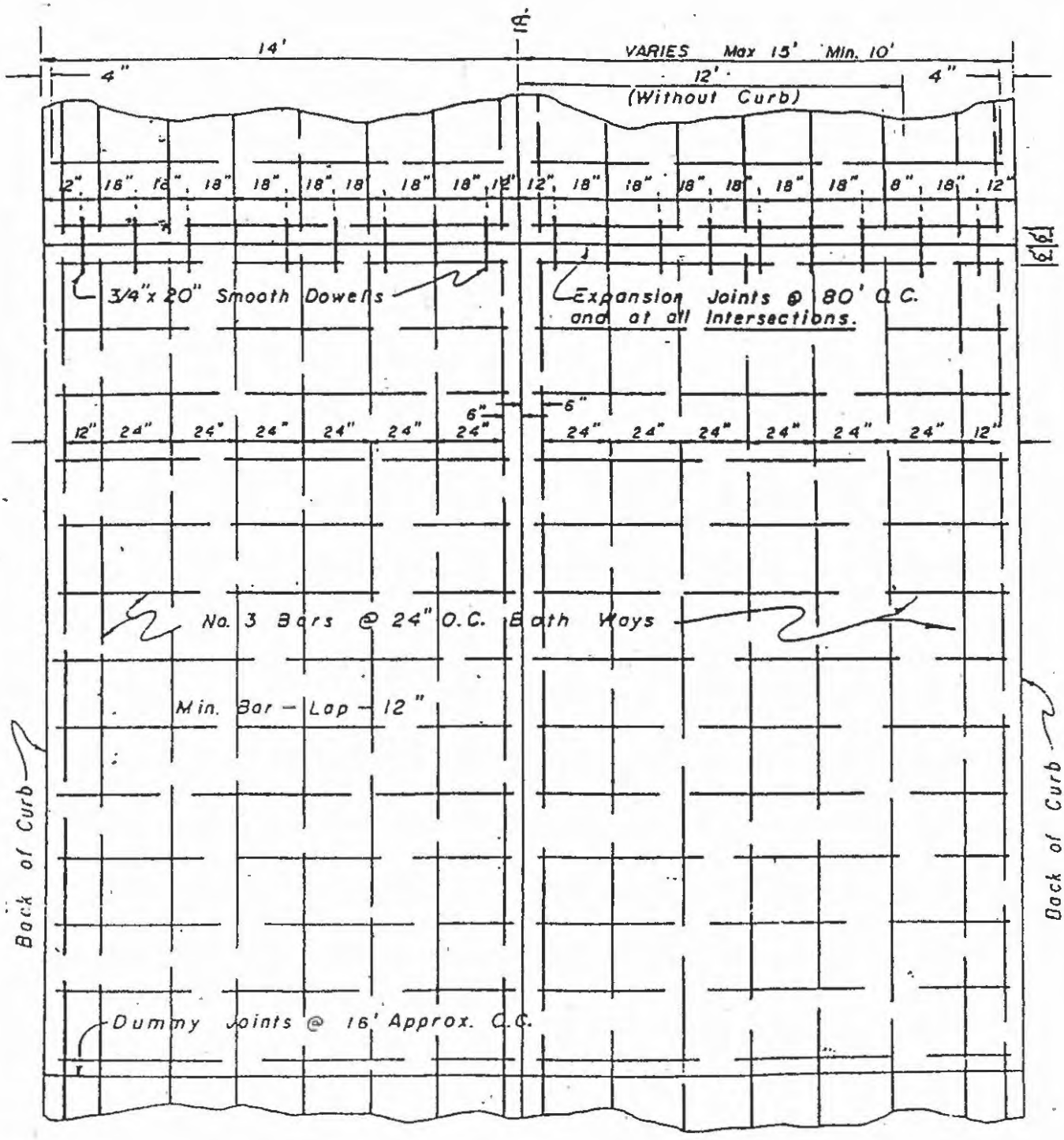
PLATE NO. 3.5

3.6 – DRIVEWAY APPROACH (RURAL STREET)



NOTE:
SIDEWALK SHALL FOLLOW CITY ORDANCANCES.

CLASS 'A' PAVEMENT REINFORCING DETAIL

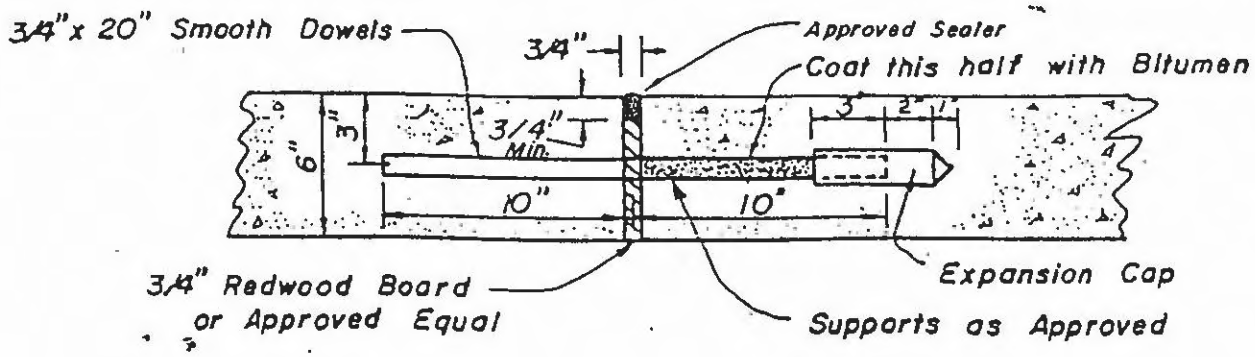


CAMERON COUNTY, TEXAS

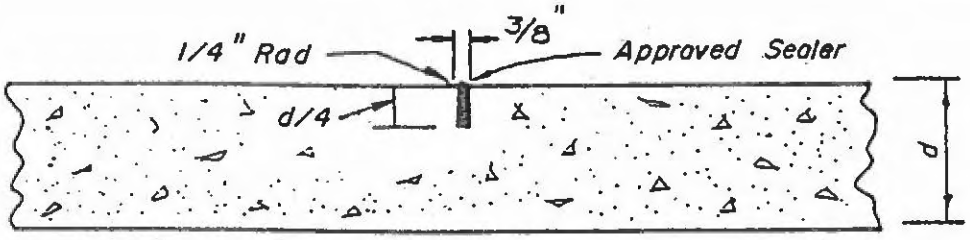
CONSTRUCTION STANDARDS

PLATE NO. 3.7.A

CLASS 'A' PAVEMENT JOINT DETAILS



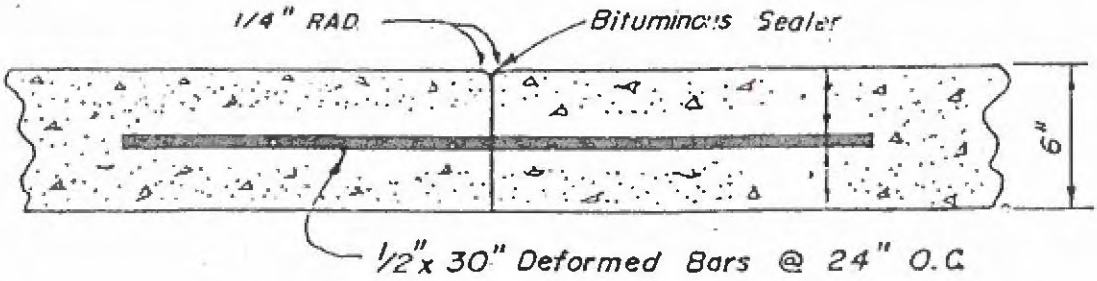
TRANSVERSE EXPANSION JOINT



NOTE: Optional Flexplane or Equal, Bitumen Saturated Fiber Board, 1/8" x 2" Zip Strip or equal to Manufactures Recommendations.

Dummy joints must be formed or cut not more than 24 hours after placing concrete.

TRANSVERSE DUMMY JOINT



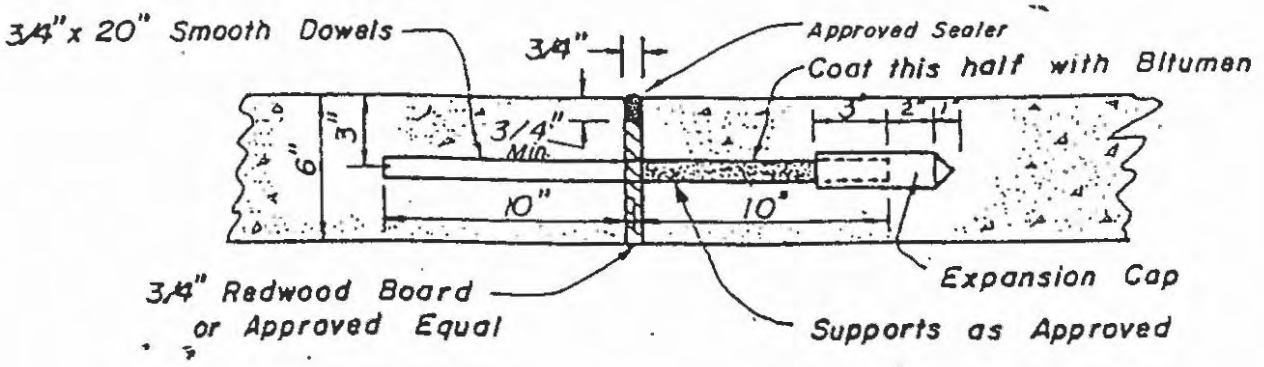
TRANSVERSE CONSTRUCTION JOINT

CAMERON COUNTY, TEXAS

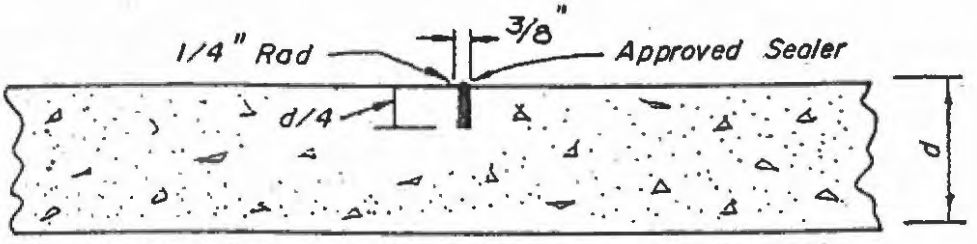
CONSTRUCTION STANDARDS

PLATE NO. 3.7.B

CLASS 'A' PAVEMENT JOINT DETAILS



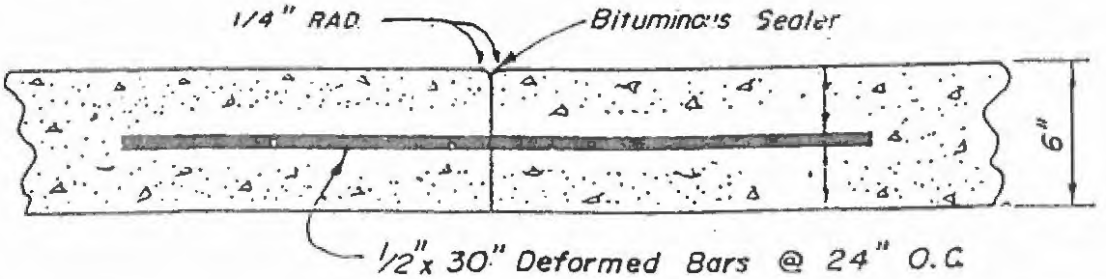
TRANSVERSE EXPANSION JOINT



NOTE: Optional Flexplane or Equal, Bitumen Saturated Fiber Board, 1/8" x 2" Zip Strip or equal to Manufactures Recommendations.

Dummy joints must be formed or cut not more than 24 hours after placing concrete.

TRANSVERSE DUMMY JOINT



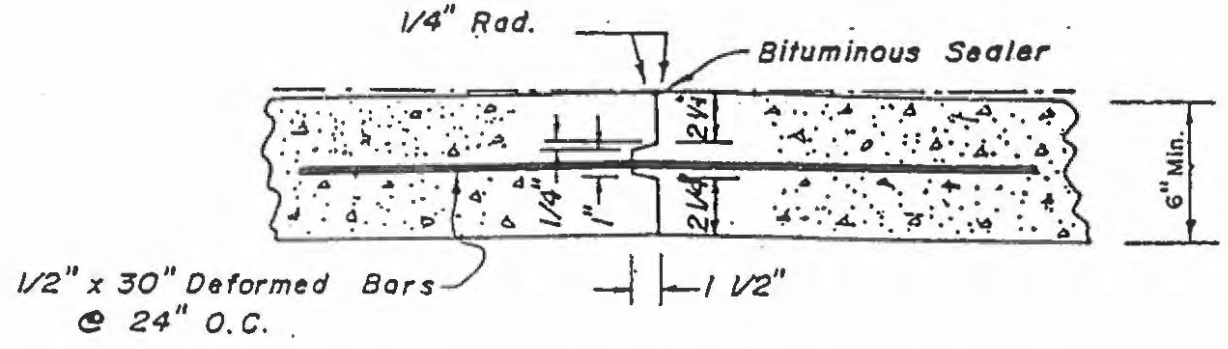
TRANSVERSE CONSTRUCTION JOINT

CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 3.7.B

CLASS 'A' PAVEMENT JOINT DETAILS

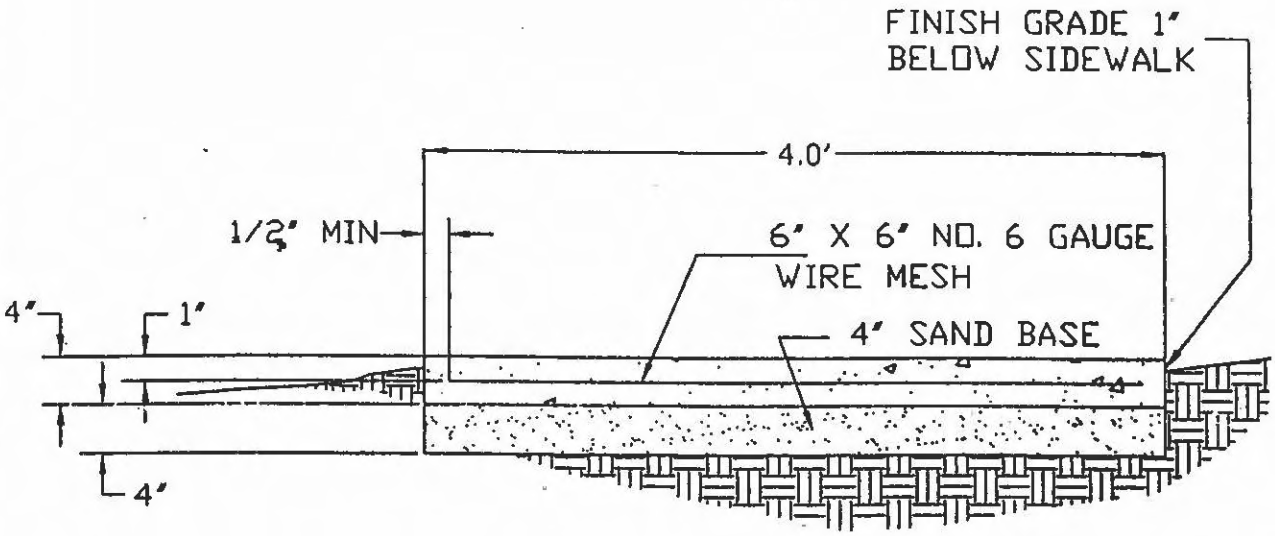


KEYED LONGITUDINAL CONSTRUCTION JOINT

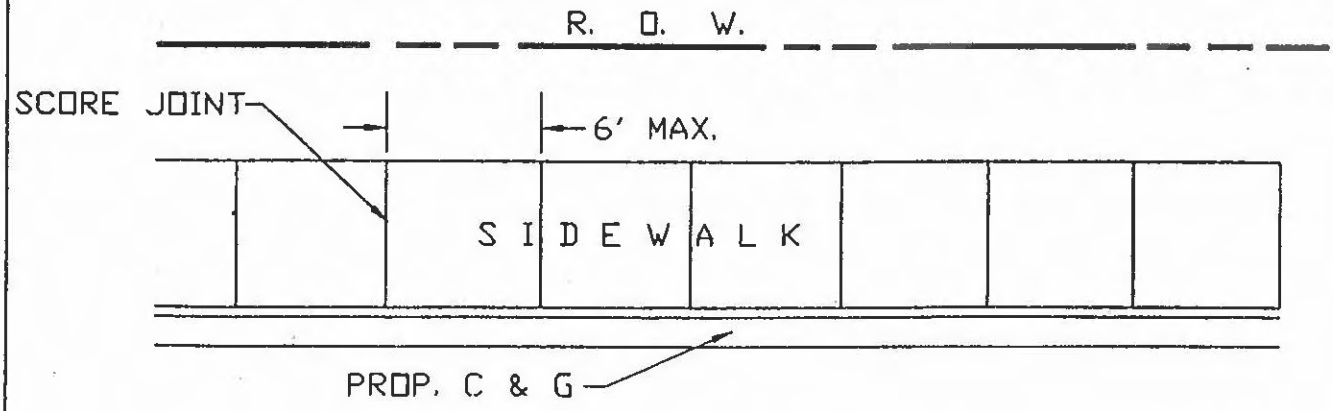
CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

PLATE NO. 3.7.C

TYPICAL SIDEWALK



PROFILE VIEW OF RURAL SECTION



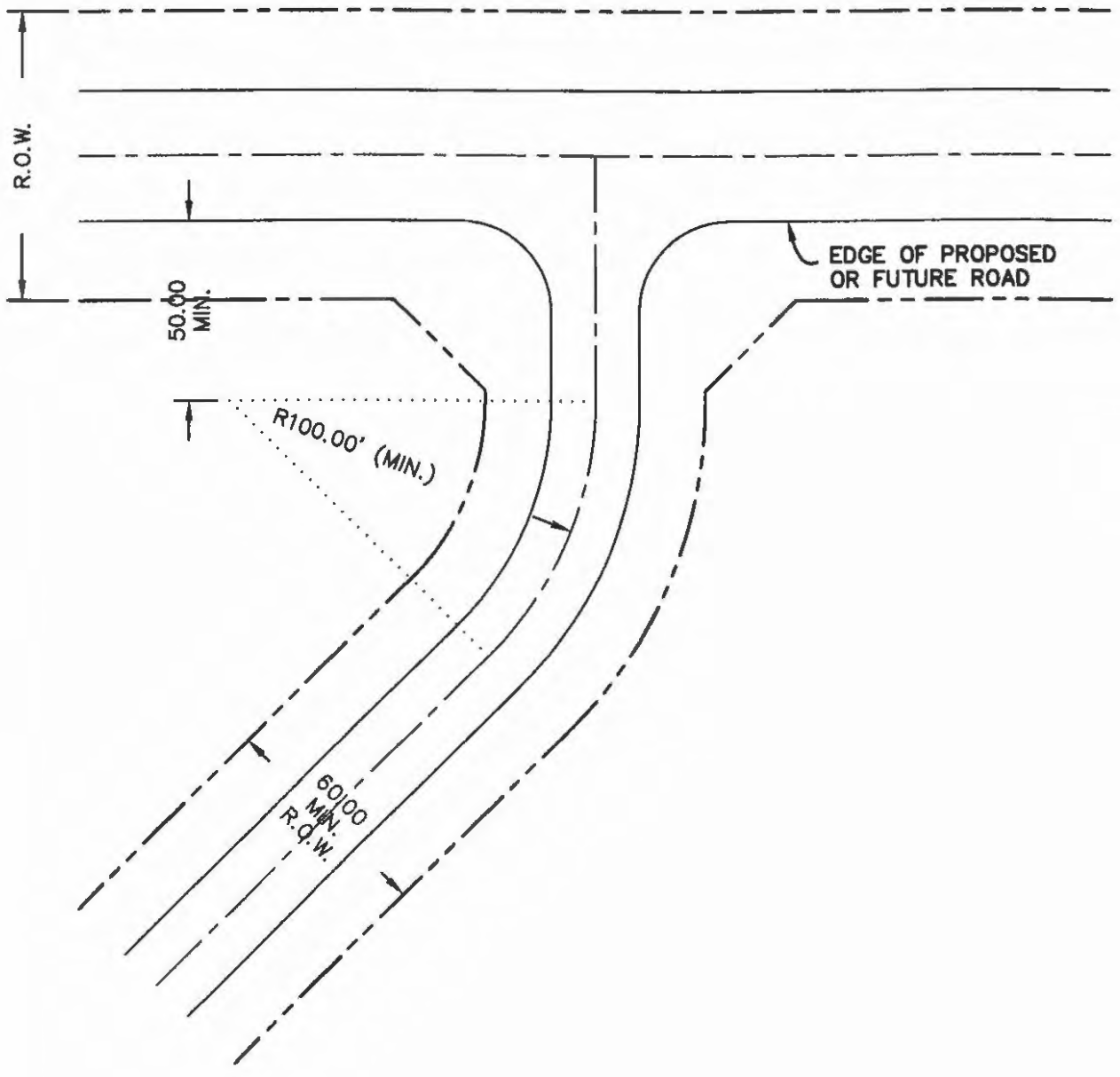
SCORE JOINTS 1/4" THICKNESS OF SIDEWALK
EXPANSION JOINT EVERY 30'
JOINT IN CENTER OF SIDEWALK IF OVER 15' WIDE

PLAN VIEW OF URBAN SECTION

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

PLATE NO. 3.8

3.9 – ALIGNMENT FOR 90° INTERSECTION



CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1" = 50'

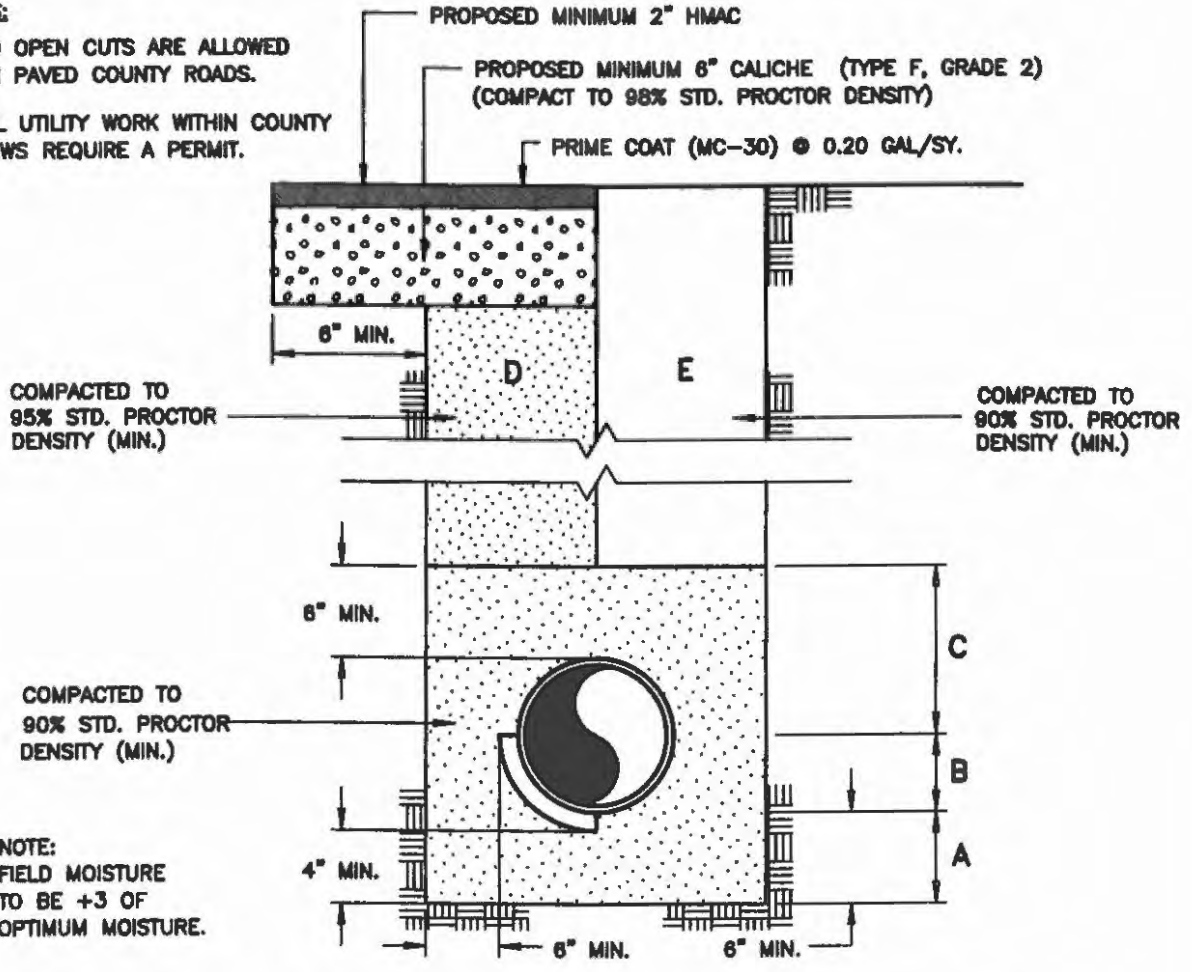
A.4 DRAINAGE DETAILS

4.1 – STANDARD PIPE BEDDING

NOTES:

1) NO OPEN CUTS ARE ALLOWED ON PAVED COUNTY ROADS.

2) ALL UTILITY WORK WITHIN COUNTY ROWS REQUIRE A PERMIT.



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

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

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

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

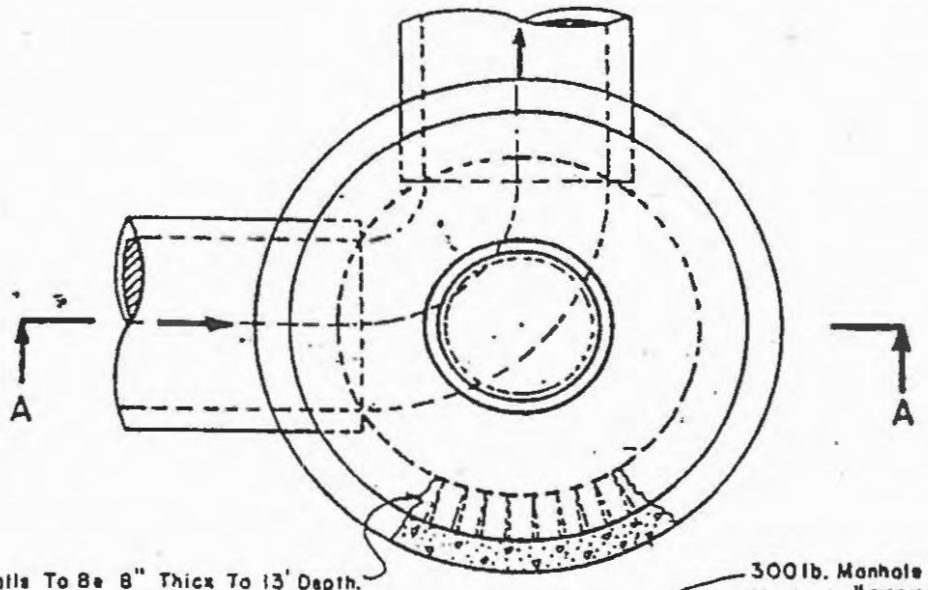
E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).

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

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

SCALE: N.T.S.

DRAINAGE MANHOLE DETAILS

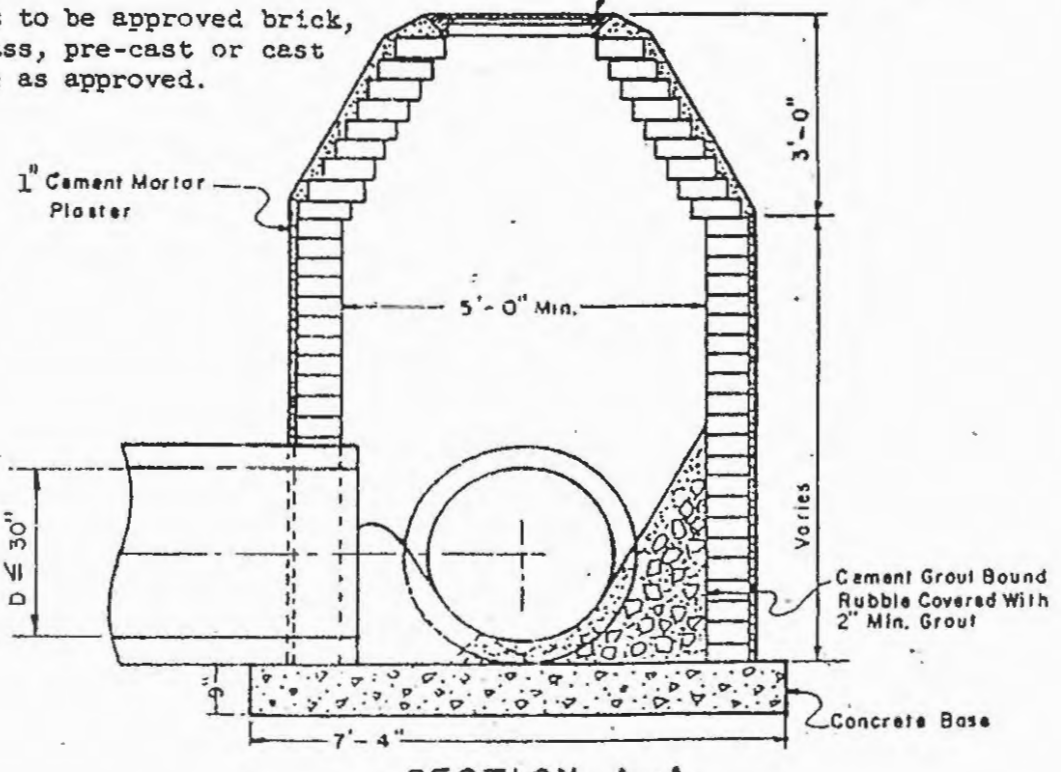


Walls To Be 8" Thick To 13' Depth. Increase To 12" Thickness In Section Below 13' Depth 8" Brick Laid Radially

PLAN

300 lb. Manhole Cover & Frame Marked "STORM SEWER" Shall Be Trinity Valley Pattern No. 4067 Or Approved Equal.

Manholes to be approved brick, fiberglass, pre-cast or cast in place as approved.



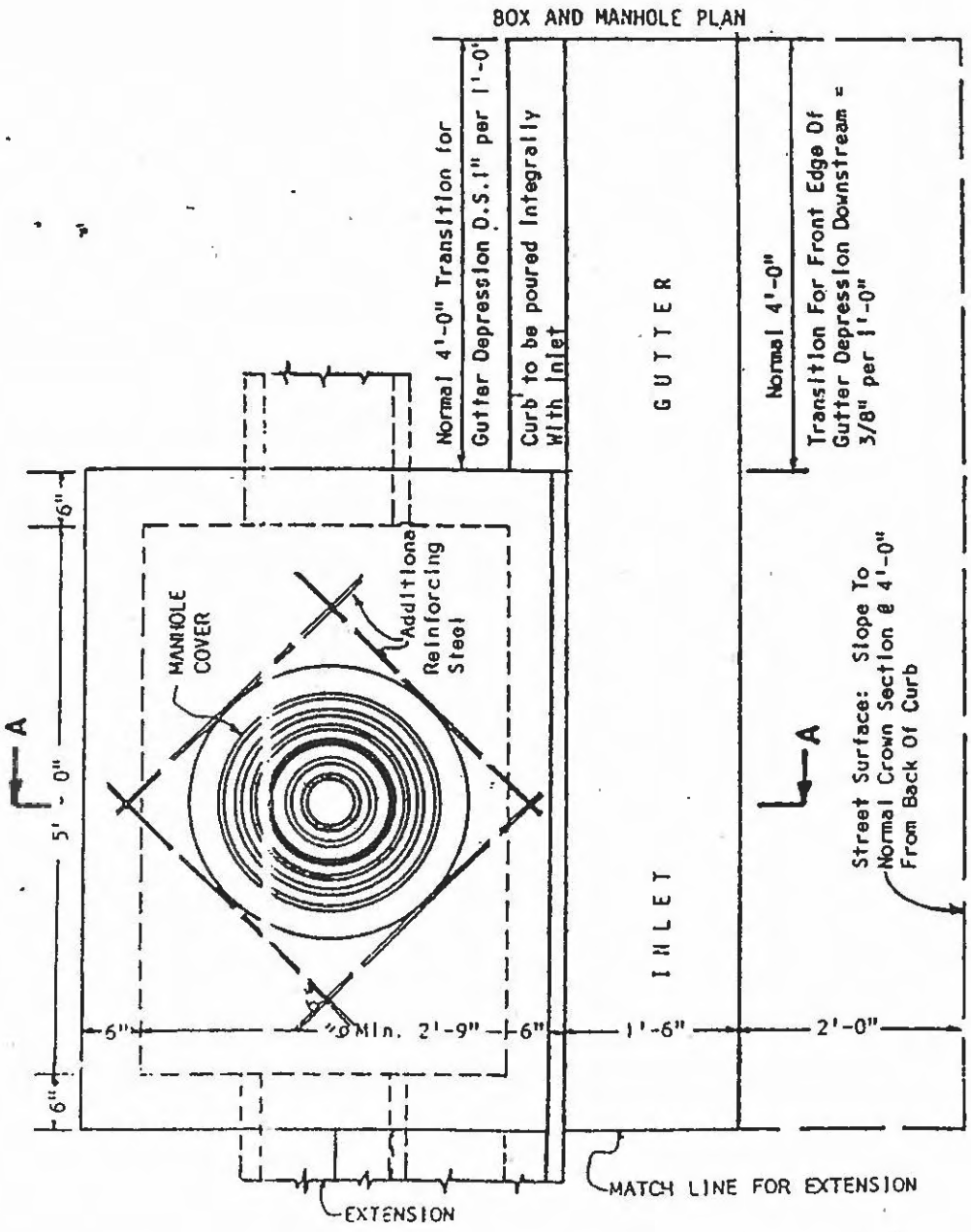
SECTION A-A

CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.2

STANDARD CURB INLET DETAIL



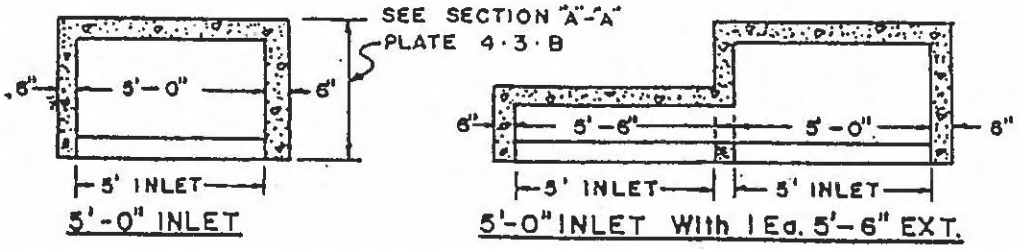
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3

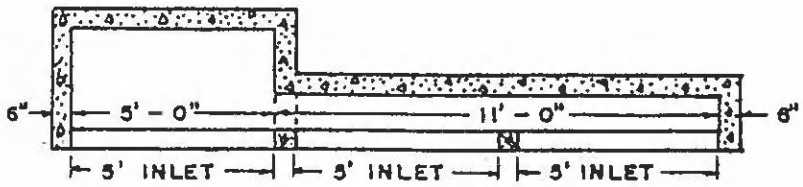
STANDARD CURB INLET

TYPICAL PLAN SECTIONS

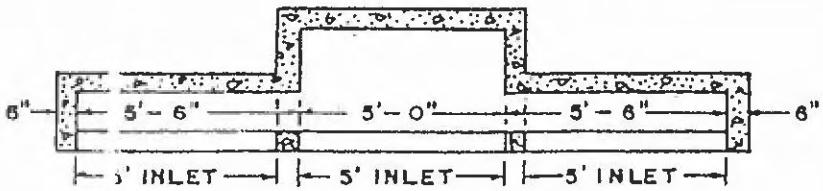


5'-0" INLET

5'-0" INLET With 1 Ea. 5'-6" EXT.



5'-0" INLET With 1 Ea. 11'-0" EXT.



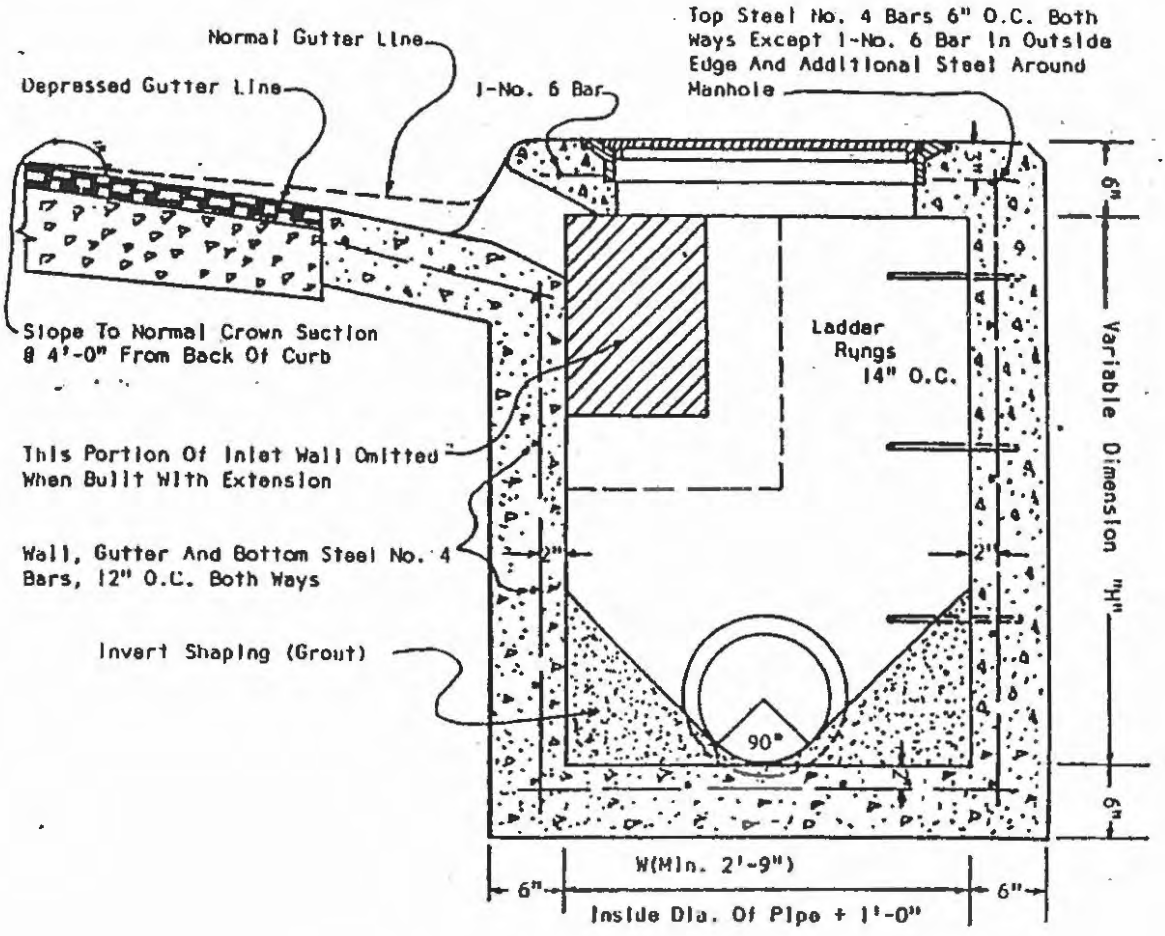
5'-0" INLET With 2 Ea. 5'-6" EXTS.

CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.A

STANDARD CURB INLET SECTION



SECTION A - A

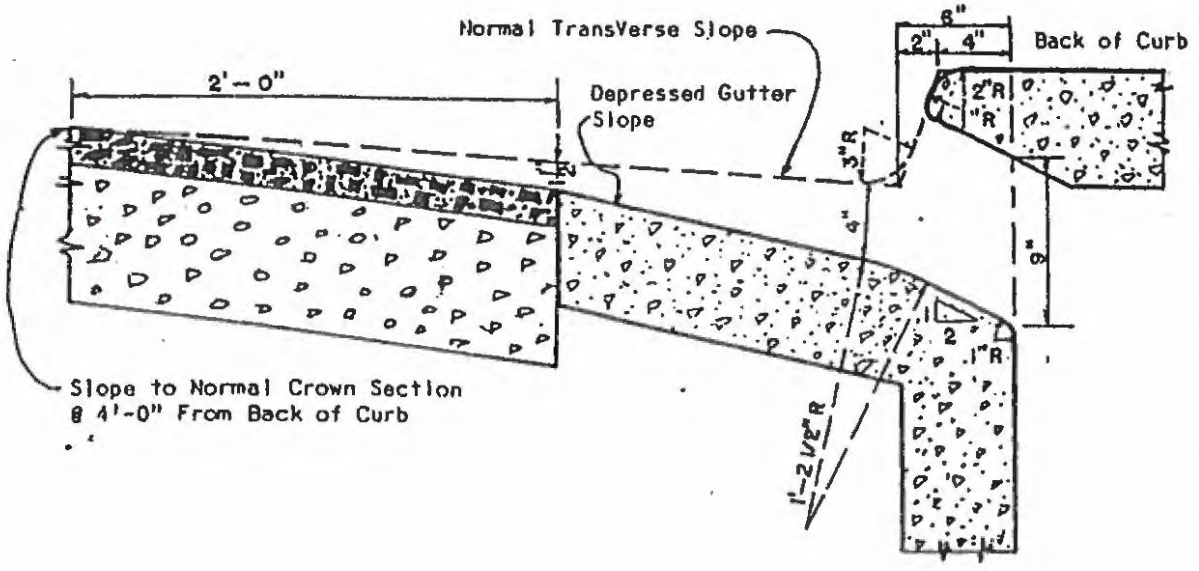
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.B

STANDARD CURB INLET

THROAT DETAIL



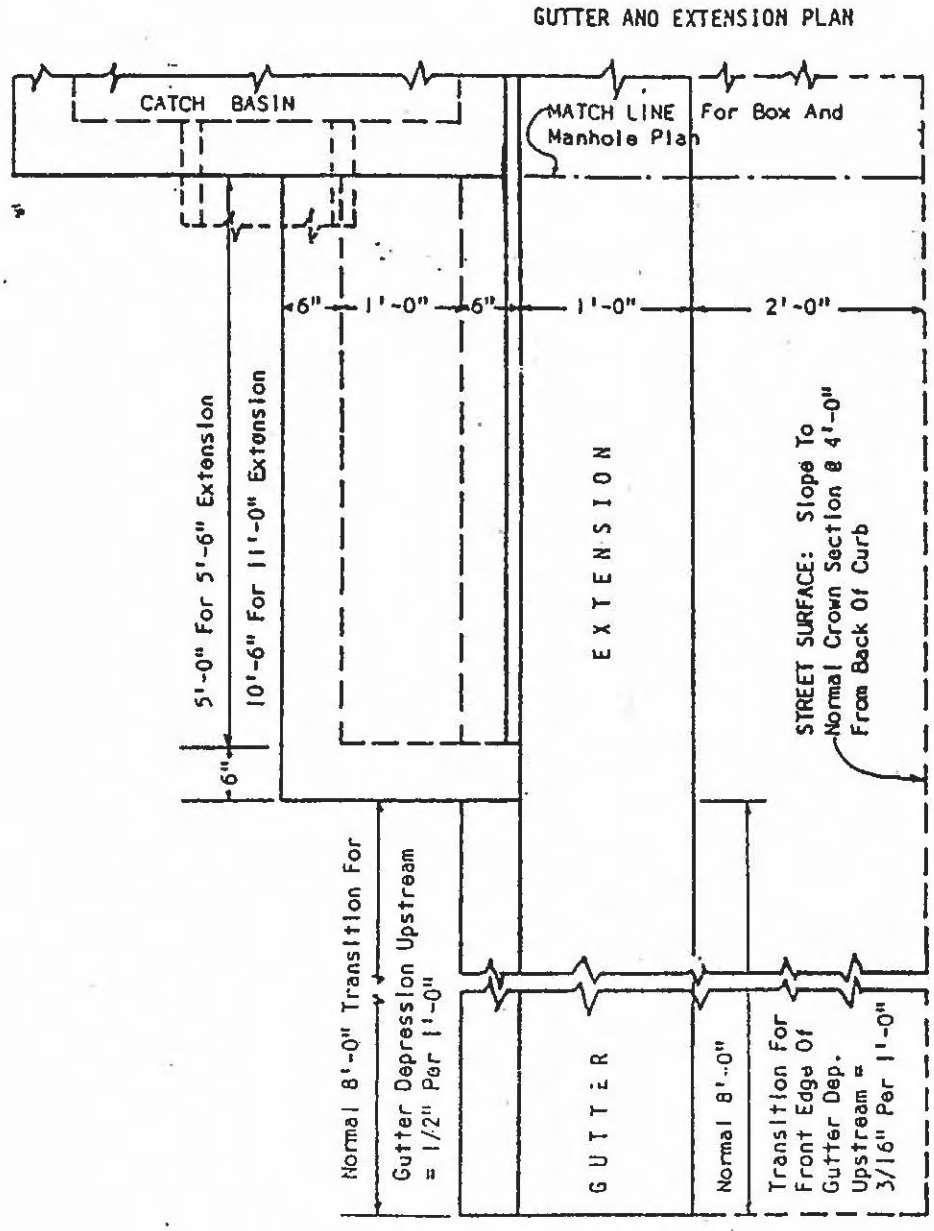
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.C

STANDARD CURB INLET

GUTTER AND EXTENSION PLAN



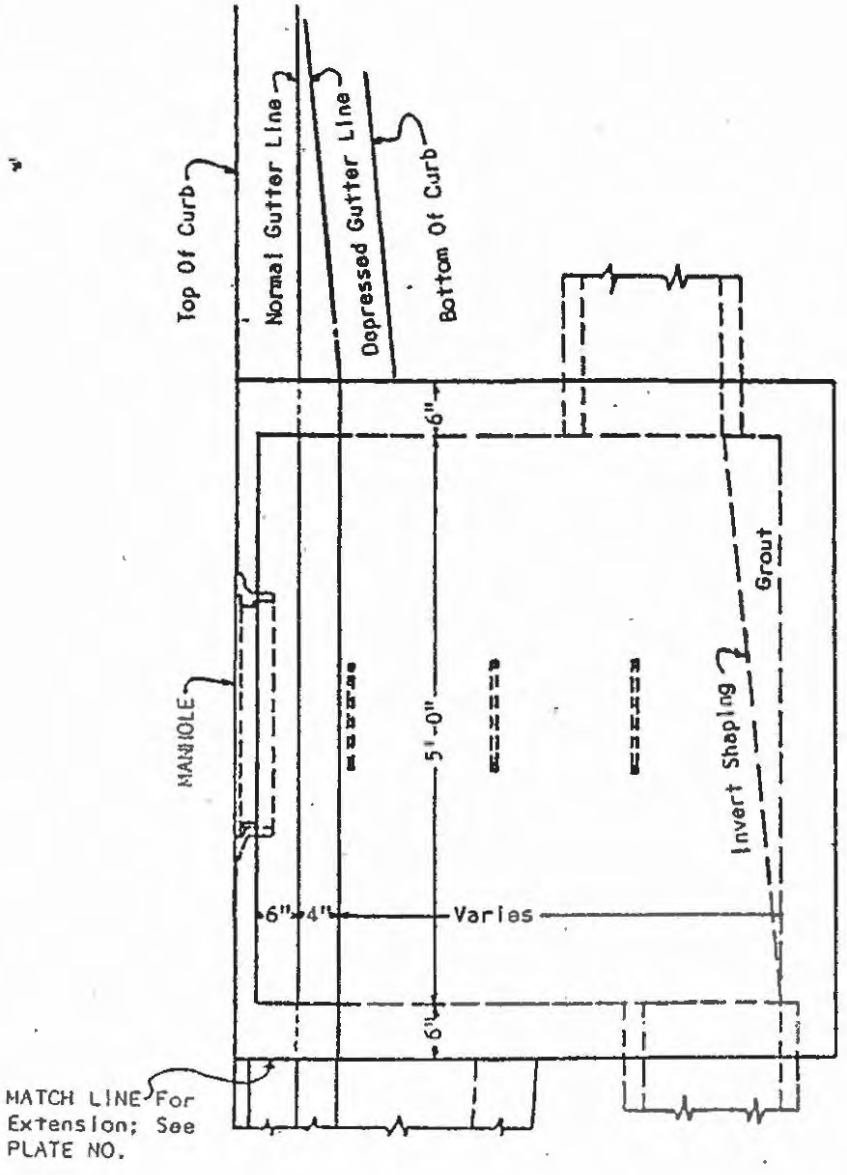
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.D

CURB INLETS

BOX AND MANHOLE ELEVATION



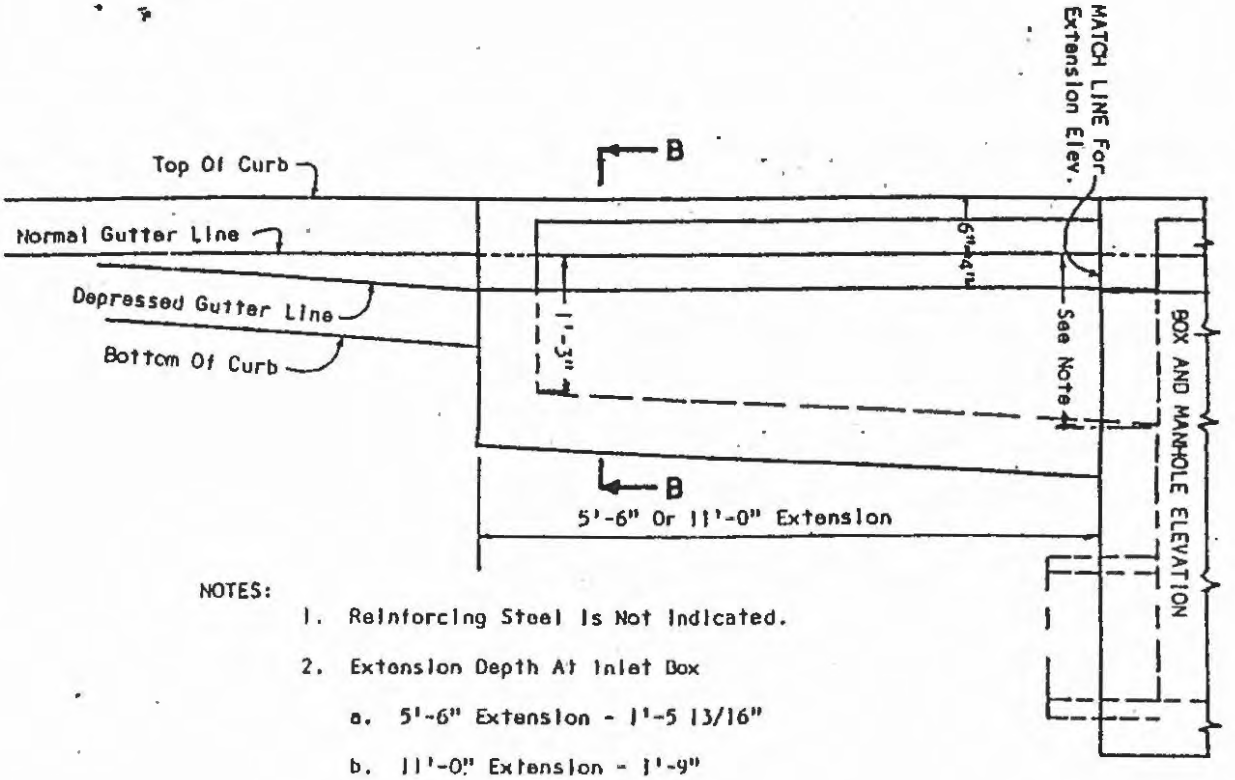
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.E

CURB INLET

EXTENSION ELEVATION



NOTES:

1. Reinforcing Steel Is Not Indicated.
2. Extension Depth At Inlet Box
   a. 5'-6" Extension - 1'-5 13/16"
   b. 11'-0" Extension - 1'-9"

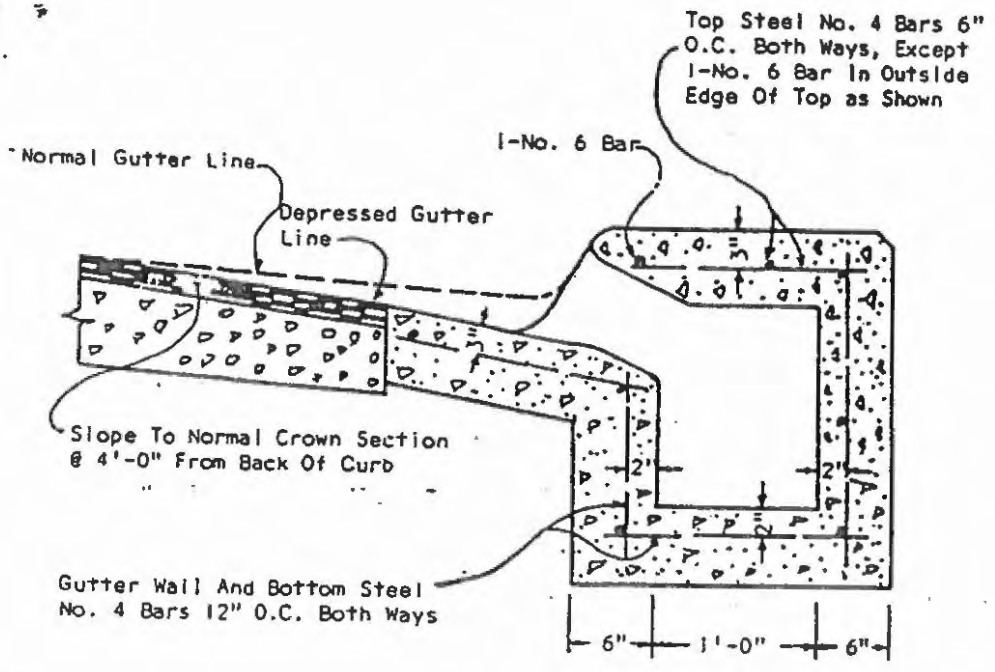
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

PLATE NO. 4.3.F

CURB INLET DETAIL

SECTION A - A



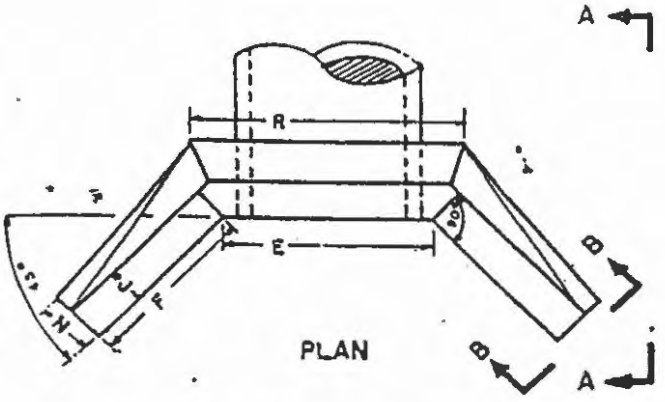
SECTION A - A

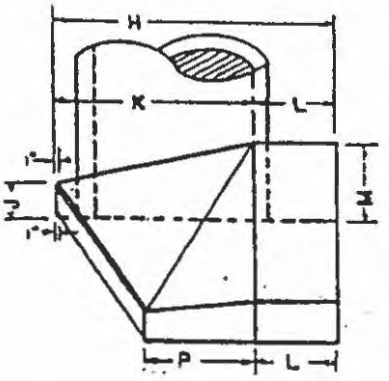
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

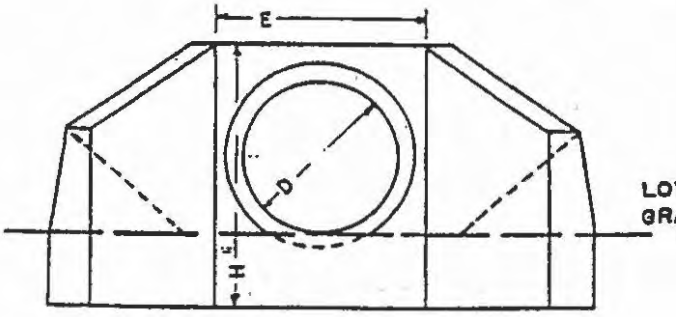
PLATE NO. 4.3.G

MASS CONCRETE TYPE HEADWALL – FLARED





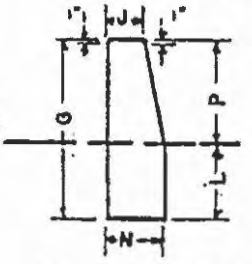
SECTION A-A



FRONT ELEVATION

LOW GRADE

Chamfer Exposed Corners



SECTION B-B

DIMENSIONS: For Multiple Pipe Headwalls All Dimensions Are Same Except $E_{multiple\ pipe}$ (E_m) and $R_{multiple\ pipe}$ (R_m) Below:

1-1/2 : 1 Slpoe = (S-1) and 2 : 1 Slope = (S-2)											S-1	S-2
D	E	G	H	J	K	L	M	N	P	R	F	F
24"	3'-6"	3'-9"	5'-0"	12"	3'-0"	24"	1'-6"	18"	1'-9"	4'-8"	2'-6"	3'-6"
36"	4'-6"	4'-3"	6'-0"	12"	4'-0"	24"	1'-8"	18"	2'-3"	5'-11"	3'-6"	5'-0"
48"	5'-6"	4'-9"	7'-0"	12"	5'-0"	24"	2'-0"	18"	2'-9"	7'-2"	4'-6"	6'-6"
60"	6'-6"	5'-3"	8'-0"	12"	6'-0"	24"	2'-4"	18"	3'-3"	8'-5"	5'-6"	8'-0"

E_m = E + No. Pipes(D + 1'-0") R_m = R + No. Pipes(D + 1'-0")

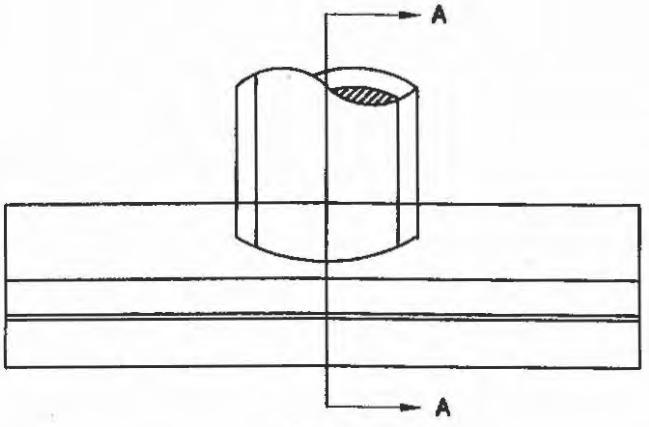
CAMERON COUNTY, TEXAS

CONSTRUCTION STANDARDS

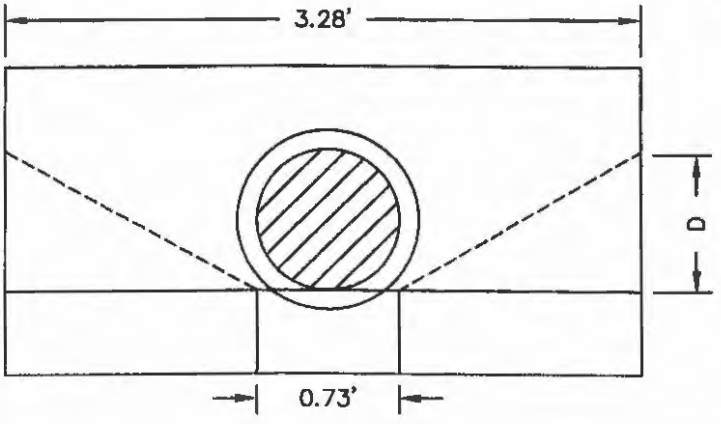
PLATE NO. 4.4

4.5 – MASS CONCRETE HEADWALL – STRAIGHT

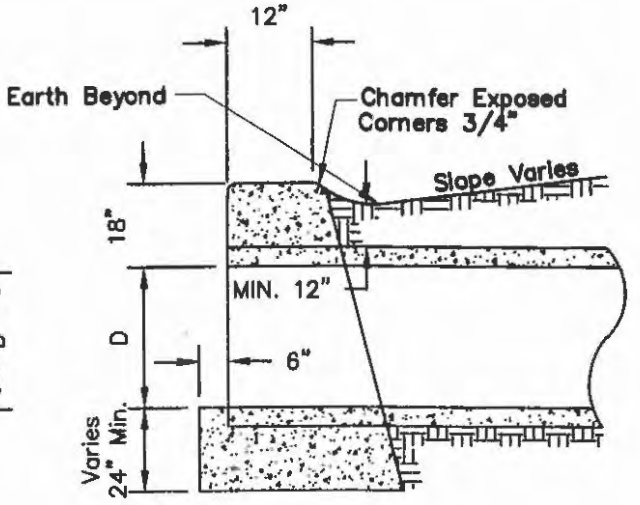
(INLET OR OUTLET)



PLAN



ELEVATION

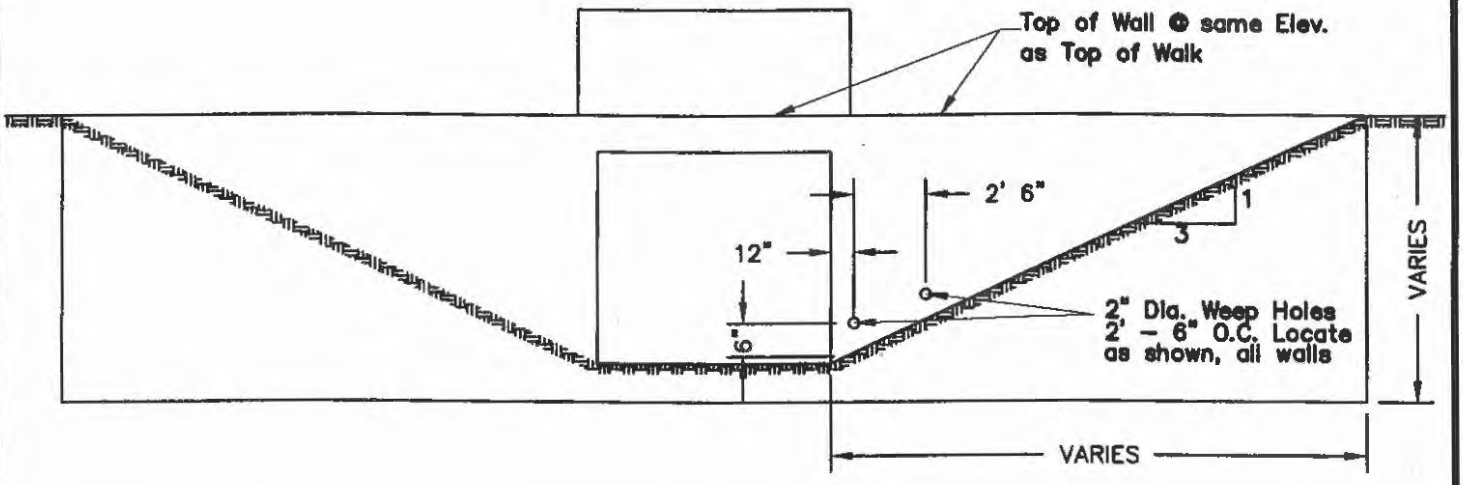


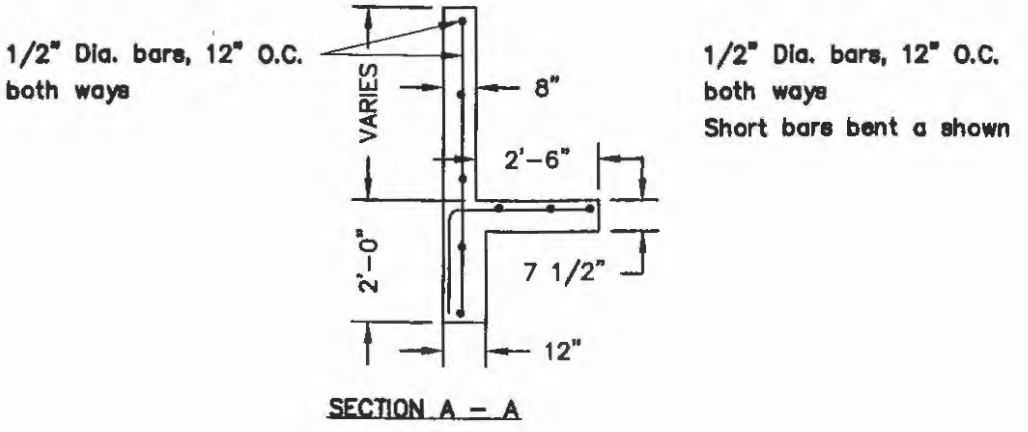
SECTION A – A

CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

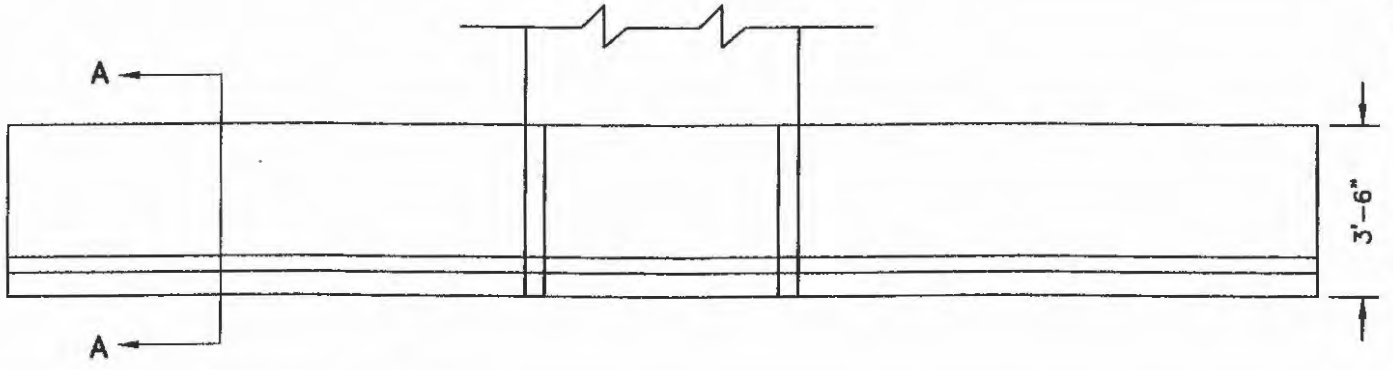
SCALE: 1" = 1'

4.6 – REINFORCED CONCRETE TYPE STRAIGHT HEADWALL





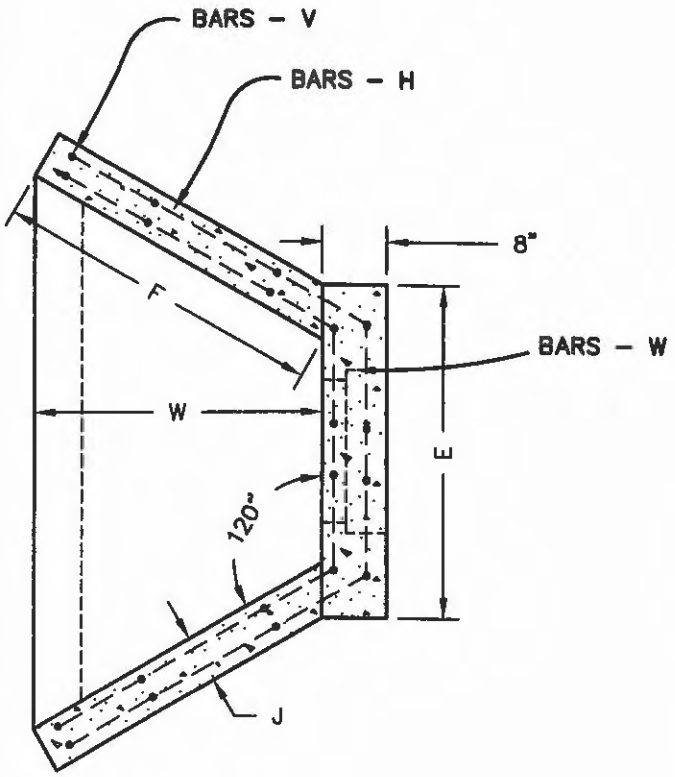
SECTION A – A

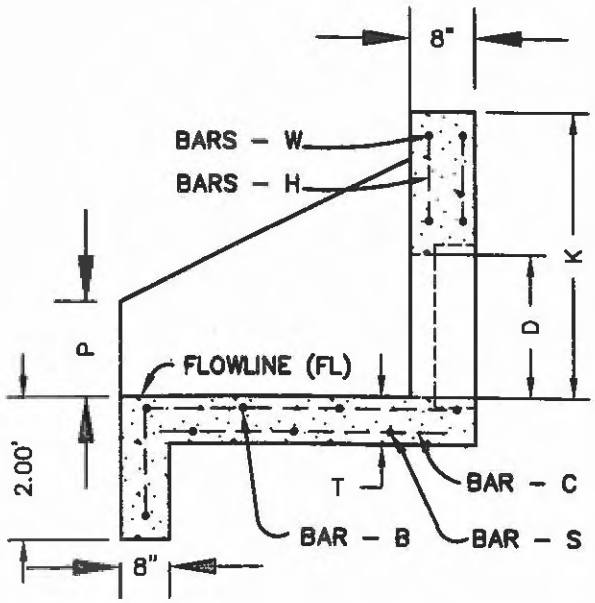


CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1" = 1'

4.7.A – REINFORCED CONCRETE TYPE HEADWALL DETAILS





CAMERON COUNTY, TEXAS
CONSTRUCTION STANDARDS

SCALE: 1" = 1'

4.7.B – REINFORCED CONCRETE TYPE HEADWALL DETAILS

TABLE OF DIMENSIONS : SEE PLAT No.

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

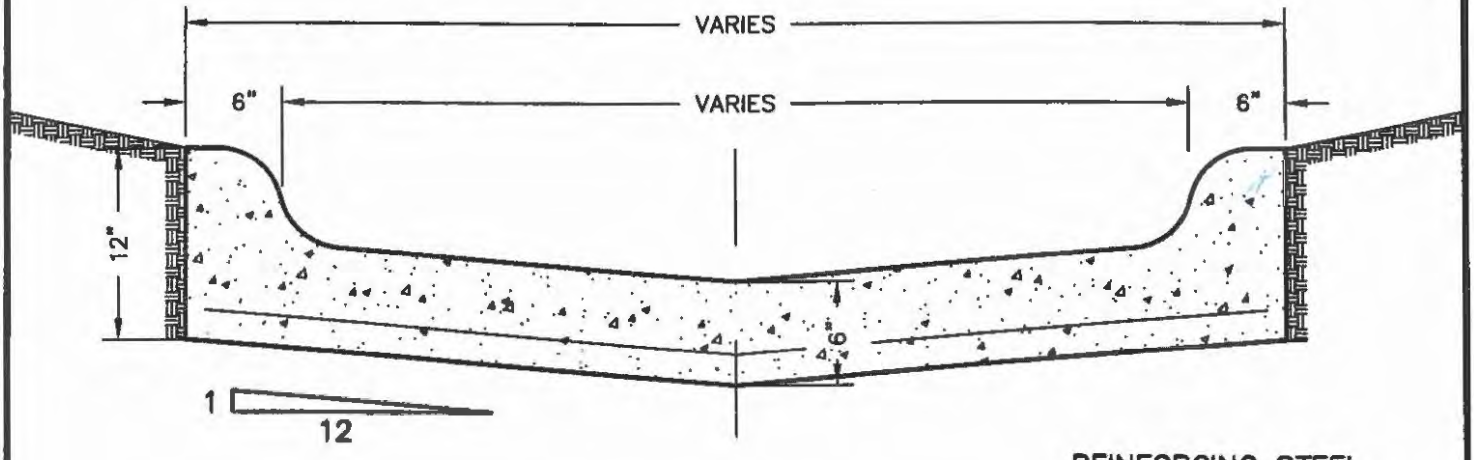
TABLE FOR REINFORCING STEEL : SEE PLATE No. DSC 84

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

For Multiple Pipe Headwalls All Dimensions Are Same Except
Em = E + No. Pipes (D + 1' – 0")

SCALE: 1" = 1'

4.8 – CONCRETE DRAINAGE FLUME



REINFORCING STEEL
No. 3 BARS
@ 2' – 0" O.C.
OR
6 x 6 No. 8 GA.
WELDED–WIRE–FABRIC

NOTE:
Expansion and control joints required same as for concrete paving.

SCALE: 1" = 1'

A.5 DRAINAGE DESIGN STANDARDS

FIGURE 1

ROUGHNESS COEFFICIENTS "n" FOR MANNING'S FORMULA

$$Q = A \frac{(1.486)}{n} R^{2/3} S^{1/2}$$

where

Q = runoff in cubic feet per second (cfs)
A = cross-sectional area of pipe or channel (sf)
n = roughness coefficient
R = hydraulic radius (A/P)
S = frictional slope (ft/ft)
P = wetted perimeter (ft)

TYPE OF STRUCTURE	MANNING'S "n"
Open Channel	
- Lined	0.015
- Unlined Good Condition	0.030
- Unlined Fair Condition	0.045
Storm Sewer	0.013
- Concrete	
-Corrugated Metal	0.025
-Corrugated Metal (paved 100%)	0.013
-Corrugated Plastic	0.025
-Smooth Plastic	0.012
-Concrete Box	0.015

FIGURE 2

HYDRAULIC DESIGN CRITERIA

FACILITY TYPE	VELOCITY MIN.	VELOCITY MAX.	SIZE MIN.	SIZE MAX.	MINIMUM R.O.W. OR EASEMENT REQUREMENTS
STORM SEWERS	2.0 fps	6.0 fps	18"	-	15 ft
LARGE CULVERTS	2.0 fps	6.0 fps	48"	-	30 ft
OPEN CHANNELS					
-UNLINED	1.5 fps	4.0 fps	min. min.	Bottom Width 4 ft Side Slope (V:H) 1:3	40 ft plus channel top width
-LINED	3.0 fps	6.0 fps	min.	Bottom Width 4 ft Side Slope (V:H) 1:1.5	40 ft plus channel top width
STREET GRADES	-	-	-	Slope 0.002 ft/ft	-
CURB & GUTTER	-	-	-	Slope 0.002 ft/ft	-
RURAL ROADSIDE DITCH	1.5 fps	4.0 fps	-	Slope 0.0015 ft/ft	

FIGURE 3

MINIMUM STORM SEWER GRADES (n=0.013)

PIPE SIZE (INCHES)	MINIMUM SLOPE (FT/FT)
15	0.0023
18	0.0018
24	0.0015
3	0.0009
36	0.0007
42	0.0006
48	0.0005
54	0.0004
60	0.0004
72	0.0003

FIGURE 4

DESIGN FREQUENCIES

TYPE FACILITY	DESIGN FREQUENCY
STORM SEWERS (30" DIA. OR SMALLER)	5 YEAR
MINOR STREETS	
COLLECTOR STREETS (CONDITIONAL)	
MINOR OPEN CHANNELS (100 CFS OR LESS)	
ROAD BORROW DITCHES	
MINOR CULVERTS (30" DIA. OR SMALLER)	
	10 YEAR
STORM SEWERS (36" DIA. AND LARGER)	
STORM SEWER CROSSINGS ELEVATED IRRIGATION STRUCTURES	
OPEN CHANNELS (100 TO 300 CFS)	
PRIMARY OPEN CHANNELS	25 YEAR
CULVERTS (36" DIA. OR LARGER)	
MAIN AND ARTERIAL STREETS	
BRIDGES	100 YEAR
TO CHECK THE EFFECT OF MAJOR FLOODING ON STRUCTURES DESIGNED FOR LESSER STORMS AND PREVENT FLOODING OF PROPOSED BUILDINGS	

FIGURE 5

RUNOFF COEFFICIENTS FOR RATIONAL METHOD

	RUNOFF COEFFICIENT RETURN PERIOD (YEARS)				
SURFACE CHARACTERISTICS	5	10	25	50	100
RESIDENTIAL					
SUBURBAN (> 1.0 AC.)	0.30	0.35	0.40	0.50	0.60
SUBURAN (0.50 TO 1.0 AC.)	0.35	0.40	0.45	0.52	0.60
SINGLE FAMILY (> 0.50 AC.)	0.45	0.50	0.53	0.59	0.65
MULTI-UNITS (DETACHED)	0.50	0.55	0.63	0.68	0.75
MULTIUNITS (ATTACHED)	0.65	0.68	0.73	0.77	0.80
APARTMENTS	0.75	0.78	0.80	0.82	0.85
BUSINESS					
DOWNTOWN	0.85	0.88	0.91	0.93	0.95
NEIGHBORHOOD	0.60	0.65	0.70	0.75	0.80
INDUSTRIAL					
LIGHT	0.70	0.75	0.80	0.83	0.85
HEAVY	0.80	0.82	0.86	0.88	0.90
PARKS & CEMENTARIES	0.20	0.27	0.37	0.45	0.55
PLAYGROUNDS	0.25	0.33	0.43	0.52	0.60
SCHOOLS	0.50	0.55	0.63	0.68	0.75
RAILROAD YARDS	0.40	0.48	0.57	0.64	0.70
UNDEVELOPED AREAS	0.10	0.16	0.27	0.37	0.50
STREETS					
PAVED	0.80	0.85	0.90	0.92	0.95
GRAVEL	0.20	0.27	0.37	0.45	0.55
DRIVES & WALKS	0.80	0.85	0.90	0.92	0.95
ROOFS	0.80	0.84	0.87	0.88	0.90
LAWNS	0.10	0.16	0.27	0.37	0.50

FIGURE 6

CULVERT ENTRANCE LOSS COEFFICIENTS

TYPE OF STUCTURE & DESIGN OF ENTRANCE	COEFFICIENT (K)
PIPE, CONCRETE:	
-PROJECTING FROM FILL, SOCKET END	0.25
-PROJECTING FROM FILL, SQUARE CUT END	0.55
-HEADWALL OR HEADWALL & WINGWALLS SOCKET END OF PIPE SQUARE EDGE	 0.20 0.50
-END SECTION CONFORMING TO FILL SLOPE	0.50
PIPE, OR PIPE-ARCH, CORRUGATED METAL:	
-PROJECTING FROM FILL (NO HEADWALL)	0.90
-HEADWALL OR HEADWALL & WINGWALLS SQUARE EDGE	 0.50
END SECTION CONFORMING TO FILL SLOPE	0.70
BOX, REINFORCED CONCRETE:	
-FLARED WINGWALLS	0.40
-PARALLEL WINGWALLS	0.50
-STRAIGHT WINGWALLS	0.70

FIGURE 7

CRITERIA FOR DETENTION STORAGE DESIGN

DESIGN FREQUENCY / STORM DURATION

DESCRIPTION	CRITERIA
DETENTION PONDS WITH DISCHARAGE	2 TO 100 YEAR / 24 HOURS
RETENTION PONDS WITHOUT DISCHARGE	100 YEAR / 72 HOURS
PARKING LOT DETENTION	2 TO 25 YEARS / 24 HOURS
ROOF TOP DETENTION	2 YEAR / 24 HOURS

MAXIMUM WATER DEPTH

DESCRIPTION	CRITERIA
RETENTION PONDS	6 TO 8 FEET
PARKING LOT RETENTION	12 INCHES
ROOF TOP RETENTION	3 INCHES

FIGURE 8

Sheet of Date: Computed By: Checked By:	RUNOFF COMPUTATION FORM FOR STORM SEWERS	Project: Location: From: To: Design Frequency (Year):

No. Area	Manhole or Inlet		Distance in Feet	Area in Acres	Total Area in Acres	C	Avg. C	Tc in Minutes	i in Inches/Hour	Design Q in c.f.s.	Slope in %	Pipe Size in Inches	V in f.p.s.	Cap. in c.f.s.
	From	To												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

FIGURE 9

Sheet of Date: Computed By: Checked By:	HYDRAULIC DESIGN FORM FOR STORM SEWERS	Project: Location: From: To: Design Frequency (Year):

Manhole or Inlet			HYDRAULIC DESIGN DATA ON UNDERGROUND STORM										CONSTR. GRADES & ELEV.				
						Friction Slope		Head Loss at Change in Section					Elevation of Invert at Design Point (Col. 2) in Feet				
From	To	Dist. in Feet	Design Q in c.f.s.	Pipe Size in Inches	Downstream Water Surface	Slope in %	Rise in Feet	Velocity of Inflow (v) in Ft./Sec.	Velocity Head $\frac{v^2}{2g}$	Loss Coefficient K	Head Loss in Feet $= K \frac{v^2}{2g}$	Upstream Water Surface (Col. 6 plus 8 & 12)	In-coming Pipe	Out-going Pipe	Slope in %	Rise in Feet	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13 *	14	15	16	17	

FIGURE 10

Sheet of
Date :
Computed By :
Checked By :

HYDRAULIC DESIGN FORM FOR CULVERTS

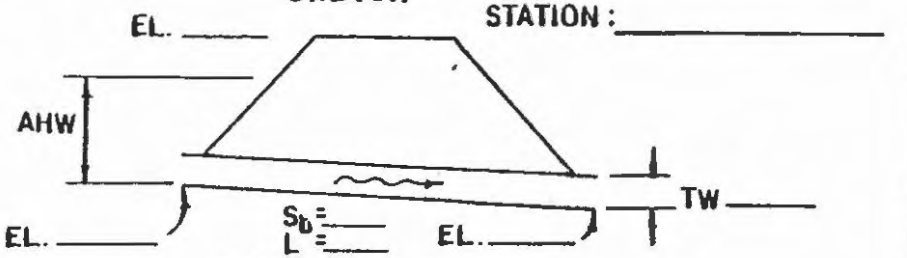
Project :
Location:
From : To :
Design Frequency (Year):

HYDROLOGIC AND CHANNEL INFORMATION

Q_1 = TW_1 =
Q_2 = TW_2 =

Q_1 = DESIGN DISCHARGE, _____ -Yr.
Q_2 = CHECK DISCHARGE, _____ -Yr.

SKETCH

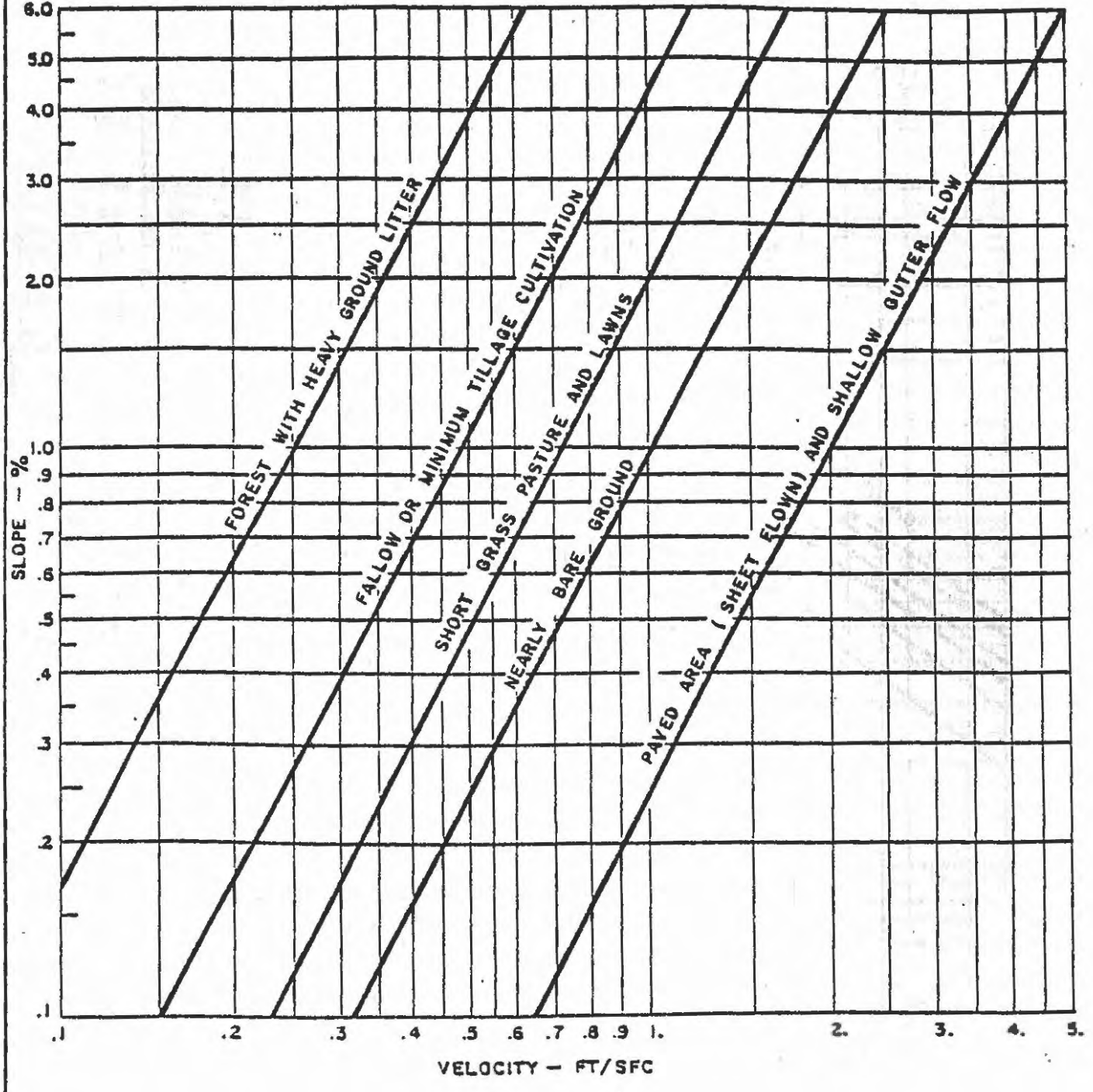


MEAN STREAM VELOCITY = _____
MAX. STREAM VELOCITY = _____

Culvert Description (Entrance Type)	Design Q in c.f.s.	Size in inches	HEADWATER COMPUTATION: Inlet Cont. $\frac{HW}{D}$	Inlet Cont. HW	Outlet Control HW = $H + h_o - LS_o$: K_e	H	d_c	$\frac{d_c \pm D}{2}$	TW	h_o	LS_o	HW	Controlling HW	Outlet Velocity	Comments
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

SUMMARY & RECOMMENDATIONS :

FIGURE 11

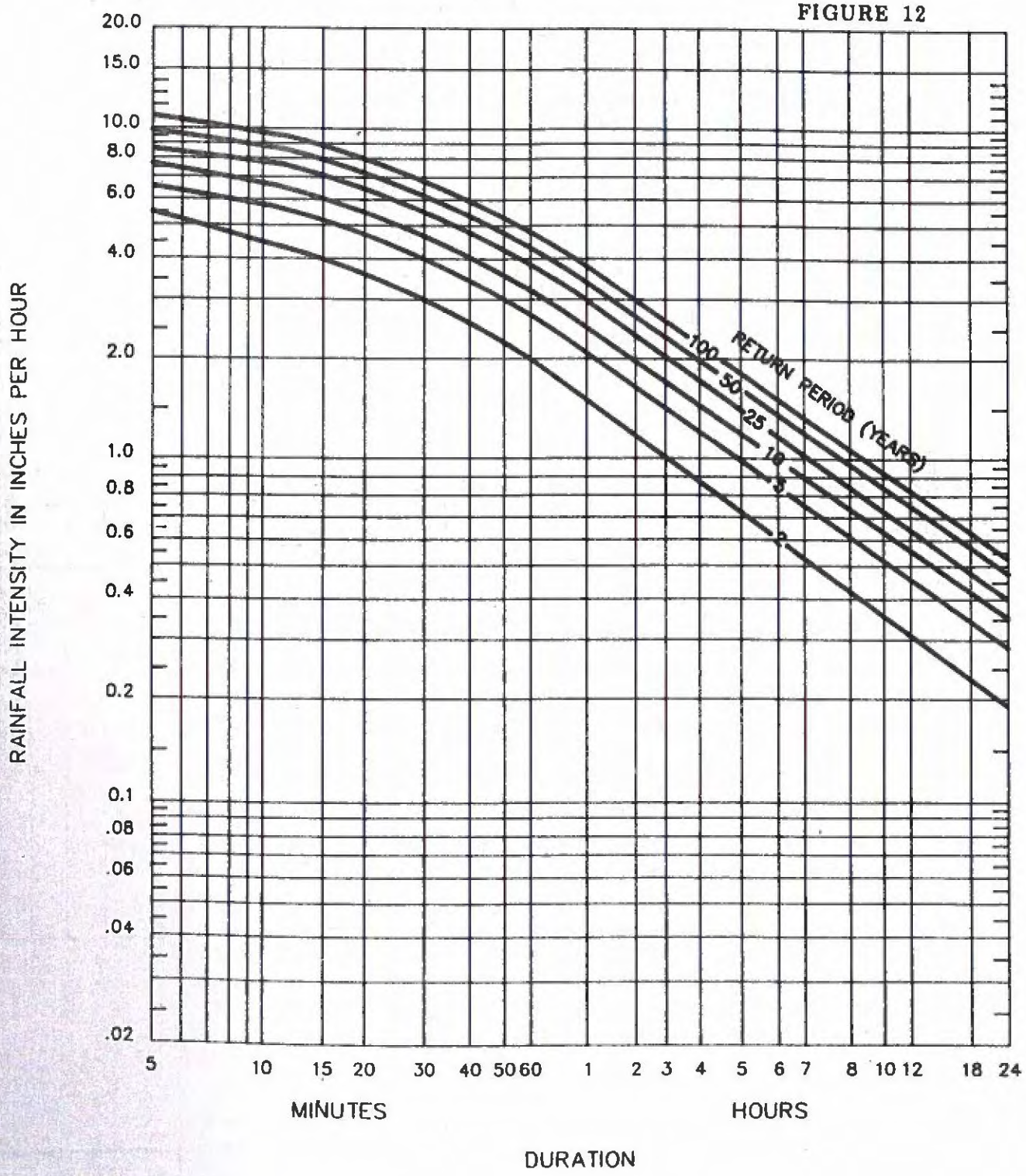


AVERAGE VELOCITIES FOR ESTIMATING TRAVEL TIME FOR OVER LAND FLOW

RAINFALL INTENSITY – DURATION – FREQUENCY CURVES

BROWNSVILLE, TEXAS
1923 – 1951

FIGURE 12



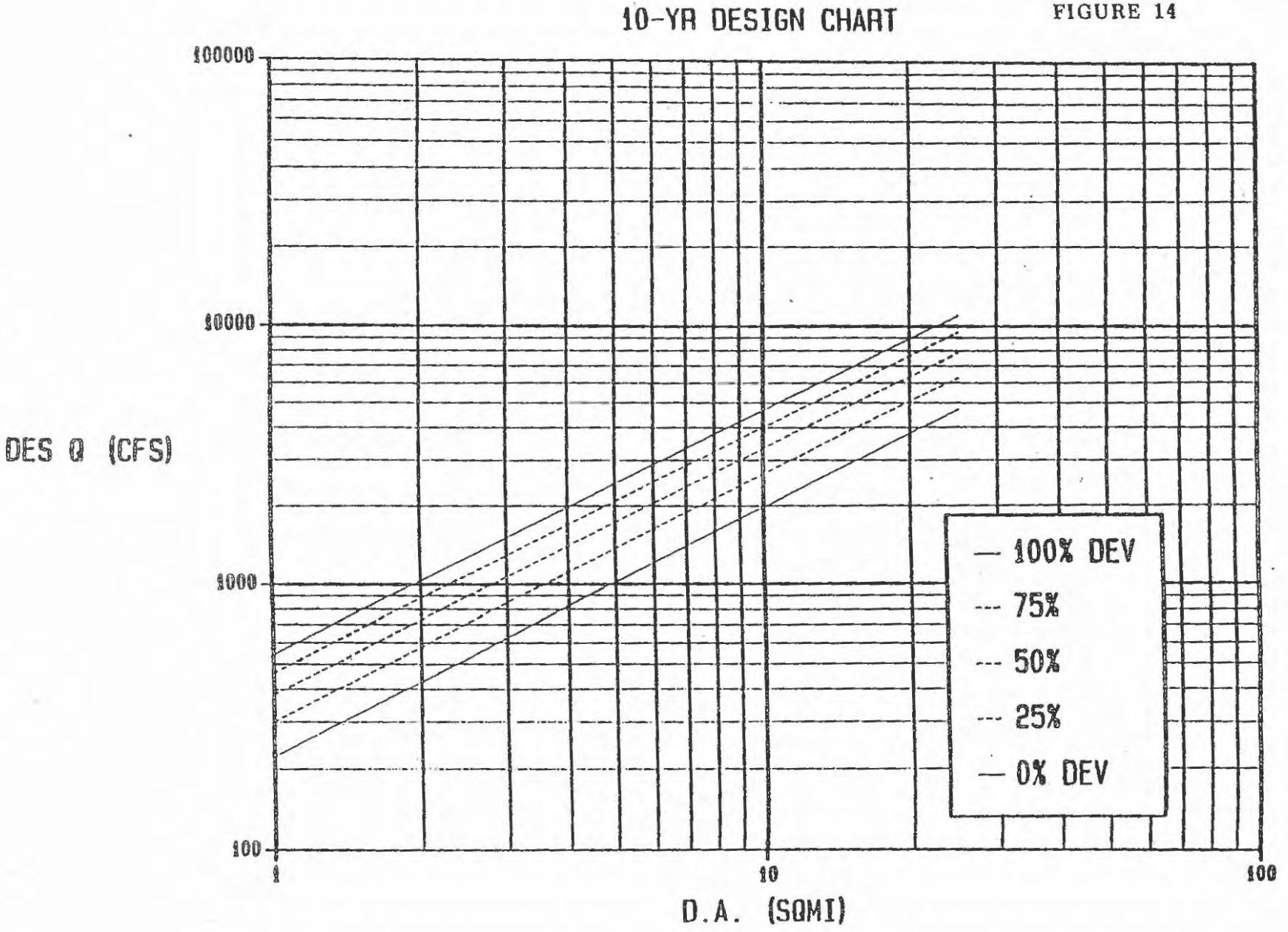
– NOTE –
FREQUENCY ANALYSIS BY METHOD OF EXTREME VALUES, AFTER GUMBEL

FIGURE 13

RAINFALL FREQUENCY DATA – POINT VALUES IN INCHES

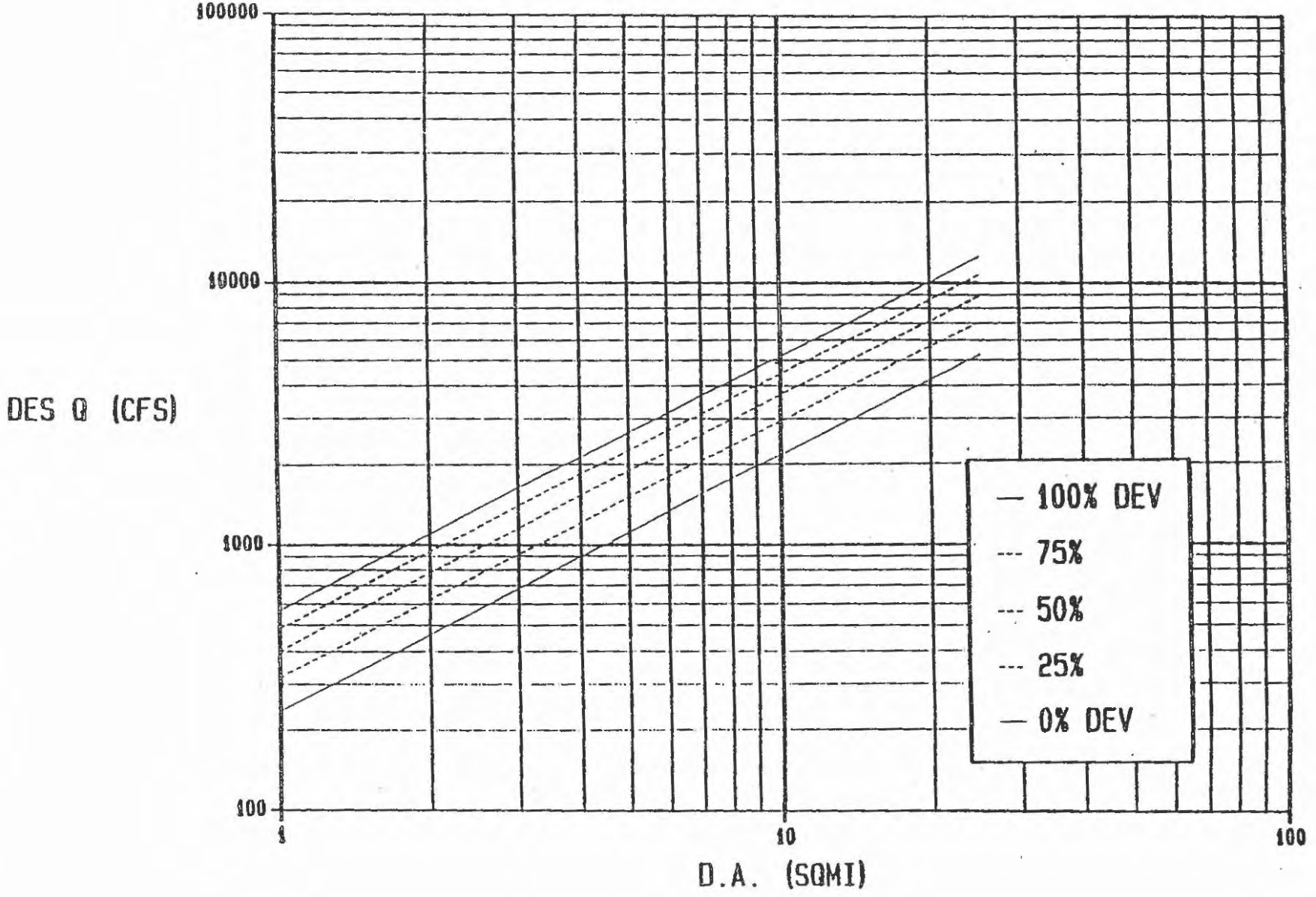
FREQUENCY (YRS.)	DURATION										
	5 MIN.	15	30	1 HR.	2	3	6	12	24	48	96
2	0.51	1.15	1.70	2.22	2.68	2.90	3.25	3.90	4.70	5.30	6.00
5	0.59	1.33	2.25	2.82	3.45	3.80	4.55	5.40	6.40	7.00	8.30
10	0.66	1.47	2.58	3.25	4.20	4.45	5.40	6.45	7.40	8.40	9.80
25	0.75	1.67	2.98	3.77	4.70	5.15	6.40	7.45	9.00	10.60	12.00
50	0.82	1.84	3.32	4.18	5.20	5.85	7.20	8.80	10.20	11.40	13.10
100	0.90	2.00	3.70	4.70	5.90	6.50	8.00	0.00	11.15	13.00	15.00

FIGURE 14


10-YR DESIGN CHART
100000
10000
1000
100
DES Q (CFS)
1
10
100
D.A. (SQMI)
— 100% DEV
--- 75%
--- 50%
--- 25%
— 0% DEV

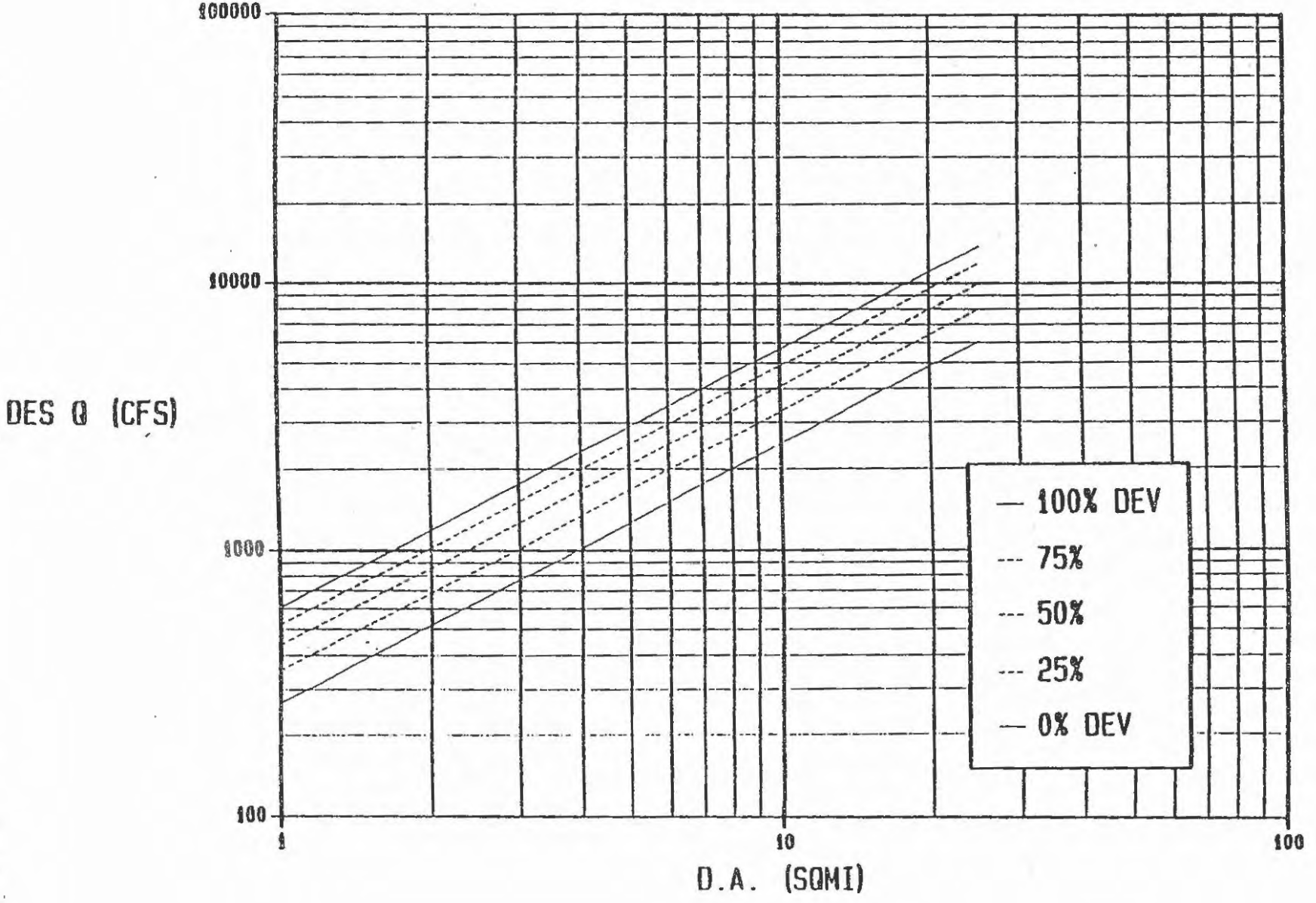
25-YR DESIGN CHART

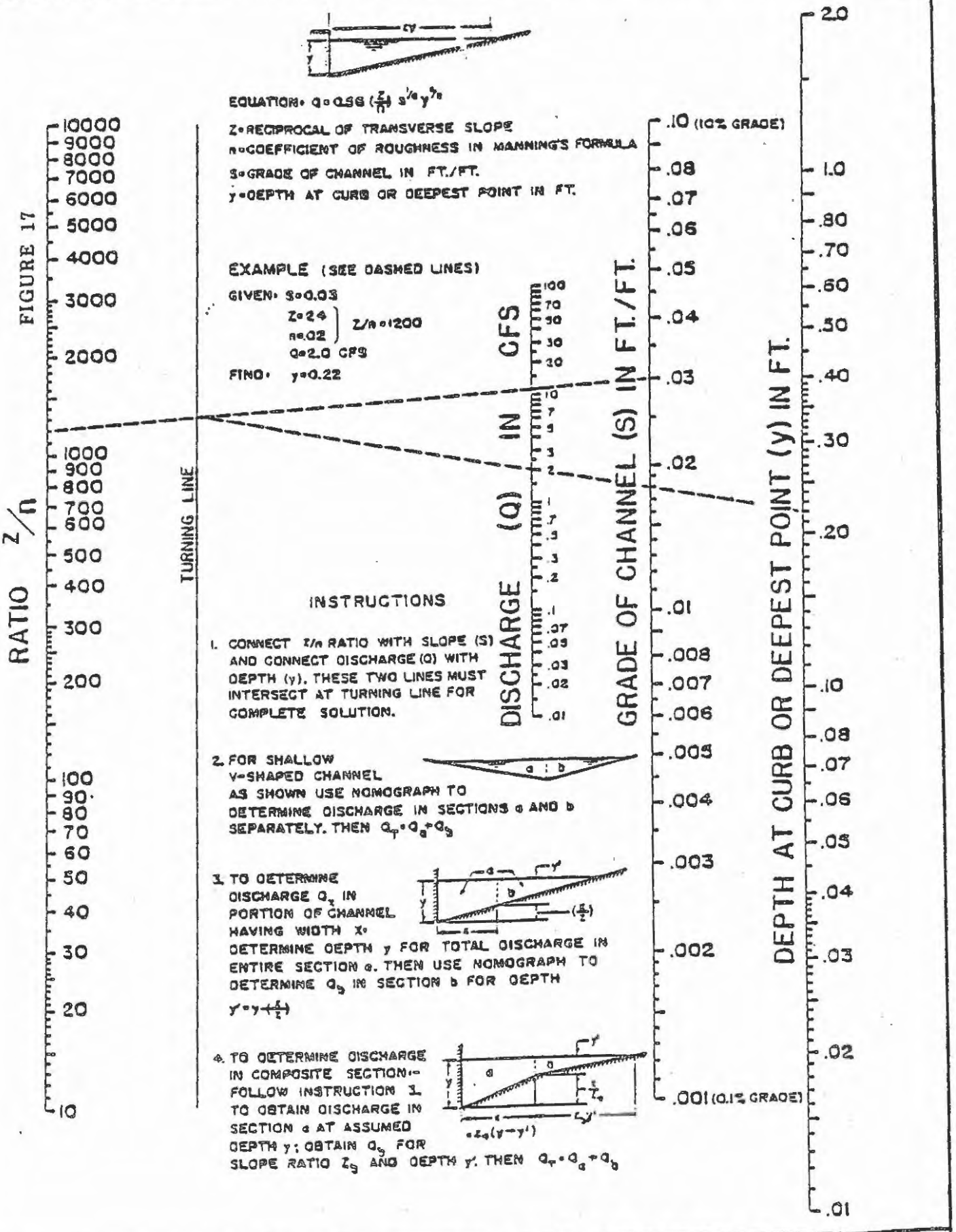
FIGURE 15



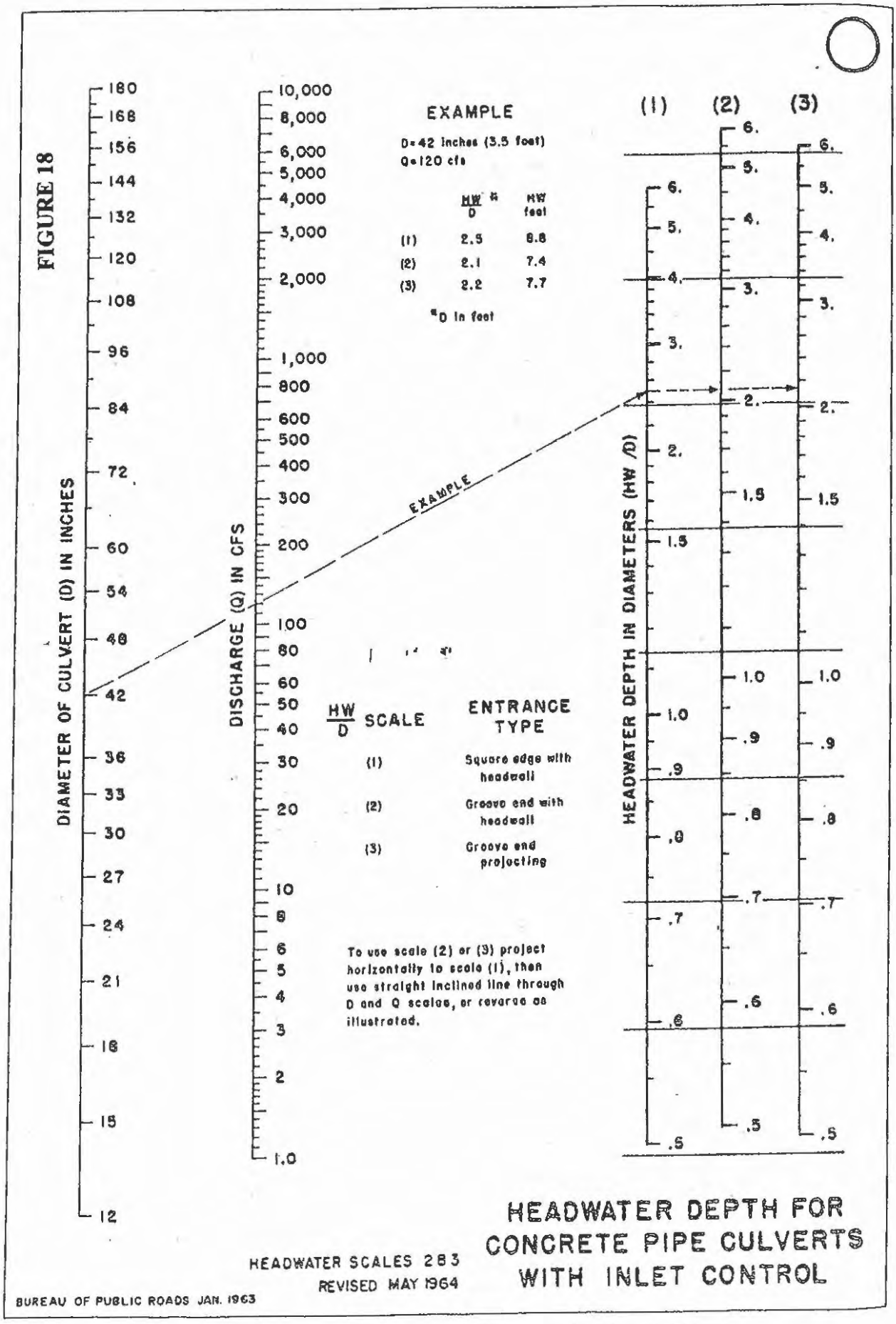
100-YR DESIGN CHART

FIGURE 16



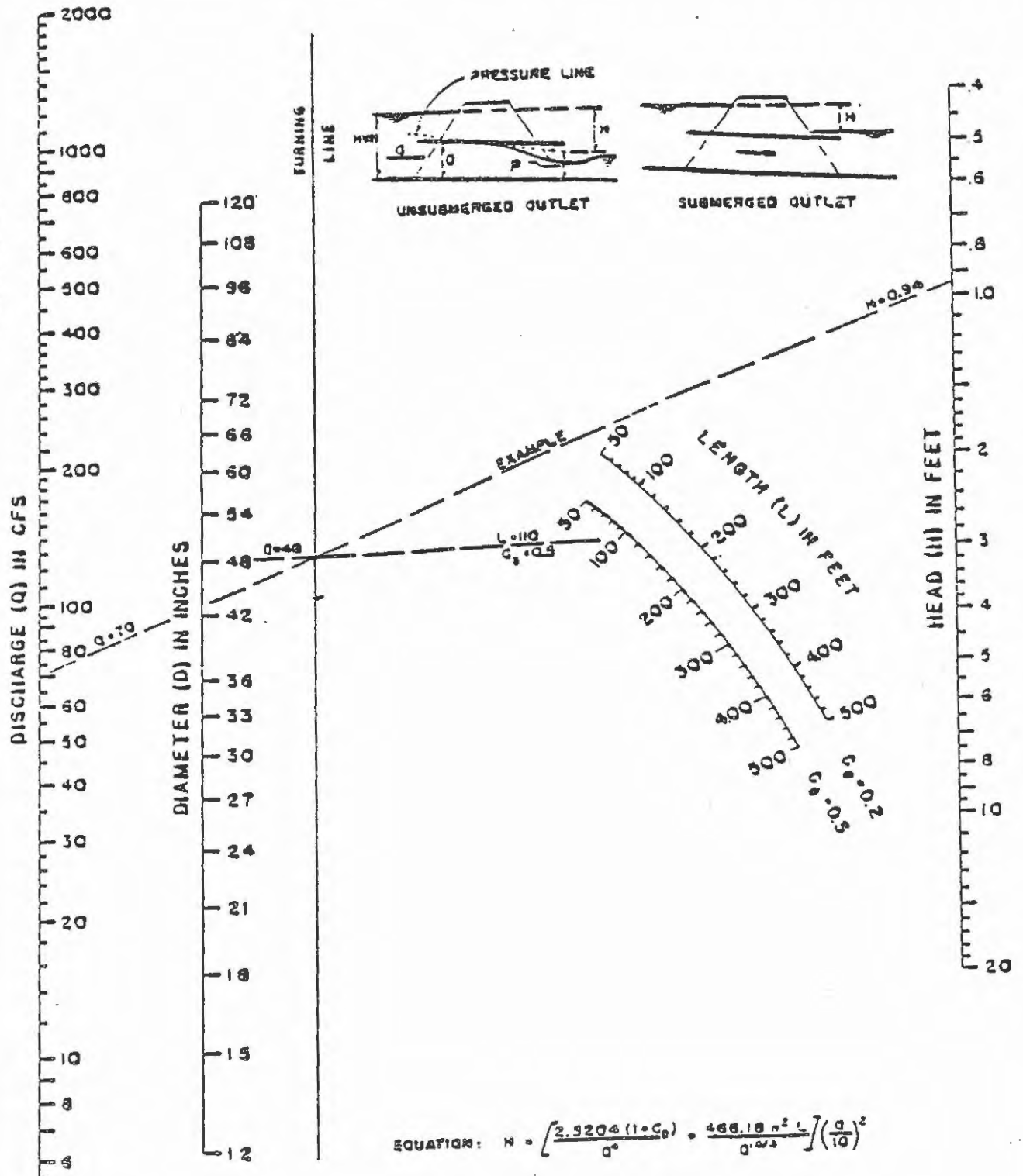


NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS



HDS-5 Chart 1, Nomograph for headwater depth for concrete pipe culvert with inlet control.

FIGURE 19

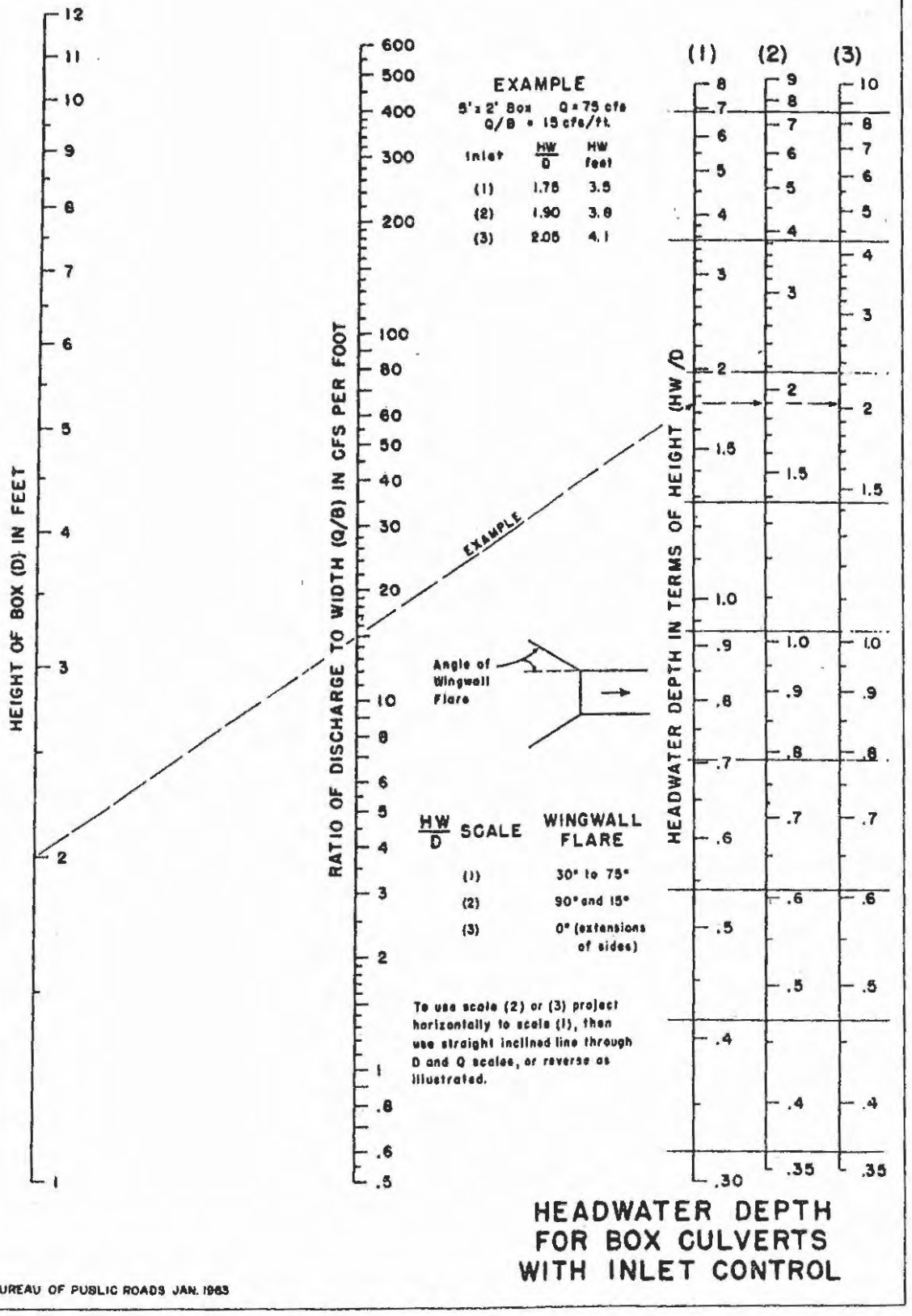


EQUATION: $H = \left[\frac{2.9204\,(1+C_0)}{D^4} + \frac{466.18\,n^2\,L}{D^{5.33}}\right]\left(\frac{Q}{10}\right)^2$

H = Head in feet
C_0 = Entrance loss coefficient
D = Diameter of pipe in feet
n = Manning's roughness coefficient
L = Length of culvert in feet
Q = Design discharge rate in cfs

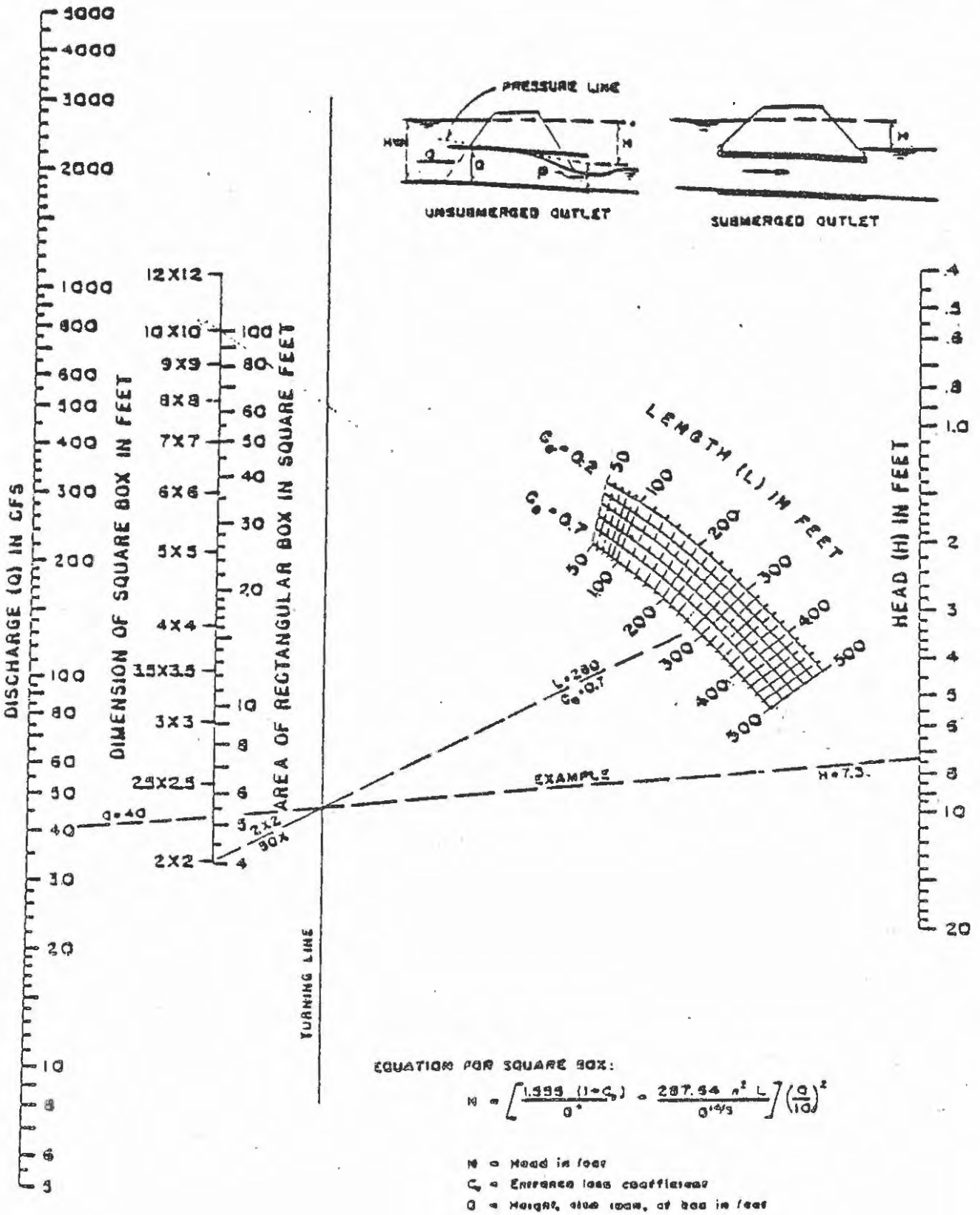
HEAD FOR CONCRETE PIPE CULVERTS FLOWING FULL n = 0.012

FIGURE 20



HDS-5 Chart 8, Nomograph for headwater depth for box culvert with inlet control.

FIGURE 21



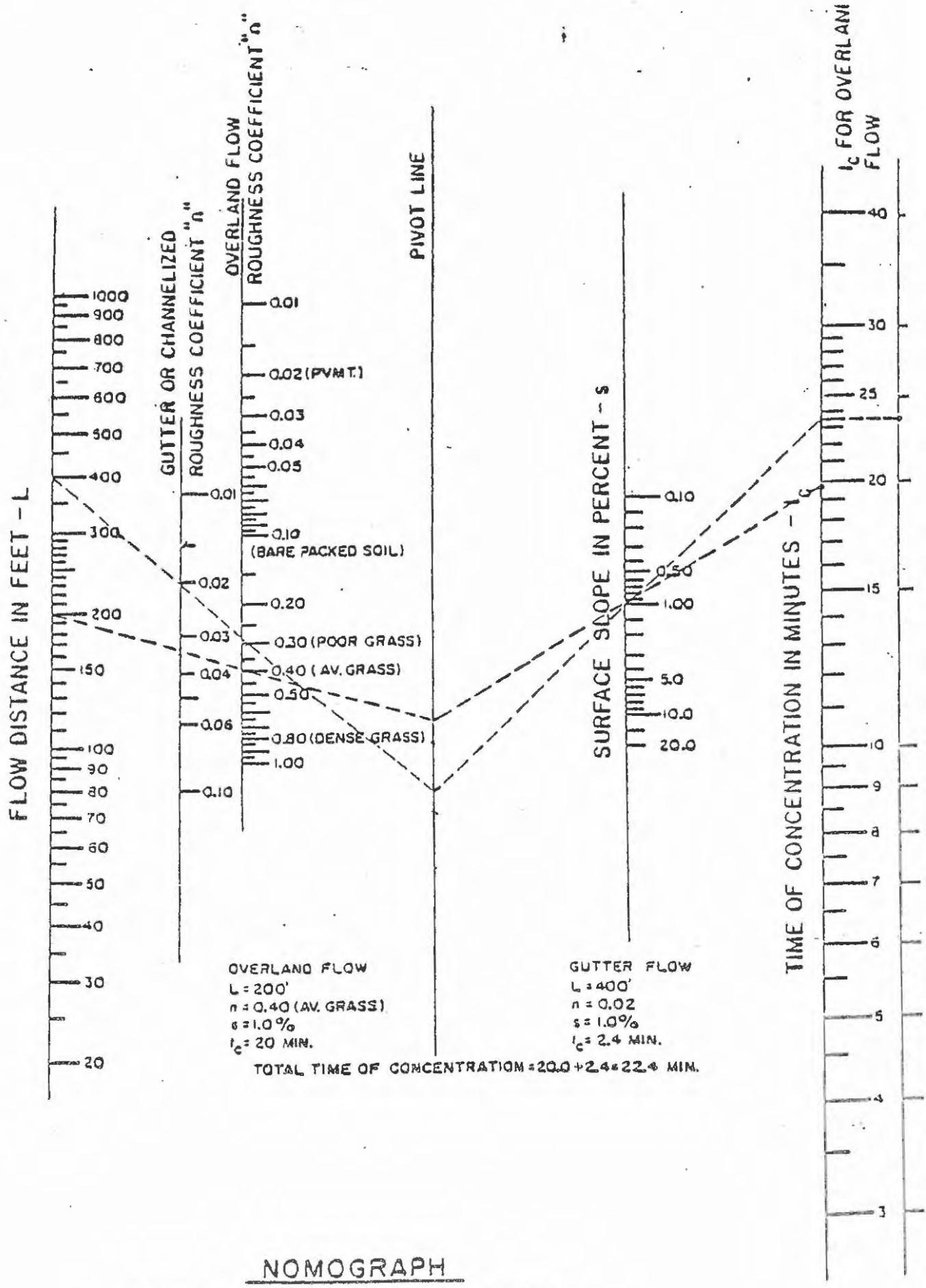
EQUATION FOR SQUARE BOX:

$$H = \left[\frac{1.555\ (1+C_e)}{D^4} + \frac{287.64\ n^2\ L}{D^{16/3}}\right]\left(\frac{Q}{10}\right)^2$$

H = Head in feet
C_e = Entrance loss coefficient
D = Height, also width, of box in feet
n = Manning's roughness coefficient
L = Length of culvert in feet
Q = Design discharge rate in cfs

# HEAD FOR CONCRETE BOX CULVERTS FLOWING FULL
n = 0.012

FIGURE 22



NOMOGRAPH

FOR TIME OF CONCENTRATION

A.6 CONSTRUCTION GUIDELINES

A.6 CONSTRUCTION GUIDELINE FOR ROAD AND OTHER SUBDIVISION IMPROVEMENTS

Date: _____

Name of Subdivision: _____

Location Description: _____

_____

_____

ETJ: _____

NOI: Developer: Yes ____ No ____
Contractor: Yes ____ No ____

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

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

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

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

4. **Sub-base**

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

5. **Base**

   - The results of the sieve analysis of the base material shall be provided by the supplier (stock yard)
   - The base material will be _____(i.e. caliche, limestone)
   - Compaction shall be 98% standard proctor > optimum moisture content
   - Depth shall be ____ inches. Compaction results of the base are to be measured only through this depth.

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

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

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

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

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

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

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

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

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

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

14. Verify street names after construction is completed.

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

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

_____	_____	_____	_____
County Engineer	Date	County Inspector	Date
_____	_____	_____	_____
City Inspector	Date	Project Engineer	Date
_____	_____	_____	_____
Subdivider	Date	Lab	Date

1._____		_____	
Contractor	Date	Water	Date
2._____		_____	
Contractor	Date	Project Developer	Date
_____		_____	
	Date		Date

Sign-In Sheet

Name	Company	Contact Number

"A Team Working To Serve You"

Department of Transportation

Airport • Building Permits • Const. Mgmt. • Engineering • GIS • Vehicle Maint.
Int'l Bridges • Property Management • Public Works • Right of Way • Solid Waste • Subdivisions

:te Sepulveda, Jr.
Director

David A. Garcia
Assistant Director

_____

Permission is hereby granted for you to install _____

_____

Across or along the right-of-way of:

_____

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

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

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

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

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

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

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

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

(8) That the issuance of this permit grants you permission to work within our right-of way for the purpose of laying your proposed line, but does not guarantee you a

route free of any obstruction such as utility line whether privately owned or commercially owned. In order to prevent damage to these utility lines it will be your responsibility to contact the various utility companies, or private onwers, for exact location of any facilities that may be in the path of your work.

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

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

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

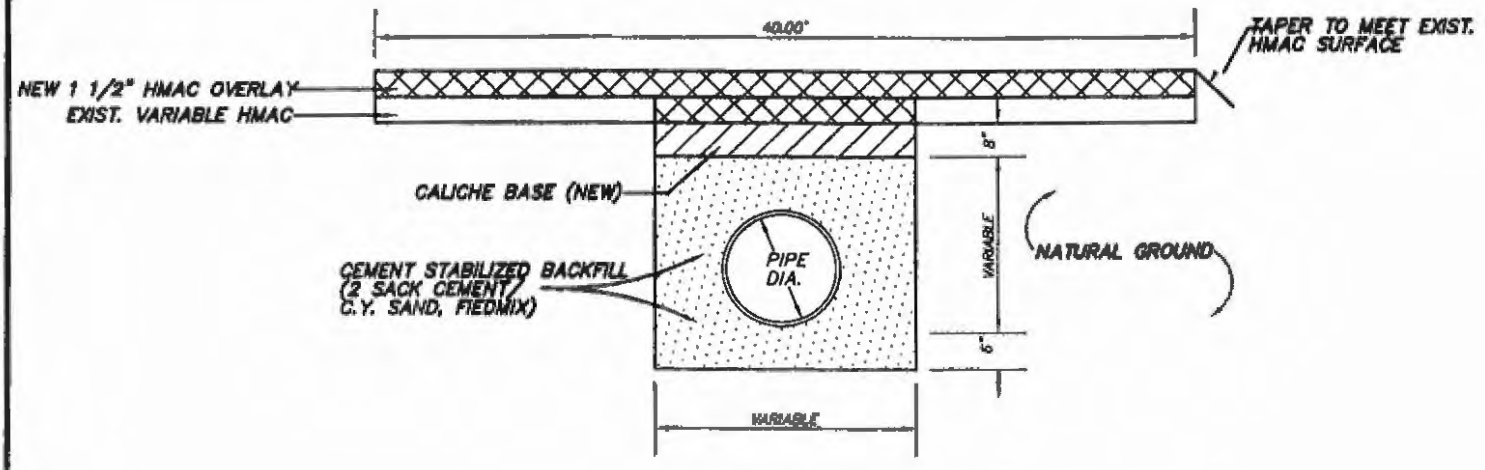
* PLEASE NOTIFY PRECINCT FOREMAN BELOW, TWO WEEKS IN ADVANCE OF CONSTRUCTION.

I hereby agree to comply with the above conditions.

Recommended for Approval:

Superintendent of Public Works	Owners Signature
Date	Address PH:_____FAX:_____
County Engineer	Date
Date	
SANTANA VALLEJO	(956) 574-8175 CELL # (956) 459-6540
PRECINCT # 1 FOREMAN	PHONE NUMBER
SILVERIO CISNEROS	(956) 574-8171 CELL # (956) 459-5028
PRECINCT # 2 FOREMAN	PHONE NUMBER
NARCISO JUAREZ	(956) 361-8224 CELL # (956) 492-7097
PRECINCT # 3 FOREMAN	PHONE NUMBER
MARIO SALINAS	(956) 423-1878 CELL # (956) 793-0927
PRECINCT # 4 FOREMAN	PHONE NUMBER

ATTACHMENT "A"



"OPEN-CUT"
UTILITY ROAD CROSSING REPAIR
(TYPICAL DETAIL)

1

N.T.S.

APPENDIX B

APPENDIX B - EXHIBITS

B.I SUBDIVISION FLOW CHART

A. SUBDIVISION WITH INFRASTRUCTURE NOT FULLY CONSTUCTED AT TIME OF PLAT

B. SUBDIVISION WITH INFRASTRUCTURE FULLY CONSTUCTED AT TIME OF PLAT

B.2 PLAT APPLICATION FORM

B.3 PRELIMINARY PLAT CHECK LIST

B.4 FINAL PLAT CHECK LIST

A. FINAL PLAT CHECKLIST
B. MODEL RULES CHECKLIST-COUNTY VERSION

B.5 TYPICAL CERTIFICATIONS

A. OWNERS ACKNOWLEDGEMENT -DIVISION A SUBDIVISION
B. OWNERS ACKNOWLEDGEMENT -DIVISION B SUBDIVISION
C. PURCHASE CONTRACT CERTIFICATE
D. LIENHOLDERS ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT
E. NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES
F. CERTIFICATION FOR ENGINEER OR SURVEYOR
G. CERTIFICATION FOR TAX ASSESSOR
H. CERTIFICATION FOR HEALTH DEPARTMENT
I. CERTIFICATION FOR COMMISSIONERS COURT
J. CERTIFICATION FOR COUNTY CLERK
K. CERTIFICATION FOR BUILDING OFFICIAL
L. CERTIFICATION FOR COUNTY OFFICIAL

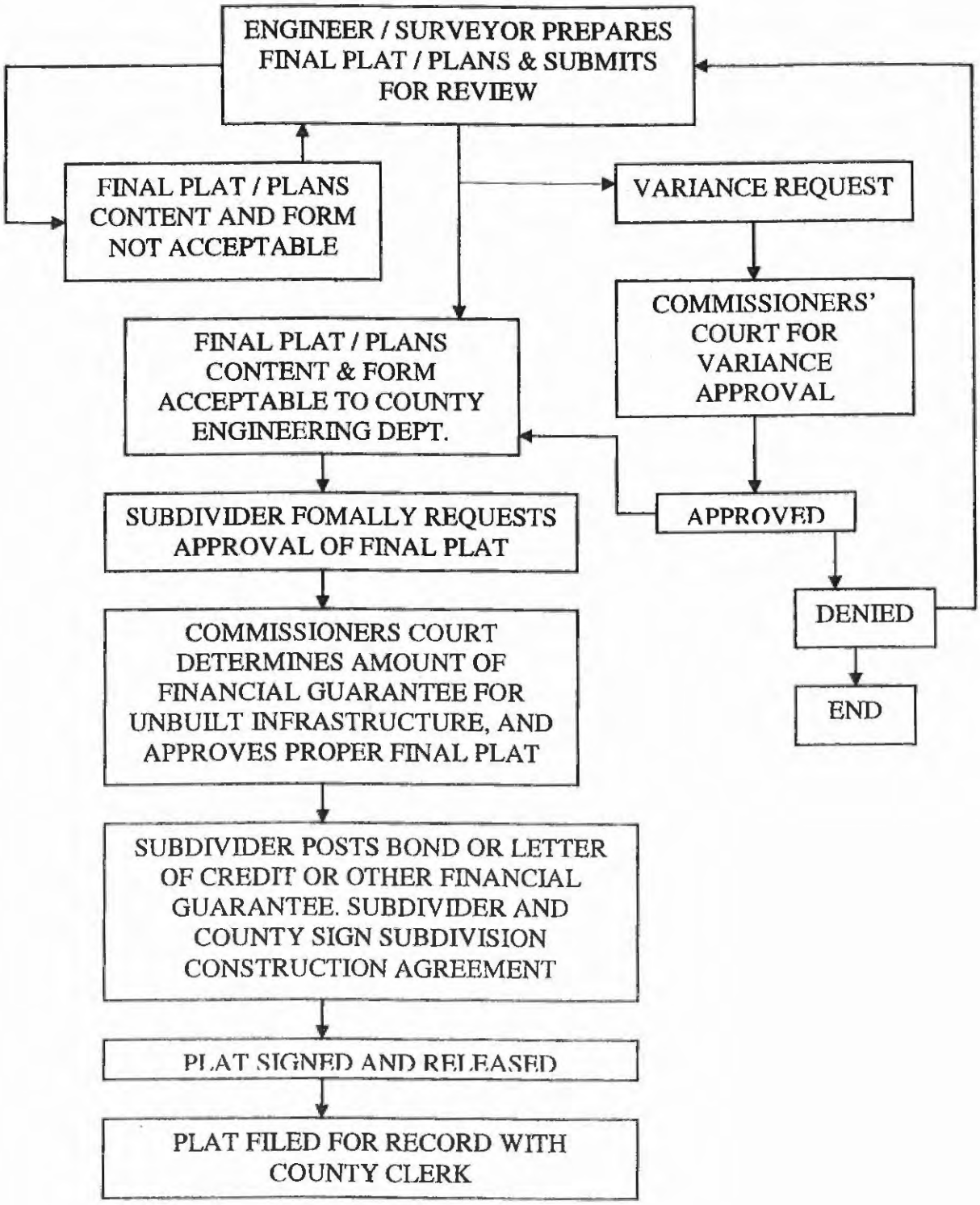
B.6 CONDITION OF PROPERTY NOTICE

B.7 FREQUENTLY ASKED QUESTIONS

B.8 CERTIFICATE OF UTILITY SERVICE CONNENCTION (LGC §232.029)

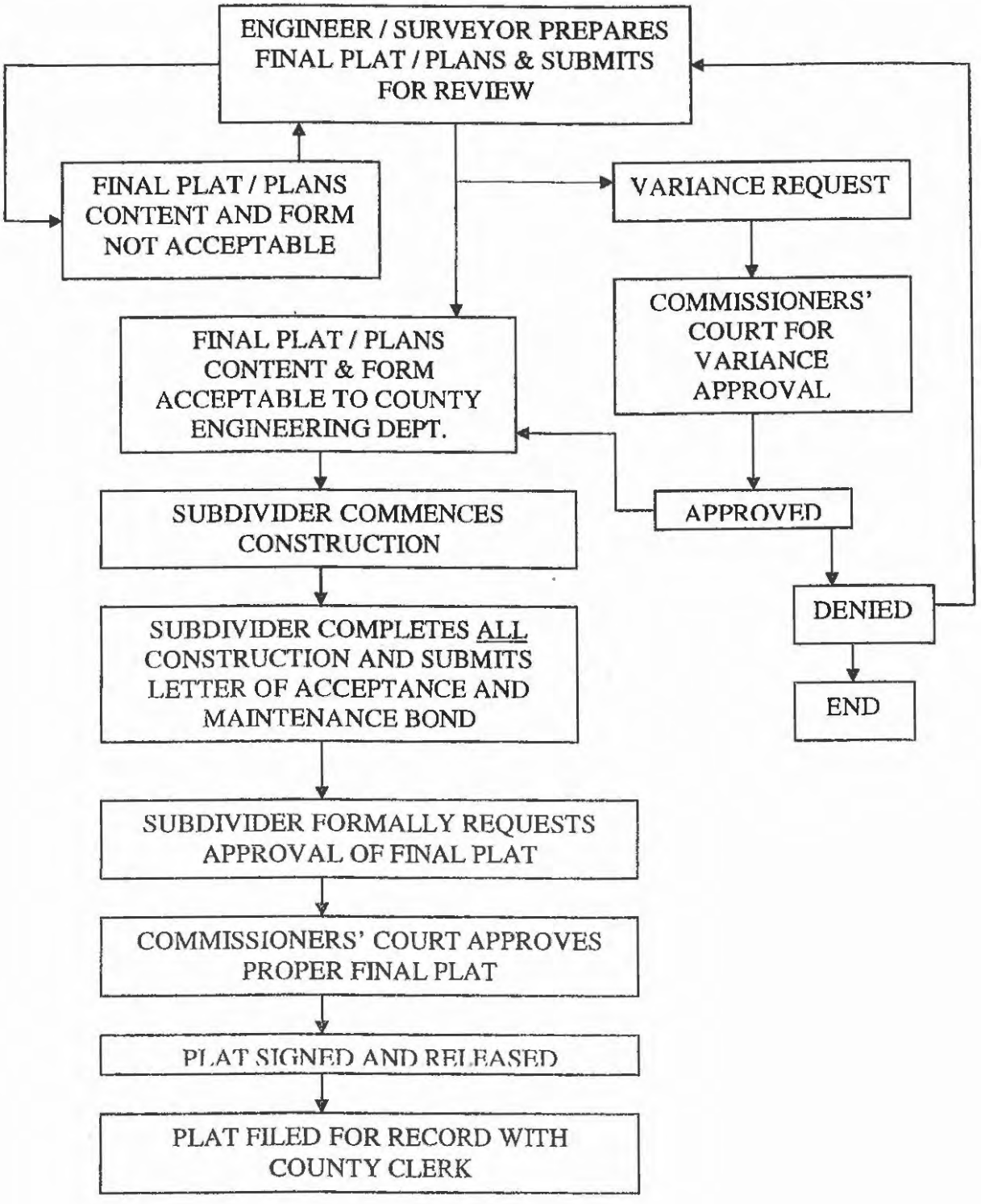
B.1 SUBDIVISION FLOW CHART

A. SUBDIVISION WITH INFRASTRUCURE NOT FULLY CONSTRUCTED AT TIME PLAT



B.1 SUBDIVISION FLOW CHART

B. SUBDIVISION WITH INFRASTRUCURE FULLY CONSTRUCTED AT TIME PLAT



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

B.2 PLAT APPLICATION FORM

PLAT TYPE (PRELIMINARY OR FINAL PLAT):_____
APPROVAL TYPE (CONSTRUCTION OR RECORDING OPTION):_____

NAME OF SUBDIVISION: "_____"

SUBDIVISION SIZE: _____. (ACRES)

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

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

CONSULTING FIRM: _____ PHONE NUMBER: _____
ADDRESS: _____ EMAIL ADDRESS: _____
_____ CONTACT PERSON: _____

UTILITIES

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

TYPE OF PROPOSED DEVELOPMENT: _____

FEES SUBMITTED:

PRELIMINARY PLAT:

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

FINAL PLAT:

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

DEVELOPMENT FEES:

IMPROVEMENT VALUE <=$10,000	$50
$10,000<IMPROVEMENT VALUE≤$100,000	$50 FEE + $5 PER $1,000 VALUATION OVER $10,000
$100,000<IMPROVEMENT VALUE≤$500,000	$500 FEE + $4 PER $1,000 VALUATION OVER $100,000
$500,000<IMPROVEMENT VALUE≤$1,000,000	$2,100 FEE + $3 PER $1,000 VALUATION OVER $500,000
$1,000,000 < IMPROVEMENT VALUE	$3,600 FEE + $2 PER $1,000 VALUATION OVER $1,000,000 *(MAXIMUM FEE CAPPED AT $100,000)*

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

DEVELOPMENT TOTAL FEE: $_____

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

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

Owner or Surveyor\Engineer signature:

_____ _____ _____

Name\Title Signature Date

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

FOR COUNTY USE ONLY:

B.3: PRELIMINARY PLAT CHECKLIST

These checklists are to be used in conjunction with the Cameron County Subdivision Rules and state statues to help keep track weather a preliminary or final plat and its associated information and documents meet legal requirements. Beneath each item's description are citations to key rule(s) and statute(s) related to the checklist item. Rules are referred to in parenthesis. References to the Texas Local Government Code (typically Chapter 232 thereof) are given simply by section number, for example, 232.022.

A. Letter of Application, signed by the subdivider (owner) or authorized agent which indicates:
(Chapter 2, Sec. 1.6)

___1. Name of subdivision.
___2. Name, address, phone number of subdivider(s).
___3. Utilities: Name of water, solid waste, electric providers and wastewater provider or type of on-site sewerage system.
___4. Drainage Report.
___5. Summary description of fees submitted.
___6. Type of proposed development.

B. Fees Per Fee Schedule
(Chapter 2, Section 1.6 & 1.7, 232.0305)

C. Preliminary Plat Requirements:
(Chapter 2, Section 1.7)

Form:
(Chapter 2, Section 1.7.D)

___1. Plat drawn to a minimum scale of 1” = 100'
___2. Presented only on 24” x 36” sheets.

Quantity:
(3.4.A)

___1. Submit three (3) complete sets of blue or black line copies of preliminary plat.

Required Supporting Information:
(Chapter 2, Section 1.7.F)

___1. Name, address and telephone number of the subdivider and authorized agent responsible for the presentation of the plat.
(Chapter 2, Section 1.7.F.l)

___2. Developer's Authorization Letter. **(3.4.A)**

___3. Legal description, acreage and name of proposed subdivision.
(verify this is not a duplicate name)
(Chapter 2, Section 1.7.F.2, 232.001.b.1, 232.023.h.2)

___4. The boundary of the subdivision indicated by a heavy line and described by bearings and distances
(Chapter 2, Section 1.7.F.3)

___5. Description of primary control points used as references and lot and block numbers.
(Chapter 2, Section 1.7.F.4, 232.023.b.3)

Topographic Features (to include 150' outside boundary)

___1. Name, location, dimensions, and description (purpose) of existing streets (right-of-way), alleys, easements and public / private encumbrances.
(Chapter 2, Section 1.7.F.5.a)

___2. Location, dimensions, description and flow line of existing watercourses, drainage and irrigation structures and any required cross-sections.
(Chapter 2, Section 1.7.F.S.b, 232.025.5)

___3. Name, location, dimensions, and description of existing lots, public areas, structures (i.e. houses, fences, etc.) and utilities (sewer, water, gas, cable, telephone and electric). Include volume and page for all properties within 150' outside the boundary.
(Chapter 2, Section 1.7.F.5.c)

___4. Scale and north arrow 1” = 100’
(Chapter 2, Section 1.7.F.5.d), (Chapter 2, Section 1.7.F.6)

___5. Spot elevations on 100' or appropriate grid, with one (1) foot contour lines.
(Chapter 2, Section 1.7.F.5.d)

___6. Date of preparation of plat.
(Chapter 2, Section 1.7.F.6)

___7. Identification code, location, description and elevation of the U.S.C.&G.S. benchmark used in survey.
(Chapter 2, Section 1.7.F.7)

Proposed Lots

___1. Number identifying proposedlots and blocks.
(Chapter 2, Section 1.7.F.8, 232.00l.b.3, 232.023.b.4)

___2. Setback lines described or shown graphically.
(Chapter 2, Section 1.7.F.10, 232.023.b.5)

___3. Location of any City's corporate limit line or extra territorial jurisdiction line.
(Chapter 2, Section 1.7.F.11)

___4. Proposed topographic changes noted.
(Chapter 2, Section 1.7.F.11)

___5. Vicinity map, (a minimum scale 1" equals 2,000), showing streets, (with names), city limits and their ETJ and any other major land features.
(Chapter 2, Section 1.7.F.12)

___6. Net Area (gross area less easements) of lots to the nearest 1/100 of an acre.
(Chapter 2, Section 1.7.F.13)

___7. Limits of flood hazard areas and the proposed floor elevation of buildings within these flood hazard areas on each lot.
(Chapter 2, Section 1.7.F.14)

___8. Dimensions, bearings and distances of the proposed lots and centerlines.
(Chapter 2, Section 1.7.F.15, 232.023.b.5)

___9. Right-of-Way meets minimum county and city standards and conforms to the adopted thoroughfare plan (right-of-way widths, offsets, clips, cul-de-sac, etc.).
(Chapter 3, 232.025)

Preliminary Drainage Report
(Chapter 3, Section 1.7, 232.025.5)

___1. Flood Zone Map showing location of subdivision.

___2. Contour map showing drainage basin the subdivision is part of and location of the subdivision. Contour map shall also show streets, (with names), ditches, general drainage flow direction to ultimate outfall, city limits and their ETJ and any other major land features.

___3. Flow capacity calculation of all existing watercourses and drainage structures within the subdivision to the final outfall acceptable by the county engineer.

___4. Drainage calculations prior to and after development and increase runoff of drainage area.

___5. Evaluate and confirm that the course to the final outfall drainage is adequate for the flow from the subdivision combined with the flows of other drainage contributors within the drainage basin.

___6. Provide drainage in the subdivision to avoid concentration of storm drainage water from each lot to adjacent lots (show preliminary proposed drainage flow). **(232.023.8.A)**

Court Action
(Chapter 2, Section 1.10, 232.0025,232.024)

Date of Agenda Request _____
Date of Commissioners Court Action _____
Action Taken: Denied / Approved _____
Letter of Notification to Developer & Engineer_____

B.4.A: FINAL PLAT CHECK LIST

These checklists are to be used in conjunction with the Cameron County Subdivision Rules and state statues to help keep track weather a preliminary or final plat and its associated information and documents meet legal requirements. Beneath each item's description are citations to key rule(s) and statute(s) related to the checklist item. Rules are referred to by in parenthesis. References to the Texas Local Government Code (typically Chapter 232 thereof) are given simply by section number, for example, 232.022.

A. General Information Required
(Chapter 2, Section 1.8)

___1. Name of subdivision.

___2. Letter of application submitted (date).

___3. Legal description, acreage and name of the proposed subdivision.

___4. Name, address and telephone number of the subdivider and authorized agent responsible for the preparation of the plat.

___5. A letter of title opinion signed and dated a maximum of thirty (30) days prior to submittal of the Final Plat.

B. Fees per Fee Schedule
(Chapter 2, Section 1.6, 232.001, 232.022, 232.035)

C. Final Plat Requirements:
(Chapter 2, Section 1.8)

Form:
(Chapter 2, Section 1.8.B)

___ 1. Plat drawn to a minimum scale of 1” = 100'

___ 2. Presented only on 24” x 36” sheets.

Coverage:
(Chapter 2, Section 1.8.C, Chapter 2, Section 1.8.C)

___ 1. Final Plat.

Quantity:
(Chapter 2, Section 1.8.D)

___ 1. Submit three (3) complete sets of blue or black line copies of final plat.

___2. Submit mylar copy of plat for recording at the County Clerk's Office.
(232.023.e)

Required Supporting Information:
(Chapter 2, Section 1.8.E)

___1. Statement of conformance.
(Chapter 2, Section 1.8.E.1)

___ 2. Utility provider letters (Water, Wastewater, Electricity, Gas, etc.).
(Chapter 2, Section 1.8.E.2)

Letter of Service Availability and/or Signature of the utility provider on Final Plat stating that service is available to the proposed subdivision upon request and agreeing to the existing and proposed easements.

___ 3. Street and drainage plans with specifications.
(Chapter 2, Section 1.8.E.3)

___ 4. Water and sewer plans.
(Chapter 2, Section 1.8.E.4)

Existing Features (to include 150' outside boundary)

___ 1. Describe the subdivision by metes and bounds.
(Chapter 2, Section 1.8F.l, 232.00l.b.2, Chapter 2, Section 1.8.F.2, 232.023.b.2)

___ 2. Locate subdivision to an original corner of an original survey. Identify commencing point and point of beginning.
(Chapter 2, Section 1.8.F.2, 232.001.b.3, Chapter 2, Section 1.8.F.2, 232.023.b.2)

___ 3. Numbers identifying proposed lots and blocks.
(Chapter 2, Section 1.8.F.3, 232.001.b.3, Chapter 2, Section 1.8.F.4, 232.023.b.4)

___ 4. Name, location, dimensions, and description (purpose) of existing streets (right-of-way), alleys, easements, and public I private encumbrances.
(Chapter 2, Section 1.8.F.3, 232.00l.b.3, Chapter 2, Section 1.8.F.5, 232.023.b.5)

___ 5. The exact location, dimensions (bearing and distances) and description of any proposed streets (right-of-way), alleys, easements, parks or any other public dedication.
(Chapter 2, Section 1.8.F.3, 232.00l.b.3, Chapter 2, Section 1.8.F.6, 232.023.b.5)

___ 6. Concrete monuments at block corners with plastic caps; min 0.5" steel rods at lot corners.
(232.003.9, Chapter 2, Section 1.8.F.7)

___ 7. Identify and dedicate unobstructed easements.
(Chapter 2, Section 1.8.F.4, Chapter 2, Section 1.8.F.10)

___ 8. Submit drainage plan:
(Chapter 2, Section 1.8.F.5,232.003.8 Chapter 2, Section 1.8.F.12,232.023.b.8, Chapter 3,Section 1.7)

___ a. Avoid concentration of storm drainage water from each lot to adjacent lots (show grading of lots).

___ b. Provide positive drainage away from all buildings.

___ c. Provide remedies for any drainage problems (regrade / enlarge roadside ditches, provide detention, etc.) and provide calculations.

___d. Show drainage areas and provide runoff computations and hydraulic design for all drainage areas to the final outfall. (See Appendix A, Section 5)

___ e. If area is within a flood plain, provide documentation how it will be removed from flood plan.

___ f. Provide erosion control plan.
(TCEQ Requirements)

- Submit copy of Notice of Intent (NOI)
- Submit a complete Storm Water Pollution Prevention Plan (SWP3)

___ 9. A certification by a Surveyor or Engineer describing any area of the Subdivision that is in a Floodplain or stating that no area is in a Floodplain (Describe flood zone). **(Chapter 2, Section 1.8.F.7, Chapter 2, Section 1.8.F.15, 232.023.b11)**

This subdivision lies within:
FLOOD ZONE_____as
F.I.R.M. Map Panel No. _____
Revised _____

___ 10. Date of variance granted by Commissioners Court.
(Chapter 2, Section 1.8.F.8, Chapter 2, Section 1.8.F.18, 232.024.c.2)

___ 11. Restrictive covenant
(Chapter 2, Section 1.8.F.10, Chapter 2, Section 1.8.F.22, 232.024.b)

D. Certification / Approval Signatures

These approval signatures shall be no more than six (6) months prior to the submission.

(Use bold permanent black ink pens only -signatures which have faded will not be accepted)

____ 1. Cameron County Judge
(Appendix B.5.I)

____ 2. Owner's Acknowledgement
(Appendix B.5.A or B)

____ 3. Purchase Contract Certificate
(Appendix B.5.C)

____ 4. Notary's Acknowledgement
(Appendix B.5.E)

____ 5. Lien Holder's (if any)
(Appendix B.5.D)

____ 6. Surveyor's Certification
(Appendix B.5.F)

____ 7. Surveyor's Seal & Signature
(A.2.6.D)

____ 8. Tax Assessor Collector Signature
(Appendix B.5.G)

____ 9. Health Official's Signature
(Appendix B.5.H)

____10. Drainage District's Certification (if within a drainage district)

____11. Irrigation District's Certification (if within an irrigation district)

____12. County Engineer's certification **(Appendix B.5.L)**

____13. Building Official's Certification**. (Appendix B.5.K)**

____14. City Approval

E. Construction Plans for Improvements
(Chapter 2, Section 1.8.E.3&4, Chapter 2, Section 1.8.E.3&4)

Yes/No/N.A.	Plans Submitted	Approved for Construction
_____ 1. Water	_____	_____
_____ 2. Sewer	_____	_____
_____ 3. Streets	_____	_____
_____ 4. Drainage	_____	_____
_____ 5. Other	_____	_____

F. FINANCIAL GUARANTEES
(Chapter 1, Section 3.4)

1. Construction (Irrevocable Letter of Credit, Conditional Guarantee, Trust Agreement or Performance Bond)

   Type of guarantee provided
   Engineers Cost Estimate $ _____
   Bond Amount $ _____
   Expiry Date _____

2. Maintenance Bond (15% of total road construction cost)

   Road Construction Amount $_____
   Bond Amount $_____
   Expiry Date _____

Court Action
(Chapter 2, Section 1.10, 232.0025 ,232.024)

Date of Agenda Request _____
Date of Commissioners Court Action _____
Action Taken: Denied / Approved
Letter of Notification to Developer & Engineer_____

G. ADDITIONAL REQUIREMENTS

____ 1. Document containing a description in English of the proposed water and sewer facilities and roadways and easements dedicated for the provisions of above facilities and date by which the facilities will be fully operable.

____ 2. Documents prepared by a Registered Professional Engineer in the State of Texas certifying that water and sewer facilities are in compliance with Chapter 1 (Model Rules) adopted under Section 16.343 of the Water Code and certified estimate of cost to install above facilities.

____ 3. Identify the topography of the area.
(Chapter 1, Section 3.3.4, §364.53.4)

____ 4. Certification that the subdivider will convey the land as a gift between persons related to each other within the third degree by affinity or consanguinity. as determined under Chapter 573, Government Code.

____ 5. Shall conform to requirements listed in Model Rules Checklist.

____ 6. Gift contract between subdivider and relative.

____ 7. Results of soil analysis conducted by an independent testing laboratory for OSSF design.
(Chapter 1, Section 2.3.B.l)

____ 8. Results of water analysis conducted by an independent testing laboratory for water well installation and shall be in compliance with TNRCC requirements and Texas Water Development Board with respect to water quality and quantity.
(Chapter 1, Section 3.2.B, §364.32.b)

B.4.B Model Rules Checklist – County Version

___ A. APPLICABILITY OF MODEL RULES

Landowner divides tract outside city limits in any manner that creates two or more lots of five acres or less intended for residential purposes. A lot is presumed to be for residential purposes unless the final plat and all deeds contain a restriction prohibiting residential use of the lot. **(364.11, 364.15(a), 364.31)**

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

If lot was divided into two or more parts to lay out a subdivision before September 1, 1989, and the sub divider was obligated to but failed to have a plat prepared, approved, and recorded, **then the current owner of an individual, occupied lot (other that the sub divider) may, if various conditions are met (including having available water and sewer services meeting minimum standards), seek the commissioners court's approval of the plat that does not meet some of the standard requirements for plat approval under the Model Rules. Further, a group of owners of individual lots in such an unplatted subdivision may make a joint request. The procedural and** substantive requirements for such approvals are set out in 364.57.

___ C. NUMBER OF DWELLING UNITS PER LOT

____ 1. The following restriction shall be placed on the final plat and in all deeds and contracts for deeds: "No more than one single family detached dwelling shall be located on each lot." **364.37**

____ 2. A proposal for a multi-family residential lot must include adequate, detailed planning materials as required for determination of proper water and wastewater utility type and design. **364.37**

___ D. SETBACKS

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

____ 1. Signed, dated, and sealed by Texas professional engineer. **364.52**

____ 2. Discussion of availability and methodology of providing water facilities and wastewater treatment to lots. **364.52**

____ 3. Detailed cost estimate per lot for uncostructed water and wastewater facilities necessary to serve lots. **364.52**

____ 4. Construction schedule for each significant element needed to provide water or Wastewater facilities, including if financial guarantees are to be provided start dates and completion dates. **364.52**

____ 5. Dedicate the sites for adequate water and sewerage facilities identified in the final plat to the appropriate retail public utility responsible for operation and maintenance of the facilities.

____ 6. The subdivider must: provide evidence that the water and sewerage facilities have been constructed and installed in accord with criteria set by the Model Rules and the approved plans and specifications, OR

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

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

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

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

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

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

____ 2. FINAL ENGINEERING REPORT – Additional Contents under Option A. If groundwater is to be the source of the water supply, include groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for public water supply systems and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to ultimate needs of subdivision. **364.52(1)(A)**

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

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

____ 2. Water system, water quality, and system design, construction and operation. Meet minimum criteria in 30 TAC 290.38-290.51 and 290.101-290.120. **364.32(a)(2)**

____ 3. Approval(s), by all entities having jurisdiction over the project, of plans and specifications for proposed water facilities. **364.52(1)(B)**

FINAL ENGINEERING REPORT – Additional Contents under Option B.

____ 4. Groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for public water supply systems and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to ultimate needs of subdivision *if groundwater is to be the source of the water supply.* **364.52(1)(B), 364.32(a)(2)**

____ 5. Evidence that sufficient water rights have been obtained and dedicated (through acquisition or wholesale water supply agreement) to provide sufficient supply to subdivision for at least 30 years *if surface water is the source of supply.* **364.52(1)(B), 364.32(a)(2)**

Option C. Water will be provided by individual wells or other non-public Systems.

____ 1. Test well or wells drilled and located so as to be representative of Quality and Quantity of water generally available from supplying aquifer. **364.32(b)**

____ 2. Groundwater availability study that complies with the requirements of 30 TAC §§230.1 through 230.11 for water availability for individual water supply wells on individual lots and certifies the long-term (30 years) quantity and quality of available groundwater supplies relative to ultimate needs of subdivision. **364.32(b)**

____ 3. Complete chemical and bacteriological analysis of sampled water by private laboratory of parameters on which there are drinking water standards. **364.32(b)**

____ 4. Water quality of test well(s) meets water quality standards for community water systems set out in 30 TAC 290.104, 290.106, 290.108, and 290.109, either (1) without any treatment of the water, or (2) with treatment by an identified and commercially available water treatment system. **364.32(b)**

FINAL ENGINEERING REPORT – Additional Contents under Option C.

____ 5. Quantitative and qualitative results of sampling from test wells in accord with 364.32 (Aside: the Model Rules also require that these results be made available to prospective property owners.) **364.52(2)**

____ 6. A statement concerning the availability of groundwater supplies to serve the fully developed subdivision over the next 30 years. Statement may be based on information available from the TWDB's Office of Planning. **364.52(2)**

____ 7. If the water quality of test well does not meet standards in 364.32(b) without treatment, the type of treatment system that will treat the well water to the specified water quality standards, the location of at least one commercial establishment in the county at which the system may be purchased, the cost of such system, the cost of installation of the system, and the estimated monthly maintenance cost of the treatment system. **364.52(2)**

____ 8. Description of the required sanitary control easement (minimum separation distances of wells and water lines from various OSSF facilities – see Table X at 30 TAC 285.91(10). **364.52(2)**

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

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

____ 1. Written agreement between sub divider and wastewater utility in substantially the form of Appendix D.2. Agreement must state that utility will be able to treat the total wastewater flow from the fully developed subdivision for at least 30 years. Agreement must state that sub divider has paid the costs of all fees associated with connection to the wastewater collection and treatment system. **364.33(a)(2), 364.52(3)(A)**

____ 2. Engineering plans for proposed collection lines comply with 30 TAC Chapter 317. **364.33(a)(2)**

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

____ 4. Approval, by all entities having jurisdiction over the proposed project, of plans and specifications for the proposed sewerage facilities. **364.52(3)(A)**

____ 5. Greywater use (*if proposed*) meets the minimum criteria of 30 TAC Chapter 210. **364.34 (a)**

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

____ 1. Retail public utility established by sub divider and certificate of convenience and necessity (CCN) obtained from TCEQ. **364.52(3)(B)**

____ 2. Permit obtained from TCEQ by subdivider to dispose of wastes (from ultimate build-out population of subdivision) in accord with TAC Chapter 305. **364.33(a)(1), 364.52(3)(B)**

____ 3. Approval by TCEQ of engineering planning materials for wastewater system under 30 TAC Chapter 317. **364.33(a)(1)**

____ 4. Approval(s), by all entities having jurisdiction over the project, of plans and specifications for the proposed sewerage facilities. **364.52(3)(B)**

____ 5. Greywater use (*if proposed*) meets the minimum criteria of 30 TAC Chapter 210. **364.34(a)**

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

____ 1. The disposal system does not utilize a borehole, cesspool, or seepage pit (unauthorized systems under 30 TAC 285.3(i)), or a pit privy or portable toilet. **364.33(b)(3)**

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

____ 3. *If the sewerage facility serves single family or multi-family dwellings and the anticipated flow is 5,000 or less gallons per day*, the facility complies with 30 TAC Chapter 285. **364.33(b)(1)**

____ 4. Review of OSSF proposal and inspection of systems by the TCEQ or its authorized agent as necessary to assure compliance with OSSF laws and rules. **364.33(b)(3)**

____ 5. Greywater use (*if proposed*) accords with the minimum criteria of 30 TAC Chapter 285. **364.34(b)**

FINAL ENGINEERING REPORT – Additional Contents under Option Z.

____ 6. Planning materials required by 30 TAC 285.4(c), including site evaluation (30 TAC 285.30) and all other information required by the county's OSSF order. **364.52(4)**

____ 7. Disposal of sludge from water treatment and sewerage facilities shall comply with 30 TAC Chapter 312 and Chapter 317. **364.35**

___ H. **FINANCIAL GUARANTEES FOR IMPROVEMENTS:**

If the water and wastewater facilities have not been constructed at the time final plat approval is sought, the commissioners court shall require the sub divider to execute a Subdivision Construction Agreement with the county secured by a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit. **364.54(a)**

____ 1. SUBDIVISION CONSTRUCTION AGREEMENT (SCA)

___ a. Name of Subdivision.

___ b. Amount of financial guarantee shall be the total of the costs listed in Exihibit B on the SCA and shall be in an amount determined by the commissioners court to be adequate to ensure proper construction or installation of the (not-yet-built-or-paid-for) water and wastewater facilities to serve the subdivision, including reasonable contingencies, but shall not be less than the amount certified on the plat by the subdivider's engineer. **364.54(b)(2), 364.52(d)**

___ c. Signatures of parties, with appropriate acknowledgments added.

___ d. Exhibit A. Metes and bounds description of the land being subdivided.

___ e. Exhibit B. Description of the required improvements, the estimated cost of completion for each improvement (including contingencies, as determined by commissioners court), and the date by which the particular improvement will be completed (*The completion date is expected to be three years after the plat is approved by the commissioners court*). This **operability date** will thus be no sooner than the latest of the completion dates. The operability date may be extended by a city or county Under the circumstances set out in 31 TAC 364.65 (see checklist, below) and The parallel statutory provisions in Local Govt. Code 212.0105(c), 232.026, or 232.075.

____ 2. FINANCIAL GUARANTEE

___ a. Lists as sole beneficiary the county judge, in his official capacity, or the judge's successor, and must be approved by county judge. **364.54(c)(3)**

___ b. Conditioned on completion of water and wastewater facilities meeting the minimum standards of the model rules, within the time stated on the plat (or within any extension of time granted by commissioners court). (Expiration date will be the same as the operability date). **364.54(c)(4)**

____ 3. EXTENSION OF OPERABILITY DATE

Commissioners court may extend date stated on plat by which required water and sewer facilities will be fully operable if:

(1) the extension would not allow a residence to be inhabited without water and sewer services meeting the model rule standards, and

(2) a financial guarantee (original or new) covers the period of extension, and

(3) the court finds the extension is reasonable and not contrary to the public interest. **364.56**

___ I. DISAPPROVAL

If a plat does not meet the requirements prescribed by or under the Model Rules, the commissioners court shall refuse to approve the plat. **364.55(b)**

B.5 TYPICAL CERTIFICATIONS

A. OWNERS ACKNOWLEDGMENT - DIVISION A SUBDIVISION

EXAMPLE FORM

FOR
DIVISION A SUBDIVSION (TYPICALLY NON-RESIDENTIAL)

OWNERS ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF CAMERON

Know all men by these presents, that I John Doe owner of the property described and delineated hereon as "John Doe Subdivision" Cameron County, Texas. Do hereby adopt the foregoing map and plan for subdividing the above described property and do hereby dedicate to the public forever, the rights-of-way and easements as shown hereon for the purposes and consideration therein expressed.

John Doe Date

STATE OF TEXAS
COUNTY OF CAMERON

Before me, Joe Doe, a Notary Public on this day personally appeared John Doe known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the _____ day of _____, 2001.

Signature

My Commission Expires:

B. OWNERS ACKNOWLEDGMENT - DIVISION B SUBDIVISION

EXAMPLE FORM

FOR DIVISION B SUBDIVISION (RESIDENTIAL)

OWNERS ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF CAMERON

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, John Doe, as owner of the _____ acre tract of land encompassed within the proposed "John Doe Subdivision", hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the streets, parks, and easements shown herein.

I certify that I have complied with the requirements of Texas Local Government Code, Chapter 232.032 and that

(A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
(B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
(C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
(D) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

John Doe Date

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned notary public, on this day personally appeared John Doe, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office the _____ day of _____, 2001.

Joe Notary, Notary Public

C. PURCHASE CONTRACT CERTIFICATE SAMPLES

1. DIVISION A [LGC 233.003(6)]

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of ____ the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision that water is provided by [Name of Water Supplier] and service can be obtained once _____ and will made available when _____.

2. DIVISION B ("*Lots*" More than Five acres) [LGC 233.025(6)]

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of ____ the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision of the following:

Water is provided by _____ and will be made available when _____.
Sewer is provided by _____ and will be made available when _____.
Electricity is provided by _____ and will be made available when _____.
Gas service is provided by _____ and will be made available when _____.

3. DIVISION B ("*Lots*" Five acres or less) [LGC 233.025(6) & Model Subdivision Rules]

PURCHASE CONTRACT CERTIFICATE

I, John Doe, as owner of ____ the tract of land encompassed within the proposed "John Doe Subdivision", herby bind myself to notify all perspective buyers of lots in said subdivision of that I will provide all water and sewer services in which I have [already installed or have provided a financial guarantee to cover the installation of these service] and have included the cost of these service in the total cost of the lot and;

Electricity is be provided by _____ and will be made available when _____.
Gas service is provided by _____ and will be made available when _____.

This certificate shall be included in the subdivision plat, must be signed by the developer and notarized.

D. LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

EXAMPLE FORM

LIENHOLDER

We, One State Bank, owner and holder of a lien against the property described in the plat known as "John Doe Subdivision" do hereby in all things subordinate our interest in said property to the purposes and effects of said plan and dedications and restrictions shown herein, and we do hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By:

One State Bank

E. NOTARY PUBLIC ACKNOWLEDMENT FOR ALL SIGNATURES

EXAMPLE FORM

STATE OF TEXAS
COUNTY OF CAMERON

Before me, Joe Doe , a Notary Public, on this day personally appeared John Doe known to me to be the person whose name is subscribed to the forthgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the _____ day of _____, 2001.

Signature

My Commission Expires:

Note: Holders of all liens against the property being platted must execute the final plat or prepare separate instruments which shall be filed for record with the plat.
All lienholder signatures shall be acknowledged by Notary Public.

F. CERTIFICATE FOR ENGINEER OR SURVEYOR

EXAMPLE FORM

SURVEYOR CERTIFICATE
STATE OF TEXAS
COUNTY OF CAMERON

I, John Doe, a Registered Professional Land Surveyor in Texas, hereby certifiy that the above plat and description of the "John Doe Subdivision" were prepared from a survey of the property made on the ground by me or under my supervision on the _____ day of , 2001.

(SEAL)

John Doe Date

G. CERTIFICATE FOR TAX ASSESSOR

TAX ASSESSOR & COLLECTOR
STATE OF TEXAS
COUNTY OF CAMERON

The undersigned hereby certifies that all ad valorem taxes owed to all of the taxing units represented by the undersign are currently paid in full for the area inside the boundaries of "John Doe Subdivision" witness by my hand on the _____ day of _____, 20__.

_____
Assessor and Collector of Taxes
County of Cameron

H. CERTIFICATE FOR HEALTH OFFICIAL

HEALTH DEPARTMENT APPROVAL

This plat of "John Doe Subdivision", has been submitted to and considered by the Health Department of Cameron County, Texas, which hereby certifies that this subdivision plat conforms to all the requirements of the County Health Department regulations under the Health and Safety Code, Chapter 366, On-Site Sewage Disposal Systems. Dated the _____ day of , 20__.

_____
Sanitarian, CameronCounty,Texas

I. CERTIFICATION FOR COMMISSIONERS COURT

CAMERON COUNTY COMMISSIONERS COURT APPROVAL

We, the undersign certify that this plat of the "John Doe Subdivision" was reviewed and approved by the Cameron County Commissioners Court on the _____ day of _____, 20__.

_____ ATTEST: _____

Cameron County Judge Date Cameron County Clerk Date

J. CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION
STATE OF TEXAS
COUNTY OF CAMERON

I, _____ , COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed for record at _____ o'clock ___ M on the
day of _____ , 2001

K. CERTIFICATION FOR BUILDING OFFICIAL

BUILDING OFFICIAL
STATE OF TEXAS
COUNTY OF CAMERON

I the undersigned Building Official of the County of Cameron hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required. Dated the _____ day of _____, 20__.

_____
Building Official

L. CERTIFICATION FOR COUNTY OFFICIAL

CAMERON COUNTY ENGINEER
STATE OF TEXAS
COUNTY OF CAMERON

I the undersigned County Engineer of the County of Cameron hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the County as to which my approval is required. Dated the _____ day of _____, 20__.

_____
County Engineer

B.6 - CONDITION OF PROPERTY NOTICE

WARNING

IF ANY OF THE ITEMS BELOW HAVE NOT BEEN CHECKED, YOU MAY NOT BE ABLE TO LIVE ON THE PROPERTY.

CONCERNING THE PROPERTY AT (street address or legal description and city). THIS DOCUMENT STATES THE TRUE FACTS ABOUT THE LAND YOU ARE CONSIDERING PURCHASING.

A. CHECK OFF THE ITEMS THAT ARE TRUE:

1. THE PROPERTY IS IN A RECORDED SUBDIVISION.
2. THE PROPERTY HAS WATER SERVICE THAT PROVIDES POTABLE WATER.
3. THE PROPERTY HAS SEWER SERVICE OR A SEPTIC TANK SYSTEM.
4. THE PROPERTY HAS ELECTRIC SERVICE.
5. THE PROPERTY IS NOT IN A FLOOD-PRONE AREA.
6. THE ROADS ARE PAVED.

B. NO PERSON OTHER THAN THE SUBDIVIDER:

1. OWNS THE PROPERTY;
2. HAS A CLAIM OF OWNERSHIP TO THE PROPERTY; OR
3. HAS AN INTEREST IN THE PROPERTY.
4. NO PERSON HAS A LIEN FILED AGAINST THE PROPERTY.
5. THERE ARE NO BACK TAXES OWED ON THE PROPERTY.

NOTICE

C. SELLER ADVISES PURCHASER TO:

1. OBTAIN A TITLE ABSTRACT OR TITLE COMMITMENT REVIEWED BY AN ATTORNEY BEFORE SIGNING A CONTRACT OF THIS TYPE; AND
2. PURCHASE AN OWNER'S POLICY OF TITLE INSURANCE COVERING THE PROPERTY.

SIGNATURE OF SUBDIVIDER DATE

SIGNATURE OF PURCHASER DATE

B.7 FREQUENTLY ASKED QUESTIONS

A. May I divide my lot and sell a portion of it?

To divide your lot and sell off a portion of it; you must obtain approval of a subdivision plat by Cameron County whether it is for residential or nonresidential uses. When platting a residential lot, you will generally be required to provide water and sewer service (or financial guarantee for them).

B. May I lease my land without filling a plat?

The State has defined a subdivision to be an area of land that has been subdivided into lots for sale or lease. Therefore you will need to submit a subdivision plat showing each lease space (i.e. all spaces to lease a house, mobile home or an RV will need to be platted).

C. May I legally sell my lot?

The property you sell must be platted before you sell your lot or a determination certificate has been issued. Also, even a platted lot, if it lacks water and sewer service (or financial guarantee), you may not sell it unless (1) you reside on it and (2) you are not the subdivider or subdivider's agent.

Also note that sell means an offer to sale. A subdivider cannot offer a lot for sale or take a down payment to reserve a lot if the subdivision has not been recorded. Any offer to sell will constitute selling an illegally subdivided lot and the subdivider or subdivider's agent is subject to civil and criminal penalties stated in LGC §232.035 and §232.036.

D. Who is the Subdivider's Agent?

Cameron County has determined an agent of a subdivider to be a surveyor or any other entities who have been contracted to represent the subdivider and that caused, allowed or permitted a lot of a subdivider to be sold.

E. What can I do if I bought an illegally subdivided lot?

Under LGC §232.038, you may bring suit against the subdivider in the district court to (1) declare the sale of the property void and require the subdivider to return the purchase price of property and (2) recover from the subdivider (a) the market value of any permanent improvement you placed on the property (b) actual expenses incurred as a direct result of failure to provide adequate water and sewer facilities on residential lots (c) court fees and (e) reasonable attorney's fees.

You also can have the Attorney General of Texas or district attorney, criminal district attorney on behalf of the state or on behalf of residents to enjoin the violation or threatened violation of the LGC, Model Subdivision Rules and/or Cameron County Rules and Regulations.

F. Can I subdivide my illegally subdivided lot?

I order to comply with State regulations the entire part of the tract the divided lot is out of will need to be platted. The buyer is urged to contact the original subdivider and have the division platted. If the buyer(s) would still like to create the subdivision, all the lots created by the subdivider will need to be included on the plat and all the new owners will need to acknowledge the plat.

B.8 CERTIFICATE OF UTILITY SERVICE CONNECTION (LGC §232.029)

1. OWNER OF PROPERTY _____
   MAILING ADDRESS _____
   _____
   _____

   PHONE # _____

2. LEGAL PROPERTY DESCRIPTION

   NAME OF SUBDIVISION: _____
   LOT _____, BLOCK _____, ACRES _____

   ASSUMED SUBDIVISION NAME: _____

3. EXCEPTION TYPE: LAND WAS NOT SUBDIVIDED AFTER SEPTEMBER 1, 1995 ____, AGRICULTURAL\WILDLIFE USE ____, 10 ACRE TRACT ____, STATE AGENCY ____, SCHOOL FUND ____, FAMILY PARTITION ____, FAMILY "SITE" PLAN ____, OTHER _____

4. COMMENTS: _____

This certificate authorizes all utilities to provide service to the property described above. If any discrepancies between this certificate and the person requesting service, the utility company should notify Cameron County and should not provide service or disconnecting service to the property.

APPROVED BY: _____

Cameron County Authorize Agent

APPENDIX C

CERTIFICATES OF EXEMPTION

APPENDIX C - EXEMPTIONS

C.1 AGRICULTURAL USE
C.2 MORE THAN 10 ACRES
C.3 VETERAN'S LAND PROGRAM
C.4 FURTHER SUBDIVIDING
C.5 OTHERS

C.1 AGRICULTURAL USE

DEVELOPER'S STATEMENT

I\We the undersigned, do hereby certify that [1\We] we are creating lots 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 within the meaning of Section 1-d-1, Article VIII, Texas Constitution and we are not laying out streets, alleys, squares, parks or other parts of tract intended to be dedicated to public use (i.e. ingress and egress easement or similar) or for the use of purchasers or owners of lots fronting on or adjacent to streets, alleys, squares, parks, or other parts. We also certify that all deed records will clearly state the use of these lots. We understand that any violation of this exemption automatically creates a subdivision and may be subject to civil and criminal penalties.

[Provide notarized signatures]

C.2 MORE THAN 10 ACRES

No Developer's Statement is needed. Cameron County will only need a survey as outlined in these rules.

C.3 VETERAN'S LAND PROGRAM

Include note on survey:

All lots will need to be sold to veterans through the Veterans' Land Program.

C.4 FURTHER SUBDIVIDING

Developer's Statement

I\We the undersigned, do hereby certify that [I\We] are creating lots; one new part is to be retained by [us], and the other part is to be transferred to another person who will further subdivide the tract subject to plat approval requirements and we are- not laying out streets, alleys, squares, parks or other parts of tract intended to be dedicated to public use (i.e. ingress and
egress easement or similar) or for the use of purchasers or owners of lots fronting on or adjacent to streets, alleys, squares, parks, or other parts. [I\We] also certify that all deed records will clearly state the use of those lots and the retained part is not transferable unless it is subdivided. We understand that any violation of this exemption automatically creates a subdivision and may be subject to civil and criminal penalties.

[Provide notarized signatures]

C.5 OTHERS

Other exceptions will be made under the discretion of Cameron County.

APPENDIX D

MODEL SUBDIVISION RULES

EXHIBITS

APPENDIX D – EXEMPTIONS

D.1 SAMPLE FORM FOR WATER SERVICE AGREEMENT
D.2 SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT
D.3 SUBDIVISION CONSTRUCTION AGREEMENT
D.4 IRREVOCABLE LETTER OF CREDIT SAMPLE FORM

APPENDIX D.1: SAMPLE FORM FOR WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as _____.

The Subdivider is _____,
who is the owner, or the authorized agent of the owner, of a tract of land in _____ County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____ County for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $ _____ which sum represents the total costs of water meters, water rights acquisition fees, and all membership or other fees associated with connecting the individual lots in the Subdivision to the Utility's water supply system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by _____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her

signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____, 20____.

The Utility

By: _____
Printed Name: _____
Office or Position: _____
Date: _____

The Subdivider

By: _____
Printed Name: _____
Office or Position: _____
Date: _____

APPENDIX D.2: SAMPLE FORM FOR WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED _____ SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as _____.

The Subdivider is _____,
who is the owner, or the authorized agent of the owner, of a tract of land in _____ County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as _____.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to _____ County for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately _____ gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow, and that it will treat that wastewater flow for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

Insert the following paragraph if the Utility imposes any fees for connection of individual lots to the Utility's wastewater collection and treatment system:
The Subdivider has paid the Utility the sum of $ _____ which sum represents the total costs of tap fees, capital recovery charges, and other fees associated with connecting the individual lots in the Subdivision to the Utility's wastewater collection and treatment system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by _____ County or by a municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____, 20 ___.

The Utility

By: _____
Printed Name: _____
Office or Position: _____
Date: _____

The Subdivider

By: _____
Printed Name: _____
Office or Position: _____
Date: _____

[SUBDIVISION NAME]

D.3 SUBDIVISION CONSTRUCTION AGREEMENT

1. Parties. This Subdivision Construction Agreement (the Agreement) is by and between the County and the Subdivider. The County is Cameron County, Texas, acting by and through its Commissioners Court, or authorized representative as designated by the Commissioners Court. The Subdivider is _____ , who is the owner, or the authorized agent of owner, of a tract of land located within the geographic area and jurisdiction of the County.

2. Effective Date. This Agreement is effective on the date the County approves the final plat for the subdivision described in Paragraph 3 of this agreement (the Effective Date).

Recitals

3. Subdivider is the owner of the land included in the proposed final subdivision plat of the subdivision, as shown in County's File Number (the Subdivision) and more particularly described by the metes and bounds description attached and incorporated into this Agreement as Exhibit A (the Property); and

4. Subdivider seeks authorization from the County to subdivide the Property in accordance with the requirements imposed by Texas statute and the County's ordinances, regulations, and other requirements; and

5. County ordinances require the completion of various improvements in connection with the development of the Subdivision to protect the health, safety, and general welfare of the community and to limit the harmful effects of substandard subdivisions; and

6. The purpose of this Agreement is to protect the County from the expense of completing subdivision improvements required to be installed by the Subdivider; and

7. This agreement is authorized by and consistent with state law and the County's ordinances, regulations, and other requirements governing development of a subdivision.

IN CONSIDERATION of the foregoing recitals and the mutual covenants, promises, and obligations by the parties set forth in this Agreement, the parties agree as follows:

Subdivider's Obligations

8. Improvements. The Subdivider agrees to construct and install, at Subdivider's expense, all subdivision improvements required to comply with County orders, ordinances, regulations, and policies governing subdivision approval, specifically including without limitation those improvements listed on Exhibit B attached and incorporated by reference into this Agreement (collectively, the Improvements, any one of which is an Improvement). All Improvements shall be constructed in conformity to the County's requirements, procedures, and specifications, pursuant to construction plans, permits, and specifications approved by the County prior to commencement of construction, and subject to inspection, certification, and acceptance by the County.

9. Completion. Unless a different time period is specified for a particular Improvement in Exhibit B, construction of all the Improvements shall be completed no later than three (3) years after the Effective Date (the Completion Date); provided, however, that if the Subdivider or the Issuer delivers to the County no later than the Completion Date a substitute Letter of Credit satisfying the criteria established by Paragraph 11 and which has an expiration date no earlier than one year from the Completion Date, then the Completion Date shall be extended to the expiration date of that substitute Letter of Credit or any subsequent substitute Letter of Credit provided in accordance with this Paragraph. Upon completion of each of the Improvements, the Subdivider agrees to provide to the County a complete set of construction plans for the Improvements, certified as builts by the engineer responsible for preparing the approved construction plans and specifications.

10. Warranty. The Subdivider warrants the Improvements constructed by Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees will be free from defects for a period of one (1) year from the date the County accepts the dedication of a completed Improvement or group of Improvements (the Warranty Period), as such Improvement or group of Improvements is separately identified and listed on Exhibit B, except the Subdivider does not warrant the Improvements for defects caused by events outside the control of the Subdivider or the Subdividers's agents, contractors, employees, tenants, or licensees. The Subdivider agrees to repair any damage to the Improvements before and during the Warranty Period due to private construction-related activities. As a condition of the County's acceptance of dedication of any of the Improvements, the County may require the Subdivider to post a maintenance bond or other financial security acceptable to the County to secure the warranty established by this Agreement. If the Improvements have been completed but not accepted, and neither the Subdivider nor Issuer is then in default under this Agreement or the Letter of Credit, at the written request of the Subdivider or the Issuer the County shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to an amount equal to the face amount of the maintenance bond or other financial security acceptable to the County.

11. Security. To secure the performance of Subdivider's obligations under this Agreement, Subdivider agrees to provide adequate financial guarantees of performance in the form of a surety bond acceptable to the County, a cash deposit to be held by the County in escrow, or an irrevocable letter of credit in the amount of _____($_____) (the Stated Amount), which amount is the estimated total cost of constructing each of the Improvements as shown on Exhibit B. If a letter of credit is provided pursuant to this Agreement, it shall be in a standard form acceptable to the County, shall have an expiration date no earlier than one year from the date of its issuance, and shall be issued by a financial institution having a rating equivalent to the minimum acceptable rating established under the County's financial institution rating system in effect at the time the initial letter of credit is issued pursuant to this Agreement (the Issuer). During the term of this Agreement and subject to the terms of Paragraph 22 of this Agreement, the County may revise the standard form letter of credit it reasonably considers acceptable and necessary to secure the performance of Subdivider's obligations under this agreement. A letter of credit satisfying the criteria of this Paragraph (and any substitute or confirming letter of credit) is referenced to in this agreement as the □Letter of Credit.

12. Reduction In Letter of Credit. After the acceptance of any Improvement, the amount which the County is entitled to draw on the Letter of Credit shall be reduced by an amount equal to ninety percent (90%) of the Quoted cost of the accepted Improvement, as shown on Exhibit B. Upon completion of an Improvement, at the written request of Subdivider or Issuer, and if neither the Subdivider nor Issuer is then in default under this agreement or the Letter of Credit, the County shall complete, execute, and deliver to the Issuer a reduction letter verifying the acceptance of the Improvement and documenting that the Stated Amount has been reduced by stating the balance of the Stated Amount remaining after the reduction required by the first sentence of this Paragraph. No later than sixty (60) days after its receipt of a written request to reduce the Stated Amount submitted by the Subdivider or the Issuer, the County shall determine the Estimated Remaining Cost and shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to the Estimated Remaining Cost if the County determines the Stated Amount exceeds the Estimated Remaining Cost. Notwithstanding the preceding sentence, the County shall not be required to authorize reductions in the Stated Amount more frequently than every ninety (90) days. As used in this Paragraph, Estimated Remaining Costs means the amount the County estimates to be the cost of completing all Improvements which are incomplete as of the time of such estimate.

County's Obligations

13. Inspection and Certificate. The County agrees to inspect Improvements during and at the completion of construction and, if completed in accordance with the standards and specifications for such Improvements, to certify the Improvements as being in compliance with County standards and specifications. The inspections and certifications will be conducted in accordance with standard County policies and requirements. The Subdivider grants the County, its agents, employees, officers, and contractors an easement and license to enter the Property to perform such inspections as it deems appropriate.

14. Notice of Defect. The County will provide timely notice to the Subdivider whenever inspection reveals that an Improvement is not constructed or completed in accordance with the standards and specifications for health or safety, and if the notice of defect includes a statement explaining why the defect creates such immediate and substantial harm, the cure period may be shortened to no less than five (5) days and the County may declare a default under this Agreement if not satisfied that the defect is cured after the cure period. Any cure period should be reasonable in relation to the nature of the default.

15. Use of Proceeds. The County will disburse funds drawn under the Letter of Credit only for the purposes of completing the Improvements in conformance with the County's requirements and specifications for the Improvements, or to correct defects in or failures of the Improvements. The Subdivider has no claim or rights under this Agreement to funds drawn under the Letter of Credit or any accrued interest earned on the funds. All funds obtained by the County pursuant to one or more draws under the Letter of Credit shall be maintained by the County in an interest bearing account or accounts until such funds, together with accrued interest thereon (the Escrowed Funds), are disbursed by the County. The County may disperse all or portions of the Escrowed Funds as Improvements are completed and accepted by the County, or in accordance with the terms of a written construction contract between the County and a third party for the construction of Improvements. Escrowed Funds not used or held by the County for the purpose of completing an Improvement or correcting defects in or failures of an Improvement, together with interest accrued thereon, shall be paid by the County to the Issuer of the Letter of Credit no later than sixty (60) days following the County's acceptance of the

Improvement or its decision not to complete the Improvement using Escrowed Funds, whichever date is earlier.

16. Return of Excess Escrowed Funds. No later than sixty (60) days after its receipt of a written request from the Subdivider or the Issuer to return Excess Escrowed Funds to the Issuer, the County shall disburse to the Issuer from the Escrowed Funds all Excess Escrowed Funds. For purposes of this Paragraph, □Excess Escrowed Funds□ means the amount of Escrowed Funds exceeding one hundred ten percent (110%) of the estimated cost of constructing Improvements the County intends to construct but which have not been accepted, as such cost is shown on Exhibit B. Notwithstanding the first sentence in this Paragraph, the County shall not be required to disburse Excess Escrowed Funds more frequently than every ninety (90) days.

17. Cost Participation by County. If the County and Subdivider agree the County will participate in the expense of installing any of the Improvements, the respective benefits and obligations of the parties shall be governed by the terms of a Community Facilities Construction Agreement executed by the parties thereto, and the terms of that agreement shall control to the extent of any inconsistency with this Agreement.

18. Conditions of Draw on Security. The County may draw upon any financial guarantee posted in accordance with Paragraph 11 upon the occurrence of one or more of the following events:

(a) Subdivider's failure to construct the Improvements in accordance with Paragraph 8 of this Agreement;

(b) Subdivider's failure to renew or replace the Letter of Credit at least forty-five (45) days prior to the expiration date of the Letter of Credit;

(c) Subdivider's failure to replace or confirm the Letter of Credit if the Issuer fails to maintain the minimum rating acceptable to the County, in accordance with Paragraph 11 of this Agreement; or

(d) Issuer's acquisition of the Property or a portion of the Property, through foreclosure or an assignment or conveyance in lieu of foreclosure.

The County shall provide written notice of the occurrence of one or more of the above events to the Subdivider, with a copy provided to the Issuer. Where a Letter of Credit has been provided as the financial guarantee, with respect to an event described by subparagraph (a), the County shall provide notice to the Subdivider and the Issuer of the specific default and the notice shall include a statement that the County intends to perform some or all of Subdivider's obligations under Paragraph 8 for specified Improvements if the failure is not cured. The notice with respect to a default under subparagraph (a) shall be given no less than twenty (20) days before presentation of a draft on the Letter of Credit, unless, in the reasonable opinion of the County, the failure creates an immediate and substantial harm to the public health or safety, in which case the notice shall state why the failure creates an immediate and substantial harm to the public health or safety, and shall be given no less than five (5) days before presentation of a draft on the Letter of Credit. In the event of a draw based on subparagraph (a), the County shall be entitled to draw in the amount it considers necessary to perform Subdivider's obligations under Paragraph 8, up to the amount allocated according to Exhibit B for any Improvement it states its intent to construct or complete in accordance with the standards and specifications for such improvement. The subdivider hereby grants to the County, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such Improvements. Where a Letter of Credit has been provided as the financial guarantee, with respect to an event described by subparagraphs (b), (c), or (d), the notice shall be given no less than twenty (20) days before presentation of a draft on the Letter of Credit. In lieu of honoring a draft based on an event described in subparagraphs (b) or (c), the Issuer or the

Subdivider may deliver to the County a substitute Letter of Credit if the event is described by subparagraph (b) or a substitute or confirming Letter of Credit if the event is described by subparagraph (c). If the Issuer has acquired all or a portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure, in lieu of honoring a draft based on an event described in subparagraph (d), the Issuer may deliver to the County a substitute or confirming Letter of Credit.

19. Procedures for Drawing on the Letter of Credit. The County may draw upon the Letter of Credit in accordance with Paragraph 18 by submitting a draft to the Issuer in compliance with the terms of the Letter of Credit governing such draft. The Letter of Credit must be surrendered upon presentation of any draft which exhausts the Stated Amount of such Letter of Credit. The County may not draft under a Letter of Credit unless it has substantially complied with all its obligations to the Issuer under this Agreement and has properly completed and executed the draft in strict accordance with the terms of the Letter of Credit.

20. Measure of Damages. The measure of damages for breach of this Agreement by the Subdivider is the reasonable cost of completing the Improvements in conformance with the County's requirements, procedures, and specifications. For Improvements upon which construction has not begun, the estimated cost of the Improvements shown on Exhibit B will be prima facie evidence of the minimum cost of completion; however, neither that amount or the amount of the Letter of Credit establishes the maximum amount of the Subdivider's liability.

21. Remedies. The remedies available to the County, the Subdivider, and Issuer under this Agreement and the laws of Texas are cumulative in nature.

22. Provisions for the Benefit of Issuer. The provisions of Paragraphs 9, 10, 11, 12, 15, 16, 18, 19, 21, 22, 23, 25, 26, 27, 28, 29, 30, 32, and 36 of this Agreement for the benefit of the Issuer may not be modified, released, diminished, or impaired by the parties without the prior written consent of the Issuer.

23. Third Party Rights. No person or entity who or which is not a party to this Agreement shall have any right of action under this Agreement, nor shall any such person or entity other than the County (including without limitation a trustee in bankruptcy) have any interest in or claim to funds drawn on the Letter of Credit and held in escrow by the County in accordance with this Agreement. Notwithstanding the preceding sentence, the Issuer shall have a right of action to enforce any provision of this Agreement where the Issuer is specifically named as a beneficiary of such provision pursuant to Paragraph 22.

24. Indemnification. The Subdivider hereby expressly agrees to indemnify and hold the County harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees for the defense of such claims and demands, arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements. The Subdivider further agrees to aid and defend the County if the County is named as a defendant in an action arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act of negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements, except where such suit is brought by the Subdivider. The Subdivider is not an employee or agent of the County. Notwithstanding anything to the contrary contained in this agreement, the Subdivider does not agree to indemnify and hold the County harmless from any

claims, demands, costs, or liabilities arising from any act or negligence of the County, its agents, contractors, employees, tenants, or licensees.

25. No Waiver. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute continuing waiver unless expressly provided for by a written amendment to this Agreement; nor will the waiver of any default under this agreement be deemed a waiver of any subsequent defaults of the same type. The failure at any time to enforce this Agreement or covenant by the County, the Subdivider, or the Issuer, their heirs, successors or assigns, whether any violations thereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

26. Attorney's Fees. Should either party or the Issuer, to the extent Issuer is named as specific beneficiary, be required to resort to litigation to enforce the terms of this agreement, the prevailing party, plaintiff or defendant, shall be entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs in their entirety.

27. Assignability. The benefits and burdens of this Agreement are personal obligations of the Subdivider and also are binding on the heirs, successors, and assigns of the Subdivider. The Subdivider's obligations under this Agreement may not be assigned without the express written approval of the County. The County's written approval may not be withheld if the Subdivider's assignee explicitly assumes all obligations of the Subdivider under this Agreement and has posted the required security. The County agrees to release or reduce, as appropriate, the Letter of Credit provided by the Subdivider if it accepts substitute security for all or any portion of the Improvements. The County, in its sole discretion, may assign some or all of its rights under this Agreement, and any such assignment shall be effective upon notice to the Subdivider and the Issuer.

28. Expiration. This Agreement shall terminate upon the expiration of the approval of the proposed final plat of the Subdivision or if the Subdivision is vacated by the Subdivider.

29. Notice. Any notice required or permitted by this Agreement is effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to Subdivider:

Attn:_____
Printed Name: _____
Office or Position: _____
Address: _____
_____

if to County:
Attn:_____
Printed Name: _____
Office or Position: _____
Address:_ _____
_____

if to the Issuer: at Issuer's address shown on the Letter of Credit.

The parties may, from time to time, change their respective addresses listed above to any other location in the United States for the purpose of notice under this Agreement. A party's change of address shall be effective when notice of the change is provided to the other party in accordance with the provisions of this Paragraph.

30. Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parities will be construed as if the part, term, or provision vas never part of this Agreement.

31. Personal Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement or the Issuer, whether arising out of or relating to the Agreement or the Letter of Credit, will be deemed to be proper only if such action is commenced in District Court for Cameron County, Texas, or the United States District Court for the _____ District of Texas, _____ Division. The Subdivider expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal. The Issuer, by providing a Letter of Credit pursuant to the terms of-this Agreement, expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal.

32. Release Upon Completion. Upon acceptance of all Improvements, the County agrees: (a) to complete, execute and deliver to the Subdivider and the Issuer a release in recordable form releasing the Subdivider and Subdivider's heirs, successors and assigns, and the Property from all provisions of this Agreement except those contained in Paragraph 10, and (b) to return to the Issuer the Letter of Credit and any Escrowed Funds not expended or obligated by the County for the completion of the Improvements.

33. Captions Immaterial. The numbering, order, and captions or headings of the paragraphs of this agreement are for convenience only and shall not be considered in construing this agreement.

34. Entire Agreement. This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties, and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement shall be of no force or effect excepting a subsequent written modification executed by both parties.

35. Authorization to Complete Blanks. By signing and delivering this agreement to the appropriate official of the County, the Subdivider authorizes completion of this Agreement by filling in the Effective Date below.

36. Binding Agreement. The execution and delivery of this agreement and the performance of the transactions contemplated thereby have been duly authorized by all necessary corporate and governmental action of the County. This Agreement has been duly executed and delivered by each party, and constitutes a legal, valid, and binding obligation of each party enforceable in accordance with the terms as of the effective Date. These representations and agreements are for the benefit of the Issuer, and have been relied on by the Issuer in issuing the Letter of Credit.

EXECUTED by the parties to be effective as of the _____ day of _____, 20____.

IN WITNESS WHEREOF, the parties of the present have executed this SUBDIVISION CONSTRUCTION AGREEMENT FOR [SUBDIVISION NAME] in the year and day first above written.

_____

Subdivider

_____

CAMERON COUNTY

Carlos H. Cascos, CPA., County Judge
1100 E. Monroe St.
Brownsville, Texas 78520
(956) 544-0830

SUBSCRIBED AND SWORE BEFORE ME ON THIS ___DAY OF _____.

_____

Signature of Notary
My Commission Expires: _____

ATTESTED BY:

_____

Joe G. Rivera, County Clerk

EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY

EXHIBIT B: SUBDIVISION IMPROVEMENTS

Subdivision Improvements. Subdivider and County agree the following improvements are required in connection with the approval and development of the Subdivision (collectively, the Subdivision Improvements). Subdivider agrees to deliver a financial guarantee acceptable in form and substance to the County in an amount equal to the Estimated Cost of Completion listed below, as follows:

Description of Improvement(s)	Estimated Cost of Completion	Completion Date
a)	$	
b)	$	
c)	$	

APPENDIX D.4

IRREVOCABLE LETTER OF CREDIT SAMPLE FORM

IRREVOCABLE LETTER OF CREDIT NO.

TO: , Texas

DATE: , 20___

We hereby authorize you to draw at sight on [NAME AND LOCATION OF BANK] , for the account of [NAME OF CUSTOMER] (the Customer), up to the aggregate amount of _____ DOLLARS ($_____) (the Stated Amount) available by our draft, accompanied by a certification by the county judge, any county commissioner, or the county treasurer that the following condition exists: [NAME OF SUBDIVISION] is lacking [NUMBER OF IMPROVEMENTS] of [TYPE OF IMPROVEMENT] at [COST PER IMPROVEMENT].

A Condition of Draw exists under Subdivision Construction Agreement dated_____ , 20__, by and between Subdivider and the County of Cameron (the Agreement). County is in substantial compliance with the terms of said Agreement and has calculated the amount of this draft in accordance with the terms of the Agreement.

Drafts must be drawn and presented by or on [EXPIRATION DATE] by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that drafts drawn and presented in accordance with this credit shall be duly honored. Partial draws are permitted and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit, the original of this credit will be surrendered to us.

Except as expressly stated, this credit shall be subject to the Uniform Customs and Practice for
Documentary Credits (1993 Revision), International Chamber of Commerce (Publication No. 500).

This credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

Address of Issuer:
Officer

Signature of Issuers Authorized

Printed Name:
Title:

APPENDIX E

CHAPTER 1 DEFINITIONS (MODEL SUBDIVISION RULES)

The following words and terms, when used in these rules (Chapter 1)(Model Subdivision Rules), shall have the following meanings, unless the context clearly indicates otherwise.

(1) Commission - The Texas Commission on Environmental Quality and any of its predecessor or successor entities.

(2) Commissioners court (or court) - The Commissioners Court of Cameron County, Texas.

(3) County - Cameron County, Texas.

(4) Drinking water - All water distributed by any agency or individual, public or private, for the purpose of human consumption, use in the preparation of foods or beverages, cleaning any utensil or article used in the course of preparation or consumption of food or beverages for human beings, human bathing, or clothes washing.

(5) Engineer - A person licensed and authorized to practice engineering in the State of Texas under the Texas Engineering Practice Act.

(6) Final plat - A map or drawing and any accompanying material of a proposed subdivision prepared in a manner suitable for recording in the county records and prepared as described in these regulations.

(7) Lot - An undivided tract or parcel of land.

(8) Non-public water system- Any water system supplying water for domestic purposes which is not a public water system.

(9) OSSF- On-site sewage facilities as that term is defined in rules and/or regulations adopted by the Commission, including, but not limited to, 30 TAC Chapter 285.

(10) Platted - Recorded with the county in an official plat record.

(11) Public water system - A system for the provision to the public of water for human consumption through pipes or other constructed conveyances, which includes all uses described under the definition for drinking water. Such a system must have at least 15 service connections or serve at least 25 individuals at least 60 days out of the year. This term includes any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system; and any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system. Two or more systems with each having a potential to serve less than 15 connections or less than 25 individuals but owned by the same person, firm, or corporation and located on adjacent land will be considered a public water system when the total potential service connections in the combined systems are 15 or greater or if the total number of individuals served by the combined systems total 25 or more at least 60 days out of the year. Without excluding other meanings of the terms individual or served, an individual shall be deemed to be served by a water system if he

lives in, uses as his place of employment, or works in a place to which drinking water is supplied from the system.

(12) Purchaser - Shall include purchasers under executory contracts for conveyance of real property.

(13) Retail public utility - Any entity meeting the definition of a retail public utility as defined in Water Code §13.002.

(14) Sewerage facilities - The devices and systems which transport domestic wastewater from residential property, treat the wastewater, and dispose of the treated water in accordance with the minimum state standards contained or referenced in these rules.

(15) Subdivider - Any owner of land or authorized agent thereof proposing to divide or dividing land so as to constitute a subdivision.

(16) Subdivision - Any tract of land divided into two or more parts that results in the creation of two or more lots of five acres or less intended for residential purposes. A subdivision includes re-subdivision (replat) of land which was previously divided.

(17) TAC - Texas Administrative Code, as compiled by the Texas Secretary of State.

(18) Water facilities - Any devices and systems which are used in the supply, collection, development, protection, storage, transmission, treatment, and/or retail distribution of water for safe human use and consumption.

APPENDIX F

DEFINITIONS
(ALL OTHER CHAPTERS AND RULES)

The following words and terms, when used in these rules, shall have the following meanings:

Acceptable Outfall - Tidewater or that point as determined by the County Engineer where storm water can be released to a channel without causing erosion, or resulting sedimentation to the receiving channel or its flood plain. Where necessary the outlet shall include structural and vegetative measures to assure non-erosive velocities.

Alley - An "alley" is a minor public right-of-way which provides a secondary means of vehicular access to abutting property and which is used primarily for vehicular traffic to the rear or side of properties which otherwise abut on a "public street" as that term is defined herein.

Block - A Block is a piece or parcel of land surrounded by public streets, on no less than three (3) sides normally containing several lots or the equivalent area.

Building Line - The line within a Lot or Tract defining the minimum permissible horizontal distance between a building and a lot line or a building and the adjacent Street or Alley right- of-way line.

Cameron County Standard Specifications - Refers to the standards for streets, alleys, storm sewers, drain ditches, utility crossings, and appurtenant structures as set forth and as may have been or may be adopted by the Commissioners Court, and which may be amended from time to time as required to promote orderly and safe development. The standard specifications are listed in Appendix A.

Common Promotional Plan - means any plan or scheme of operation undertaken by a single subdivider or group of subdividers acting in concert, either personally or through an agent, to offer for sale or lease lots when the land is:

A. contiguous or part of the same area of land; or
B. known, designated or advertised as a common unit or by common name

County Engineer - A Registered Professional Engineer licensed to practice in the State of Texas, who shall be appointed by the Commissioners Court and who shall be responsible for all engineering matters concerning compliance of proposed subdivisions with these rules. In the absence of the County Engineer, the Chief Building Official, or other such person duly appointed by Commissioners Court, shall have the authority to act in so far as this regulation is concerned.

Dead-End Street - A street which terminates without connections to another open, unobstructed, public road or which does not terminate in a cul-de-sac.

Development - Refers to the construction of one or more new buildings or structures on one or more building lots and the servicing to such with streets and utilities in order to make them inhabitable or useful. "To develop" is to create a development. A "developer" is any individual, association, corporation, government agency or political subdivision who develops land and/or buildings in accordance with this section. (also see "Subdivision")

Easement - An interest in land granted to the County, another political subdivision, to the public generally, and/or to a utility corporation for a specific purpose or purposes over, across or under private land, together with the right to enter therein with vehicles and machinery necessary for the maintenance of said interest. Unless the easement is dedicated and accepted in writing, the County shall not be obligated for maintenance.

Easement (Ingress\Egress) - Shall mean a tract of land dedicated for the use of purchasers or owner of lots fronting on or adjacent to this easement (See Street Standards). Under the Texas Local Government Code § 232.001, an owner who creates an ingress\egress easement will be required to have the Commissioners Court to approve a subdivision plat.

Flood Hazard Boundary Map - An official map or plat approved by the Federal Insurance Administrator, on which the boundaries of the flood-plain areas having special flood hazards have been drawn for the purpose of the Emergency Flood Insurance Program as developed by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Act of 1968 (42 U.S.C. Ch.50 Sec 4001, et. seq.).

Flood Plain - Means any area in the 100 year floodplain that is susceptible to being inundated by water from any source or that is identified by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 through 4127).

Flood Plain Hazard Area - Generally means the maximum area of the flood plain which is likely to be flooded once every 100 years. For the purpose of this regulation, it is the area delineated on the official Flood Hazard Map.

Flood Prone Area - Means an area, usually a relatively flat or low land area, adjoining a river, stream, water course, gulf, bay, resaca, estero, or lake, which has been or can reasonably be expected to be covered temporarily by flood. It is an area delineated by either local history of flooding or the County Engineer.

Floodway - Means the minimum areas of a riverine flood plain reasonably required for passage of flood waters. The limits of the floodway will vary according to conditions within the flood plain.

Hardship - A special circumstance of unusual occurrence wherein some physical condition peculiar to the site renders the strict application of a provision of this ordinance impractical and would be injurious to a substantial property right of the applicant or surrounding properties, or to the public health, safety or welfare of the community at large. Pecuniary hardship to the applicant shall not be deemed to constitute undue hardship.

LGC or TLGC – Texas Local Government Code.

Minimum State Standards - The minimum standards set out for (A.) Drinking Water by or under Tex. Water Code § 16.343(b)(l); (B.) adequate Sewer Facilities by or under Tex. Water Code § 16.343(C)(1); or (C.) facilities for the treatment, disposal, and management of solid waste by or under Chapters 361 and 364, Tex. Health & Safety Code, as applicable.

Mobile Home Park - Means a parcel of land under single ownership which has been planned, improved and platted as multiple lots for the placement of permanent or semi-permanent mobile homes or pre-manufactured housing units and such supplementary or accessory uses as may be permitted. A Mobile Home Park shall also include a similar parcel of land planned, improved and platted as multiple lots intended for the placement of travel trailers or recreational vehicle units.

Mobile Home or Pre-manufactured Housing - Shall mean a transportable single family dwelling unit which is or may be mounted on wheels or a hauler, suitable for year round occupancy and convenience as immobile housing and containing not less than 400 square feet.

Model Subdivision Rules or Model Rules - The model rules for political subdivisions prepared by the TWDB under Tex. Water Code§ 16.343(a) and adopted as MSR as new Title 31 Texas Administrative Code Chapter 364. The Model Subdivision Rules form the basis of Chapter 1 of these regulations.

Monuments - Monuments shall conform to the Texas Land Surveying Act.

100 Year Flood - Means a flood of such magnitude as may reasonably be expected to be equaled or exceeded on an average of once every 100 years; the term also means that level of flooding having a one (1) percent probability of occurrence in any year.

Person(s) - The word "person" when used in this order shall for the purpose of this ordinance, mean every individual, firm, co-partnership, association, partnership, corporation or society or legal entity; and the term "person" shall include both singular and plural, and the masculine shall embrace the feminine gender.

Plan - Including "Preliminary Plan" is the drawing or map on which is presented the subdivider's or developer's plan for the subdivision of all contiguous parcels under single ownership, which conforms to the provisions of the Subdivision Regulations for the County of Cameron, Texas, for the review of the Commissioners Court.

Plat - Including the "Final Plat" is the official drawing or map, which conforms to the provisions of these Subdivision Regulations for Cameron County, Texas, which the subdivider or developer submits for approval and a copy of which he intends to be recorded in the Map Records of Cameron County. A replat or resubdivision shall be considered a plat as herein defined.

Political Subdivision - A County, City, or District

Private Street - A vehicular access way under private ownership and maintenance providing access to buildings containing residential dwelling units or any park located more than 300 feet from an approved public street right of-way. A private street shall also include any vehicular access to three or more residential units. Parking lots and private driveways within shopping centers, institution, commercial areas and industrial yards will not be considered as private streets.

Public Street - Is an area, parcel, strip or land which provides primary vehicular access to adjacent property or land and provides general community circulation whether designed as a street, highway, freeway, thoroughfare, avenue, boulevard, road, place, drive, or otherwise designated, or which is dedicated or granted for public purposes.

A. U.S. Highway, State Highway, or Farm to Market Road - A road so designated by the Texas Department of Transportation.

B. Main Arterial Street - A public street which provides for the major vehicular circulation, or cross-towns, loops, by-pass or radial routes of a region, county or city. Such streets are those which are typically over five miles.

C. Collector Streets - Public streets which provide for expeditious movement of vehicular traffic within a neighborhood, collecting traffic within a neighborhood, collecting traffic from minor streets and connecting to other major streets. Such streets typically have a length of two to five miles in length.

D. Minor Street - Used primarily for access and circulation to abutting residential properties and which is intended to serve traffic within a limited area. Such streets typically have a length of less than two miles long.

E. Cul-de-sac - A short public street having but one opening or access to another public street and is terminated by a vehicular turn-around.

F. Dead-End - A portion of a public street not terminating in a cul-de-sac that initially has only one opening or access to another public street and which will be extended at a later date.

G. Non-applicability to Various Driveways and Parking Lots.

The following shall not be considered purview of these regulations:

1. Any driveway designed or used principally to provide vehicular access to the outbuildings to any principal building, or to provide vehicular access to delivery platforms or entrance of a building appropriate for the delivery thereto of goods or merchandise, and located wholly on private property.

2. An area appurtenant to a store or a group of stores, a theater, a church, or any similar establishment, designed or used primarily for a vehicular parking lot or vehicular parking facilities by customers, patrons, or employees of the establishments in questions.

3. An entrance or roadway designed or used to provide either vehicular entrance to or communication or passage between the several units of a single industrial or commercial establishment or group of such establishments which are under common control or management; provided such industrial or commercial entranceway or roadway shall be considered a public street. under the terms of these regulations if it has entrance upon two or more public streets unless there are at each of such entrances, gates, chains, or watchmen by which all persons are prevented from using the same except those employed by or having business to conduct at such industrial or commercial establishment in questions.

4. An entrance or driveway, designed or used to provide principal or primary vehicular access to any apartment building or a group of apartment buildings designed for multi-family occupancy and under one ownership. Such entrance or driveway shall not be used to provide public access to adjacent areas.

Recreational Vehicle - Means a vehicle which is: a) built on a single chassis; b) 400 square feet or less when measured at its largest horizontal projection; c) designed to be self- propelled or towed by a light duty truck; and d) designed as temporary living quarters for recreation, camping, travel or seasonal use.

Residential Use - The term “residential use" shall be construed to include single-family residential uses; two-family uses; and multi-family residential apartment, mobile home parks, RV parks or townhouse uses.

Sanitarian - A person registered as a Professional Sanitarian by the Texas Department of Health under the authority of Vernon's Ann. Tex. C.V. Stat. Article 4477-3, and TAC Sections 337.181, et. seq.

Sell or Sale - To convey or offer to convey title to real property.

Shall and May - As herein, the word “shall” is mandatory and the word “may” is permissive.

Subdivider - means an individual, firm, corporation, or other legal entity that owns land and that directly or indirectly subdivides land into lots, including lots that are part of a common promotional plan.

Subdivision - An area of land that has been subdivided into lots for sale or lease.

Surveyor - A licensed State Land Surveyor or a Registered Professional Land Surveyor, as authorized by the State Statutes to practice the profession of surveying.

TCEQ - Texas Commission on Environmental Quality and any of its predecessor or successor entities.

These Rules / these rules – The Cameron County Subdivision Rules and Regulations in their entirety.

TWDB - Texas Water Development Board, or Board.

Total Costs - The total costs that are to be incurred by a Subdivider in dividing a tract of land into a Subdivision, including but not limited to, cost of all construction, development, professional fees and expenses that are required for a Subdivider to fully comply with the terms and conditions of the Subdivision Regulations.

Water Surface Elevation Data - Means the elevation in relation to mean sea level expected to be reached by floods of various magnitudes and frequencies at pertinent points along a stream or in the flood plains of coastal areas.