

KIMBLE COUNTY, TEXAS: PUBLIC NOTICE

Pursuant to Chapter 232 of the Texas Local Government Code and other authority, Kimble County, Texas ("County"), by and through its governing body, the Kimble County Commissioners Court ("Commissioners Court"), gives notice that the 2024 Subdivision and Manufactured Home Rental Community Regulations for Kimble County, Texas ("Regulations") were approved and adopted by the Commissioners Court at its public meeting on August 27, 2024.

The Regulations may be: reviewed and copied during regular business hours at the business office of the Honorable Karen E. Page, the County Clerk of Kimble County, Texas, located in the Kimble County Courthouse at 501 Main Street, Junction, Texas 76849 (telephone 325-446-3353); and reviewed and downloaded from the County's internet website at www.co.kimble.tx.us. Please note the following:

- The Regulations are authorized to be enacted by the County pursuant to the authority described in the Regulations. The Regulations are designed, among other things, to govern plats, subdivisions of land, and manufactured home rental communities ("MHRC") in the unincorporated area of Kimble County, Texas in order to: promote the health, safety, morals, and general welfare of the county and the safe, orderly, and healthful development of the unincorporated area of the county; prevent colonias or other substandard development; and ensure that adequate plats, plans, design and planning procedure, water, sewer, septic, and OSSF facilities and infrastructure, and utility, drainage, and transportation facilities and infrastructure are provided in the unincorporated area of the county.
- The Regulations contain standards, requirements, and procedure for subdivision plats and related subdivision development, and for MHRC infrastructure development plans and related MHRC development, in the unincorporated area of the county, and among other things relate to the following matters: required compliance with applicable federal law, state law, and County regulations; accomplishment of all public purposes described in the Regulations; definitions, an interpretation guide, establishment of an effective date, compliance with the Texas Open Meetings Act, application of certain legal authority, and other administrative provisions; development, design, and construction requirements regarding land development in the unincorporated area; subdivision plat procedure and review provisions, including requirements for approval and recordation, exceptions or exemptions, variances, revision, vacation, amendment, subdivision regulation in the extraterritorial jurisdiction of an incorporated municipality, and other procedural matters; MHRC infrastructure development plan standards, requirements, and procedure (relating to drainage, water, wastewater, survey, roads, and lawful authority compliance matters), and including restrictions on MHRC construction and occupancy unless first approved by the County; bond or other financial security requirements; a fee schedule and related procedure; subdivision plat and MHRC infrastructure plan requirements relating to formatting, form, scope, content, disclosure, signature, certification, and document submission procedure and requirements; division of land standards; survey, topographical data, lot/block, monumentation, and other disclosure requirements; water, sewer, septic, and OSSF facilities and service requirements, including compliance with minimum state

and County standards; engineer, surveyor, and geoscientist review, analysis, and disclosure requirements regarding water availability and related facilities, wastewater requirements and related facilities, drainage, floodplain, and stormwater management requirements and related facilities, and other technical matters; utility standards and service requirements, including compliance with minimum state and County standards and disclosure requirements; floodplain identification, stormwater management, and drainage requirements, including descriptions, plans, and disclosure; requirements for road access, design, construction, and safety; requirements for drainage plans and related drainage facilities; requirements for lot frontage and building and set-back lines; purchase contract disclosure requirements and procedure related to water availability and other matters; groundwater availability, sufficiency, certification, and disclosure requirements pursuant to Section 232.0032 of the Texas Local Government Code, Sections 230.1 through 230.11 of Title 30 of the Texas Administrative Code, and other authority; requirements for fire safety and fire suppression systems and disclosure; lienholder identification and lien subordination requirements; limitations and restrictions on the use of firearms, bows, and arrows regarding certain lots in subdivisions; compliance with local groundwater conservation district regulations; emergency vehicle access requirements; limitations and restrictions regarding subdivision plat or MHRC approval by the County; enforcement remedies and penalties, both civil and criminal in nature; county inspection rights; and appendix documents in the form of or relating to application forms with required document lists, drainage standards, a fee schedule, developer road damage and repair provisions, bond or other financial security requirements, and a certification of groundwater availability form.

- Should you have questions regarding the Regulations, please contact the following Kimble County representative during regular business hours: the Honorable Hal A. Rose, the County Judge of Kimble County, Texas, at his business office in the Kimble County Courthouse located at 501 Main Street, Junction, Texas 76849 (telephone 325-446-2724).

Filed August 27, 2024
at 11:52 o'clock A.M
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas