

**KIMBLE COUNTY, TEXAS – PUBLIC NOTICE REGARDING APPROVAL OF:
TAKINGS IMPACT ASSESSMENT FOR PROPOSED COUNTY SUBDIVISION
AND MANUFACTURED HOME RENTAL COMMUNITY REGULATIONS;
AND SCHEDULING OF PUBLIC MEETING TO CONSIDER APPROVAL
AND ENACTMENT OF SAID REGULATIONS**

Kimble County, Texas (“County”) gives notice pursuant to Chapter 2007 of the Texas Government Code (“Chapter 2007”) and other authority that a takings impact assessment (“TIA”) was approved on July 12, 2024 by the Kimble County Commissioners Court (“Commissioners Court”) at its public meeting regarding the following proposed governmental action: the proposed approval and enactment of the proposed 2024 Subdivision and Manufactured Home Rental Community Regulations for Kimble County, Texas (“Regulations”).

The County gives notice of its intent to consider the approval and adoption of the Regulations, pursuant to all notice required by law, at the public meeting of the Kimble County Commissioners Court on August 27, 2024, said meeting to begin at 8:30 a.m. in the County Courtroom of the Kimble County Courthouse located at 501 Main Street, Junction, Texas 76849.

The TIA and the Regulations may be reviewed and copied during regular business hours at the business office of the Hon. Hal A. Rose, the County Judge of Kimble County, Texas, in the Kimble County Courthouse located at 501 Main Street, Junction, Texas 76849 (telephone 325-446-2724).

Please note the following summary regarding the contents of the proposed Regulations and determinations made by the County in the TIA:

(1) The Regulations are authorized to be enacted by the County pursuant to the authority described in the TIA and 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.

(2) 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.

(3) The County is a covered governmental entity pursuant to Chapter 2007 and the Texas Attorney General guidelines (“Guidelines”) for TIA analysis; however, the Regulations are exempt from coverage under or application to Chapter 2007 and no covered governmental action has been identified pursuant to the TIA analysis, and/or a No Private Real Property Impact Determination was made by the Commissioners Court regarding its proposed action to approve and enact the Regulations.

(4) Pursuant to Chapter 2007 and the Guidelines, the Commissioners Court determined that: (a) the proposed action of the County (the proposed enactment of the Regulations) has been fully assessed for its potential impact on private real property rights, and further, said action is exempt from coverage under or application to Chapter 2007; (b) no new public

interests are purported to be created, established, or transferred to the County by the Regulations; (c) no or minimal new burdens or restrictions are imposed or created by the Regulations with respect to any private real property, and further, the County's proposed action will not result in a burden on private real property as defined by Chapter 2007; (d) no taking of private real property or rights in private real property as defined by Chapter 2007 will occur as a result of the County's proposed action and enactment of the Regulations; and (e) a No Private Real Property Impact Determination was made by the County regarding its proposed action and enactment of the Regulations.

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

Filed July 15, 2024
at 1:19 o'clock P M
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas