

Llano County

Subdivision Regulations

APPROVED AND ADOPTED
BY
THE LLANO COUNTY
COMMISSIONERS' COURT

AS AMENDED October 27, 2008 (May 12, 2008, June 11, 2007; July 24, 2006; May 23,
2005; Sept 12,2005)

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LLANO COUNTY, TEXAS
Amended May 12, 2008
SUBDIVISION REGULATIONS

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

THE STATE OF TEXAS, COUNTY OF LLANO, IN COMMISSIONERS' COURT OF LLANO COUNTY, TEXAS, November 13, 1995,

Whereas: Llano County has established standards and specifications for construction of roads and drainage, private sewage facilities and development within the floodplain, and

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

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

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS' COURT OF LLANO COUNTY, TEXAS AS FOLLOWS: GENERAL PROVISIONS

INTRODUCTION

Every owner of any tract of land wishing to subdivide(divide one tract, parcel, lot, into two or more), will most likely be required to do one of the following:

- A. File a standard subdivision platting application as explained on page 4, or
- B. Apply for an "exemption or variance" using the "Quick List" procedure. To qualify for the Quick List you must be eligible for one of the exemptions listed on page 7. Variances are explained on page 6. Keep in mind if the property is being divided and will be sold to the general public it must be platted as a standard subdivision. To qualify for one of the exemptions your plans cannot not include any of the following conditions of State law:

§ 232.001. PLAT REQUIRED. (a) The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

- (1) a subdivision of the tract, including an addition;
- (2) lots; or
- (3) 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.

To apply for a Variance or Exception, using the County "Quick List" form(See Appendix i). This form and the required documents must be submitted to the Department of Environmental & Emergency Services at 103 E. Sandstone St., Llano, TX. 78643. Once the appropriate county departments have reviewed the application it will be forwarded to the County Commissioner of the precinct involved. Once approved, the owner must file the Quick List and associated documents with the County Clerk within 10 days. If disapproved, the petitioner may be requested to file a STANDARD Llano County subdivision plat or replat. Following approval Development or OSSF(Septic) Permits and a 9-1-1 physical address may be issued.

STANDARD SUBDIVISION PROCEDURE

Every owner (hereinafter called "Subdivider") of any tract of land situated without the corporate limits of any city in Llano County, Texas who may hereafter divide the same into two (2) or more parts for laying out lots or for the purpose of laying out streets, alleys, or parks or other portions intended for public use shall cause a plat to be made thereof which shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part, giving the dimensions of all lots, streets, or other portions intended to be dedicated to public use or for the use of purchasers or owners of lots. Said map or plat shall be prepared in compliance with this order and with the subdivision statutes of the state of Texas and shall be submitted to the Commissioners' Court for approval prior to filing with the County Clerk. Owners/Developers of projects falling under the rules of the Texas Condominium Regime must also submit their plans to the County in the same order and timetable as provided herein prior to filing with the County Clerk.

If a plat is required under these guidelines, it is immaterial that the sale of tracts is by contract, option, long-term lease, or lease-purchase, rather than by deed, or that the tracts are described by metes and bounds, rather than lot and block.

In areas within the Extraterritorial Jurisdiction of a City, no plat shall be filed with the County Clerk without the authorization of both the City and the County. If any conflicts exist between the requirements of this County and those of the City in whose ETJ the proposed subdivision is located, the more stringent provisions shall govern.

In the event that the proposed development is a re-subdivision or replat of a recorded subdivision, the Subdivider will be required to meet the requirements of this Order for re-subdivisions, as well as these specifications. An existing subdivision plat may be vacated by the owners thereof in conformance with this Order and upon approval by the Commissioners' Court.

It shall be unlawful for any individual to cause to be recorded any such plat, vacating plat, or replat, unless and until the same shall have been approved by the Commissioners' Court.

With the inception of this Order, no permit shall be issued by Llano County for the installation of septic systems on any lot in a subdivision for which a final plat has not been approved and filed for record, or on any lot in a subdivision in which the standards contained herein or referred to herein have not been complied with in full.

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

It shall be unlawful for any lots in a subdivision to be sold prior to the approval of the final plat by the Commissioners' Court.

All subdivision proposals, including the placement of manufactured home parks and subdivisions shall comply with Llano County's Flood Damage Prevention Order and meet the County's Development permit requirements.

Base Flood elevation data shall be generated for subdivision proposals and all proposed development, including manufactured home parks and subdivisions which are greater than 50 lots or 5 acres, whichever is lesser.

COMMERCIAL DEVELOPMENT

Unless otherwise specifically exempted, a plat is always required when a tract is divided into two or more separate tracts for sale as part of a plan for development of the property. The sale, or attempted sale of multiple tracts in a one year period or the advertising of such is typical, but not the only example of such development.

LEGAL PROVISIONS ENFORCEMENT

On behalf of Llano County, the County Attorney or other attorney may, when directed by the Commissioners' Court, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Order or the standards referred to herein with respect to any violation thereon which occurs within Llano County's jurisdiction. In addition to any other remedy provided by law, the County and its officers have the right to enjoin any violation of this Order by any lawful procedure.

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

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

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

If deeds, contracts of sale, transfers of title, or other transactions do not comply with the plat requirements as set forth in this Order, and in the State Statutes, the Commissioners' Court of Llano County or its representative can so notify the party selling or transferring title in whole or in part to comply with the said requirements. In the event the said notified party refuses to comply with the requirements of the State Statutes, the Commissioners' Court can take appropriate action to obtain compliance. Any party violating any provision of this Order shall be guilty of a Class C misdemeanor and each act of the violation shall constitute a separate offense.

VARIANCE

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

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

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

BOND REQUIREMENTS

The Commissioners' Court shall require the Subdivider to cause the execution of a bond to take place prior to the final reading for subdivision of the tract unless an alternative financial guarantee is provided. The bond must:

1. be payable to the County Judge of Llano County, and
2. be in an amount determined by the Roads & Bridges Superintendent_ to be adequate to ensure proper construction of the roads and streets in the subdivision, if requested by the County Judge, and
3. be executed with sureties as may be approved by the Court, and
4. be conditioned that the roads and streets will be constructed in accordance with the specifications adopted by the Court and within a reasonable time as set by the Court.

In lieu of the bond a Subdivider may deposit cash, a letter of credit issued by a federally insured financial institution, or other acceptable financial guarantee. If a letter of credit is used, it must:

1. list as the sole beneficiary the County Judge of Llano County,
2. be conditioned that the Subdivider will construct any roads or streets in accordance with these specifications adopted by the Court and within a reasonable time as set by the Court.

EXCLUDED TRANSACTIONS (Exceptions)

The following types of transaction will not be considered a subdivision as defined in this order but may be required to apply for Commissioners Court approval by utilizing the subdivision "Quick List" application process(see Appendix i).The following list is not to be considered exclusive of similar transactions and is in addition to the general rules set out in this order, to-wit:

(a) To determine whether specific divisions of land are required to be platted, a county may define and classify the divisions. A county need not require platting for every division of land otherwise within the scope of this subchapter.

(b) Except as provided by Section 232.0013, this subchapter does not apply to a subdivision of land to which Subchapter B applies. (ETJ's)

(c) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) the owner does not lay out a part of the tract described by Section 232.001(a)(3); and

(2) the property is not advertised or listed for public sale or regarded as a commercial offering or development: and

(3) the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution.

(d) If a tract described by Subsection (c) ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of this subchapter apply.

(e) If each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under Chapter 573, Government Code. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this subchapter apply.

(f) If: (1) all of the lots of the subdivision are more than 10 acres in area, and (2) each tract must have direct access(fee simple) of at least 40 feet frontage to an existing Public Road.

(g) If all the lots are sold to veterans through the Veterans' Land Board program.

(h) The provisions of this subchapter shall not apply to a subdivision of any tract of land belonging to the state or any state agency, board, or commission or owned by the permanent school fund or any other dedicated funds of the state unless the subdivision lays out a part of the tract described by Section 232.001(a)(3).

(i) If: (1) the owner of the land is a political subdivision of the state;

(2) the land is situated in a floodplain; and

(3) the lots are sold to adjoining landowners.

(j) If: one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of this chapter.

- (k) If: all parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract.
- (l) If: only involves boundary line transactions.
- (m) If: a Court orders partitions.
- (n) If: right of way or easements are involved
- (o) If: each tract of land is at least 100 acres and is not in the 100 year floodplain.

All exemptions listed above require Llano County Quick List approval.

Added by Acts 1989, 71st Leg., ch. 624, § 3.04, eff. Sept. 1, 1989. Amended by Acts 1995, 74th Leg., ch. 979, § 3, eff. June 16, 1995; Acts 1999, 76th Leg., ch. 129, § 2, eff. Sept. 1, 1999; Acts 2003, 78th Leg., ch. 523, § 8, eff. June 20, 2003.

Llano County Subdivision Regulations

PLATTING PROCEDURES

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

APPROVAL OF PLATS

(a) The Commissioners' Court of a county or a person designated (County Surveyor) by the Commissioners' Court shall issue a written list of the documentation (Check Lists) and other information that must be submitted with a plat application. The documentation or other information must relate to a requirement authorized under this section or other applicable law. An application submitted to the Commissioners' Court or the persons designated by the Commissioners' Court that contains the documents and other information on the list is considered complete.

(b) If a person submits a plat application to the Commissioners' Court that does not include all of the documentation or other information required by Subsection (a), the Commissioners' Court or the Court's designee shall, not later than the 10th business day after the date the Commissioners' Court receives the application, notify the applicant of the missing documents or other information. The Commissioners' Court shall allow an applicant to timely submit the missing documents or other information.

(c) An application is considered complete when all documentation or other information required by Subsection (a) is received. Acceptance by the Commissioners' Court or the Court's designee of a completed plat application with the documentation or other information required by Subsection (a) shall not be construed as approval of the documentation or other information.

(d) Except as provided by Subsection (f), the Commissioners' Court or the Court's designee shall take final action on a plat application, including the resolution of all appeals, not later than the 60th day after the date a completed plat application is received by the Commissioners' Court or the Court's designee .

(e) If the Commissioners' Court or the Court's designee disapproves a plat application, the applicant shall be given a complete list of the reasons for the disapproval.

(f) The 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 or the Court's designee; (2) may be extended 60 additional days if Chapter 2007, 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 or the Court's designee.

(g) The Commissioners' Court or the Court's designee shall make the determination under Subsection (f)(2) of whether the 60-day period will be extended not later than the 20th day after the date a completed plat application is received by the Commissioners' Court or the Court's designee.

(h) The Commissioners' Court or the Court's designee may not compel an applicant to waive the time limits contained in this section.

(i) If the Commissioners' Court or the Court's designee fails to take final action on the plat as required by Subsection (d): (1) the County shall refund the greater of the unexpended portion of any plat application fee or deposit or 50 percent of a plat application fee or deposit that has been paid; (2) the plat application is granted by

operation of law; and (3) the applicant may apply to a district court in the county where the tract of land is located for a writ of mandamus to compel the Commissioners' Court to issue documents recognizing the plat's approval.

Subdivision plats shall be submitted to the Commissioners' Court for review and approval on two (2) readings before they may be recorded with the County Clerk.

All initial submissions of information required herein shall be made a minimum of 14 days prior to a regularly scheduled Commissioners' Court meeting at which action is requested. The information will be deemed to have been submitted when it is delivered to the County Surveyor. Five (5) copies of the plat, checklist, and all other required information shall be submitted. A digital copy of the plat and check lists must also be submitted to the appropriate County Commissioner, Department of Environmental & Emergency Services and 9-1-1 Coordinator.

Prior to official filing of preliminary plat, the developer shall consult with and present a preliminary plan in sketch form to the responsible utility companies.

It shall be required that the Subdivider meet with the Commissioner in whose precinct the proposed project is located prior to submitting the plat to the County. Said meeting shall be a minimum of seven (7) days prior to submitting plans to the County.

Upon approval by each county department the person authorized to sign by Commissioners Court shall approve the appropriate checklist and forward to the County Commissioner for his or her signature. Only after all parties have signed off the checklist can the request be added to Commissioners Court agenda by the County Judges office. In case of absence the Commissioner or Judge may act in behalf of any single department that is expected to take action.

PRELIMINARY PLAT (First Reading)

The Subdivider shall cause to have prepared a Preliminary Plat of the proposed development which shall show: (See Checklist, Appendix A)

1. Typical lot dimensions.
2. Street right-of-way widths.
3. Areas for recreational use, such as parks or greenbelts.
4. Proposed land use of all lots being subdivided.
5. Provide Volume, Page, and Reference of all owners of the property surrounding the proposed subdivision.
6. Land use of all contiguous tracts, i.e. undeveloped, subdivided, etc.
7. All major topographic features such as rivers, creeks, bluffs, etc., on or adjacent to the property as well as elevation contours as follows:
 - Tracts of five (5) acres or more at twenty feet (20') intervals.
 - Tracts of one (1) to five (5) acres at five feet (5') intervals.
 - Tracts of less than one (1) acre at two feet (2') intervals.
8. 100 Year Flood Plain map with lines clearly marked.
9. **Appropriate Utility providers statement of service(Water, Electric, Wastewater)**
10. OSSF's compatibility with area-wide drainage and groundwater.
11. Location of water wells.

12. Soil Survey.
13. Master Development Plan. (If subdivision is portion of a larger tract of land, exterior boundary of the parent tract shall be shown on the Preliminary Plat and future plans for the remaining property noted. If the parent tract is larger than 320 acres, the Preliminary Plat may be prepared at a scale no smaller than one inch (1") equals one thousand feet (1000'), with the area proposed to be subdivided detailed at a scale no smaller than one inch equals two hundred feet (1"=200').
14. North arrow.
15. Location map showing the location of the proposed subdivision in relation to major roads, towns, cities, and topographic features.
16. Name and address of the owner of the property.
17. Name and address of the developer.
18. Total acreage within the proposed subdivision.
19. Total number of lots.
20. Total area within road rights-of-way and length of roads.
21. Statement as to the jurisdiction with responsibility for the maintenance of roads within the subdivision.
22. Name of proposed subdivision, said name shall not conflict in spelling, pronunciation, or any way with the name of any other subdivision within Llano County, unless the proposed subdivision is contiguous to an existing subdivision and is an additional phase of that development.
23. Names of roadways, said names shall not duplicate any other streets within Llano County unless they are extensions of said streets, and comply with requirements of 911 addressing regulations.

**RECORD PLAT
(Second Reading)**

Upon approval of the Preliminary Plat, the Subdivider shall revise the plat in accordance with the requirements and recommendations of the Commissioners' Court and shall cause to be prepared a Final Plat of the proposed subdivision, an original and five (5) copies of which shall be supplied to the County Surveyor for distribution, such plat having incorporated any changes.

The Final Plat shall contain all information required herein for the Preliminary Plat as well as the following: (See Checklist, Appendix B)

1. Name of proposed subdivision.
2. Lot and Block numbers.
3. Proposed street names which shall not duplicate the name of any existing street unless the proposed street is an extension thereof. Locatable street addresses and placement of signs in accordance with 911 regulations.
4. Acreage, to two decimal points, of all lots and tracts.
5. Name and address of the surveyor and/or tracts.
6. Location and size of all proposed drainage structure.
7. Location, size, and proposed use of all easements required for the proper utility service
8. OSSFs compatibility with area-wide drainage and groundwater.
9. Location of water wells.
10. Soil Survey.

11. Boundaries of incorporated city limits and/or EJT's and a statement that "This property is/is not located within the municipal limits or EJT boundaries of any community."
12. Statement of how utilities will be provided to the development, including names of utilities companies, i.e., water, sewer, electric, etc. **will be placed on the plat(See Appendix E)**. If not available, a statement so indicating shall be placed on the plat.
13. Description of monumentation used to make all boundary, lot and block corners, and all points of curvature and tangency on street rights-of-way.
14. Acknowledgment and Certificate of Dedication by the Owner (see Appendix C).
15. Certificate of Road Maintenance (see Appendix H).
16. Certificate of County Approval (see Appendix I).
17. Certificate of Recording (see Appendix D).
18. Water, Wastewater, Electric Certification (see Appendix E).
19. Certificate of Surveyor (see Appendix F).
20. Certificate of Engineer (see Appendix G).

In addition, the Subdivider shall submit with the Final Plat the following:

1. Proposed restrictive covenants, if any.
2. Tax certificate showing that all taxes are currently paid on the property to be subdivided. These would include Rollback Tax Receipts on platted lots or tracts of less than 25 acres that do not otherwise qualify.
3. Although it is not a mandated requirement, in the event the Subdivider proposes to use privately maintained roads, the proposed Articles of Incorporation and By-Laws of the Homeowner's Association or other entity responsible for road maintenance.
4. Construction Plans of all required streets and drainage improvements.
5. Road Construction Security as specified herein.
6. When lots equal or exceed 10 acres in size, and each tract has direct access(fee simple) of at least 40 feet frontage to an existing Public Road, the filing of Preliminary Plats and Final Plats shall be excused. However, the owner must submit a request to the County using the Quick List Exemption form(appendix i)for approval by Commissioners court, following which a plat containing a map of the subdivision shall be filed with the County Clerk, along with any filing fees as required.
7. The Final Plat shall be submitted for approval in the form of one digital copy, **three** photographic quality mylars, 18 by 24 inches, bearing all necessary signatures in black ink. *(Font signatures shall be large enough to be legible, at least 0.07")*. Each signature shall have, immediately under it in legible lettering or typing in black ink, the name corresponding to the original signature and mailing address. All corporate, legal, license, and registration seals shall be affixed in such a manner as to be legible. Signatures of all persons joining in dedication of the plat shall be notarized. The original copy of the Final Plat may be submitted by the developer or his agent for signing by the County Judge and recording by the County Clerk when the Final Plat is considered by the Commissioners' Court. Photographic reductions will not be accepted.

REPLATTING PROCEDURES

Any application to the Commissioners' Court for REPLATTING of a RECORDED SUBDIVISION must first be posted by notice for three (3) weeks on the bulletin board in the LLANO COUNTY COURTHOUSE.

Any application for REPLATTING must be preceded by publication in a newspaper of local publication for three (3) weeks, with final publication to appear no less than the seventh day

prior to the meeting at which the MOTION FOR REPLATTING will be considered by the Commissioners' Court.

The Commissioners' Court, at the meeting at which said REQUEST FOR REPLATTING shall be heard, shall be presented with a Publisher's Affidavit as proof of publication.

DESIGN STANDARDS

The following criteria shall be deemed the minimum standard by which subdivisions in Llano County shall be designed.

LOTS

The size, width, depth, shape, and orientation of lots shall be appropriate for the area of the County in which the subdivision is located, and for the type of development and use contemplated.

Minimum lot dimensions shall conform to the following conditions:

1. When the lot will have no community water and sewage systems, the area shall be one (1) acre or more. The shape and size of the lot shall be large enough to meet the following requirement: Any proposed site for septic tanks and absorption systems must be located at the prescribed distance from water wells, streams, dry washes, etc.
2. When the lot will have community water system but no community sewage system, the area of the lot must be one-half (0.5) acre or more, provided a septic tank system meets the minimum set-back distance requirements stated.
3. When the lot will have both community water and sewage systems, the area of the lot may be less and on-half (0.5) acre.
4. All size requirements shall be exclusive of easements and/or roadways.

If the Subdivider chooses to plat lots with minimum lot size of less than one-half acre, he shall cause the cost of community water and sewage system improvements to be included in the Guarantee of Performance to be posted with the County Judge. If the Subdivider chooses to plat lots of between one-half and one acre, he shall cause the cost of the community water system to be included in the Guarantee of Performance.

Building Set Back Lines shall be at least twenty-five feet (25') from the right-of-way lines, and ten feet (10') from back and side property line on lots of 0.5 acres or more.

Building Set Back Lines shall be at least twenty-five feet (25') from the edge of pavement (and in no instance less than fifteen feet (15') from the right-of-way lines) and five feet (5') from back and side property lines on lots of less than 0.5 acres.

EASEMENTS

FOR TRACTS LARGER THAN ½ ACRES

In tracts larger than ½ acre, the Utility Easements shall be ten feet (10') of the rear, front and side of all lots and/or tracts. The easement rights herein reserved, include the privilege of anchoring any support cables or other devices outside said easement when deemed

necessary by the Utility. To support equipment within said easement, nothing shall be placed or permitted to remain within the easement areas which may interfere with installation and maintenance of utilities. Utility companies shall have all of the rights necessary to install and maintain utilities in said easement and the right to cut and trim all trees, undergrowth and other obstructions.

FOR TRACTS SMALLER THAN ½ ACRES

In tracts smaller than ½ acre, the Utility Easements shall be ten feet (10') of the rear and front lot lines and five feet (5') of all side lot lines. The easement rights herein reserved, include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the Utility. To support equipment within said easement, nothing shall be placed or permitted to remain within the easement areas which may interfere with installation and maintenance of utilities. Utility companies shall have all of the rights necessary to install and maintain utilities in said easement and the right to cut and trim all trees, undergrowth and other obstructions.

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

In subdivision entirely containing 'acreage tracts' of five (5) acres or more in size, an easement will be excepted.

ROADWAYS

Dedication of Maintenance of Streets. Disapproval of a plat by the Commissioners' Court shall be deemed a refusal by Llano County to accept the offered dedications 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 of or improvements to any such dedicated parts until the Commissioners' Court has actually accepted the roads. It shall be unlawful for Commissioners to maintain the streets and roads in a subdivision, and Llano County will not accept or maintain said streets and roads, unless and until such streets and roads have been constructed as specified, the required utilities and drainage facilities have been installed and such improvements have been accepted in writing by the Commissioners' Court.

All roads and streets will not receive consideration for final approval by Commissioners' Court until at least one (1) year after original construction of streets and roads is completed. Upon final approval, title to all streets and roads shall be conveyed to the County for their maintenance by a Warranty Deed, or grant of Right-of-Way which shall be acceptable to the Commissioners' Court. Accompanying such deed shall be an adequate description of streets and roads, either by reference to the approved subdivision plat or by field notes prepared by a Registered Professional Engineer from a survey made on the ground.

From the date of adoption of this Order forward, all streets and roads, easements, right of ways, *or any route to be used for access*, in any subdivision for which a plat has been filed shall adhere to *requirements of the Llano County Flood Prevention Order and the Road*

Construction Specifications which follow, whether or not an eventual request for County maintenance is planned.

ROAD CONSTRUCTION SPECIFICATIONS

Boulevard:

Minimum right-of-way.....	100'
Minimum crown width of uncurbed section.....(all categories).....	24'
Minimum width of base material.....(all categories).....	24'
Minimum depth of compacted base material.....(all categories).....	6"
Minimum height of crown.....(all categories).....	1/8" per foot
Maximum height of crown.....(all categories).....	3/8" per foot
Minimum width of each uncurbed on-way lane surface..(all categories).....	22'
Minimum type surfaces.....(all categories).....	

Asphalt Prime Coat with 2 course asphalt treatment

Collector

Minimum right-of-way.....	60'
Minimum width of curbed surface.....	36' face to face

Local Street: (Amended 6-11-07)

<i>Minimum right-of-way.....</i>	<i>40'</i>
<i>Minimum width of curbed surface (with no parking on one side). 28' face to face</i>	

Thoroughfare:

Minimum right-of-way.....	80'
Minimum width of curbed surface.....	45'

Cul-de-sac:

Minimum right-of-way radius.....	100'
Minimum uncurbed base material radius.....	41'
Minimum uncurbed surface radius.....	40'
Minimum curbed surface radius.....	40' face to face

Base material used for roads or streets shall conform to the requirements of the Texas Department of Transportation, or other materials obtained from sources approved by the Commissioners' Court or their designated representative.

ROAD CATEGORY DEFINITIONS

Boulevard is a collector street as defined herein containing two one-way traffic lanes separated by a median.

Collector Street is a street collecting traffic from other streets and serving as the most direct route to a thoroughfare.

Local Street is a street which is intended primarily to serve traffic within neighborhoods or limited residential districts and which is not necessarily continuous through several residential districts.

Thoroughfare is a principal traffic artery, more or less continuous, which is intended to connect remote parts of the county or areas adjacent thereto and to act as a principal connecting street with state and federal highways.

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

Subgrade. The preparation of the subgrade shall follow engineering practices commonly used in Llano County, Texas. The subgrade shall be compacted by ordinary compaction by any method, type, and size of equipment, which will give the required compaction. The subgrade must be inspected and approved by the Commissioners' Court or their designated representative prior to any application of base material. Refer to TxDOT criteria and specifications.

Base Material. Base material shall be delivered in vehicles of uniform capacity and it shall be the responsibility of the Contractor that the required amount of the specified material shall be delivered in each 100-foot station.

The material shall be scarified, thoroughly wetted, mixed, manipulated, and bladed, so as to secure a uniformly wetted material and pulled in over the subgrade in courses and set under the action of blading and rolling. All irregularities, depressions, or weak spots which develop shall be corrected immediately by scarifying the area affected, adding suitable material as required, reshaping and recompacting by sprinkling and rolling. The base must be inspected and approved by the Commissioners' Court or their designated representative prior to the application of any surface treatment. Refer to TxDOT specifications.

Surface Treatment. Refer to TxDOT specifications

In a subdivision where water lines or other utilities are installed on rights-of-way, they shall be located off and away from roadways (paved center portion and shoulders). Fire Hydrants shall be equipped with connections for standard fire-fighting equipment.

RECOMMENDED ASPHALT AND ROCK DISTRIBUTION

2 COURSE ROCK AND ASPHALT PENETRATION SURFACE:

Rock: 1st course grade 3 rock, 1 cu. yd. per 80 sq. yd.
2nd course grade 5 rock, 1 cu. yd. per 120 sq. yd.

Asphalt: HF-RS-2
1st course, 0.35 gal per sq. yd.
2nd course, 0.42 gal per sq. yd. or

Asphalt: A.C.5
1st course, 0.32 gal per sq. yd.
2nd course, 0.42 gal per sq. yd.

Rock to meet T.D.O.T. specifications.

Asphalt to meet T.D.O.T. specifications.

After roads and streets have been dedicated to and accepted by Llano County so that future maintenance responsibilities become a function under the Llano County Commissioners' Court, the installation of any further water or utility lines, side roads, etc., on rights-of-way shall be prohibited unless expressly permitted in writing by the Commissioners' Court, or its designee.

Subdivisions must have **street signs installed to 9-1-1 specifications**, control signs, guardrails, and other safety features installed at required locations on all subdivision rights-of-way dedicated for public use. Culverts and bridges shall be at least as wide as the roadway portions (pavement and shoulders) of the streets and roads. Bridge abutments or other drop-offs located at the edge of the shoulder portions of any road or street shall be indicated by installation of protective posts or other devices equipped with reflectorized markers.

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

In cases where the new roads and streets as platted intersect with established roads and streets, the new roads and streets shall be, if practicable, a continuation without offset of any intersecting road or street on the opposite side of said established road or street.

Adequate off-street parking space must be provided in business or commercial areas. The County has no traffic control authority on roads, streets, or thoroughfares not accepted by the County for maintenance.

Drainage. Generally, it is desired that surface drainage from private property to be taken to roads and streets, or drainage courses as quickly as possible, but the practice of using roads and streets as major drainage courses is prohibited.

Design of channels shall consider velocities and shall be shaped, graded, lined, or protected to minimize or prevent scour and erosion from excessive velocities. This requirement shall extend to roadside drainage ditches often called 'bar' ditches. Seeding of native grasses, or other plants as approved by the Commissioners' Court may be required to deter erosion. All drainage structures shall be of permanent type, either concrete or metal. Drainage calculations shall be made using Talbot's Formula or other methods satisfactory to the Commissioners' Court. Drainage structures shall be designed using a ten (10) year flood frequency. The size of the culverts shall be subject to the approval of the Commissioners' Court.

All roadways crossing streams or roadways subject to flooding must be rip-rapped on both sides as specified by the County. Concrete used as rip-rap must test 2500 psi.

Llano County Infrastructure Regulations For Manufactured Home Rental Communities Preamble

- A. The Legislature has enacted legislation amending Section 232.007, Local Government Code, Subsection (a) and adding Subsections (c) through (h) enabling Commissioners Courts to adopt requirements for infrastructure regulations for manufactured home rental communities.
- B. Due notice was given of a meeting and public hearing to determine whether the Commissioners Court of Llano County, Texas should enact an order establishing infrastructure regulations for manufactured home rental communities.
- C. The Commissioners Court of Llano County, Texas finds that these requirements help to insure safe access of fire and emergency vehicles, protect against flood damage to properties and possible loss of life, and insure adequate water and wastewater facilities.
- D. The Commissioners Court of Llano County, Texas has considered the matter and deems it appropriate to enact an Order adopting minimum infrastructure regulations for manufactured home rental communities.

Order

- A. Construction of a proposed manufactured home rental community may not begin before the infrastructure plan has been approved by the commissioners court.
- B. A utility may not provide utility services, including water, sewer, gas, and electric services to a manufactured home rental community subject to infrastructure development plan requirements until the plan is approved by commissioners court.
- C. Minimum Standards and submission requirements:
 - (1) All internal roads and associated drainage facilities shall be designed and constructed to minimum standards that are reasonably necessary to permit ingress and egress access by fire and emergency vehicles as designed by a registered professional engineer. The drainage facilities shall not be required to exceed the standards and specifications as adopted within the county's subdivision regulations.
 - (2) All developments to be served by On-Site Sewage Facilities shall comply with 30 TAC Chapter 285 Section 285.4, "Facility Planning" and Section, 285.5 "Submittal Requirements for Planning Materials" and the "Llano County Rules for On-site Sewage Facilities".
 - (3) A drainage plan in accordance with standard engineering practices which meets the standards and specifications as adopted within the Llano County Subdivision Regulations.
 - (4) Certification by the water and/or wastewater service provider that they agree to provide service and
 - (5) A boundary survey of the proposed development site which identifies the proposed location of all rental spaces, utility easements, drainage easements, water and wastewater lines, and floodplain boundaries.
- D. The Llano County Road Department shall inspect all roads and associated drainage structures for compliance with these minimum standards.
- E. Tenants may not occupy rental spaces until all construction requirements of the infrastructure plan have been approved and completed.
- F. Fees for Infrastructure Plans for Manufactured Home Rental Communities shall be based on the number of lots or rental spaces and shall be the same as Llano County Subdivision Review Fees.

G. This change in law made by the 76th Texas Legislature applies only to a manufactured home rental community for which construction is commenced on or after the effective date of the order.

Llano County RV Park Requirements

At least 3 weeks prior to anticipated Commissioners Court meeting where this item would be on the agenda meet with the appropriate Commissioner to review your Project.

Prepare a Public Notice for the newspaper to run before the 15th day of the Court date.

Submit all materials to County Surveyor at least 14 days prior to Court date. Copies should also be given simultaneously to the following departments: 9-1-1 Addressing at the Central Appraisal District, and the Department of Environmental & Emergency Services. Once these departments have reviewed your application it will be forwarded to the appropriate Commissioner for scheduling on the Commissioners Court agenda.

Additional Minimum Standards and submission requirements:

All internal roads and associated drainage facilities shall be designed and constructed to minimum standards that are reasonably necessary to permit ingress and egress access by fire and emergency vehicles as designed by a registered professional engineer. The drainage facilities shall not be required to exceed the standards and specifications as adopted within the county's subdivision regulations.

All developments to be served by On-Site Sewage Facilities shall comply with 30 TAC Chapter 285 Section 285.4, "Facility Planning" and Section, 285.5 "Submittal Requirements for Planning Materials" and the OSSF System must be designed by a Professional Engineer.

A drainage plan in accordance with standard engineering practices which meets the standards and specifications as adopted within the Llano County Subdivision Regulations.

Certification by the water and/or wastewater service provider that they agree to provide service and a boundary survey of the proposed development site which identifies the proposed location of all rental spaces, utility easements, drainage easements, water and wastewater lines, and floodplain boundaries.

Tenants may not occupy rental spaces until all construction requirements of the infrastructure plan have been approved and completed.

Two major corners of the subdivision shall be annotated with either State Plane coordinates, Texas Central Zone, or alternatively with latitude and longitude from either Survey Grade GPS static observations or from NGS monumentation. Source of these coordinates shall be duly noted for review.

The proposed RV Park plan shall be submitted for approval in the form of one digital copy and three photographic quality Mylar's, 18 by 24 inches, bearing all necessary signatures in black ink. Each signature shall have, immediately under it in legible lettering or typing in black ink, the name corresponding to the original signature and mailing address. All corporate, legal, license and registration seals shall be affixed in such a manner as to be legible. Signatures of all persons joining in dedication of the plan shall be notarized. The original copy may be submitted by the developer or his agent for signing by the County Judge and recording by the County Clerk when the project is considered by the Commissioners' Court. Photographic reductions will not be accepted.

Once approval is given my Commissioners Court The Dept. of Natural Resources can begin issuing Development Permits for each structure or space to be occupied.

Enforcement; Penalties.

(1) Category of Offense. A person commits an offense if the person knowingly or intentionally violates a requirement of these Regulations, including the Road Design and Construction Specifications incorporated in these Regulations, the Rules of Llano County for On-Site Sewage Facilities The Llano County Flood Prevention order and any appendices attached to these Regulations. An offense under this provision is a Class B misdemeanor punishable by fine or imprisonment or both.

(2) Enforcement Actions. At the request of the Commissioners Court, the county attorney or other prosecuting attorney for the County may file an action in a court of competent jurisdiction to: (a) Enjoin the violation or threatened violation of a requirement established by or adopted by the Commissioners Court under these Regulations; or

(b) Recover damages in an amount adequate for the County to undertake any construction or other activity necessary to bring about compliance with a requirement established by or adopted by the Commissioners Court under these Regulations.

LLANO COUNTY SUBDIVISION REGULATIONS

AND IT IS SO ORDERED:
PASSED AND APPROVED THIS 12 DAY OF May, 2008
WITH AN EFFECTIVE DATE OF Same.
APPROVED:

Wayne Brascom _____
COUNTY JUDGE

ATTEST:
Bette Sue Hoy _____
COUNTY CLERK

Llano County Subdivision Regulations
LLANO COUNTY SUBDIVISION
PLATTING CHECKLIST(Subdivision Name)
FIRST READING (PRELIMINARY)

Appendix A

- _____ Name of proposed Subdivision
 - _____ Name and Address of Owner/Developer
 - _____ Names of Adjoining Owners
 - _____ Land use of Adjoining Owners
 - _____ Master Development Plan (if subdivision is a portion of a larger tract)
 - _____ Location Map
 - _____ TXDOT Approval
 - _____ Scale (not smaller than 1"=200')
 - _____ North Arrow
 - _____ Contour Information
 - _____ Major Topographic Features
 - _____ Total Acreage in Subdivision
 - _____ Total number of lots in Subdivision
 - _____ ***Utilities Statement of Service (Water, Electric, Sewer)**
 - _____ Typical Lot Dimensions
 - _____ *LCRA Highland Lakes Watershed Ordinance
 - _____ OSSF Plans required 30 TAC Chapter 285
 - _____ Land use of Lots, Parks, Greenbelts
 - _____ Total length of Roads
 - _____ Width of Right-of-Way
 - _____ Special Flood Hazard Areas/Note
 - _____ Road Maintenance (County/POA)
 - _____ 9-1-1 Coordinators Signature
 - _____ Dept. of Environmental & Emergency Services
 - _____ County Surveyor Signature
 - _____ County Commissioner Signature
- Paid Date _____ Receipt # _____ by _____

*Requires written statement of service(or lack of service) from each provider to Llano County as time plan is submitted. If not included processing of application will not begin.

LLANO COUNTY

Appendix B

SUBDIVISION PLATTING CHECKLIST(Subdivision Name_
SECOND READING (FINAL)

_____ All Information Required for Preliminary Plat

_____ Lot and Block Numbers

_____ Acreage of Each Lot or Parcel

_____ Location and Size of Drainage Structures

_____ **Bond Requirements Met**

_____ Location, Size, and Proposed Use of Easements

_____ Incorporated Cities Boundary/ETJ/Note

_____ TXDOT Approval

_____ * LCRA Highland Lakes Watershed Ordinance

_____ Utilities Statement of Service (Water, Electric, Sewer)

_____ Restrictive Covenants

_____ Tax Certificates

_____ Home Owners Assn' Incorporation Articles/By-Laws

_____ **Lots/Parcel in 100 Year Flood Plain Clearly Marked

_____ **OSSF Plan Dept. of Environmental & Emergency Services

_____ **Dept.of Environmental & Emergency Services

_____ **Street Ranges Assigned

_____ **Street Names Approved by 9-1-1 Coordinator

_____ **9-1-1 (ESN) Assigned by 9-1-1 Coordinator

_____ **9-1-1 Coordinator Signature

_____ **County Surveyor Signature

_____ **County Commissioner Signature

Paid Date_____ Receipt #_____ by_____

*Requires written statement of service(or lack of service) from each provider to Llano County as time plan is submitted. If not included processing of application will not begin.

LLANO COUNTY
SUBDIVISION RE-PLATTING CHECKLIST

_____ Proof of Publication and Posting as required

_____ Copy of existing Plat

_____ Proposed Lot and Block Numbers

_____ Acreage of Each Proposed Lot or Parcel

_____ Location and Size of Drainage Structures

_____ Location, Size, and Proposed Use of Easements

_____ Complies with Existing Restrictive Covenants

_____ Complies with Home Owners Assn' Articles/By-Laws
(Requires written approval from active POA/HOA)

_____ *LCRA Highland Lakes Watershed Ordinance

_____ **Utilities Statement of Service(Water, Electric Sewer)**

_____ **OSSF Plan Dept. of Environmental & Emergency Services

_____ **Lots/Parcel in 100 Year Flood Plain Clearly Marked

_____ ** Dept. of Environmental & Emergency Services

_____ **Street Ranges Assigned(If Applicable)

_____ **Street Names Approved 9-1-1Coordinator(If applicable)

_____ **9-1-1 Coordinator Approval

_____ **County Surveyor Approval

_____ **County Commissioner Signature

Paid Date _____ Receipt # _____ by _____

*Requires written statement of service (or lack of service) from each provider to Llano County as time plan is submitted. If not included processing of application will not begin.

NAME OF PLAT:

LLANO COUNTY CHECKLIST

- _____ Proof of Publication and Posting as required
- _____ Copies of Plat in format(s) as required
- _____ Proposed Space Numbers
- _____ Acreage of Each Proposed Space, Lot or Parcel
- _____ **Utilities Statement of Service(Water , Electric Sewer)**
- _____ Location and Size of Drainage Structures
- _____ Location, Size, and Proposed Use of Easements
- _____ Complies with Existing Restrictive Covenants
- _____ Complies with Home Owners Assn' Articles/By-Laws
- _____ *LCRA Highland Lakes Watershed Ordinance
- _____ **OSSF Plan Dept. of Environmental & Emergency Services
- _____ **Spaces/Lots in 100 Year Flood Plain Clearly Marked
- _____ ** Dept.of Environmental & Emergency Services
- _____ **Street Ranges Assigned(If Applicable)
- _____ **Street Names Approved by 9-1-1 Coordinator
- _____ **9-1-1 Coordinator Approval(If Applicable)
- _____ **County Surveyor Approval
- _____ **County Commissioner Signature

Paid Date _____ Receipt # _____ by _____

*Requires written statement of service(or lack of service) from each provider to Llano County as time plan is submitted. If not included processing of application will not begin.

Llano County Subdivision Regulations

Appendix Ci

CERTIFICATE OF DEDICATION
BY OWNER
(When the owner is an Individual)

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS, that I, _____, owner of _____ acres of land out of the _____, Llano County, Texas as conveyed to me by deed dated _____, and recorded in Volume _____ Page _____, Llano County Deed Records, DO HEREBY SUBDIVIDE _____ acres of land out of the _____ (Note: if the subdivision lies in more than one survey, determine the acreage in each survey and repeat for each original survey within the subdivision.) to be known as the _____ Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public (or: "owners of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

WITNESS BY HAND, this the _____ day of _____, A.D. 20_____.

(Owner's Name)

STATE OF TEXAS
COUNTY OF LLANO

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 considerations therein stated.

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

NOTARY PUBLIC, STATE OF TEXAS

Llano County Subdivision Regulations

Appendix Cii

CERTIFICATION OF DEDICATION

BY OWNER

(When the Owner is a Corporation)

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS, that _____, a corporation organized and existing under the laws of the State of Texas, with its home address at _____, owners of _____ acres of land out of the _____, Llano County, Texas, as conveyed to it by deed dated _____, and recorded in Volume _____, Page _____, Llano County Deed Records, DOES HEREBY SUBDIVIDE _____ acres of land out of the _____, (If the subdivision lies in more than one survey, determine the acreage in each survey and repeat for each original survey within the subdivision.) to be known as the _____ Subdivision, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and does hereby dedicate to the public (or: "owners of the property shown hereon" for private streets) the use of the streets and easements shown hereon.

IN WITNESS WHEREOF THE SAID _____ has caused the presents to be executed by its _____, there unto duly authorized, this the _____ day of _____ A.D., 20_____.

ATTEST:

(Name, Title) (Name, Title)

STATE OF TEXAS
COUNTY OF LLANO

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument as _____ of _____ and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and considerations therein stated.

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

NOTARY PUBLIC, STATE OF TEXAS

Llano County Subdivision Regulations

Appendix D

CERTIFICATE OF RECORDING

STATE OF TEXAS
COUNTY OF LLANO

I, Bette Sue Hoy, County Clerk of Llano County, Texas do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my Office on the _____ day of _____, 20____, at _____ o'clock _____.m., and duly recorded on the _____ day of _____, A.D., 20____, at _____ o'clock _____.m., in the Plat Records of Llano County, Texas, in Book _____ Page_____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, A.D., 20_____.

BETTE SUE HOY
COUNTY CLERK
LLANO COUNTY, TEXAS

WATER SUPPLY CERTIFICATE

(Public Water Supply System)

_____, (name of water company) an approved public water supply system has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Name and Title of Official	Date
Water Supply Company	

WASTEWATER SERVICE CERTIFICATE

_____, (name of wastewater company) an approved public wastewater service has adequate capacity to supply this plat and provisions have been made to provide service to each lot in accordance with the policies of the wastewater company.

<u>Name and Title of Official</u>	<u>Date</u>
<u>Wastewater Company</u>	

ELECTRIC SERVICE CERTIFICATE

_____, (name of electric company) has adequate facilities to supply this plat and provisions have been made to provide service to each lot in accordance with the policies of the electric company.

<u>Name and Title of Official</u>	<u>Date</u>
<u>Electric Company</u>	

Llano County Subdivision Regulations

Appendix F

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Llano County Subdivision Regulations and further certify that the plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Registered Professional Land Surveyor
NO. _____

Date

Llano County Subdivision Regulations

Appendix G

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF LLANO

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

Professional Engineer
NO. _____

Date

CERTIFICATE OF ROAD MAINTENANCE

(When Roads are to be Retained as Private Roads)

“In approving this plat by the Commissioners’ Court of Llano County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of Llano County.”

Subdivider or Representative

Date

CERTIFICATE OF ROAD MAINTENANCE

(When Roads are to be Dedicated to Llano County for Maintenance)

“In approving this plat by the Commissioners’ Court of Llano County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property until such time as the Commissioners’ Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Llano County.”

Subdivider or Representative

Date

**REQUEST FOR VARIANCE/EXEMPTION FROM
LLANO COUNTY SUBDIVISION REGULATIONS**

Appendix i

Date _____
Seller _____
Mailing Address _____

City _____ State _____ Zip _____
Telephone _____ E-Mail _____

Petitioners Name _____
Mailing Address _____
(If different from above)

City _____ State _____ Zip _____
Telephone _____ E-Mail _____

Property Description _____

Reason for request _____

A copy of my Deed with full legal description, including metes and bounds, along with a survey of the property showing boundaries of the lots, adjacent roads, adjacent property owners, any streams, creeks, rivers, and lakes or other features that may inhibit emergency vehicles from a timely response.

I do hereby acknowledge that all lots will remain subject to County and State OSSF(Septic) and Development Permit requirements.

Signature _____
Printed Name _____

STATE OF TEXAS
COUNTY OF LLANO

This instrument was sworn to before me on the ____ day of _____, 200_.

Notary Public, State of Texas

Recommended for approval:

Department	Yes	No	Reason
9-1-1	___	___	_____
DNR	___	___	_____

County Commissioner Precinct ____
Approved Yes No Date _____ Signature _____

FEE SCHEDULE (APRIL 14, 2008)

Appendix j

Flood Plain Standard Residential	\$200
Flood Plain Commercial*	\$200 plus \$0.10 per sq. ft. or \$15 per unit.
Flood Plain Non Residential, smaller structure, land Clearing and basic demolition.	\$50
Flood Plain Complex	\$300
Flood Plain Violations**	Fee Doubles
9-1-1 Address Application	N/C

*In the Floodplain all Commercial buildings, other than multiple unit structures such as Apartment Buildings, Office Buildings and Hotel/Motels, will be charged the basic fee plus \$0.10 per square ft. Apartment, Office, Hotel/Motel fees will be the basic fee plus \$15 per unit.

****PERMIT FEES/PENALTY**

WHEN DEVELOPMENT IS STARTED IN THE FLOODPLAIN WITHOUT THE CORRECT PERMIT, THE TOTAL FEE NORMALLY CHARGED FOR THE PERMIT WILL BE DOUBLED. THE COUNTY OFFICE IN CHARGE OF ISSUING DEVELOPMENT PERMITS WILL CONSIDER THE FOLLOWING FACTORS WHEN ENFORCING THIS PROVISION:

1. PRIOR VIOLATIONS OF COUNTY DEVELOPMENT REGULATIONS
LACK OF A TIMELY RESPONSE TO THE COUNTY'S REQUEST FOR SUBMITTING A DEVELOPMENT PERMITS APPLICATION

LLANO COUNTY OSSF PERMIT FEES

Current

STANDARD Trench/Tank	\$225
Aerobic/LPD/Engineered Residential	\$350
Commercial	\$450
Non Major Repair	\$100

OTHER FEES

SUBDIVISION APPLICATIONS	
Preliminary/Final Plats	\$250.00
Replats	\$100.00
Quick Lists	\$50.00

ROAD CUTS	
\$250.00 per 50 ft. minimum	
\$5.00 per foot above 50 ft	

LCRA Compliance Letters \$25.00 (No charge with a Development Permit)

Approved by Commissioners Court April 14, 2008.

COMMERCIAL DEFINITION

1. MULTI-FAMILY CONSISTING OF TWO OR MORE UNITS, OFFICE, INDUSTRIAL OR RETAIL PROPERTIES.

2. INCOME PRODUCING PROPERTY INCLUDING, BUT NOT LIMITED TO, OFFICE BUILDINGS, GASOLINE STATIONS, RESTAURANTS, SHOPPING CENTERS, HOTELS AND MOTELS, STORES AND WAREHOUSES.

PERMIT FEES/PENALTY

WHEN DEVELOPMENT IS STARTED WITHOUT THE CORRECT PERMIT, THE TOTAL FEE NORMALLY CHARGED FOR THE PERMIT WILL BE DOUBLED. THE COUNTY OFFICE IN CHARGE OF ISSUING DEVELOPMENT PERMITS WILL CONSIDER THE FOLLOWING FACTORS WHEN ENFORCING THIS PROVISION:

2. PRIOR VIOLATIONS OF COUNTY DEVELOPMENT REGULATIONS
3. LACK OF A TIMELY RESPONSE TO THE COUNTY'S REQUEST FOR SUBMITTING A DEVELOPMENT PERMITS APPLICATION.

**LLANO COUNTY DEPARTMENT OF
ENVIRONMENTAL AND EMERGENCY SERVICES**

Appendix k

INFORMATION REQUEST FORM

DATE: _____ R _____

REF: _____

NAME: _____

NAME OF SPOUSE: _____

MAILING ADDRESS: _____

CITY _____ ST _____ ZIP _____

PHYSICAL ADDRESS: _____

CITY _____ ST _____ ZIP _____

PREVIOUS ADDRESS: _____

CITY _____ ST _____ ZIP _____

PHONE: _____ CELL: _____

EMAIL: _____

LOCATION OF PROPERTY (To include: Subdivision, Unit and Lot number, or: Name and number of Survey/Abstract, Acreage and 911 address if known)

Owner _____ . Rent YES / NO

Is this an existing structure: YES / NO. If no, when was it built? _____

If yes, is this a remodel? _____ Demolition? _____

If new, do you have a development permit? YES / NO

Near water? YES / NO. If yes, please fill out floodplain application.

Sewer: YES / NO SEPTIC: YES / NO. INSTALLER? _____

LCRA: YES / NO

LLANO COUNTY FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

Appendix I

STATE OF TEXAS :

Fee: See Rate Sheet

COUNTY OF LLANO :

APPLICATION NUMBER: _____ R _____ Date: _____

1. Name of Applicant: _____ Authorized Agent: _____

2. Mailing Address: _____ Mailing Address: _____
City _____ State _____ Zip _____ City _____ State _____ Zip _____

3. Physical Address: _____ Physical Address: _____
City _____ State _____ Zip _____ City _____ State _____ Zip _____

Phone: _____ Phone: _____

4. DOB: _____ DL: _____ DOB: _____ DL: _____

5. Location of Property (To include: Subdivision, Unit and Lot number, or: Name and number of Survey/Abstract, Acreage and 911 address if known.)

6. Nature of Proposed Construction: _____(Home, Manufactured Home, Barn, etc.)

7. Description of Proposed Construction (Check and complete as appropriate)

Commercial: Substantial Improvement Market Value: Residential: Cost of Improvement: \$ _____

8. Will propane be used? YES NO

9. Septic Sewer New Old

10. Applicant will provide one copy of plans and specifications of the proposed construction.

IF APPLICABLE

FOR USE BY COUNTY ADMINISTRATOR

Is the property located in an identified flood hazard area? YES NO

Is additional information required? YES NO

Are there other local permits required? YES NO

Are there county regulations applicable? YES NO

Exemption Certificate issued

Permit Application approved

Permit Application Rejected Date:

Reason:

Subject to Deed Restrictions

• Other provisions: This project must be registered with the State Residential Construction Commission.

• If not specifically approved by this permit, it is not authorized.

• Both Owner & Agent (where applicable) are responsible for complying with Floodplain Regulations.

Signature of Applicant/Agent Date: _____

Department of Environmental and Emergency Services, 103 E Sandstone St., Ste B, Llano, Texas 78643
Phone (325) 247-2039 Fax (325) 247-3785