

STATE OF TEXAS
COMMISSIONERS' COURT FOR CRANE COUNTY, TEXAS

AN ORDER SETTING REGULATIONS FOR SUBDIVISIONS IN THE
UNINCORPORATED AREAS OF CRANE COUNTY, TEXAS.

WHEREAS, the Local Government Code of the State of Texas, Chapter 232, specifically authorizes the Commissioners' Court to make certain requirements regarding the laying out of subdivisions in the unincorporated areas of Crane County, Texas; and

WHEREAS, the action is (1) taken in response to a real and substantial threat to public health and safety, (2) designed to significantly advance the health and safety purpose, and (3) one that does not impose a greater burden than necessary to achieve the health and safety purpose; and

WHEREAS, the action is taken to regulate construction in a flood plain; and

WHEREAS, the action is taken to ensure the proper construction of on-site sewage facilities; and

WHEREAS, the action is taken pursuant to the County's statutory authority to prevent waste, and to protect rights of owners of interest in groundwater; and

WHEREAS, in the Definitions of the Subdivision Regulations is defined a form of relief to a Subdivider by the Commissioners Court if (1) the strict application of the regulations would deprive the Subdivider of the reasonable use of his/her land and (2) the offer of evidence that a variance is absolutely necessary for the preservation and enjoyment of his/her property rights; and

WHEREAS, the Commissioners Court desires to protect the health, safety, and welfare of the citizens of Crane County; preserve the quality of life; preserve the property values and character of surrounding neighborhoods and deter the spread of urban and rural blight in Crane County.

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS' COURT OF CRANE COUNTY, TEXAS, the following order:

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REGULATIONS FOR SUBDIVISIONS IN THE UNINCORPORATED AREAS OF CRANE COUNTY, TEXAS

TABLE OF CONTENTS

Section A:	General Provisions	
	101. Purpose	2
	102. Definitions	2
	103. Plat Requirements	5
	104. Manufactured Home Rental Communities	6
	105. Flood Hazard Reduction	7
Section B:	Plat Processing	
	201. Preliminary Plat	7
	202. Final Plat	10
	203. Approval by Commissioners' Court	12
	204. Approval by the County Judge	13
	205. Copy Retained by the County Clerk	13
	206. Resubdivision	13
	207. Owner's Responsibilities	14
	208. Private Subdivision	14
Section C:	Design Standards & Required Improvements	
	301. Streets and Lots	15
	302. Required Improvements	15
	303. Specifications for Street Construction	17
	304. Flood Standards	19
Section D:	Manufactured Home Rental Communities	
	401. Infrastructure Development Plan (IDP)	19
	402. Plat Requirements for IDP	20
	403. Documents for IDP	21
	404. Inspection of Improvements	22
	405. Utilities	22
	406. Timely Approval of IDP	22
	407. Engineering Report for IDP	23
Section E:	Administration	
	501. Responsibility for Administration	25
	502. Appeals	25
	503. Amendments	25
	504. Validity and Repeal	25
	505. Enforcement and Penalties	

SECTION A - GENERAL PROVISIONS

101. Purpose:

These regulations have been prepared in general to aid in the orderly development of Crane County, Texas and provide guidelines which will lead to a desirable environment. Specifically they have been prepared for the following purposes:

- A. To furnish the Developer with guidance and assistance in the expedient preparation and approval of his/her plat.
- B. To protect the citizens of Crane County by insuring minimum subdivision and development guidelines for residential, commercial and industrial subdivisions.
- C. To provide for the welfare of the public by providing guidelines for the location, design, and construction of roadways, roadway intersections, drainage improvements and other features that provide for the safety of the general public.
- D. To prevent the Crane County Unified Road System from being burdened with substandard streets or roads in the future.

102. Definitions:

- A. **Block:** A parcel of land entirely surrounded by public highways, streets, streams, railway rights-of-way, parks, etc., or a combination thereof. The County Engineer serves as the County's authority as to the determination of questions regarding the limits or extent of a block.
- B. **Building or Setback Line:** A line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right-of-way.
- C. **Commissioners' Court:** The Commissioners' Court of Crane County.
- D. **County:** Crane County, Texas.
- E. **County Engineer:** The person designated by the Commissioners' Court to administer the development of a subdivision or Infrastructure Development Plan.
- F. **County Judge:** The County Judge of Crane County, Texas.
- G. **Easement:** A right given by the owner of a parcel of land to another person, public agency or private corporation for specific and limited use of that parcel.

- H. **Flood Insurance Rate Map (FIRM):** An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
- I. **Flood Plain:** That area subject to inundation by flood, having a given percentage of probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Federal Emergency Management Agency (FEMA) flood map or the County Engineer.
- J. **Floodway:** The channel and adjacent areas of water course within which no obstructions to flow are allowed, so that the 100 year flood may pass without cumulatively increasing the 100 year flood plan elevation more than one (1) foot. The floodway will be defined by the County Engineer.
- K. **Homeowners Association:** A formal nonprofit organization operating under recorded land agreements through which (1) each lot and/or homeowner in a specific residential area is automatically a member, and (2) each lot or property interest is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as the maintenance of common property, and (3) the charge if unpaid becomes a lien against the nonpaying member's property.
- L. **Infrastructure Development Plan (IDP):** A plan required for all Manufactured Home Rental Communities, Local Government Code, Section 232.007.
- M. **Lot:** Any plot of land occupied or intended to be occupied by one building or a group of buildings, and accessory buildings and uses, and having its principal frontage on a street.
- N. **Owner:** All references in these Regulations to an "Owner" shall be construed to refer to the person or persons possessing title and/or lien to the property to be subdivided. This can also refer to the Owner's Surveyor, Engineer, Lawyer, or Planner who has been given authority to represent the owner.
- O. **Plat:** A map of a tract of land which represents the plan for the development of a subdivision or IDP.
1. **Preliminary Plat:** A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed development.
 2. **Final Plat:** A map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots and blocks, streets, alleys, public areas and other important information.
- P. **Resubdivision:** The redesign of an existing subdivision, together with any changes of lot size therein, or the relocation of any street lines or lot lines.

- Q. **Roadbed:** The material used as the base foundation for roads, including the shoulders of the road.
- R. **Roadway:** That portion of any street or road, between curbs or shoulders, designated for vehicular traffic.
- S. **Street/Road:** Any public thoroughfare which affords the principal means of access between various land use activities.
1. **Primary Arterial:** An expressway, interstate, freeway, or thoroughfare whose function is the movement of traffic.
 2. **Secondary Arterial:** A U.S. Highway or thoroughfare whose predominate function is the movement of traffic but which provides more access than normally associated with a primary arterial.
 3. **Collector Street:** A state highway, farm/ranch road or a street designed to serve equally the functions of access and movement. Collector streets serve as links between local streets and arterials.
 4. **Local Street:** A neighborhood or minor street whose primary purpose is to provide access to abutting properties.
 5. **Cul-de-sac:** A local street having one end open to vehicular traffic and having one closed end terminated by a turnaround.
 6. **Frontage or Service Road:** A collector or local street generally parallel to and adjacent to arterials, which provide access to abutting properties and protection from through traffic.
- T. **Subdivider or Developer:** Any person, partnership, firm association, corporation (or combination thereof), or any officer, agent employee, servant or trustee thereof, who performs or participated in the performing of any act toward the subdivision of land, within the intent, scope and purview of these regulations.
- U. **Subdivision:** Any tract of land divided into two or more parts that result in the creation of two or more lots of less than ten (10) acres, intended for the purpose of laying out lots, streets, and other land uses, for purchase, rent, lease, or use by members of the public. A subdivision with lots of five (5) 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.
- V. **TAC:** Texas Administrative Code, as compiled by the Texas Secretary of State.
- W. **TNRCC:** Texas Natural Resource Conservation Commission.

- X. **Vacate:** To annul or cancel a subdivision plat, street or easement.
- Y. **Variance:** A form of relief granted to a Subdivider by the Commissioners' Court, and granted on the basis of the following criteria:
 - 1. The existence of circumstances or conditions affecting the Subdivider's property in such a way that the strict application of these regulations would deprive the subdivider of the reasonable use of his/her land; and
 - 2. The Subdivider's offer of evidence that the grant of a variance is absolutely necessary for the preservation and enjoyment of his/her property rights; and
 - 3. The Subdivider's offer of evidence that the variance will not be detrimental to the health, safety, and general welfare of real property in Crane County; and
 - 4. That the grant of a variance will not be simply a matter of convenience or expedience but is founded on the principals of reasonableness and substantial justice.
 - 5. The decision of the Court whether to grant or deny a variance is at its complete discretion, and will be final.

103. Plat Requirements: According to Local Government Code Chapter 232.001, the Owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to lay out a subdivision of the tract, 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 must have a plat of the subdivision prepared.

- A. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.
- B. In accordance with Local Government Code Section 232.0015, a Subdivision Plat is not required if the Owner of a tract of land divides the tract into two or more parts and does not 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, and:
 - 1. The land is 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; or

2. The tract is divided into four or fewer parts and the parts are sold, given or otherwise transferred to an individual who is related to the Owner within the third degree of consanguinity or affinity, as determined under Chapter 573, Government Code; or
 3. All of the lots of the subdivision are more than 10 acres in area; or
 4. All of the lots are sold to veterans through Veterans' Land Board Program; or
 5. The tract is owned by the state or other state agency, board or commission or owned by the permanent school fund or any other dedicated funds of the state; or
 6. The Owner of the land is a political subdivision of the state, the land is situated in a flood plain, and the lots are sold to adjacent landowners; or
 7. 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 these regulations; or
 8. All parts of the tract are transferred to persons who owned and undivided interest in the original tract, and a plat is filed before any further development of any part of the tract.
- C. If the tracts described in Section A 103. B ceases to meet the exemption described therein, then platting requirements shall immediately apply.
- D. Subject to the exemptions in Section A 103. B, no land shall be divided and sold or conveyed until the Subdivider:
1. Has received approval of a Final Plat of the tract; and
 2. Has filed with the Crane County Clerk, a legally approved plat for recordation in the Official Records of Crane County.
- E. These rules and any preceding rules shall apply to land which has been divided on or after September 1, 2000..
- F. Approval of a Plat by the Commissioners' Court shall not be deemed an acceptance of the proposed dedications, if any shown thereon, and shall not impose any duty upon the County concerning maintenance or improvements of any such dedications. The Commissioners' Court determines which, if any, dedications will be accepted for County maintenance after the Owner maintenance period has expired, and under no circumstances will the Commissioners' Court accept any road or street that is not paved in accordance with Section C 303.
- G. A fee may be charged to cover any engineering, inspection or administration cost to Crane County.

104. Manufactured Home Rental Communities: A Manufactured Home Rental Community is a plot or tract of land that is separated into two or more spaces or lots that are rented, leased or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences. A property developed

as a Manufactured Home Rental Community and not subdivided from another tract as defined in Section A 103. of these Regulations is not subject to the subdivision regulations established herein. However, the Owner who intended to use the land for a Manufactured Home Rental Community must have an Infrastructure Development Plan (IDP) prepared that complies with the minimum infrastructure standards established in Section D of these Regulations.

105. Flood Hazard Reduction: In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements.

- A. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- B. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- C. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- D. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- E. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- F. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
- G. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

SECTION B - PLAT PROCESSING

201. Preliminary Plat: The Subdivider must prepare a Preliminary Plat and submit four (4) blue-line copies to the Crane County Commissioners Court. The plat must be submitted at least thirty (30) days before the meeting at which the approval of the Crane County Commissioners Court is requested. The Preliminary Plat will remain valid for twelve (12) months from the date of approval, after which, it will be automatically null and void. The Preliminary Plat must show the following information:

- A. **Subdivision Name:** The proposed name of the subdivision. The name must not duplicate and be easily confused with other subdivisions located in Crane County.

- B. Subdivision Ownership: the names, addresses, fax and telephone numbers of the Owner(s) of the proposed subdivision and the name address and telephone number of the Engineer, Landscape Architect, Site Planner, and/or Surveyor responsible for the preparation of the preliminary plat.
- C. Location and Boundary Lines: The location of the proposed subdivision, together with the boundary lines and their relation to an original corner of the original survey.
- D. Lot, Block and Street Layout: The location and width of existing and proposed streets, roads, lots, blocks, alleys, building lines, easements, parks, school sites, and any other features relating to the proposed subdivision. The plat must show the outline of adjacent properties for a distance of not less than one-hundred (100) feet, and how the streets in the proposed subdivision will connect with adjacent land or with adjacent subdivisions. The acreage of the proposed subdivision must be shown on the plat.
- E. Drainage and Topography: The Preliminary Plat must show the drainage plan, the physical features of the property, including water courses, the one-hundred (100) year Flood plain boundaries and source of information, ravines, bridges, culverts, present structures, and limits of flood hazard areas as defined by the appropriate FEMA FIRM panel and the proposed finished floor elevation of buildings within these flood hazard areas. A certification by a Surveyor or Engineer describing any area of the plat that is in a Flood plain or stating that no area is in a Flood plain, as delineated by the appropriate FEMA FIRM panel and date. Storm water drainage facilities must be designed so as to minimize any increase in the quantity or velocity of storm water runoff from the subdivision. This information must demonstrate compliance with Article XVI of the Texas Constitution, Chapter 26 of the Texas Water Code, and Commissioners Court Order 60.3(a) Flood Damage Prevention. The topography of the tract must be shown on the Preliminary Plat by means of contours of ten (10) foot intervals tied to United States Geological Survey (USGS) maps. Contours of lesser intervals may be required to determine topography and drainage.
- F. Land Use: Designation of the proposed uses of land within the subdivision whether for residential, commercial, industrial, or public use. This information must contain the location and characteristics of any existing buildings or structures which are to remain on the proposed subdivision site.
- G. Drawing Requirements: The Preliminary Plat must show the North point, scale and legends. It must be drawn to a scale not exceeding 1" = 200'(1' = 100' preferred). The Preliminary Plat must be presented on 18" x 24" sheets, and have the Surveyor's signature, date and seal of certification. If the proposed subdivision is too large to be accommodated by a single standard size, then two or more sheets may be used, with alignment lines clearly shown. If the original plat has been photographically reduced then the reduction must be no more than fifty percent (50%) of the original.

H. Utility Service:

1. The Subdivider must submit a plan for providing utility service within the proposed subdivision and must clearly present it on the Preliminary Plat. The proposed water supply must be shown, i.e., municipal water, rural water supply corporation, municipal utility district, privately owned water system, individual wells, etc., including the location of fire hydrants, if any. All water supplies must comply with, but not limited to the Health and Safety Code, Chapter 341 and the Local Government Code, Chapter 232.
2. The plan for sewage disposal must be shown, i.e., municipal sewer service, municipal utility district, privately owned/organized sewer disposal system, individual sewage facilities, etc. If the Subdivider intends that each lot purchaser will provide private sewage facilities to his/her own lot, then copies of percolation tests performed by a professional engineer registered in Texas, registered sanitarian, or a reputable testing laboratory must be provided, together with a letter stating the recommendations as to the type of sewage system to be installed. If private sewage facilities are to be used, the location of each percolation test must be noted on the Preliminary Plat, and the area covered by that test must be clearly outlined on the plat. All proposed private sewage facilities must comply with the rules and/or regulations adopted by TNRCC, including, but not limited to, 30 TAC Chapter 285. The TNRCC is the final authority regarding the use of private sewage systems.
3. The information provided by the Subdivider must demonstrate compliance with Article XVI of the Texas Constitution and Chapter 26 of the Texas Water Code, and must include information showing that the water and sewer facilities described by the plat, or document attached to the plat, are in compliance with all Federal and State laws and regulations, and must provide letters signed and dated from water, wastewater, and electric utilities of service commitment and availability and statement of approval of existing and proposed utility easements. These requirements apply to:
 - a. A municipality that provides utility services;
 - b. A municipally owned or municipally operated utility that provides utility services;
 - c. A public utility that provides utility services;
 - d. A nonprofit water supply or sewer service corporation organized and operating under Chapter 67, Water Code, that provides utility services.
 - e. A county that provides utility services; and
 - f. A special district or authority created by state law that provides utility services.

- I. Tax Certificate Required: A tax certificate showing that all taxes currently due with respect to the original tract have been paid.

- J. Subdivisions within Extraterritorial Jurisdictions: If the location of the proposed subdivision is within the extraterritorial jurisdiction of any city or town within Crane County, Texas, both Preliminary Plat and the Final Plat must be approved by the governing body of that jurisdiction prior to the submission of either Plat to the Commissioners Court. Where the subdivision lies within the jurisdiction of both Crane County and the town or city, the more stringent of the regulations will apply.
- K. Approval Procedure: If the Commissioners Court does not approve, disapprove, or ask for clarification of the Preliminary Plat within thirty (30) days of the date of the initial meeting for the consideration of the Preliminary Plat, it will be deemed approved and so endorsed by the Commissioners Court. Approval of the Preliminary Plat does not constitute acceptance of the proposed subdivision, but is merely an authorization to proceed with the preparation of the Final Plat. No grading of streets or construction is authorized in the proposed subdivision before the Final Plat is approved by the Commissioners Court, except by means of a variance or special permission of the Commissioners Court as described in Section A 102.Y.

202. Final Plat: After the Preliminary Plat has been approved by the Commissioners Court, the Developer shall submit the Final Plat on mylar and four (4) blue-line copies.

- A. All documents and other information identified on the Final Plat Submission Checklist of these Regulations shall be provided to the Commissioners Court.
- B. If a person submits a Plat application to the Commissioners Court that does not include all of the documentation or other information identified on the Final Plat Submission Checklist, the Commissioners Court shall, not later than the 10th business day after the date of receipt of the Plat, notify the applicant of the missing documents or other information.
- C. An application that contains all the documents and other information listed on the Final Plat Submission Checklist is considered complete and ready for review.
- D. Final action shall be taken on the Plat application not later than the 60th day after the date the completed Plat application is received by the Commissioners Court.
- E. If the Commissioners Court or the County Engineer disapproves a Plat application, the applicant shall be given a complete list of the reasons for the disapproval.
- F. The 60 day period:
1. May be extended for a reasonable period, if agreed to in writing by the applicant and approved by the County Engineer.
 2. May be extended 60 additional days if a takings impact assessment (TIA) is required in connection with a Plat application as per Chapter 2007, Government Code; and

3. Applies only to a decision wholly within the control of the Commissioners Court or the County Engineer.
- G. The County Engineer shall make a determination on Section B 202.F 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 County Engineer.
- H. If the Commissioners Court or the County Engineer fails to take final action on the Plat, in accordance with this section, then:
1. If the Commissioners Court has assessed a Plat application fee, the Court shall refund the greater of the unexpended portion of the Plat application fee or deposit or 50 percent of the 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 Crane County for a writ of mandamus to compel the Commissioners Court to issue documents recognizing the Plat's approval.
- I. The Final Plat must show all of the information required on the Preliminary Plat. Additionally, the Final Plat must show the following:
1. The following statement shall be noted on the face of the final plat:
 - a. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 - b. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
 - c. Crane County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
 - d. Crane County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 2. Location and Accuracy: Location of lots, streets, roads, public highways, utility easements, parks, one-hundred (100) year Flood plain boundaries and source of Flood plain information, and other pertinent features, must be shown with accurate dimensions in feet and decimals of feet and bearing, with length, radii and angle of all curves, and with all other information necessary to duplicate the Final Plat on the ground. Plan and geometric design standards of streets, drawings and drainage calculations prepared by an Engineer registered with the State of Texas must be submitted separately. The plan and geometric design standards must be drawn at a scale of one (1) inch equals forty (40) feet horizontally, and one (1) inch equals four (4) feet vertically.

The location of building lines on all streets, and all drainage easements, other public rights-of-way or future rights-of-way must be shown on the Final Plat.

3. Certification and Dedication of the Owner(s): Certification must be provided by the Owner of his dedication of all streets, public highways, alleys, utility and drainage easements, parks, if any, and other land dedicated for public use forever, signed and acknowledged before a Notary Public by the Owner.
4. Certification by a Registered Public Surveyor: Certification must be provided by a Registered Public Surveyor that the plat correctly represents a survey made by him/her, and that all of the lot corners and boundary markers are correctly placed as shown thereon; including dimensions, bearings and other technical information needed for platting each lot on the subdivision.
5. Certification of Water System:
 - a. Certification must be provided by the City of Crane Water Department which certifies that the proposed water supply and distribution system are adequate to provide water in sufficient quality, quantity, and pressure to serve the proposed subdivision; or
 - b. Certification that Adequate Groundwater is available for the Subdivision. If groundwater is the source of water supply for the subdivision, the Commissioners Court requires a statement attached to the Plat application, prepared and sealed by a licensed professional engineer registered to practice in Texas, that certifies that adequate groundwater is available for the subdivision, according to the certification form and content as promulgated by the Texas Natural Resource Conservation Commission (TNRCC). (Local Government Code, Section 232.0031)
6. Certification of Sanitary Sewer System: Certification must be provided by the City of Crane or the TNRCC which certifies that the proposed sanitary sewer system is adequate to meet the health and safety needs of the proposed subdivision. (Health and Safety Code, Chapter 366)
7. Certification and Approval by City: Certification must be provided by appropriate representatives of any city having extraterritorial jurisdiction over the area in which the subdivision is located.
8. Deed Restrictions/Covenants: A copy of the deed restrictions/restrictive covenants imposed within the subdivision must accompany the Final Plat.

203. Approval by Commissioners Court: After examining the Final Plat, the Commissioners Court must approve or disapprove the Final Plat. If the plat is disapproved, it must be returned to the Owner and the reasons for the disapproval must be given to the Subdivider. If the Final Plat is approved by the Commissioners Court it must be recorded within six (6) months of approval.

A single six (6) month extension may be granted by the Commissioners Court. The Subdivider has the following options concerning the filing of the Final Plat.

- A. First Option: If the Subdivider desires to file the Final Plat prior to completion of the construction of the streets in a subdivision, the Subdivider must provide appropriate financial security in accordance with these regulations. Financial security may be arranged in one of the following methods:
1. A construction bond may be filed by the Subdivider payable to Crane County in the amount of the cost of construction. The bond must be a surety provided by a surety company licensed to operate in the State of Texas.
 2. The Owner may provide funds in escrow, certificate of deposit, an irrevocable letter of credit or other financial instrument satisfactory to the Commissioners Court in the amount of the cost of construction.

After acceptable financial security is filed with the County, the County Judge will sign the Final Plat and the Subdivider can then file the Final Plat with the office of the Crane County Clerk.

- B. Second Option: If the Subdivider desires not to guarantee the construction, the Final Plat will be withheld from filing until the completion of the construction of the streets. At such time that the County Engineer certifies to the Commissioners Court that the construction is completed according to the Crane County specifications, the County Judge will sign the Final Plat and the Subdivider can then file the Final Plat with the office of the Crane County Clerk.

204. Approval by the County Judge: A space must be provided on the Final Plat for the approval of the Plat by the County Judge acting on behalf of and for the Crane County Commissioners Court.

205. Copy Retained by the County Clerk: A copy of the Final Plat will be retained by the Crane County Clerk..

206. Resubdivision: The Owner of an existing lot or lots in a legally platted subdivision may initiate a resubdivision by notifying the County Judge to request placement of the plat on the next Commissioner's Court agenda in order to set a public hearing on the proposed resubdivision.

- A. A proposed plat meeting the requirements of these Regulations must be submitted to the Court signed by each Owner (including lienholders) of the property to be resubdivided. The owners of property elsewhere in the subdivision need not give specific written consent.
- B. The person proposing the resubdivision must send notices of the hearing by Certified Mail, Return Receipt Requested, at private expense, to each owner of real property within

400 feet of the resubdivided property. An additional copy of this letter is to be sent to the County Judge.

Notice of public hearing signs will be placed next to all adjacent streets. The signs will be placed on 300 foot intervals. Who ever places the signs will be required to verify in writing at the public hearing that the signs remained in place during the previous 21 days. This will give other owners within the subdivision the opportunity to assert any legal claims against the proposed subdivision.

- C. If the Court finds after the public hearing that the resubdivision will affect no established legal rights, it will enter its order partially vacating the original plat and approving the plat of the resubdivision. If the Court finds that the resubdivision will affect established legal rights, it may not approve the resubdivision without the consent of all affected parties.
- D. A public hearing will not be required if a public hearing for the proposed resubdivision was held by a municipality.

207. Owner's Responsibilities: In approving the Final Plat by the Commissioners' court of Crane County, Texas it is understood that the building of all streets, roads and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the Owners of the tract of land covered by the plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Crane County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads or other public thoroughfares shown on the plat or of constructing any of the bridges or drainage improvements in connection therewith.

The County assumes no responsibility for the accuracy of representations by other parties in the plat. Flood plain data, in particular, may change depending on subsequent developments. The enforcement of Covenants, Deeds and Plat Restrictions is the responsibility of the Developer and other owners in the subdivision.

208. Private Subdivisions: If a Developer wishes to create a subdivision utilizing private roads, it must meet the following requirements:

- A. The roads must meet all county road standards, except where specific variances have been granted by Commissioners Court for adequate cause in each case;
- B. The subdivision plat must contain a statement that the roads will be maintained in perpetuity by the owners in the subdivision, and must contain a mechanism for assessing the owners to produce adequate revenue for perpetual maintenance;
- C. The plat must contain a requirement that every deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, that the

County will never accept it for maintenance, that the quality of the roads may affect access by public services such as police, fire and EMS;

- D. All arterial and major collector streets must be dedicated to the public and constructed to county standards. Other streets will be dedicated to the homeowners association for the use of the property owners, their assigns and successors, and emergency response individuals.
- E. A sign will be placed at the entrance of the subdivision clearly stating that the roads in this subdivision are private roads.
- F. A homeowners association with assessment authority will be formed. Membership in the association will be mandatory for each lot owner. The association will be responsible for the maintenance of the roads in the subdivision.

SECTION C - DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

301. Streets and Lots: All plats submitted for approval in Crane County must clearly show the location of all lots, streets, roads and utility easements, drawn to scale, together with accurate dimensions in feet and decimals of feet with bearings, curve data and other information necessary to duplicate the subdivision as it will be constructed. Building and set-back lines shall be 50 feet from the edge of the right-of-way on all state and federal roads, and 25 feet on all other roads. Building and set-back lines shall be shown on both preliminary and final plats. If the above set-back lines differ from those adopted by a municipality with extraterritorial jurisdiction, the set-backs of the municipality shall apply (Local Government Code, Chapter 233. Utility easements must be located and dedicated in widths sufficient to serve the subdivision. All streets and roads must be designed and constructed in accordance with specifications set forth in Section C 303.

302. Required Improvements:

- A. Design of Improvements: All improvements must be designed according to generally accepted engineering standards subject to the approval of the Commissioners Court upon the recommendation of the County Engineer.
- B. Iron Markers: All lot corners, street right-of-way lines and utility easement boundaries must be marked with iron pins driven into the ground. All blocks, corners and angles shall be marked in accordance with minimum standards set forth by the Texas board of Professional Land Surveyors. All corners shall be marked with caps stamped with the Surveyor and/or company name.
- C. Interior and Perimeter Streets: Streets within the subdivision must be constructed by the Developer. Streets which border the perimeter of the subdivision must be constructed to one-half (.5) of the proposed width shown on the county thoroughfare plan or an amount equal to one-half (.5) of the estimated full width construction cost must be deposited in escrow with the Commissioners' Court.

D. Performance and Maintenance Guarantees:

1. Acceptance of streets and other improvements must be evidenced by an instrument signed by the County Judge. No acceptance will be issued until a certificate has been granted by the County Engineer stating that all improvements have been completed in accordance with these regulations and good engineering practice. In the case of a subdivision within the extraterritorial jurisdiction of a city, a certificate from the appropriate City Engineer may be submitted and acceptance of streets and other improvements may be based thereon. All costs associated with furnishing the necessary certificate hereunder must be borne by the Subdivider.
2. No acceptance letter will be issued by the County Engineer until the Subdivider has submitted a Maintenance Bond or cash deposit in lieu of a bond, in accordance with Section C 302.D.5 and 6, of these regulations.
3. If the Subdivider has posted security for construction prior to the filing of the Final Plat pursuant to subsection 2, above, and Section C 302.D.5 and 6, such acceptance will clear the plat for final approval by the Commissioners Court and filing of the Final Plat with the office of the Crane County Clerk.
4. The Subdivider will be responsible for the maintenance of all streets, rights-of-way, and other improvements within the subdivision for a period of not less than two (2) years after the subdivision's Final Plat has been accepted.
5. In order to insure adequate maintenance, each Subdivider must, prior to acceptance by Crane County of the streets and other improvements, file a Maintenance Bond, executed by a surety company authorized to do business in the State of Texas, payable to Crane County, in an amount determined as follows:

Paved streets with curbs

Five percent (5%) of the amount of the Construction Bond.

Paved streets without curbs

Ten percent (10%) of the amount of the Construction Bond.

6. The Maintenance Bond must guarantee to the satisfaction of the Commissioners Court and the County Engineer, that all of the streets shown on the Final Plat are in a good state of repair and will remain in a good state of repair for a period of not less than two (2) years from the date of acceptance of the Final Plat.

At the Subdivider's option, he/she may deposit with the Crane County Clerk, cash or a cashier's check in an amount equal to the face value of the maintenance bond specified above, in lieu of the maintenance bond. Such funds will be held by Crane County for a period of two (2) years. Such funds may be used during this period for costs of such maintenance as the Subdivider, after written notice, fails or refuses to perform.

After the expiration of two (2) years, such cash deposit, or the unexpended balance thereof, will be refunded to the Subdivider.

7. Periodic inspection of all of the streets and street drainage facilities accepted by Crane County will be made during the period of liability covered by the Maintenance Bond. In the event any or all of the streets and drainage facilities are not being maintained in a good state of repair, the Owner will be so advised in writing. If, after a reasonable time he/she fails to properly maintain the streets and drainage facilities, funds from the bond or cash deposit will be used for such maintenance.
8. The Crane County Clerk is authorized to release the County's claim toward bond, trust or guaranteed account funds when the Commissioners Court certifies that the subdivision has been constructed in accordance with the Final Plat.

303. Specifications for Street Construction:

A. Minimum Required Width:

1. A Primary Arterial must have a minimum Right-Of-Way (ROW) of four hundred (400) feet.
2. A Secondary Arterial must have a minimum ROW of three hundred (300) feet for two (2) lane traffic and a ROW of four hundred (400) feet for four (4) lane traffic.
3. A Collector Street must have a minimum ROW of one hundred twenty (120) feet.
4. A Local Street without curbs must have a minimum ROW of sixty (60) feet, a roadbed that has a minimum width of thirty (30) feet, and the minimum width of the pavement must be twenty four (24) feet.
5. A Local Street with curbs must have a minimum ROW of fifty five (55) feet. The street shall be forty two (42) feet in width measured back of curb to back of curb.
6. A Cul-de-sac must have a minimum turnaround with a ROW radius of fifty (50) feet, and a roadbed radius of forty (40) feet.
7. An Alley must have a minimum ROW of twenty (20) feet and a roadbed that has a minimum width of ten (10) feet.

B. Roadbed Specifications: The roadbed shall be a minimum eight (8) inch thick compacted crushed stone (caliche) base, and if located in clay or sandy soils, a ten (10) inch thick treated subgrade. All roads shall have a minimum grade of four tenths (0.4) percent.

C. Paving Specifications: The following two types of paved surface will be acceptable:

1. A one and one half (1.5) inch thick Hot Mixed Asphaltic Concrete (HMAC) paved surface, or
2. A prime course of Asphalt MC-30 followed by two (2) courses of Asphalt AC-5, both covered with washed river rock.

a. Material Distribution shall be as follows:

Course	Asphalt	Gal./Sq. Yd.	Aggregate Cu. Yd./Sq. Yds.	
Prime	MC-30	.25		
1 st	AC-5	.35/1	Grade 3	1/90
2 nd	AC-5	.4/1	Grade 5	1/100

- b. All rock shall be **Washed River Rock**.
- c. Asphalt shall not be applied when the weather conditions are not favorable.
- d. No asphalt will be applied when the atmospheric temperature is less than 60 degrees F and falling.
- e. Contractor shall maintain and operate, at least, two pneumatic rollers on the project at all times, and a steel wheel where needed.
- f. The Contractor shall have a water truck on the project at all times of sufficient size and with pumping capacity to wet the aggregate stockpiles.
- g. All AC-5 asphaltic will be distributed at 350 degrees F.
- h. Care shall be taken by the contractor not to cover manholes and valve boxes with asphalt during all construction operations.

D. Street Arrangement: Unless otherwise approved by the Commissioners Court:

1. Proposed streets must conform to existing topography as nearly as possible, in order that drainage may be provided. Streets should, whenever possible, follow valleys or depressions so as to form a collection system for surface water.
2. All streets must be marked by the Developer with permanent metal signs in accordance with Crane County road sign specifications and the Developer must have prior approval from the Crane County 911 Addressing Coordinator to assure

that there is not a conflict with the names of other public roads or streets within the unincorporated part of the County or City.

3. All roads or streets preferably shall intersect at a ninety degree angle. Where this is not possible, the intersection, on the side of the acute angle, shall be rounded with a curve or a cut-back, but in no case, shall the curve have less than a twenty-five foot (25') radius.
4. New roads or streets, which are a continuation of an existing road or street, shall be a continuation, without off-set, of the existing road or street.
5. Where roads or streets in an adjoining subdivision end at the property line of the new subdivision, the said roads or streets shall be continued throughout the new subdivision. Where there are no adjacent connections platted, the roads in the new subdivision shall be a reasonable projection of the roads or streets in the nearest subdivisions.
6. Traffic signs and signs with road names shall be maintained by the Developer for a period of not less than two (2) years.
7. All dead-end streets must have a cul-de-sac at the end of the street unless the street extends to the perimeter of the subdivision.

304. Flood Standards: All subdivision plats including the development of Manufactured Home Rental Communities shall be consistent with Article 1, Sections B, C, and D of Commissioners' Court Order, 60.3(a) Flood Damage Prevention.

All plats for the development of subdivisions including the development of Manufactured Home Rental Communities shall meet Development Permit requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of Commissioners' Court Order, 60.3(a) Flood Damage Prevention.

All subdivision plats including the development of Manufactured Home Rental Communities shall have adequate drainage provided to reduce exposure to flood hazards.

All subdivision plats including the development of Manufactured Home Rental Communities shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

SECTION D - MANUFACTURED HOME RENTAL COMMUNITIES

401. Infrastructure Development Plan: An Infrastructure Development Plan (IDP) is required for all manufactured home rental communities, as defined in Section A 102.L of these regulations, developed after September 1, 2000.

- A. The development shall have a minimum of sixty (60) feet fronting a street or roadway which has been previously dedicated to the public for the public's use and benefit as a street or roadway. Access roads to the individual rental spaces must be constructed and paved to a minimum width of twenty four (24) feet and comply with the specifications of street construction for the roadbed specifications and the paving specifications, Section C 303. B and C.
- B. No space may contain more than one single family residential unit. No common driveways shall be allowed. Each space shall have separate and individual access.
- C. A survey of the property shall be submitted to the Crane County Commissioners Court prior to the request by the owner or occupier of the lot for any permit and/or utility services.
- D. The Owner shall submit a letter of application, signed by the Owner, that stipulates the intention of the Owner; name, address, phone number of the Owner; names of water and electricity providers; and name of wastewater provider or type and usage of onsite sewage facilities.

402. Plat Requirements for IDP: The Manufactured Home Rental Community IDP shall show at minimum the following:

- A. Only 18"x 24" sheets will be acceptable at a maximum scale of 1"=200' (1"= 100' preferred), or as approved by the County Engineer. An index on the first sheet is required when more than two sheets are required for the IDP.
- B. Names, locations, dimensions (bearings and distances), and layouts of existing and proposed streets, alleys, easements, and other public rights-of-way and public/private encumbrances (deed restrictions, etc.) on the property and any proposed street right-of-way, easement, alley, park, or other public dedication.
- C. Dimensions, bearings and distances, of the proposed rental spaces.
- D. Signatures and date of approval and certifications on the IDP. These approval signatures shall be not more than six (6) months prior to the submission.
- E. Legal description, acreage, and name of the proposed Development. The Development's name shall not be spelled or pronounced similarly to the name of any existing Development or Subdivision located within the County.
- F. The boundary of the Development indicated by a heavy line and described by bearings and distances.
- G. Scale, legend, north arrow, spot elevations on 100' or an appropriate grid, with two foot (2.0') contour lines. Alternate contour intervals may be submitted, based on terrain, with approval from the County Engineer.

- H. Deed record, name of Owner, volume and page number of adjoining properties.
- I. Dates of survey and preparation of IDP.
- J. Identification code, location, description, and elevation of USGS or appropriate benchmark used in the survey.
- K. Front building setback lines. Back and side building setback lines by note.
- L. Location of any City's corporate limit line or extraterritorial jurisdiction (ETJ) line.
- M. Vicinity map with streets, ditches, general drainage flow directions to the ultimate outfall, city limits and ETJs, and other major land features.
- N. Net area (gross area less easements) of rental spaces to the nearest 1/100 of an acre for lots using On Site Sewage Facilities and/or well water.
- O. Limits of flood hazard areas as defined by the appropriate FEMA FIRM panel and the proposed finished floor elevation of buildings within these flood hazard areas on each space.
- P. A certification by a Surveyor or Engineer describing any area of the Development that is in a Flood plain or stating that no area is in a Flood plain, as delineated by the appropriate FEMA FIRM panel and date.
- Q. A Surveyor's signature and seal on the IDP for certification.
- R. The description of the water and sewer facilities, electricity and gas utilities, and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed to serve the Development, and a statement of the date by which the facilities will be fully operable, prepared by an Engineer (may be included in an attached document). A certification must be included that the water and sewer facilities described by the IDP, or document attached to the IDP, are in compliance with these Regulations.
- S. Approvals by other regulatory and governing bodies, as required.

403. Documents for IDP: The IDP submittal shall also include the following documents:

- A. Letters signed and dated from water, wastewater, and electric utilities of service commitment and availability and statement of approval of existing and proposed utility easements.
- B. A tax certificate showing that all taxes currently due with respect to the original tract have been paid.

- C. Results of soil analysis certified by a qualified site evaluator (as defined by 30 TAC Chapter 285) for on-site sewage facilities (OSSF) as required under the TNRCC Regulations.
- D. Engineering Design Construction Plans for roadway access to each rental space for fire and emergency vehicles.
- E. Drainage design plans to ensure adequate drainage off of the rental spaces to drainage channels and out of the Development, including the design of drainage structures, culverts, and/or systems using a 10 year storm frequency, such that the drainage out of the Development does not have a negative drainage impact on neighboring properties. If additional ROW is required for existing County road drainage and access as determined by the County Engineer to achieve a sixty (60) foot wide ROW or to meet requirements of the City of Crane Long Range Development Plan, the owner shall dedicate these ROWs to the County.
- F. The Engineering Report, as described in Section D 407. of these Regulations.

404. Inspection of Improvements: Construction of a proposed Manufactured Home Rental Community may not begin before the date the County Engineer approves the IDP. Periodic inspection of improvements may be required, as directed by the County Engineer. If the County Engineer directs that a final inspection is required, it must be completed not later than the second business day after the date the County Engineer receives a written confirmation from the Owner that the construction of the infrastructure is complete. If the inspector determines that the infrastructure improvements comply with the IDP, then the County Engineer shall issue a Certificate of Compliance not later than the fifth business day after the date the County Engineer received written confirmation from the Owner that the infrastructure has been completed and in compliance with the IDP.

405. Utilities: A Utility may not provide utility services, including water, sewer, gas and electric services to a Manufactured Home Rental Community subject to an IDP or to a manufactured home in the community unless the Owner provides the utility with a copy of the Certificate of Compliance issued by the County Engineer. This requirement applies to:

- A. A municipality that provides utility services;
- B. A municipality owned or municipally operated utility that provides utility services;
- C. A public utility that provides utility services.
- D. A nonprofit water supply or sewer service corporation organized and operating under Chapter 67, Water Code, that provides utility services;
- E. A county that provides utility services; and
- F. A special district or authority created by state law that provides utility services.

406. Timely Approval of IDP: Not later than the 60th day after the date the Owner of a proposed Manufactured Home Rental Community submits and infrastructure development plan

for approval, the County Engineer shall approve or reject the plan in writing. If the plan is rejected, the written rejection must specify the reasons for the rejection and the actions required for approval of the plan. The failure to reject a plan within the period prescribed herein constitutes approval of the plan.

407. Engineering Report for IDP: The Engineering Report for Manufactured Home Rental Communities shall be signed, dated and sealed by a Licensed Professional Engineer registered in Texas, and shall contain detailed and definitive information on the following:

A. Water Supply Facilities:

1. Public Water Systems

- a. If the water supplier is a political subdivision of the state: a city, municipality, utility district, water control and improvement district, nonprofit water supply corporation, etc., the Developer shall furnish a signed letter of service availability from the water supplier to provided the state's minimum requirements of quality and quantity of water to the proposed Development
- b. Where there is no existing facility or owner intending to construct and maintain the proposed water supply facilities, the Developer may establish an investor-owned utility or create a municipality utility district and obtain a Certificate of Convenience and Necessity (CCN) from the TNRCC and include evidence of the CCN issuance for the Development area. Prior to IDP approval, plans and specifications for the proposed water facilities system shall have been approved by all entities having jurisdiction over the proposed project, including TNRCC.
- c. Water service must be extended into the Development to each lot or rental space if the existing water lines are located within 300 feet of the Development and if there is sufficient water available by the water supplier.

2. Private Wells or Non-public Water Systems - Quantitative and qualitative results of sampling test wells in accordance with requirements promulgated by the TNRCC and the Texas Department of Health shall be included where individual wells are proposed for the supply of drinking water to residences and other establishments. The results of the analyses shall be made available to the prospective property owners or renters.

3. Prior to IDP approval, plans and specifications for the proposed water facilities system shall have been approved by all entities having jurisdiction over the proposed project, including but not limited to TNRCC. Evidence of the approvals shall be included in the Engineering Report.

B. Wastewater Disposal Facilities:

1. Centralized Sewerage Facilities

- a. If wastewater treatment is provided by a political subdivision of the state (city, municipality, utility district, water control and improvement district, nonprofit water supply corporation or an existing investor-owned water supply corporation, etc.) the Developer shall furnish a signed letter of service availability to provide the state's minimum wastewater treatment standard for the proposed Development from the utility.
- b. Where there is no existing entity or owner to build or maintain the proposed wastewater treatment and collection facilities, the Developer may establish an investor-owned utility or a municipal utility district by obtaining a Certificate of Convenience and Necessity (CCN) from the TNRCC.
- c. Prior to IDP approval, an appropriate permit to treat and/or dispose of wastes for the ultimate build-out of the Development shall have been obtained from the TNRCC 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, including TNRCC. Evidence of the approvals shall be included in the Engineering Report.
- d. Wastewater disposal service must be extended into the Development to each lot or rental space if the existing wastewater lines are within 200 feet of the Development and there is sufficient wastewater capacity available from the wastewater service provider.

2. On-Site Sewage Facilities - The Engineering Report shall include soil analysis results as required under the TNRCC Regulations for On-Site Sewage Facilities.

C. Roadways: The Engineering Report shall include a description of the roadways within the Community, and include information on the roadway cross section, pavement width and thickness, base thickness, subgrade treatment, material specifications, and other information as required in these Regulations. Plans and specifications for these improvements shall also be submitted to the County Engineer for approval prior to construction.

D. Signage Plan: A signage plan for the streets to be constructed, if any, is to be included that shows an overall street layout depicting the location and description of the signs and traffic control devices to be installed. The traffic control devices will include street name signs, stop signs, yield signs, speed limit signs, directional controls, striping, and delineators, etc.

- E. Traffic Impact Study: For Manufactured Home Rental Communities of 100 spaces or greater, the Engineering Report may, at the request of the County Engineer, be required to include a Traffic Impact Study in accordance with the requirements of the City of Crane to assess the effects of additional traffic on the existing and proposed transportation system.
- F. Drainage: The Engineering Report shall include information on the Development and roadway drainage, culverts, conveyances, outfalls, and other information as required to properly convey storm water within and away from the Development. Plans and specifications for these improvements shall also be submitted to the County Engineer for approval prior to construction.
- G. Electronic Submission: A computer floppy disk or CD-ROM with a file in AutoCAD format (.dwg) of the layout of the lots and streets (to scale and with state plane coordinates) within the Development shall be submitted for incorporation into the County-wide map.

SECTION E - ADMINISTRATION

501. Responsibility for Administration: It will be the responsibility of the County Engineer to serve as administrative officer for purposes of this law.

502. Appeals: A person aggrieved by an action or decision of the County Engineer pertaining to this law may, within thirty (30) days of the date of the notice of the action or decision, appeal same to the Crane County Commissioners Court. These appeals are not exclusive, but are cumulative of any other remedies at law or in equity.

503. Amendments: The Crane County Commissioners may, from time to time, adopt and amend these regulations, rules, procedures, and policies associated with this law.

504. Validity and Repeal: If any part, section, paragraph, clause, provision or portion of this law is held to be invalid or unconstitutional by a court of competent jurisdiction, such a holding will not affect any other part, section, paragraph, clause, provision or portion of this law. All ordinances or parts of ordinances of Crane County in conflict with this law are hereby repealed.

505. Enforcement and Penalties:

- A. Civil Penalties: Whenever it appears that a violation or the threat of a violation of any of the terms and conditions of these regulations exists, the County Engineer may institute a suit in a court of competent jurisdiction in Crane County through the County Attorney seeking injunctive relief or other appropriate civil penalties, or both against the person(s) committing or threatening to commit the violation.
- B. Criminal Penalties: Section 232.005 of the Texas Local Government Code provides for the enforcement of the state subdivision laws and of these Regulations.

A person commits an offense if the person knowingly or intentionally violates any provision of these Regulations. That offense is a Class B Misdemeanor punishable by a \$2000 fine and up to 6 months in jail.

Adopted on this 15th day of August, 2000, in a meeting of the Commissioners Court of Crane County, Texas, duly convened and acting in its capacity as governing body of Crane County, the following members being present:

<u>Arlen White</u>	Arlen White, Crane County Judge
<u>Gordon Hooper</u>	Gordon Hooper, Commissioner Precinct 1
<u>Scott McMeans</u>	Scott McMeans, Commissioner, Precinct 2
<u>Ellis Lane</u>	Ellis Lane, Commissioner, Precinct 3
<u>Weldon McCutchen</u>	Weldon McCutchen, Commissioner, Precinct 4

ATTEST:

Judy Crawford
Judy Crawford, County Clerk

FILED
At 9:25 o'clock A M
AUG 15 2000
Judy Crawford
JUDY CRAWFORD
COUNTY CLERK, CRANE CO., TEXAS